

Location of Proposed Project




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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

November 15, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday November 25, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 960 & 972 Michael Drive
Zoning | Area Plan: MHDR | N/A
Neighborhood Association(s): N/A
Council District: 2
File No.: PLN-2025-23
APN: 412-10-038 & 412-10-065
Applicant: Masoumi Brothers LLC (Masud Maesumi)
Property Owner: Maesumi Masud Et Al
Application Type: Minor Housing Development Project and T-Map
Project Planner: Daniel Fama, Senior Planner
Email Contact: daniel@campbellca.gov

Project Description:
Request to allow demolition of two existing duplexes and construction of a 16-unit housing development project, consisting of 16 townhome units across three buildings, with creation of 16 residential lots and one common lot.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

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

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



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

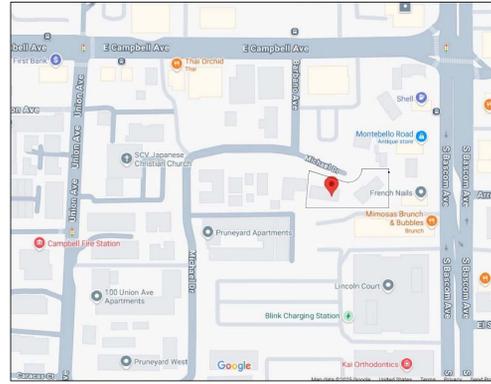
Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

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

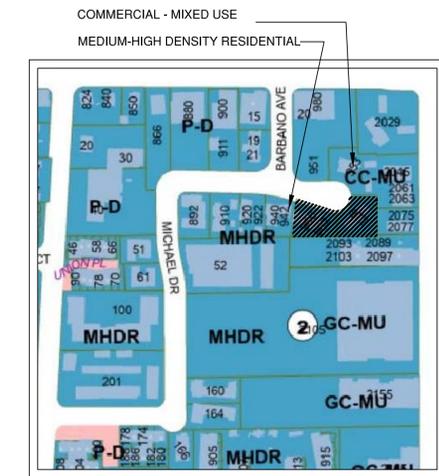




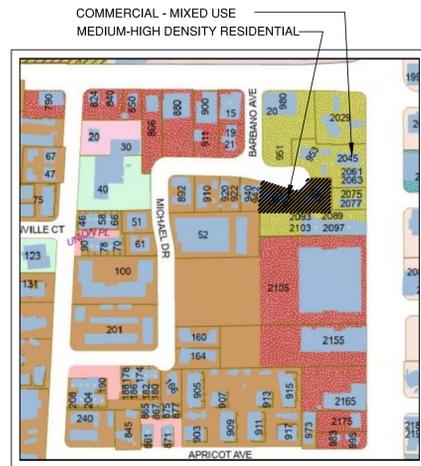
AERIAL MAP



VICINITY MAP



ZONING MAP



FORM BASED ZONE MAP
GENERAL PLAN LAND MAP

ADJACENCY MAPS

SQUARE FOOTAGE VALUE:		
BUILDING A	BUILDING B	BUILDING C
FIRST FLOOR: 830 S.F.	FIRST FLOOR: 950 S.F.	FIRST FLOOR: 975 S.F.
SECOND FLOOR: 3,230 S.F.	SECOND FLOOR: 3,410 S.F.	SECOND FLOOR: 3,900 S.F.
THIRD FLOOR: 3,345 S.F.	THIRD FLOOR: 3,505 S.F.	THIRD FLOOR: 4,020 S.F.
TOTAL AREA: 7,405 S.F.	TOTAL AREA: 7,865 S.F.	TOTAL AREA: 8,895 S.F.

AVERAGE UNIT SIZE:
BLDG A: 7,405 + BLDG B: 7,865 + BLDG C: 8,895 =
24,165 S.F. / 16 UNITS = 1,510.31 S.F.

HEIGHT IS SAME FOR ALL BUILDINGS

PLATE HEIGHT PER FLOOR:

FIRST FLOOR: 8'-6"
SECOND FLOOR: 10'-0"
THIRD FLOOR: 9'-0"

BUILDING HEIGHT: 37'-0"

BUILDING SETBACKS TO DESIGN SITE LINES:

BUILDING A:	NORTH	SOUTH	EAST	WEST
FIRST FLOOR	9'-1"	5'-0"	3'-0"	15'-0"
SECOND FLOOR	9'-1"	5'-0"	0'-0"	13'-0"
THIRD FLOOR	9'-1"	5'-0"	0'-0"	13'-0"

BUILDING B:	NORTH	SOUTH	EAST	WEST
FIRST FLOOR	10'-0"	2'-6"	3'-0"	3'-0"
SECOND FLOOR	10'-0"	0'-0"	3'-0"	3'-0"
THIRD FLOOR	10'-0"	0'-0"	3'-0"	3'-0"

BUILDING C:	NORTH	SOUTH	EAST	WEST
FIRST FLOOR	5'-0"	5'-0"	9'-0"	3'-0"
SECOND FLOOR	5'-0"	5'-0"	6'-6"	3'-0"
THIRD FLOOR	5'-0"	5'-0"	6'-6"	3'-0"

PROJECT: 960-2/970-2 MICHAEL DRIVE, CAMPBELL
CAMPBELL, CA 95008
THE RIDGECREST GROUP
2898 JOSEPH AVENUE
SAN JOSE, CA 95124
(408) 888-6222
APN # 412-10-065 / 412-10-038

ZONING : MEDIUM-DENSITY RESIDENTIAL
FORM-BASED ZONE : T4 NEIGHBORHOOD, LARGE (T4N.L)
GENERAL PLAN DESIGNATION : MEDIUM-HIGH DENSITY RESIDENTIAL (26-33)
TYPE OF DESIGN SITE: CORE TOWNHOUSE
PROPOSED 3 DESIGN SITES / ONE BUILDING PER DESIGN SITE

OCCUPANCY TYPE: R-3/U
CONSTRUCTION TYPE: V-B
TOTAL LOT NET AREA: 23,656 S.F. - .54 AC

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE
INSTALLED UNDER SEPARATE PERMIT

BUILDING A: LOTS 1,2,3,4,5
NET LOT AREA: 3,176.50 S.F - 0.07 AC.
13.4% OF ORIGINAL LOT AREA

BUILDING B: LOTS 6,7,8,9,10
NET LOT AREA: 3,344.00 S.F - 0.078 AC.
14.1% OF ORIGINAL LOT AREA

BUILDING C: LOTS 11,12,13,14,15,16
NET LOT AREA: 3,800.00 S.F - 0.087 AC.
16.1% OF ORIGINAL LOT AREA

DENSITY ALLOWED: 33 UNITS PER ACRE - PROPOSED 16 UNITS
PROJECT RESIDENTIAL DENSITY:
16 UNITS / 23,656 S.F. = 1,478.50 S.F.

LOT COVERAGE:	
STRUCTURAL COVERAGE: 10,330 S.F. =	43.63%
LANDSCAPE COVERAGE: 3,108 S.F. =	37.10%
PAVING COVERAGE: 8,778 S.F. =	43.63%
BIO-FILTRATION COVERAGE: 1,450 S.F. =	6.3%
TOTAL: 23,656 =	100%

PROJECT SCOPE:

- THE DEMOLITION OF THE EXISTING STRUCTURES LOCATED AT 960, 962, 970, 972 MICHAEL DRIVE
- PROPOSING 16 UNITS 3 LEVELS EACH WITH 2 CAR GARAGES EACH
- THE PROPOSED UNITS WILL BE CLUSTERED IN 3 SEPARATE BUILDINGS:
- BUILDING A & B WILL HAVE 5 UNITS EACH AND BUILDING C WILL HAVE 6 UNITS
- THE GARAGES WILL BE ACCESSED FROM A COMMON DRIVEWAY WITH 2 OUTLETS FROM MICHAEL DR.
- THE UNITS MAIN ENTRIES WILL BE ACCESSED FROM A PRIVATE PEDESTRIAN WALKWAYS
- 8 UNITS WITH STANDARD 2 CAR GARAGE, 3 BEDROOMS, 3 BATHROOMS - EACH APPROXIMATELY 1,650 S.F.
- 8 UNITS WITH TANDEM 2 CAR GARAGE, 3 BEDROOMS, 3 BATHROOMS - EACH APPROXIMATELY 1,375 S.F.
- TOTAL PROPOSED SQUARE FOOTAGE OF ALL UNITS 24,165 S.F.
- PROPOSED PROJECT ARCHITECTURE STYLE TO BLEND WITH THE EXISTING RESIDENTIAL NEIGHBORHOOD.

PRIVATE PARKING PROVIDED:
- 32 PARKING COVERED (2 IN EACH GARAGE)

PROJECT SUMMARY

PROPOSED RESIDENTIAL PROJECT
960-2 / 970-2 MICHAEL DRIVE
CAMPBELL, CA

- A1.0 PROJECT DATA
- A1.01 SITE PHOTOGRAPHY
- A1.1 SITE PLAN
- A1.2 UNITS ANALYSIS SITE PLAN
- A1.3 DEMOLITION SITE PLAN
- A1.4 FIRE DEPARTMENT EXHIBIT
- A1.41 LADDER PADS / UPPER LEVELS
- A1.5 FLOOR AREA DIAGRAM
- A1.6 PARKING / CIRCULATION & ACCESSIBILITY ACCESS
- A1.7 PRIVATE PLAN
- A1.8 BELOW MARKET RATE HOUSING PLAN

- AR1 ARBORIST REPORT
- AR2 ARBORIST REPORT
- AR3 ARBORIST REPORT

- C-1 TENTATIVE MAP
- C-2 GRADING & DRAINAGE PLAN
- C-3 TPOGRAPHIC MAP & BOUNDARY
- C-4 STORM WATER PALNS
- C-5 STORM WATER NOTES AND DETAILS

- A2.1 FLOOR PLANS / ROOF - BUILDING A
- A2.2 FLOOR PLANS / ROOF - BUILDING B
- A2.3 FLOOR PLANS / ROOF - BUILDING C
- A2.4 UNIT PLAN 1 / FLOOR PLANS / WINDOWS SCHEDULE
- A2.5 UNIT PLAN 1A / FLOOR PLANS / WINDOWS SCHEDULE
- A2.6 UNIT PLAN 2 / FLOOR PLANS / WINDOWS SCHEDULE
- A2.7 UNIT PLAN 2A / FLOOR PLANS / WINDOWS SCHEDULE
- A2.8 PRIVATE OPEN SPACE EXHIBIT

- A3.1 EXTEROR ELEVATIONS - BUILDING A
- A3.2 EXTEROR ELEVATIONS - BUILDING B
- A3.3 EXTEROR ELEVATIONS - BUILDING C
- A3.4 EXTEROR ELEVATIONS - BUILDING A
- A3.5 EXTEROR ELEVATIONS - BUILDING B
- A3.6 EXTEROR ELEVATIONS - BUILDING C

- A4.1 STREETScape
- A4.2 SITE SECTIONS
- A4.3 ISOMETRIC MASSING DIAGRAM - SITE VIEW
- A4.4 ISOMETRIC MASSING DIAGRAM - BLDG. A
- A4.5 ISOMETRIC MASSING DIAGRAM - BLDG. B
- A4.6 ISOMETRIC MASSING DIAGRAM - BLDG. C
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- A6.0 TYPICAL ARCHITECTURAL DETAILS

- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN
- L-3 HARDSCAPE PLAN
- L-4 LIGHTING PHOTOMETRIC PLAN
- L-5 LIGHTING DETAILS & NOTES
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SHEET INDEX

REVISIONS	BY



PROJECT SUMMARY

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:	5-5-2025
SCALE:	-
DRAWN:	CB
JOB NO:	-
SHEET NO.	A1.0
OF SHEETS	-

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970 - 972 MICHAEL



960 - 962 MICHAEL

960 - 962 MICHAEL



970 - 972 MICHAEL



960 - 962 MICHAEL

970 - 972 MICHAEL

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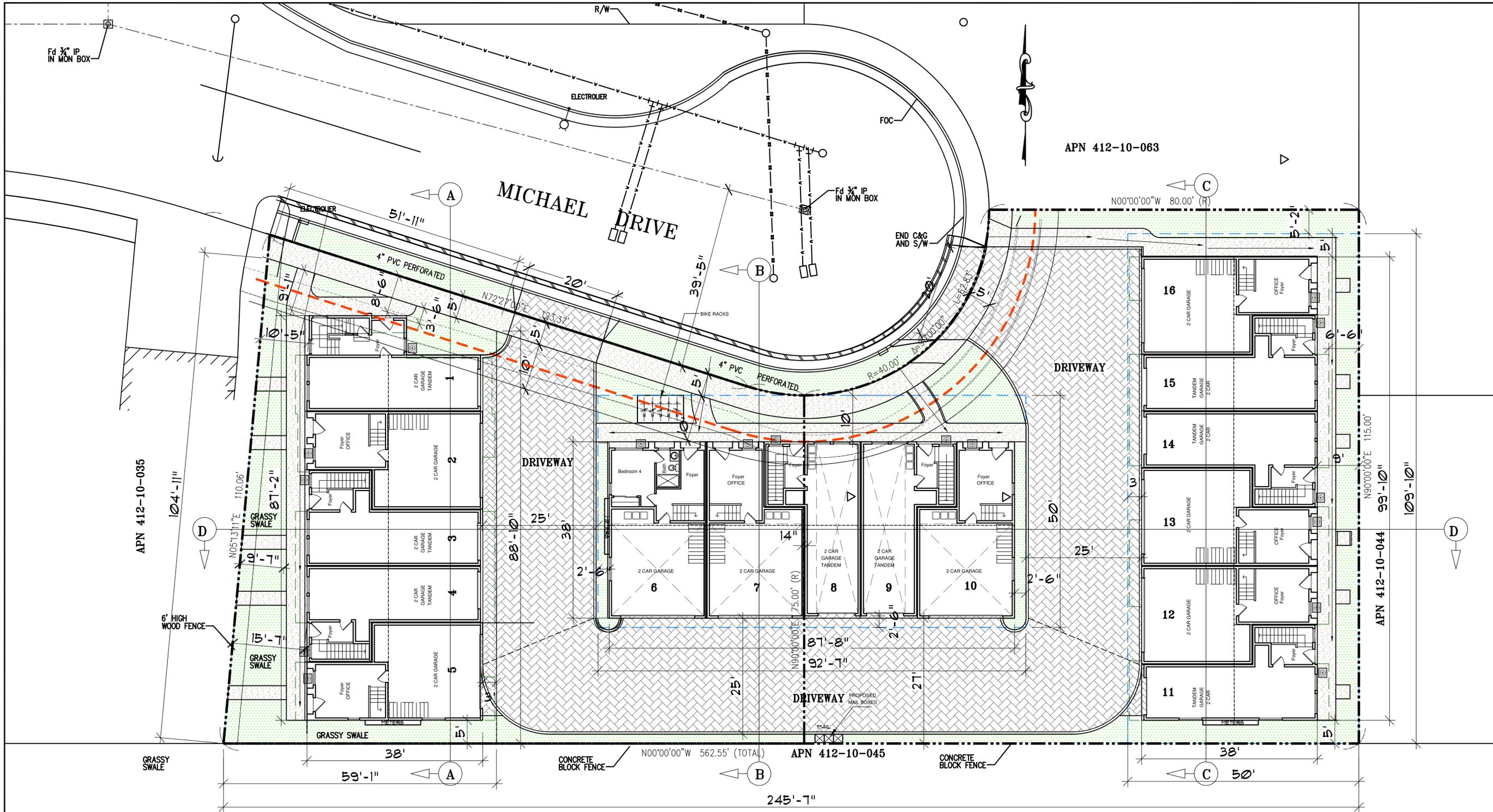
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 408.674.2077

SITE PHOTOGRAPHY

NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA

DATE:	5-5-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A1.01
OF SHEETS	

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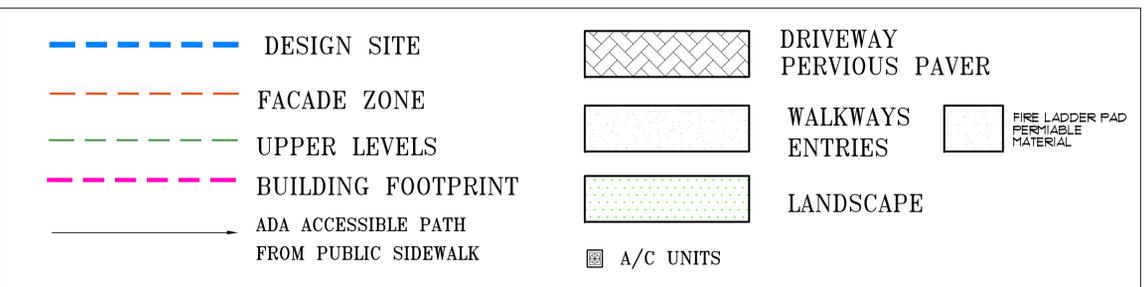


BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS

⊙ A INDICATES BUILDING SECTIONS
SEE SHEET A4.2



SITE PLAN

1"=10'-0"

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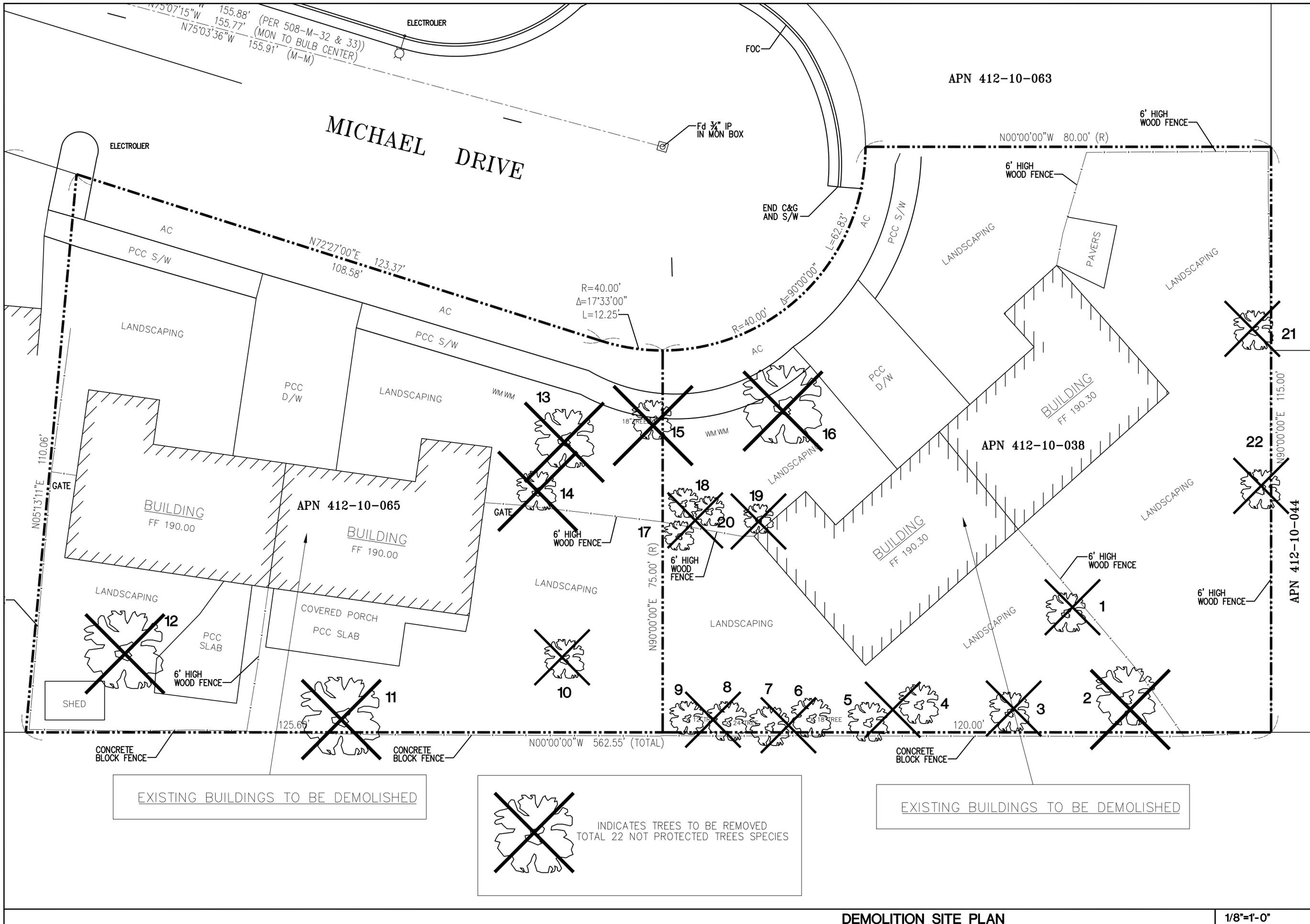
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SITE PLAN
BUILDINGS ANALYSIS

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:	9-22-25
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.:	A1.1
OF SHEETS:	

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DEMOLITION SITE PLAN

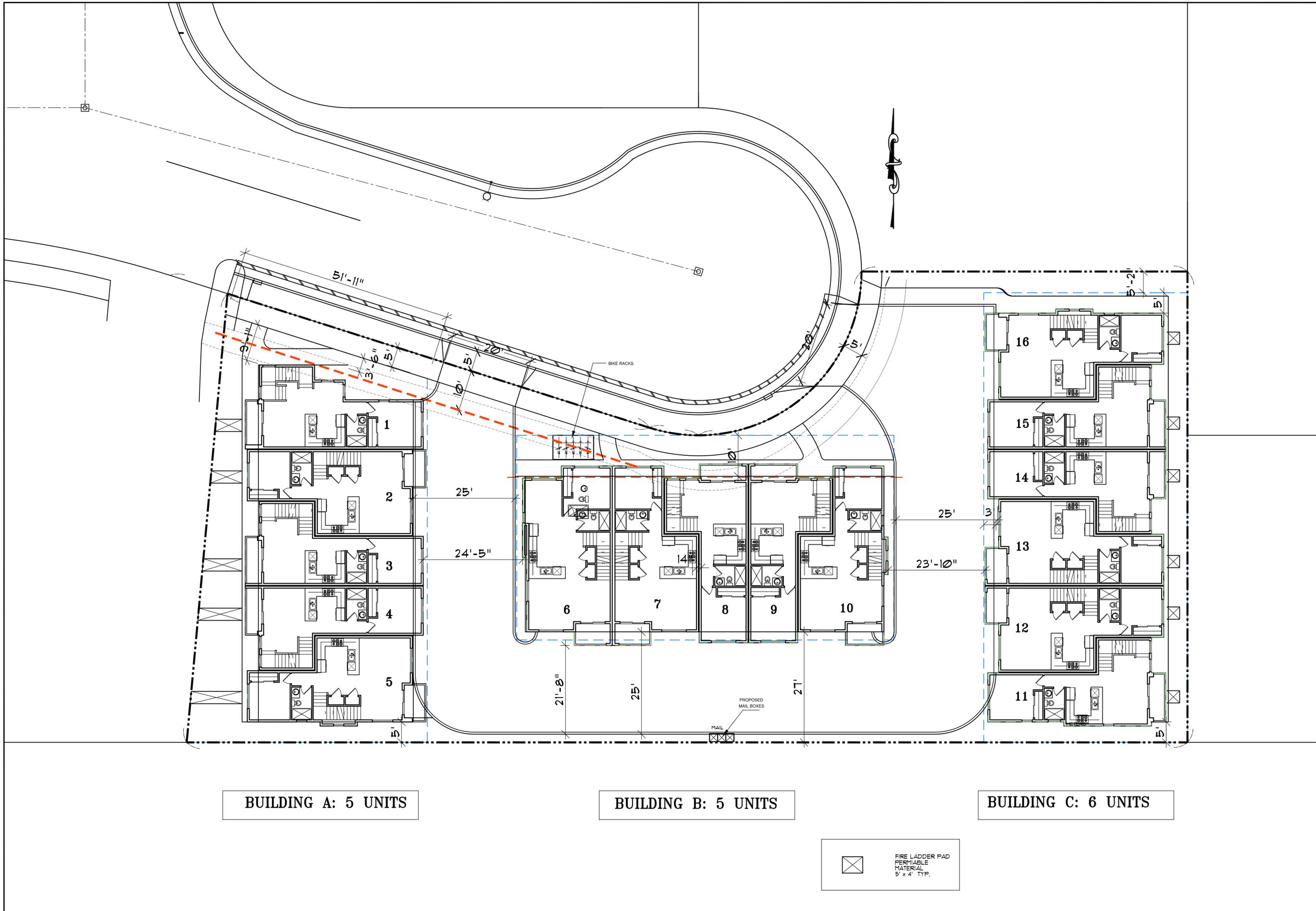
NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:	5-5-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.:	A13
OF SHEETS:	

DEMOLITION SITE PLAN

1/8"=1'-0"

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BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS



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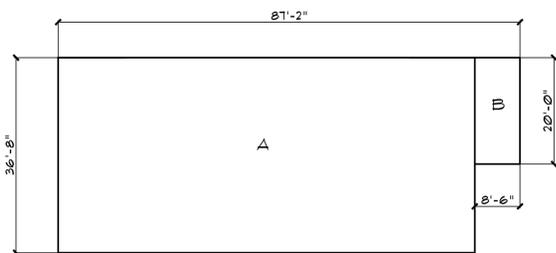
SITE PLAN
LADDER PADS / UPPER LEVELS

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:	9-22-25
SCALE:	NOTED
DRAWN:	CB
JOB NO:	

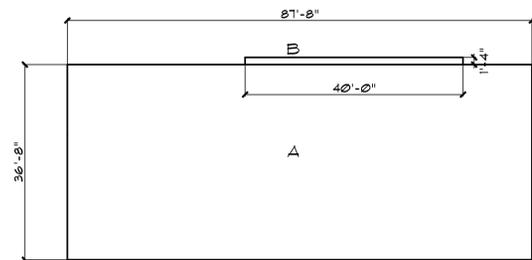
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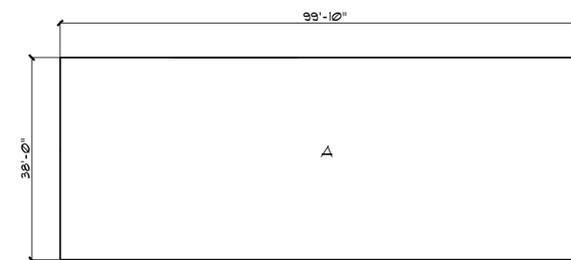
BUILDING A - FIRST FLOOR PLANS

A: $87.16 \times 36.66 = 3,195 \text{ SF.}$
 B: $20.0 \times 8.5 = 170 \text{ SF.}$
 3,365 SF.



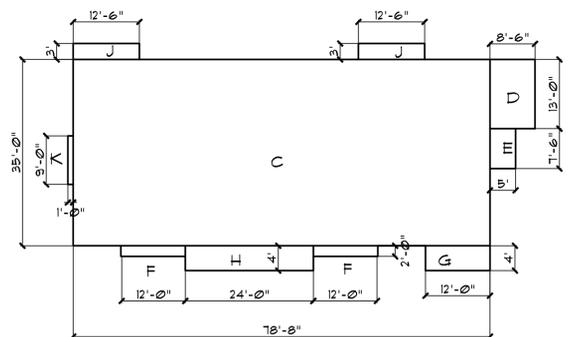
BUILDING B - FIRST FLOOR PLANS

A: $87.66 \times 36.66 = 3,214 \text{ SF.}$
 B: $40.00 \times 1.33 = 53 \text{ SF.}$
 3,267 SF.



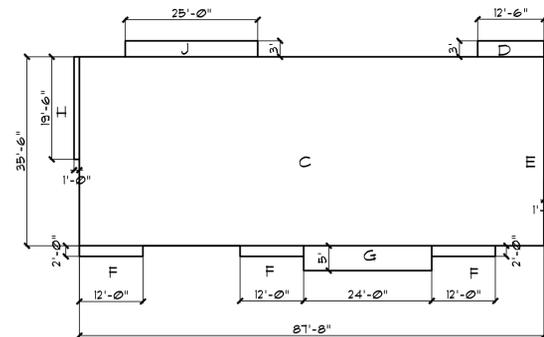
BUILDING B - FIRST FLOOR PLANS

A: $99.83 \times 38.0 = 3,793 \text{ SF.}$
 3,793 SF.



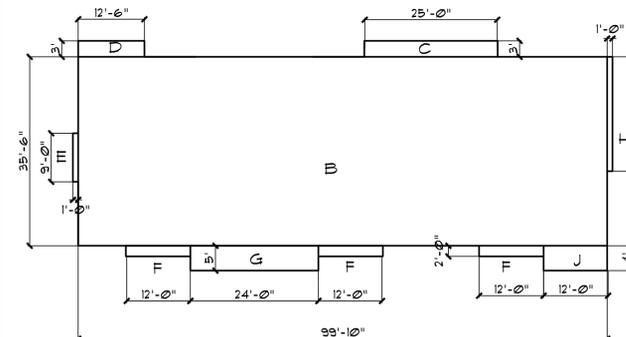
BUILDING A - SECOND FLOOR PLANS

C: $78.66 \times 35.00 = 2,753 \text{ SF.}$
 D: $8.5 \times 13.0 = 110.5 \text{ SF.}$
 E: $5.0 \times 7.5 = 37.5 \text{ SF.}$
 F: $12.00 \times 2.00 = 24 (2) = 48 \text{ SF.}$
 G: $12.00 \times 4.00 = 48 \text{ SF.}$
 H: $24.0 \times 4.00 = 96 \text{ SF.}$
 J: $12.5 \times 3.00 = 37.5 (2) = 75 \text{ SF.}$
 K: $9.0 \times 1.00 = 9 \text{ SF.}$
 3,176 SF.



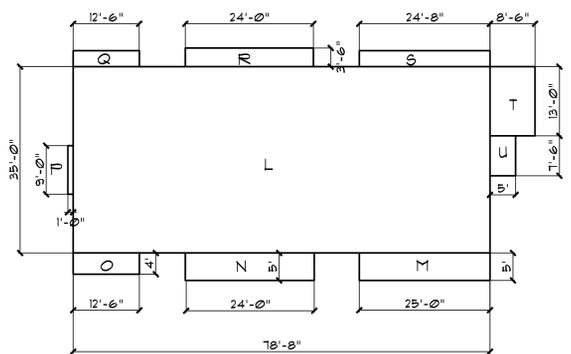
BUILDING B - SECOND FLOOR PLANS

C: $87.66 \times 35.00 = 3,068 \text{ SF.}$
 D: $12.50 \times 3.0 = 37.5 \text{ SF.}$
 E: $9.00 \times 1.00 = 9 \text{ SF.}$
 F: $12.00 \times 2.00 = 24 (3) = 72 \text{ SF.}$
 G: $24.0 \times 5.00 = 120 \text{ SF.}$
 H: $1.00 \times 19.50 = 19.5 \text{ SF.}$
 J: $25.00 \times 3.00 = 75 \text{ SF.}$
 3,401 SF.



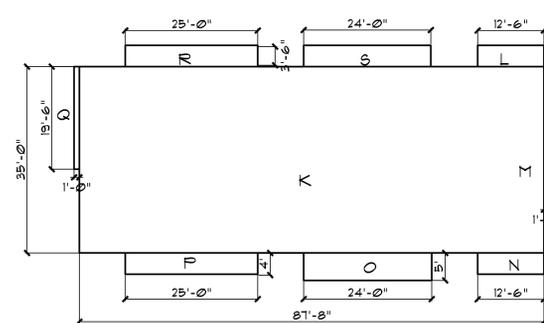
BUILDING B - SECOND FLOOR PLANS

B: $99.83 \times 35.5 = 3,544 \text{ SF.}$
 C: $25.0 \times 3.0 = 75 \text{ SF.}$
 D: $12.50 \times 3.0 = 37.5 \text{ SF.}$
 E: $9.00 \times 1.00 = 9 \text{ SF.}$
 F: $12.00 \times 2.00 = 24 (3) = 72 \text{ SF.}$
 G: $24.0 \times 5.00 = 120 \text{ SF.}$
 H: $21.5 \times 1.0 = 21.5 \text{ SF.}$
 J: $12.00 \times 4.00 = 48 \text{ SF.}$
 3,927 SF.



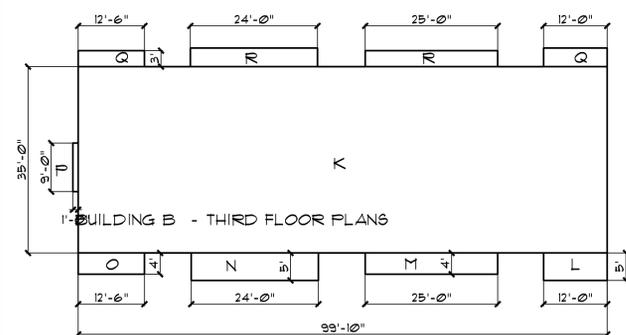
BUILDING A - THIRD FLOOR PLANS

L: $78.66 \times 35.00 = 2,753 \text{ SF.}$
 M: $25.0 \times 5.00 = 125 \text{ SF.}$
 N: $24.0 \times 5.00 = 120 \text{ SF.}$
 O: $12.50 \times 4.0 = 50 \text{ SF.}$
 P: $9.00 \times 1.00 = 9 \text{ SF.}$
 Q: $12.5 \times 3.5 = 43.75 \text{ SF.}$
 R: $24.0 \times 3.5 = 84 \text{ SF.}$
 S: $24.66 \times 3.5 = 86.31 \text{ SF.}$
 T: $8.5 \times 13.0 = 110.5 \text{ SF.}$
 U: $5.0 \times 7.5 = 37.5 \text{ SF.}$
 3,280 SF.



BUILDING B - THIRD FLOOR PLANS

K: $87.66 \times 35.0 = 3,068 \text{ SF.}$
 L: $12.50 \times 3.5 = 43.75 \text{ SF.}$
 M: $9.00 \times 1.00 = 9 \text{ SF.}$
 N: $12.50 \times 4.0 = 50 \text{ SF.}$
 O: $24.0 \times 5.0 = 120 \text{ SF.}$
 P: $25.0 \times 4.0 = 100 \text{ SF.}$
 Q: $1.00 \times 19.5 = 19.5 \text{ SF.}$
 R: $25.0 \times 3.5 = 87.5 \text{ SF.}$
 S: $24.0 \times 3.5 = 84 \text{ SF.}$
 3,534 SF.



BUILDING B - THIRD FLOOR PLANS

K: $99.83 \times 35.00 = 3,494 \text{ SF.}$
 L: $12.0 \times 5.0 = 60 \text{ SF.}$
 M: $25.0 \times 4.0 = 100 \text{ SF.}$
 N: $24.0 \times 5.00 = 96 \text{ SF.}$
 O: $12.5 \times 4.00 = 50 \text{ SF.}$
 P: $9.00 \times 1.00 = 9 \text{ SF.}$
 Q: $12.5 \times 3.00 = 37.5 (2) = 75 \text{ SF.}$
 R: $25.00 \times 3.00 = 75 (2) = 150 \text{ SF.}$
 4,034 SF.

BUILDING A

TOTAL FLOORS AREA: 9,821 SF.

BUILDING LIVING AREA CALCULATION INCLUDES:

- GARAGES
- 2" AIR GAP BETWEEN UNITS
- STAIRS IN ALL LEVELS
- PORCHES

BUILDING LIVING AREA CALCULATION EXCLUDES:

- BALCONIES

BUILDING B

TOTAL FLOORS AREA: 10,202 SF.

BUILDING LIVING AREA CALCULATION INCLUDES:

- GARAGES
- 2" AIR GAP BETWEEN UNITS
- STAIRS IN ALL LEVELS
- PORCHES

BUILDING LIVING AREA CALCULATION EXCLUDES:

- BALCONIES

BUILDING C

TOTAL FLOORS AREA: 11,754 SF.

BUILDING LIVING AREA CALCULATION INCLUDES:

- GARAGES
- 2" AIR GAP BETWEEN UNITS
- STAIRS IN ALL LEVELS
- PORCHES

BUILDING LIVING AREA CALCULATION EXCLUDES:

- BALCONIES

SQUARE FOOTAGE SUMMARY

	UNITS PER BLDG.	LIVING AREA LEVEL 1 SQ. FT.	LIVING AREA LEVEL 2 SQ. FT.	LIVING AREA LEVEL 3 SQ. FT.	LIVING AREA LEVEL 3 SQ. FT.	GARAGES AREA	BALCONIES AREA
BUILDING A	5 UNITS	945	3,275	3,185	7,405	2,416	250
BUILDING B	5 UNITS	1,440	3,285	3,140	7,865	2,323	250
BUILDING C	6 UNITS	1,000	3,550	3,445	8,895	2,859	300
					24,165		

1/16"=1'-0"

REVISIONS	BY



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 916.435.0605
 408.674.2077



FLOOR AREA DIAGRAM

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:	5-5-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.	A1.5
OF SHEETS	

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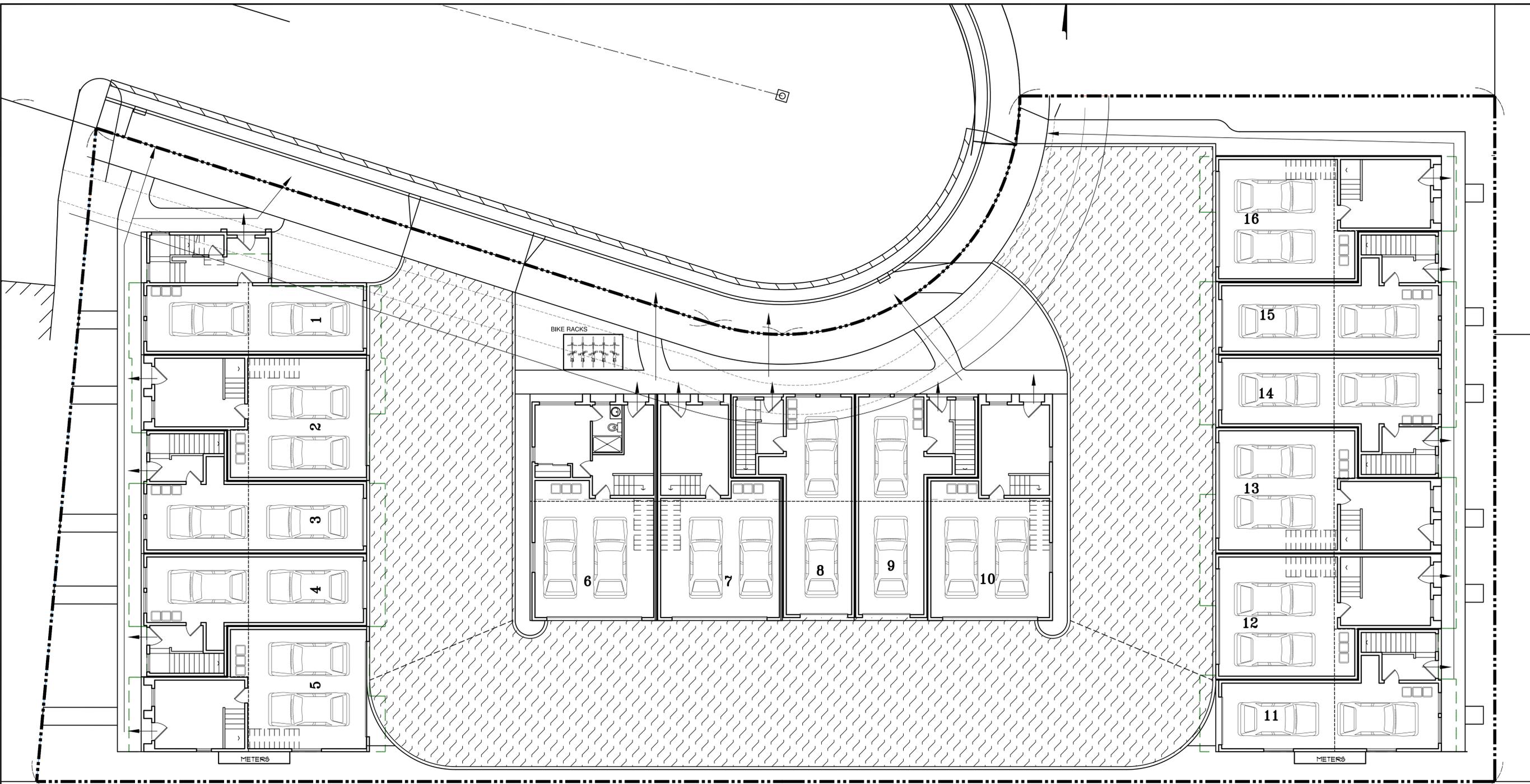
**PARKING / CIRCULATION
 & ACCESSIBILITY ACCESS /
 TRASH MANAGEMENT PLAN**

**NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA**

DATE: 9-22-25
 SCALE: NOTED
 DRAWN: CB
 JOB NO: .

SHEET NO.
A16
 OF SHEETS

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BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS

- INDICATES PEDESTRIAN CIRCULATION AND ACCESSIBILITY ACCESS TO PUBLIC RIGHT OF WAY
- INDICATES VEHICLE CIRCULATION IN PRIVATE DRIVEWAY
- INDICATES PEDESTRIAN VEHICLE PARKING IN PRIVATE GARAGES = TOTAL 32 CARS
- TRASH BINS WILL BE COLLECTED BY WEST VALLEY THROUGH THE PRIVATE STREET

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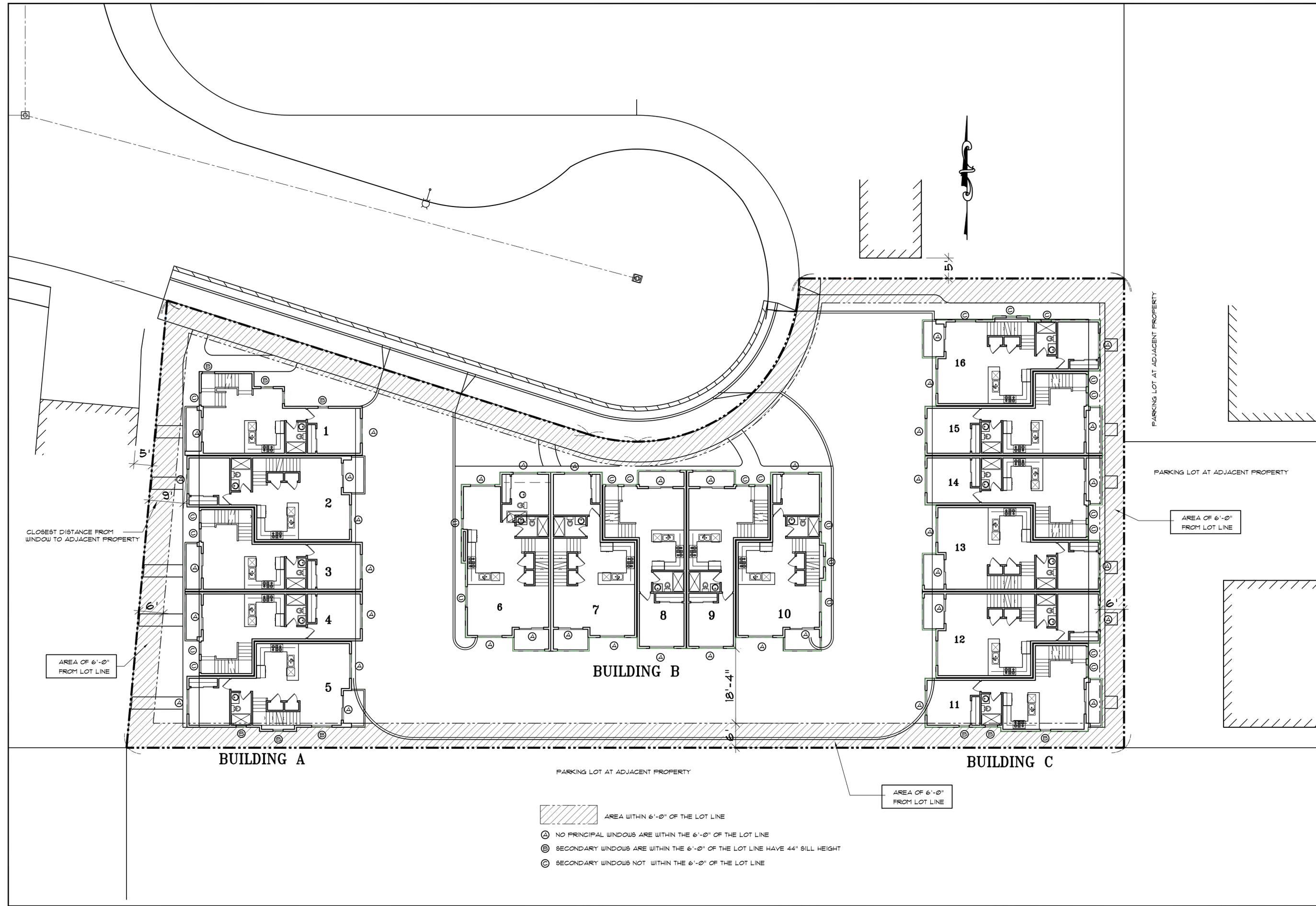
**NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA**

**PRIVACY PLAN
 TRASH MANAGEMENT PLAN**

**NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA**

DATE: 9-22-25
 SCALE: NOTED
 DRAWN: CB
 JOB NO: -

SHEET NO.
A1.7
 OF SHEETS



- AREA WITHIN 6'-0" OF THE LOT LINE
- (A) NO PRINCIPAL WINDOWS ARE WITHIN THE 6'-0" OF THE LOT LINE
- (B) SECONDARY WINDOWS ARE WITHIN THE 6'-0" OF THE LOT LINE HAVE 44" SILL HEIGHT
- (C) SECONDARY WINDOWS NOT WITHIN THE 6'-0" OF THE LOT LINE

PRIVACY PLAN

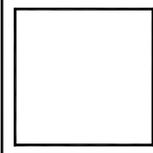
1" = 10'-0"

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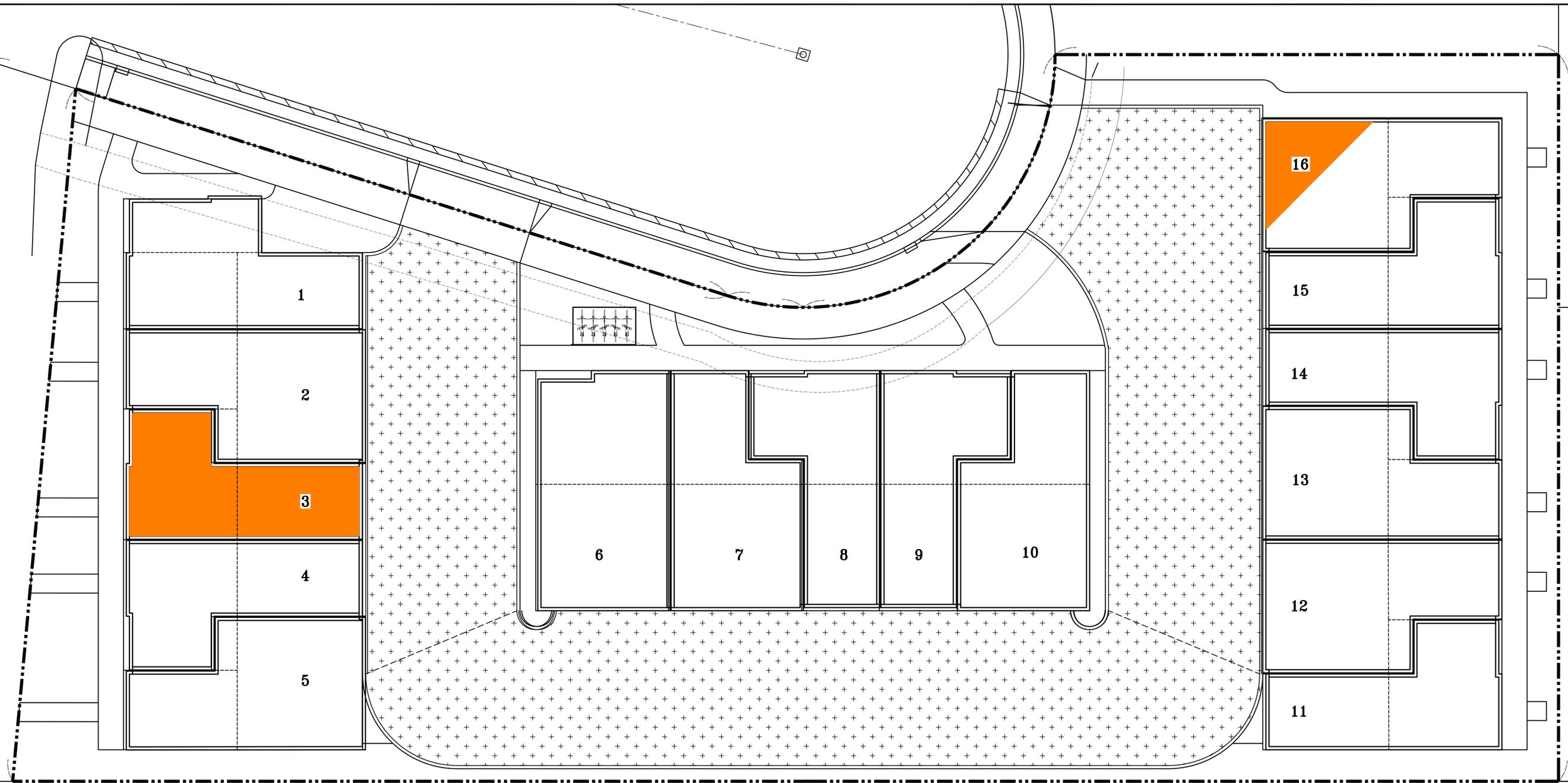


**BELOW MARKET RATE
 HOUSING PLAN**

**NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA**

DATE:	9-22-25
SCALE:	NOTED
DRAWN:	CB
JOB NO.	

SHEET NO.
A18
 OF SHEETS



BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS

 **BMR UNITS**

NOTE: BELOW MARKET RATE UNITS IDENTIFIED ARE FOR LOWER INCOME HOUSEHOLDS, AS DEFINED IN SECTION 50079.5 OF THE HEALTH AND SAFETY CODE

BMR UNIT SUMMARY

UNIT #	PLAN	DESCRIPTION	GARAGE	SQUARE FOOTAGE	BMR UNITS
# 3	PLAN 2	3 BEDROOMS / 3 BATH	SIDE BY SIDE	1,350 SF	1
# 16	PLAN 1	3 BEDROOMS / 3 BATH	TANDEM	1,615 SF	1
TOTAL UNITS					2

BELOW MARKET RATE HOUSING PLAN

1/8"=1'-0"

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972, 970, 962, & 960 Michael Dr Campbell, CA Arborist Report 2025



Site: 972, 970, 962, & 960 Michael Dr
Campbell, CA 95008

Submitted by:
David Beckham
Certified Arborist
WE10724A
TRAQ Qualified

KIELTY
ARBORISTS SERVICES LLC
Certified Arborist WE10724A TRAQ Qualified
P.O. Box 6187 San Mateo, CA 94403
650-532-4418

Prepared For:
Jon Nelson

Date: May 19, 2025
Attn: Jon Nelson
Site: 972, 970, 962, & 960 Michael Dr, Campbell, CA 95008
Subject: Tree protection plan for 972, 970, 962, & 960 Michael Dr, Campbell, CA 95008

Dear Jon Nelson,

INTRODUCTION AND OVERVIEW

Kiely Arborists Services LLC visited the property at 972, 970, 962, & 960 Michael Dr, Campbell, CA 95008 on 5/2/2025, to evaluate the trees present with respect to the proposed construction project. The report below contains an analysis of the site visit. Jon Nelson is planning to build a new multi-home complex. The site consisted of 4 apartment buildings and landscaped areas. The findings and recommendations presented in this report are based on the civil drawings C-1 through C-5 by Advanced Development. These plans were electronically provided to us via email and are dated 2/16/2025. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
			Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
33	2	7	7	3	26	23	16	15	2

There are 33 trees on the property. 7 trees are protected (41, 9*, 10*, 28, 31, 32*, and 33*). 26 trees are proposed for removal (3 of which are protected), as they are in decline or conflict with proposed project features. Protected neighboring trees should be retained and protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive and thrive during and after construction.

ASSIGNMENT

At the request of Jon Nelson, Kiely Arborists Services LLC conducted a site visit on 5/2/2025 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of Campbell.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

LIMITS OF THE ASSIGNMENT

As part of this assignment, it is important to note that Kiely Arborists Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assignment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit. Only the site plans specifically referenced in the introduction and overview sections of this report were reviewed as part of this assignment.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. For the surveying of multi-trunk trees, our methodology aligns with city ordinances. In cases where the city does not offer specific guidelines for measuring multi-trunk trees, we adhere to the standards outlined in the "Guide for Plant Appraisal," 10th Edition, Second Printing by the Council of Tree and Landscape Appraisers. Additionally, the protected trees were evaluated for their health, structure, form, and suitability for preservation with the following explanation of the ratings:

EVALUATION FIELDS

Tree Tag #:	Protected Tree:
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.
Height (ft.) / Canopy Spread (ft.):	Trunk (DBH):
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.
Comments:	Tree Pictures:
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.
Preserve or Remove:	Common Name / Scientific Name:
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common name and scientific nomenclature.
Notes: (e.g., Trunk, Total Diameter):	6 x, 18 Times the Diameter (ft.):
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.
Appraisal Value:	
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.	

*Note that not all fields may be provided for every tree. Some might be left blank due to various reasons, such as lack of accessibility to the tree, incomplete data, or the parameter not being applicable for a particular tree.

Tree Structure Rating:	Tree Health Rating:
Poor: Major uncorrectable structural flaws present: significant dead wood, decay, or multiple trunks; potentially hazardous lean.	Poor: Minimal new growth; significant dieback and post-infestation; expected not to reach natural lifespan.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk, some uncorrectable issues through pruning.	Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Minor flaws; mostly upright trunk; well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.	Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.
Excellent:	Excellent:

Suitability for Preservation:	Tree Form Rating:
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.	Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.	Fair: Significant asymmetry; deviation from species norm; compromised function or aesthetics.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.	Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.
Excellent:	

*Suitability for Preservation: This rating is based solely on the tree itself, irrespective of potential construction impacts.

Overall Condition Rating:	Tree Picture #:
Very Poor	1-29
Poor	30-49
Fair	50-69
Good	70-89
Excellent	90-100

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

Arborist Report & Tree Protection Plan
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ARBORISTS SERVICES LLC

TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Preservation or Removal Recommendation	Arborist Observations and Tree Notes	Tree Picture #:
1	Yes	DECIDUOUS CEDAR <i>Cedrus deodara</i>	35.3	29.4	4550	Good	Poor	Fair	50%	(R)	History of limb loss, codominant at 20 feet, areas of decay from past removals and fallen limbs on trunk, 2 feet from sidewalk, 5 feet from driveway, 8 feet from driveway, 2 feet from sidewalk in the past.	
2	No	CALIFORNIA BAY LAUREL <i>Umbellularia californica</i>	17.2	-	4835	Fair	Poor	Fair	50%	(R)	Codominant at 6 feet, codominant again at 10 feet with included bark, minor deadwood.	
3	No	CRAPPE MYRTLE <i>Lagerstroemia indica</i>	4.7-4.7-4.7-3.9-3.4-3	-	2020	Good	Poor	Fair	50%	(R)	Codominant at grade, topped in the past at 6 feet, near property line fence.	
4*	No	CANARY ISLAND DATE PALM <i>Phoenix canariensis</i>	50	25.0	2020	Good	Good	Good	80%	(P)	Neighboring tree, 1 foot from property line, canopy into site by 8 feet.	
5	No	BRADFORD PEAR <i>Pyrus calleryana 'Bradford'</i>	1'x10	-	1270	Poor	Poor	Poor	30%	(R)	Codominant at grade, likely split around, die back.	
6*	No	ITALIAN CYPRESS <i>Cupressus sempervirens</i>	16	13.3	5070	Good	Fair	Fair	60%	(P)	Codominant at 20 feet, 1 foot from property line fence.	

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TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Preservation or Removal Recommendation	Arborist Observations and Tree Notes	Tree Picture #:
7*	No	OLIVE TREE <i>Olea europaea</i>	10	8.3	2010	Poor	Poor	Poor	30%	(P)	Heavily suppressed, by in canopy to 15 feet.	
8	No	SILK TREE <i>Albizia julibrissin</i>	6.2-4	-	2025	Poor	Poor	Poor	30%	(R)	Codominant at grade, heavily suppressed, grown at 45' lean into site, deadwood, in decline.	
9*	Yes	COAST LIVE OAK <i>Quercus agrifolia</i>	18	16.0	4040	Good	Fair	Fair	60%	(P)	Codominant at 12 feet, suppressed by incense cedar tree, grows heavy into sight, 2 feet from property line.	
10*	Yes	INCENSE CEDAR <i>Calocedrus decurrens</i>	16	13.3	6018	Good	Good	Good	80%	(P)	Near high utility utility lines, 1 foot from property line, suppressed by neighboring cedar tree.	
11	No	JAPANESE PRIVET <i>Ligustrum japonicum</i>	5-6-4.7-4.2	-	2520	Good	Poor	Fair	40%	(R)	codominant at 1 foot, not growing over sidewalk.	
12	No	ITALIAN CYPRESS <i>Cupressus sempervirens</i>	5	-	142	Fair	Fair	Fair	50%	(R)	Up against house foundation and fence line.	

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TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Preservation or Removal Recommendation	Arborist Observations and Tree Notes	Tree Picture #:
13	No	ITALIAN CYPRESS <i>Cupressus sempervirens</i>	5.3	-	123	Fair	Fair	Fair	50%	(R)	Up against house foundation and fence line.	
14	No	ITALIAN CYPRESS <i>Cupressus sempervirens</i>	4.5	-	133	Fair	Fair	Fair	50%	(R)	Up against house foundation and fence line.	
15	No	JAPANESE PRIVET <i>Ligustrum japonicum</i>	4.3-4.5-4	-	1815	Fair	Poor	Fair	50%	(R)	Minor deadwood, codominant at 6 inches.	
16	No	JAPANESE PRIVET <i>Ligustrum japonicum</i>	2'x7	-	1270	Fair	Poor	Poor	30%	(R)	Codominant at grade, up against large masonry wall, poor species.	
17	No	JAPANESE PRIVET <i>Ligustrum japonicum</i>	7.3-5.2-2-2	-	3020	Fair	Poor	Poor	30%	(R)	Codominant at grade, up against large masonry wall, poor species.	
18	No	JAPANESE PRIVET <i>Ligustrum japonicum</i>	6.5-4-3.3-2.2	-	3020	Fair	Poor	Poor	30%	(R)	Codominant at grade, up against large masonry wall, poor species.	

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TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Preservation or Removal Recommendation	Arborist Observations and Tree Notes	Tree Picture #:
19	No	JAPANESE PRIVET <i>Ligustrum japonicum</i>	6.3	-	3015	Fair	Poor	Fair	50%	(R)	Up against masonry wall, codominant at 10 feet with included bark, poor species.	
20	No	JAPANESE PRIVET <i>Ligustrum japonicum</i>	18.7-6.5	-	3050	Fair	Poor	Fair	40%	(R)	Codominant at 3 feet with included bark up against concrete wall, minor deadwood.	
21	No	SILK TREE <i>Albizia julibrissin</i>	11	-	3030	Poor	Poor	Poor	30%	(R)	Codominant at 8 feet, excessive deadwood, suppressed, in decline.	
22	No	CRAPPE MYRTLE <i>Lagerstroemia indica</i>	4.5-2.3-4-5-2	-	1815	Poor	Poor	Fair	40%	(R)	Deadwood throughout canopy, codominant at 1 foot, suppressed.	
23	No	TREE-OF-HEAVEN <i>Ailanthus altissima</i>	21.5	-	5040	Fair	Poor	Fair	40%	(R)	Invasive species, codominant at 10 feet with included bark.	
24	No	ITALIAN STONE PINE <i>Pinus pinea</i>	23.2	-	4040	Fair	Fair	Poor	50%	(R)	Suppressed, one sided, canopy grows away from property, codominant at 8 feet.	

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TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Preservation or Removal Recommendation	Arborist Observations and Tree Notes	Tree Picture #:
25	No	EDIBLE FIG <i>Ficus carica</i>	2'x4	-	1070	Poor	Poor	Poor	45%	(R)	Heavily suppressed, growing against wall, codominant at grade, splitting trunk.	
26	No	AMERICAN SWEETGUM <i>Liquidambar styraciflua</i>	37.7	-	5550	Fair	Poor	Fair	45%	(R)	Codominant at 10 feet with included bark, swelling on both sides of union, large limb failures in past with associated decay, dead limbs in canopy, decay at root crown observed.	
27	No	SHINY KYLDSMAL <i>Yucca angustata</i>	6.8	-	103	Fair	Poor	Poor	30%	(P)	Topped in past.	
28	Yes	MOOSEWOOD ASH <i>Fraxinus velutina 'Moosewood'</i>	35	29.2	5040	Poor	Poor	Fair	30%	(R)	Codominant at 8 feet with included bark, limbs, headed in past, large area of deadwood, history of large, limb, failures, in decline.	
29	No	BRUSH CHERRY <i>Erythronium australe</i>	12.5	-	3518-4520	Fair	Fair	Fair	50%	(R)	Suppressed by three number 30, decay on lower trunk, 2 feet from masonry wall.	
30	No	BRUSH CHERRY <i>Erythronium australe</i>	28	-	3518-4520	Fair	Fair	Fair	50%	(R)	Decay on lower trunk, codominant at 5 feet, 2 feet from masonry wall.	

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TREE INVENTORY SURVEY

Tree Tag Number	Protected Tree Status	Common Name / Botanical Name	Trunk Diameter at Breast Height (DBH, inches)	Tree Height (ft.) / Canopy Spread (ft.)	Overall Health Assessment	Structural Integrity Assessment	Form and Aesthetic Quality Assessment	Preservation Suitability Rating	Overall Condition Score (0-100%)	Preservation or Removal Recommendation	Arborist Observations and Tree Notes	Tree Picture #:
31	Yes	REDWOOD <i>Sequoia sempervirens</i>	42.5	35.4	9035	Fair	Poor	Fair	45%	(R)	codominant at 10 feet with included bark, drought, stressed, canopy, damaging concrete patio, history of limb loss, irregular trend at top of canopy.	
32*	Yes	EVERGREEN ASH <i>Fraxinus velutina</i>	20	16.7	5040	Fair	Fair	Fair	50%	(P)	On neighboring property up against large concrete site wall at property line, damaging wall, cracks on wall.	
33*	Yes	REDWOOD <i>Sequoia sempervirens</i>	28	23.3	8530	Good	Good	Good	70%	(P)	On neighboring property, estimated 8 feet from property line, healthy canopy.	

* - Indicates a neighboring tree

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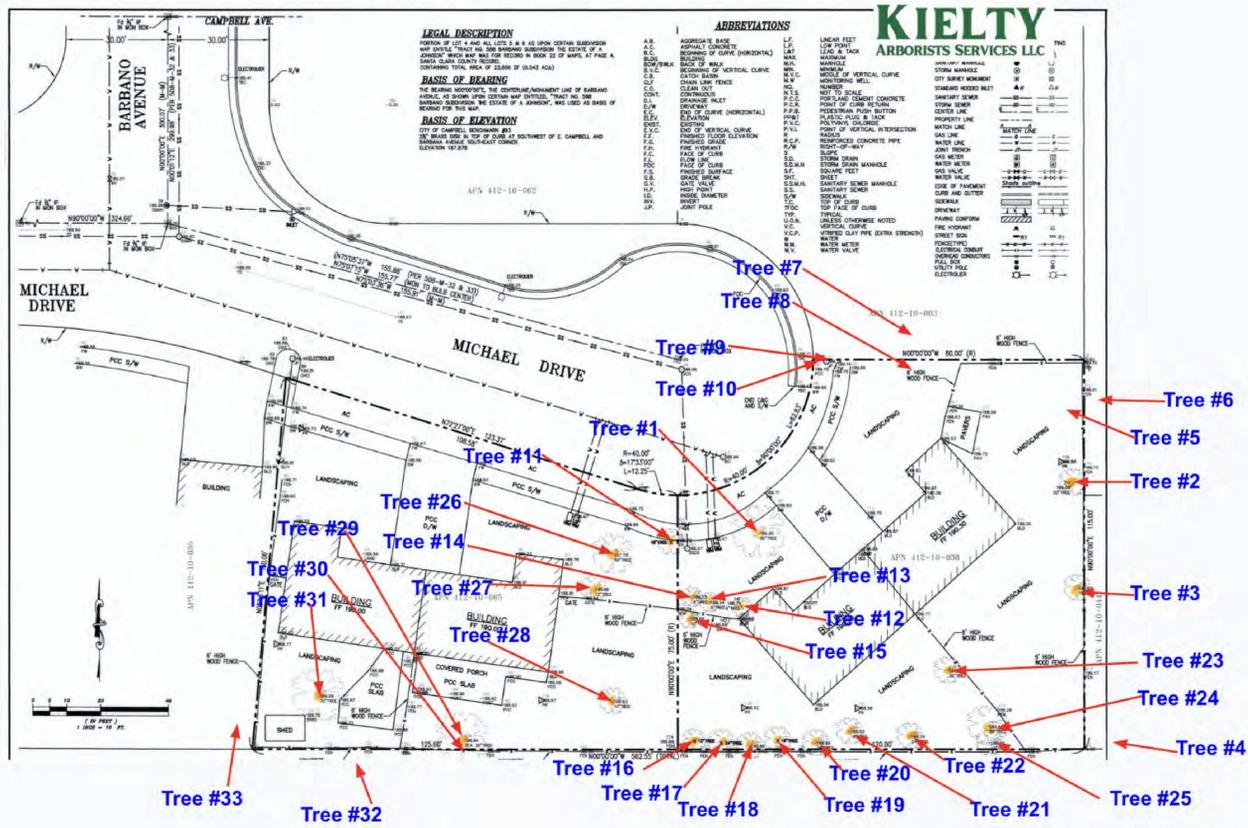
NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE: 5-5-2025
SCALE: NOTED
DRAWN: CB
JOB NO: -
SHEET NO: AR1
OF SHEETS

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TREE MAP

Disclaimer: The tree inventory map provided by Kiely Arborist Services LLC is for illustrative purposes only. Tree locations, inventory numbers, trunk diameters, and species depicted on this map are approximate and should not be relied upon for definitive planning or actions. Field verification is required to confirm all tree data prior to any site activity. Kiely Arborist Services LLC is not responsible for the accuracy of the underlying topographic map and assumes no liability for any discrepancies or inaccuracies associated with it.



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Arborist Report & Tree Protection Plan

OBSERVATIONS

Species List:
 "AMERICAN SWEETGUM, *Liquidambar styraciflua*"
 "BLACKBERRY, *Rubus cuneifolius*"
 "BRUSHY CHERRY, *Prunella emarginata*"
 "CALIFORNIA BAY LAUREL, *Umbellularia californica*"
 "CANARY ISLAND DATE PALM, *Phoenix canariensis*"
 "COAST LIVE OAK, *Quercus agrifolia*"
 "CRAPE MYRTLE, *Lagerstromia indica*"
 "DWARF PINE, *Pinus murrayana*"
 "EVERGREEN ASH, *Fraxinus uhdei*"
 "INCENSE CEDAR, *Calocedrus decurrens*"
 "ITALIAN CYPRISS, *Cupressus sempervirens*"
 "ITALIAN STONE PINE, *Pinus pinea*"
 "JAPANESE PRIVET, *Ligustrum japonicum*"
 "MODISTO ASH, *Fraxinus velutina Modesta*"
 "OLIVE TREE, *Olea europaea*"
 "REDWOOD, *Sequoia sempervirens*"
 "SHINY KYLISMA, *Xylomya congesta*"
 "SILK TREE, *Abrus precatorius*"
 "TREE-OF-HEAVEN, *Ailanthus altissima*"

Protected Trees in Overall Poor Condition:

Pool Condition	Fair Condition	Good Condition
16	15	2

There are no protected trees to be retained that are in poor condition. Neighboring Olive Tree #7 (*Olea europaea*), while not protected, is in poor health with an overall rating of 30%. The tree is heavily suppressed and exhibits ivy growth into the canopy up to approximately 15 feet.

Overall Condition Rating:	Very Poor	1-29
Poor	30-49	
Fair	50-69	
Good	70-89	
Excellent	90-100	

The trees were assigned a condition rating based on a combination of existing tree health, tree structure, and tree form using the following scale.

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Arborist Report & Tree Protection Plan

Tree #31 - Coast Redwood (*Sequoia sempervirens*), 42.5" DBH
 Justification under Criterion 1: Diseased or Danger of Falling and Criterion 5: Economic Enjoyment and Hardship.
 Redwood Tree #31 exhibits multiple structural and physiological concerns that meet the City's removal justification under Criterion 1: Diseased or Danger of Falling. The tree is codominant at approximately 10 feet above grade, with included bark present at the union—an inherently weak structural condition known to predispose trees to trunk splitting and major scaffold failure. This weakness is compounded by the tree's history of limb loss and an irregular bend at the top of the canopy, which further indicates structural instability. The canopy is also showing signs of drought stress, with thinning foliage and reduced vitality, suggesting the tree is physiologically compromised and less capable of tolerating additional environmental stress or structural loads. The tree is currently damaging an adjacent concrete patio, and root displacement is expected to continue as the tree grows, further compromising landscape infrastructure and posing a safety hazard.

Showing the severe bark inclusion

Given the combination of poor structure, canopy stress, and past limb failure, the tree presents a potential hazard to the immediate use area. The codominant union and included bark cannot be corrected through standard arboricultural practices, and risk mitigation measures such as cabling or pruning would not address the underlying instability or root-related damage. The condition of the tree therefore qualifies under Criterion 1, as it poses a danger of falling and exhibits decline that cannot be effectively reversed through reasonable treatment based on current arboricultural standards.

Showing an irregular bend on the trunk near the top of the canopy.

In addition, Redwood Tree #31 meets the removal criteria for Economic Enjoyment and Hardship. The tree's size, placement, and structural defects restrict the functional use of the property, particularly in the area adjacent to the home and patio where development or outdoor living enhancements would normally be expected on a similarly zoned lot. Its root system is actively damaging site infrastructure, and its retention imposes design limitations and long-term maintenance burdens not typically experienced by other property owners with similarly situated parcels. The applicant has explored reasonable alternatives, and due to the tree's present condition, the applicant has determined that retention is not a viable preservation strategy that would allow full and safe use of the property. Removal is therefore justified under both criteria and is strongly recommended.

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REVISIONS

NO.	REVISIONS	BY

CB

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Architecture
916.435.0605
408.674.9077

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Trees Proposed for Removal:
 Protected Trees #1, 28, 31, and non-protected trees #2, 3, 5, 8, 11-27, 29, 30 are proposed for removal.

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
28	3	23

Protected trees to be removed:
 Three protected trees—Tree #1 (Dwarf Cedar), Tree #28 (Modesto Ash), and Tree #31 (Redwood)—are proposed for removal to accommodate the development of a new housing complex. Removal is requested in accordance with Campbell Municipal Code Section 21.32.100.C, which allows for the removal of protected trees when one or more of the following findings can be made:

Tree #1 - Dwarf Cedar (*Calceolaria acedra*), 35.3" DBH
 Justification under Criterion 1: Diseased or Danger of Falling and Criterion 5: Economic Enjoyment and Hardship.
 Tree #1 presents a structural hazard, exhibiting poor structural integrity with a history of limb loss and decay at previous wound sites. The tree is codominant at 25 feet with visible decay and prior limb failure along the main trunk. It is growing within 2 feet of a sidewalk, and 5 feet of a driveway, both of which are being damaged and filled by surface roots. Prior root cutting at the sidewalk has further compromised root stability. These issues represent a clear risk of future structural failure, and the condition cannot be reasonably corrected without removal. Therefore, removal is warranted under Criterion 1 as the tree poses a danger of falling and is a threat to public safety.

Showing poor structure with a history of limb loss

Criterion 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 the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s).

Showing damaged roots at the root crown.

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Tree #28 - Modesto Ash (*Fraxinus velutina Modesta*), 35" DBH
 Justification under Criterion 1: Diseased or Danger of Falling and Criterion 5: Economic Enjoyment and Hardship.
 Tree #28 is in declining health, with poor ratings in both structural and overall condition. It is codominant at 6 feet with included bark, a known structural defect, and has a history of large limb failures. The canopy contains extensive deadwood and has been previously headed back further reducing its structural resilience. Given its poor health and history of failure, it poses a legitimate safety hazard and qualifies for removal under Criterion 1.

Showing canopy and deadwood

Criterion 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 parcels. The applicant has demonstrated the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s).

Showing a history of limb loss and decay from past heading cuts

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ARBORIST REPORT

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

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Non-Protected Trees to be Removed:
 A total of 22 non-protected trees are proposed for removal as part of the site redevelopment. These trees are not subject to permitting under the City of Campbell's Tree Ordinance, as they do not meet the definition of "protected trees." The trees proposed for removal are located directly within the footprint of new buildings, driveways, or other required infrastructure and therefore cannot be feasibly retained without substantially compromising the development plan.

The majority of these trees are of low to moderate condition, with many exhibiting poor structural integrity, suppressed form, codominant stems with included bark, and a history of topping or decline. Several trees are also growing against or immediately adjacent to existing masonry walls, foundations, or landscapes, further limiting their preservation value. Additionally, invasive and non-performing species—such as Tree-of-Heaven (*Ailanthus altissima*), Japanese Privet (*Ligustrum japonicum*), and Silk Tree (*Ailanthus altissima*)—are included among those proposed for removal due to their instability, long-term retention and proximity concerns.

Given their location within the proposed construction envelope and their generally low preservation suitability ratings, the removal of these trees is necessary to facilitate the planned housing project. Appropriate replacement planning is anticipated as part of the landscape plan to restore canopy coverage and enhance site aesthetics over time.

Replacement Tree Plan:
 In accordance with the City of Campbell's Tree Removal Permit requirements, the removal of the three protected trees—Tree #1 (Dwarf Cedar), Tree #28 (Modesto Ash), and Tree #31 (Redwood)—will necessitate the planting of replacement trees. The minimum number and size of replacement trees will be determined based on the size of the trees removed, as outlined in the City's replacement schedule. Since these trees were not part of a previously approved Landscaping Plan, this species selection for replacement will be subject to review and approval by the Community Development Director. Replacement trees will be incorporated into the project's final landscape plan to ensure canopy restoration and long-term urban forest sustainability. All replacement trees must meet or exceed the minimum size standards at the time of planting, and will be located in areas that provide adequate rooting space and long-term viability within the redeveloped site.

PROJECT PLAN REVIEW
 The following report's recommendations are contingent upon the contractor adhering to the stated responsibilities. It is the contractor's responsibility to contact the project arborist to schedule all required inspections promptly. Failure to schedule these inspections as needed may result in fees or stop work orders from the city.

The proposed development at 972 Michael Drive involves full removal of all on-site trees due to conflicts with the footprint of new residential structures and associated site improvements. The only trees that will remain are those located off-site near the property boundaries.

Evergreen ash tree #32 is on the neighboring property to the south. There is a large concrete wall between the tree and the property line. The concrete wall likely has a continuous footing that has acted as a root barrier for this tree. If impacts would be expected to be low to no-impact on this wall as it is to be retained. The proposed structure foundation is shown at an estimated 7' from the tree. Where the proposed foundation lies within ten times the diameter at breast height (DBH) (except for trees #17, #17.1), all excavations shall be performed exclusively by hand using non-mechanized tools such as air knives, rotary hammers equipped with clay spade attachments, and shovels, and must be conducted under the direct supervision of the Project Arborist. This requirement ensures that excavation is carried out in a manner that preserves root integrity and prevents irreversible damage to the tree's structural and absorbing root systems.

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All roots 1.5 inches in diameter or greater encountered during excavation must be preserved in place for arborist inspection prior to any pruning. Once assessed and deemed appropriate for removal, roots shall be cleanly cut on the side opposite the tree using sterilized hand tools, such as sharp handaxes or hoppers. The cut surfaces, especially those on the tree side, shall be immediately protected with three layers of thoroughly wetted burlap to prevent desiccation. The contractor is responsible for maintaining moisture in the burlap coverings by wetting them daily for the duration of exposure. In some instances, roots may need to be preserved, and an appropriate foundation design will need to be implemented to preserve roots, such as spanning over or around roots. This will be decided during the excavation process by hand with the project arborist on site.

A storm drain line is proposed at the eastern property line near the neighboring redwood tree #33. This work is proposed within the tree's tree protection zone of 7.5' (10' diameter). Due to the proximity to critical root zones, all excavation work within this area must follow low-impact, arborist-supervised protocols to protect tree health and root system integrity. All trenching within the TPZ (22.5') is required to be performed by hand, using tools such as shovels, air knives, and rotary hammers equipped with clay spade attachments. This work must be conducted under the direct supervision of the Project Arborist. The objective is to reach the required trench depth while leaving all encountered roots intact and undamaged to the greatest extent possible. Exposed roots must be protected immediately with multiple layers of wetted burlap, which must be kept consistently moist throughout the duration of the work to prevent desiccation. The contractor is responsible for maintaining this moisture daily until roots are reburied.

Wherever possible, the utility line shall be routed beneath or around roots rather than through them. If a root is 1.5 inches in diameter or greater must be pruned, it must first be re-excavated and approved by the Project Arborist, and then cleanly cut using sharp, sterilized hoppers or hand axes. All cut roots must be documented by the arborist for the project record. Upon completion of trenching and installation, the trench must be backfilled immediately and irrigated thoroughly to rehabilitate the soil. Irrigation should be sufficient to saturate the upper 16 inches of soil and support root function during recovery. As an additional mitigation measure, deep watering and fertilization using a tree-safe product such as NutriRoot is recommended once the work is complete, along with continued irrigation during the dry season. These steps will support the tree's recovery and promote resilience following minor construction-related disturbances. Impacts are expected to be minor if the above recommendations are followed.

All proposed grassy work within within 10x the diameter of the retained trees must also be done by hand. All roots encountered are recommended to be retained within the sandy loam fill as well as within the grasses or landscape plantings. No impacts are expected if no roots are removed.

A bio filtration system is proposed on the west and south side of the property near neighboring trees #32 and #33. This work is required to be done entirely by hand in combination with the above working within 10x the diameter of both trees while under the direct supervision of the project arborist. The 1" PVC lines will also be required to be excavated by hand within 10x the diameter of the protected trees. All roots must be retained to the fullest extent possible while getting the depth of the bio filtration trench and for the 1" PVC lines. All lines and materials shall be installed while keeping the roots in place and as damage free as possible. Fiber fabric will need holes cut through it to allow for the retention of tree roots and all fill should be packed around roots to avoid cutting tree roots. The lines themselves must be tamped underneath roots or boulder roots to avoid cutting tree roots. If these recommendations are followed impacts are expected to be minor. Both trees are recommended to be irrigated within their tree protection zones.

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The proposed pathway when within 23.3' from neighboring redwood tree #33 shall be built with minimal excavation. The pathway is recommended to require no more than 6" of excavation when within 23.3' from the tree. When working within this distance the work shall be done by hand under the direct supervision of the project arborist. Impacts are expected to be minor. No root measuring 2" or larger shall be cut for the pathway installation.

The proposed structures are estimated to be 18' from neighboring redwood tree #33. Where the proposed foundation lies within ten times the diameter at breast height (DBH) of redwood tree #33 (23.3'), all excavation activities shall be performed exclusively by hand using non-mechanized tools such as air knives, rotary hammers equipped with clay spade attachments, and shovels, and must be conducted under the direct supervision of the Project Arborist. This requirement ensures that excavation is carried out in a manner that preserves root integrity and prevents irreversible damage to the tree's structural and absorbing root systems.

All roots 1.5 inches in diameter or greater encountered during excavation must be preserved in place for arborist inspection prior to any pruning. Once assessed and deemed appropriate for removal, roots shall be cleanly cut on the side opposite the tree using sterilized hand tools, such as sharp handaxes or hoppers. The cut surfaces, especially those on the tree side, shall be immediately protected with three layers of thoroughly wetted burlap to prevent desiccation. The contractor is responsible for maintaining moisture in the burlap coverings by wetting them daily for the duration of exposure. In some instances, roots may need to be preserved, and an appropriate foundation design will need to be implemented to preserve roots, such as spanning over or around roots. This will be decided during the excavation process by hand with the project arborist on site.

A new driveway is proposed in close proximity to neighboring Oak Tree #9 and Incense Cedar Tree #10. Because this landscape installation falls within the Tree Protection Zones (TPZs) of both trees, it is critical that the design and installation method be selected to minimize disruption to the root systems. To that end, the use of a load-bearing, permeable geogrid mitigation system is recommended as the preferred method of construction within the TPZs.

Geogrid systems distribute the weight of vehicular loads across a broader area and reduce the need for deep excavation, thereby preserving a greater portion of the upper soil horizon where fine absorbing roots are most concentrated. Installation should be limited to no more than 3-6 inches of excavation, and should avoid trenching or subgrade disturbance wherever possible. The area should be cleared of grass and lightly scraped rather than fully excavated. A layer of clean angular gravel can then be compacted and topped with a structural geogrid panel, filled with additional gravel or a gravel/silt blend to allow for drainage and aeration. The surface finish can be left as open-gravel or topped with permeable paving if desired, provided they do not require additional excavation or compaction.

All work within the TPZ must be conducted under the supervision of the Project Arborist. If any roots 1.5 inches in diameter or greater are encountered during grading or excavation, they must be protected in place and inspected by the arborist. If pruning is required, roots must be cleanly cut with sterilized hand tools and protected immediately with wetted burlap. Soil moisture must be maintained, and any compacted areas shall be decompactified by hand under arborist direction before installation proceeds.

If the driveway is constructed using this geogrid method with shallow excavation, root avoidance, and arborist supervision, impacts to Oak Tree #9 and Incense Cedar Tree #10 are expected to be minor. With the added benefit of permeability and soil aeration, this approach offers an viable, tree-sensitive solution for driveway installation within the TPZs.

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Prior to any demolition or grading activity, tree protection fencing must be installed in accordance with the arborist's specifications and verified through a pre-construction site visit. The Project Arborist will then provide a tree protection verification letter to confirm compliance with approved recommendations. This letter will include photographs of the protective measures in place. During construction, the Project Arborist will conduct monthly monitoring visits to assess tree health, verify that protective measures remain in place, document root encounters or pruning, and recommend adjustments as necessary. Reports from these visits will be submitted to the City Arborist for review.

Following construction, continued maintenance will be necessary to support the recovery and long-term viability of retained trees. This includes bi-weekly irrigation during the dry season for at least one year post-construction, focusing on saturating the upper soil profile. Application of a tree-supportive soil amendment, such as NutriRoot, is recommended at the time of project completion and repeated twice annually for the first two years. The Project Arborist will also submit a final summary report detailing all activities conducted within the TPZs, root pruning treatments performed, and recommendations for future care.

Pre And Post-Construction Care:
 If the project is approved, a comprehensive soil test is recommended to assess and address any nutrient deficiencies for trees whose construction is to be located within the tree protection zones. The soil test shall take place before the start of construction.

Pre-Construction Care:
 In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. Depending on the recommended soil test analysis, fertilizing may be needed. Within the tree protection zones, it is recommended that an inline drip emitter system be installed in a grid-like manner to provide deep irrigation during the dry season. The irrigation system should be placed on top of the existing grade and require no excavation. The irrigation system shall be turned on at the project start and inspected for flow monthly. Inspections. Regardless of the soil test results, the use of NutriRoot is still strongly advisable for trees that will be impacted by construction activities. The stresses caused by construction, such as root disturbance, soil compaction, and changes in water availability, can severely affect a tree's health. NutriRoot provides essential nutrients, promotes root growth, and enhances water management, helping trees withstand and recover from these stresses. Importantly, NutriRoot is low in macronutrients, which means it should not cause issues associated with over-fertilization, such as nutrient runoff or root burn. This makes it a safe and effective option for supporting the resilience and vitality of trees during and after construction, ensuring their long-term health and stability.

Post-Construction Care:
 Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Annual inspections by a Certified Arborist are recommended to ensure the trees remain in good health. Maintaining the deep watering schedule will ensure that trees remain adequately hydrated. A post-construction application of NutriRoot is advised to sustain soil moisture control and support ongoing root health. It is also important to reintroduce microbial inoculants to restore beneficial microbial communities that may have been disrupted during construction. Additional applications of soil amendments like Biochar and HydrA-Hum will continue to enhance soil structure, fertility, and water-holding capacity, supporting the trees' long-term health and resilience. Employing air spading techniques can also be advantageous to aerate the soil and gently introduce these amendments without causing root damage.

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By adopting this dual-phase approach, (pre- and post-construction) leveraging a combination of deep watering, nutritional support, and soil health enhancement, the strategy aims to not only protect the trees during construction but also promote their recovery and thriving in the post-construction landscape. This holistic care plan underscores a commitment to sustainable tree management, ensuring that the trees remain a valuable and vibrant part of the ecosystem for years to come.

TREE PROTECTION PLAN

Detailed Tree Protection Plan
 For the aforementioned tree protection plan, this detailed guide has been designed by Kiely Arborist Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kiely Arborist Services directly.

Fencing Specifications:
 The tree protection fencing should be established and maintained throughout the entire length of the project. It is essential that no equipment, materials, or debris are stored or placed within these protection zones. The zones should remain free from human activity unless explicitly authorized. The choice of fencing type depends on the tree location and the nature of the surrounding environment.

Type I Tree Protection:
 Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy drip-line or Tree Protection Zone (TPZ) of trees designated for preservation.
 Application: Typically used in areas where trees are a significant distance away from construction activity or where trees have a large canopy spread.

Specifications:
 The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 4-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Posts should be spaced no more than 10 feet apart from center to center, providing a constant and strong barrier. For trees near existing handrails or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location of tree protection fencing for the protected trees on site should be placed at 10x the tree diameter where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or placed inside protection zones. Apply the tree protection fence at a depth of 3 inches. Spread the mulch evenly throughout the designated area, extending to extend to, but does not touch, the tree trunk. Keep the mulch at least 3 to 4 inches away from the base of the trunk to prevent moisture buildup and potential rot. This will provide the necessary benefits of mulching, such as moisture retention and temperature regulation, while helping to maintain tree health. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or other reasons, the non-protected areas should be protected by a landscape buffer. All tree protection and

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DATE: 5-5-2025
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Inspection schedule, measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor.

Type I Fencing

Type II Tree Protection:
Description: This fencing type is specifically designed for trees located within narrow planting strips generally between a sidewalk and street.
Application: It is best suited for urban areas where trees are sandwiched between sidewalks and roads, allowing pedestrian and vehicular movement while protecting the tree.
Specifications: The fencing specifications shall be identical to that of Type I in terms of the material used and installation method. The 6-foot-tall metal chain link fence should be installed in a way that completely encloses the planting strip between the sidewalk and street within the TPZ. This will keep the trunk from being struck by vehicles.

Type III Tree Protection:
Description: For trees situated in smaller enclosures like tree wells or sidewalk planter pits, a different approach is taken to ensure their protection.
Application: Often seen in dense urban settings where trees are integrated into pedestrian pathways.
Specifications: Tree trunks are shielded by wrapping them in 2-inch thick orange plastic fencing from the base and extending to the first primary branch. The plastic fencing serves as padding to prevent damage from pedestrian traffic or minor construction activities. To add a layer of protection, 2-inch thick wooden slats are secured on the outside of this plastic layer. The installation of these slats requires care to ensure the tree bark and primary branches aren't inadvertently damaged. For trees with extended primary scaffold limbs located at lower heights, these limbs might also need the protective covering of the plastic fencing. In such cases, wooden slats might also be affixed to these limbs, ensuring they are safeguarded from potential impacts or abrasions. As with other types, all protective measures should be periodically

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Inspected for wear or damage and replaced or repaired as necessary. Consultation with the City Arborist might be required to assess if additional protection or modifications are necessary, based on the specific environment and tree type.

Type III Fencing

Landscape Barrier Zone
If for any reason a smaller tree protection zone is needed for access, a landscape barrier should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be 1/2-inch thick for maximal durability and efficiency. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.

Landscape Barrier Zone

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TREE PROTECTION MAP RED LINES SHOWING LOCATION OF TYPE I FENCING, GREEN AREAS INDICATING AREAS REQUIRED TO BE EXCAVATED BY HAND UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST.

Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 6 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces.

Root Cutting
If for any reason roots are to be cut, the work shall be monitored and documented. Large roots (over 2 inches in diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with 4 layers of burlap and kept moist.

Trenching/Excavation
Trenching or excavation for irrigation, drainage, electrical, foundation, or any other reason shall be done by hand when made the dripline of a protected tree. Hand digging and the careful placement of pipes below or beside protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near their original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is where possible. Grading within the dripline of a protected tree is required to be done under the supervision of the project arborist.

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Irrigation
Non-native trees: Irrigating the retained mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-18 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added over time as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of roller boxes or an inline drip emitter system set up in a grid-like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

Native oak trees: Native oak trees are recommended to only be irrigated during the months of May and September or if their root zones are translocated. Frequent irrigation during dry summer months can significantly raise the risk of oak trees developing oak root fungus disease and is the leading cause of oak tree death and failure in the urban landscape.

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety, it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A309 Pruning Standards). The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guidelines to prune no more than 25% of the tree's total foliage are grounded in sound arboricultural practices. This safeguarded the tree's photosynthetic capability, reduces undue stress, and preserves the balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

Traffic Wickets/TPZs
Strictly prohibit driving vehicles or heavy foot traffic on bare soil within the TPZs of protected trees. Such activities can crush roots directly and compact the soil, impeding oxygen and water infiltration. In areas without existing pavement, use temporary anti-compaction materials, such as wood chips covered with plywood, to prevent damage to tree roots (landscape barrier). Temporary pathways or boardwalks can be constructed to facilitate access while minimizing soil compaction within the TPZ.

Chemical and Material Handling
Store chemicals and construction materials away from TPZs to prevent accidental spills or exposures that may harm tree health. Follow proper handling and disposal procedures for chemicals to ensure compliance with environmental regulations. Minimize the use of toxic materials near trees and opt for environmentally friendly alternatives whenever possible.

Monitoring and Inspection
Regularly monitor and inspect the tree protection measures throughout the construction process to ensure their effectiveness and compliance with the Tree Protection Plan. Assign a qualified individual, such as a project arborist or certified arborist, to conduct periodic inspections and provide recommendations for any necessary adjustments or improvements. Maintain detailed records of inspections, including dates, findings, and any actions taken.

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Post-Construction Maintenance
After construction is completed, continue monitoring the health and condition of preserved trees to address any potential issues promptly. Implement post-construction maintenance practices such as watering, mulching, pruning, and fertilization as needed to support the recovery and long-term health of the trees. Regularly assess the trees for signs of stress, disease, or structural instability and take appropriate measures, including consulting with a certified arborist if necessary.

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local arborists or arborists for guidance if needed.

Responsibility
Designate a responsible person or team within the project organization to oversee the implementation and enforcement of the Tree Protection Plan. Clearly communicate the roles and responsibilities of all parties involved in the construction project regarding tree protection.

Emergency Procedures
Develop clear procedures to follow in the event of emergencies that may impact tree preservation, such as severe storms, accidents, or unexpected tree health issues. Ensure that emergency response plans address prompt actions to mitigate potential risks to trees and contact qualified professionals, such as arborists or tree care companies when needed.

Communication and Training
Facilitate effective communication among all project stakeholders, including contractors, subcontractors, architects, engineers, and landscape professionals, regarding the importance of tree preservation and the specific guidelines to follow. Conduct training sessions or workshops to educate personnel.

PURPOSE & USE OF THE REPORT
This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS
In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree's well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

Kiely Arborist Services LLC - P.O. BOX 4187 San Mateo, CA 94401 - 650-552-4418 - www.KielyArb.com 24

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ARBORISTS SERVICES LLC

Arborist Report & Tree Protection Plan

TREE WORK STANDARDS AND QUALIFICATIONS
To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- Industry Standards:** All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C-91-D19) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS
Kiely Arborist Services LLC:

We will conduct the following inspections as needed for the project:

- Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree protection zones, fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- Inspection after Installation of Tree Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests for access within the tree protection zones and assess any changes in tree health since the previous inspection.
- Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the City of Campbell.

Our inspections aim to ensure proper tree protection, health, and adherence to project requirements.

ASSUMPTIONS AND LIMITING CONDITIONS

- Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.

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Arborist Report & Tree Protection Plan

CERTIFICATION
I hereby certify that the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham
Signature of Consultant
David Beckham
Certified Arborist
WE10721A TIAQ Qualified
Date: May 19, 2025

ARBORIST DISCLOSURE STATEMENT
Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failure.
- Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

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ARBORISTS SERVICES LLC

Arborist Report & Tree Protection Plan

CERTIFICATION
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David Beckham
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Certified Arborist
WE10721A TIAQ Qualified
Date: May 19, 2025

Kiely Arborist Services LLC - P.O. BOX 4187 San Mateo, CA 94401 - 650-552-4418 - www.KielyArb.com 27

REVISIONS	BY

CB

BASSAU
Architecture
916.435.0605
408.674.9077

ARBORIST REPORT

**NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA**

DATE:	5-5-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	AR3
OF SHEETS:	-

COPY RIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS REMAINS WITH CHESTERE BASSAU. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.

TENTATIVE MAP APPLICATION

960, 962, 970 & 972 MICHAEL DRIVE
 CAMPBELL, CALIFORNIA, 95008
 APN: 412-10-065 & 038

PROJECT CONTACT

OWNER/BUILDER: RIDGE CREST GROUP
 2896 JOSEPH AVE. SUITE 100
 CAMPBELL, CA. 95008
 (408) 888-6222
 MMMMASOUMI@GMAIL.COM

LAND SURVEYOR/ENGINEER: ADVANCED DEVELOPMENT
 JACOB SAIDIAN
 2933 BENJAMIN COURT
 SAN JOSE, CA. 95124
 (408) 891-1689
 JSAIDIAN@YAHOO.COM

INDEX SHEET

SHEET	TITLE
1	TENTATIVE MAP
2	GRADING & DRAINAGE AND UNDERGROUND UTILITY PLAN
3	TOPOGRAPHICAL & RECORD BOUNDARY SURVEY
4	STORMWATER CONTROL PLAN
5	STORMWATER NOTES AND DETAILS

UNDERGROUND UTILITY SERVICE

WATER: SAN JOSE WATER COMPANY
 SEWER: WEST VALLEY SANITARY DISTRICT
 POWER: P.G.&E.

PROJECT INFORMATION

PROJECT LOCATION: 960, 962, 970 & 972 MICHAEL DRIVE, CAMPBELL, CA. 95008

APN: 412-10-065 & 412-10-038

EXISTING ZONING: MHDR (MEDIUM HIGH DENSITY RESIDENTIAL ZONING DISTRICT)

PROPOSED: T4.N.L (T4 NEIGHBORHOOD LARGE)

TOTAL LOT NET AREA: 23,656 SF, 0.543 AC±

TOTAL PROPOSED LOT: 17 EACH

BUILDING A - (LOTS 1, 2, 3, 4 & 5)
 NET LOT AREA = 3,176.50 SF, 0.07 AC±
 (13.4% OF ORIGINAL LOT AREA)

BUILDING B - (LOTS 6, 7, 8, 9 & 10)
 NET LOT AREA = 3,344 SF, 0.078 AC±
 (14.1% OF ORIGINAL LOT AREA)

BUILDING C - (LOTS 11, 12, 13, 14, 15 & 16)
 NET LOT AREA = 3,800 SF, 0.087 AC±
 (16.1% OF ORIGINAL LOT AREA)

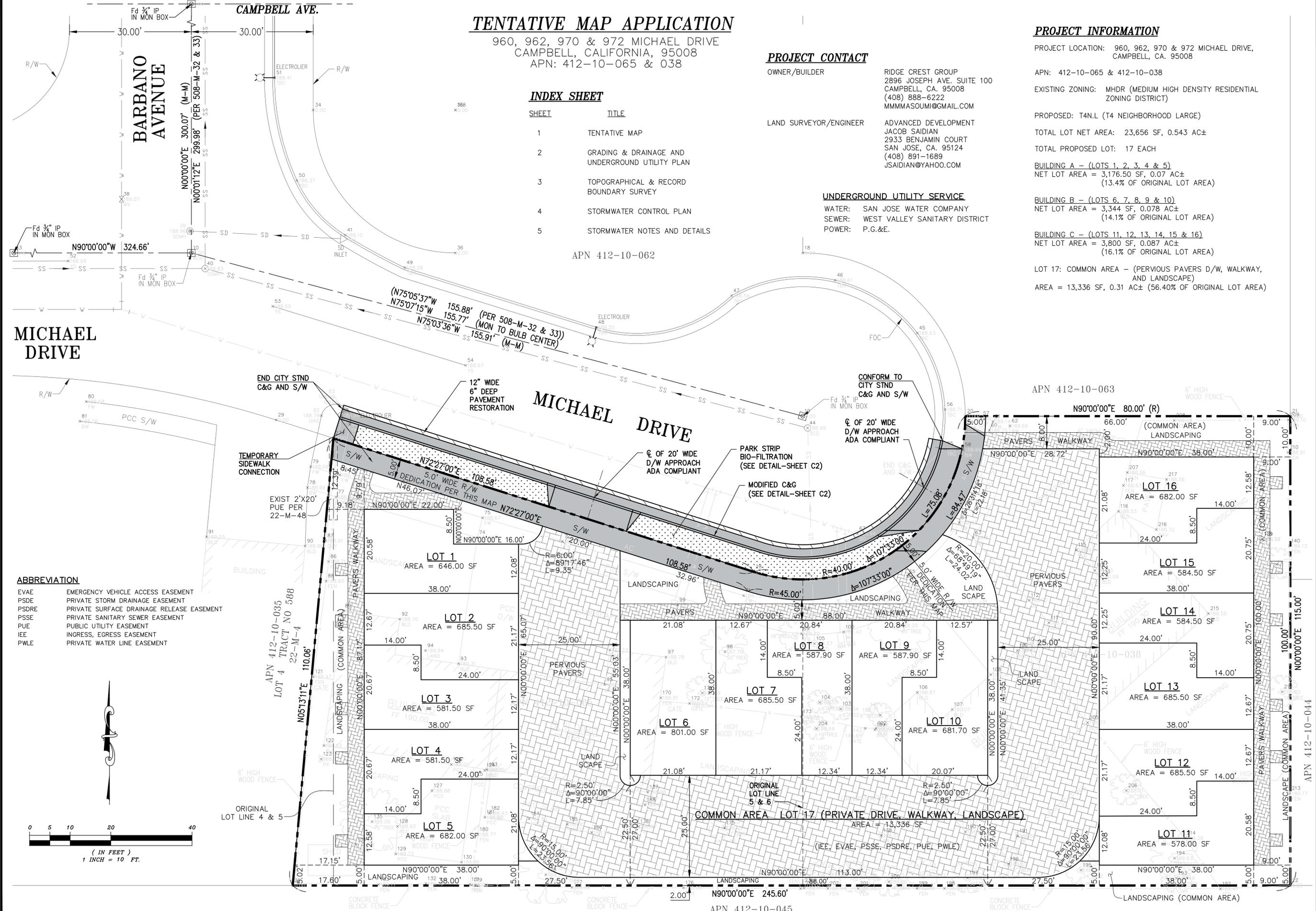
LOT 17: COMMON AREA - (PERVIOUS PAVERS D/W, WALKWAY, AND LANDSCAPE)
 AREA = 13,336 SF, 0.31 AC± (56.40% OF ORIGINAL LOT AREA)

APN 412-10-062

APN 412-10-063

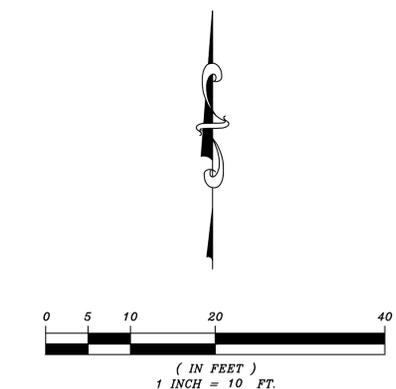
APN 412-10-044

APN 412-10-045



ABBREVIATION

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSDR	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
IEE	INGRESS, EGRESS EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT



Revision	Date	App'd	Description

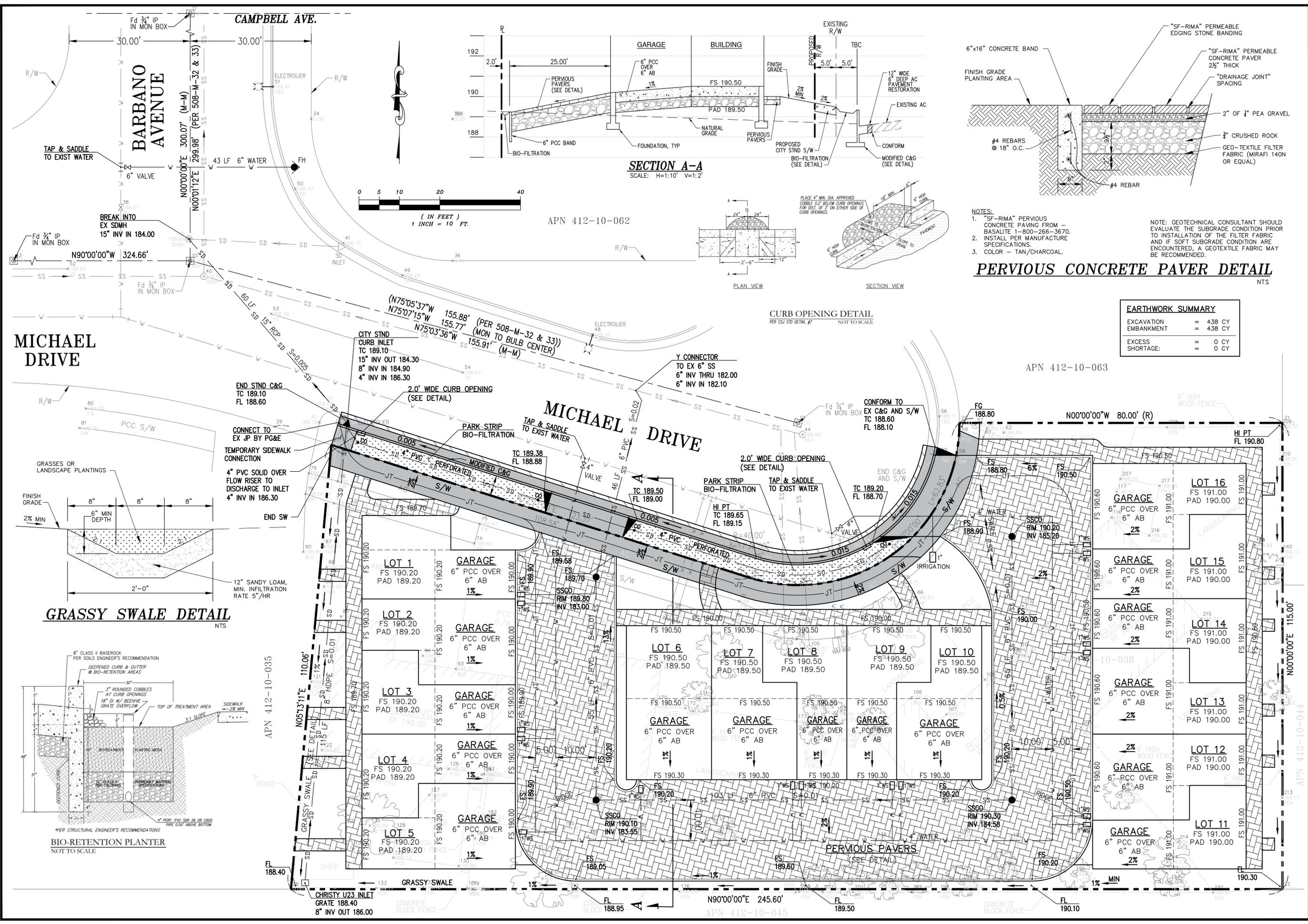
TENTATIVE MAP
 APN 412-10-065 & 038
 960, 962, 970 & 972 MICHAEL DRIVE
 CAMPBELL CALIFORNIA

APPROVED BY: JACOB SAIDIAN
 LICENSE NO. 23800
 STATE OF CALIFORNIA

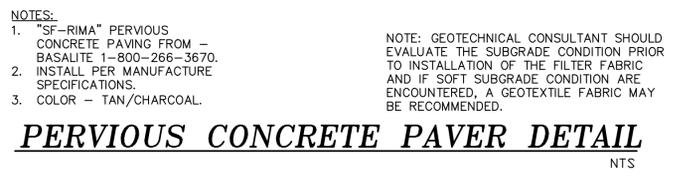
Checked: JS
 Drawn: EA
 Design: JS
 Surveyed: JS
 Scale: 1"=10'
 Date: 08-28-2025
 Expires: 06/30/26

Sheet No. **C1**

Of 5
 Job No. 596



SECTION A-A
SCALE: H=1:10 V=1:2



NOTES:
1. "SF-RIMA" PERVIOUS CONCRETE PAVING FROM - BASALITE 1-800-266-3670.
2. INSTALL PER MANUFACTURE SPECIFICATIONS.
3. COLOR - TAN/CHARCOAL.

NOTE: GEOTECHNICAL CONSULTANT SHOULD EVALUATE THE SUBGRADE CONDITION PRIOR TO INSTALLATION OF THE FILTER FABRIC AND IF SOFT SUBGRADE CONDITION ARE ENCOUNTERED, A GEOTEXTILE FABRIC MAY BE RECOMMENDED.

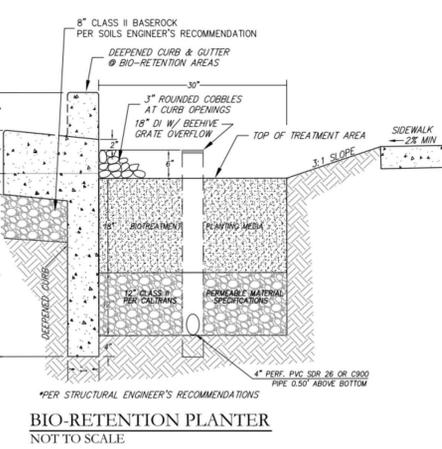
PERVIOUS CONCRETE PAVER DETAIL
NTS

EARTHWORK SUMMARY	
EXCAVATION	= 438 CY
EMBANKMENT	= 438 CY
EXCESS	= 0 CY
SHORTAGE:	= 0 CY

APN 412-10-063

CURB OPENING DETAIL
PER CSJ STD DETAIL #7 NOT TO SCALE

GRASSY SWALE DETAIL
NTS



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SAN JOSE, CALIFORNIA 95124
(408) 976-0570
JACOB SAIDIAN - CIVIL ENGINEER

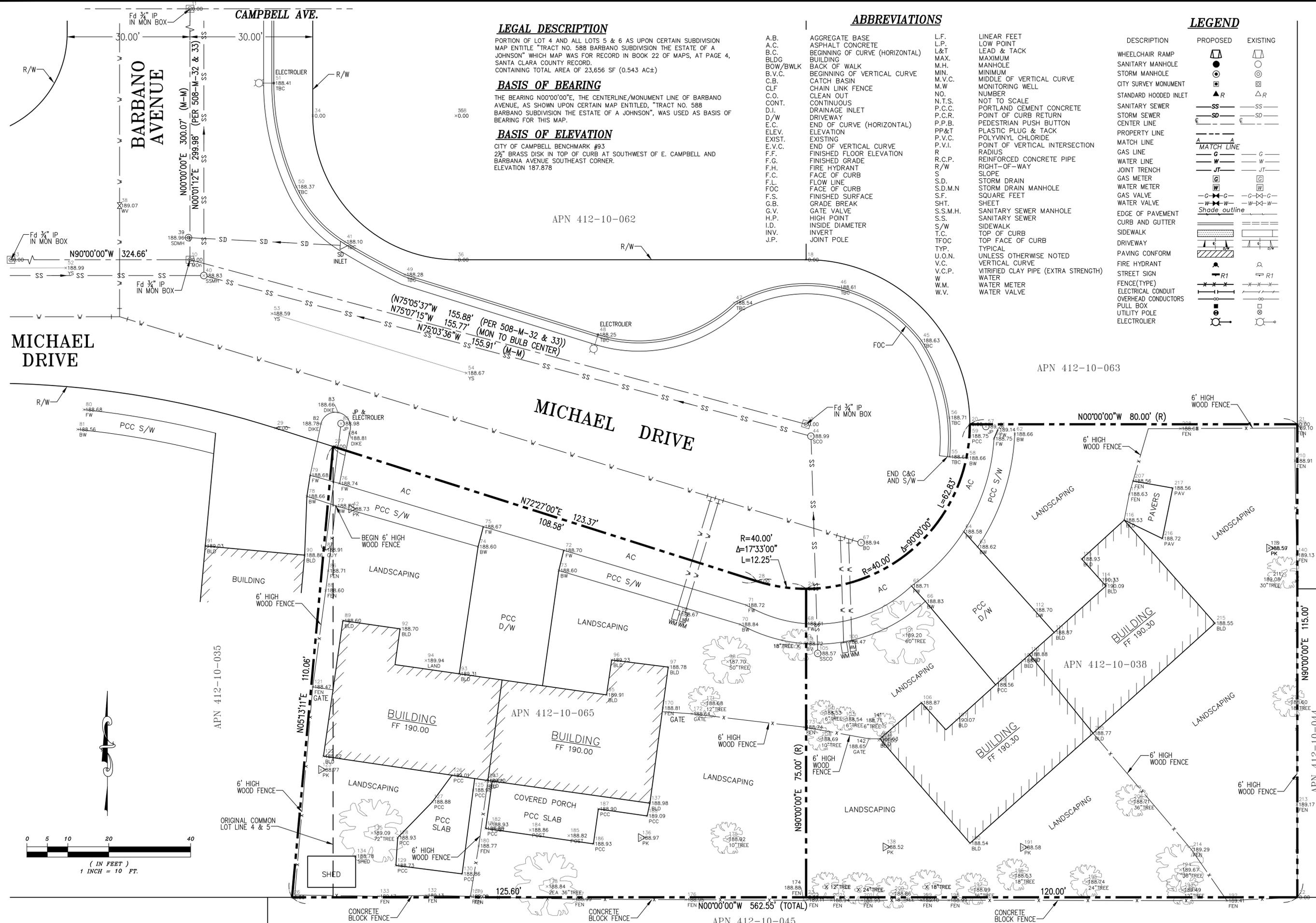
Description	Date	App'd

GRADING & DRAINAGE AND UNDERGROUND UTILITY PLAN - APN 412-10-065 & 038
960, 962, 970 & 972 MICHAEL DRIVE
CAMPBELL CALIFORNIA

APPROVED BY: *Jacob Saidian*
JACOB SAIDIAN
No. 23500
CIVIL ENGINEER
STATE OF CALIFORNIA

Checked: JS BA
Drawn: JS
Designed: JS
Surveyed: JS
Scale: 1"=10'
Date: 08-28-2025
EXPIRES: 06/30/26

Sheet No. **C2**
Of 5
Job No. 596



LEGAL DESCRIPTION

PORTION OF LOT 4 AND ALL LOTS 5 & 6 AS UPON CERTAIN SUBDIVISION MAP ENTITLED "TRACT NO. 588 BARBANO SUBDIVISION THE ESTATE OF A JOHNSON" WHICH MAP WAS FOR RECORD IN BOOK 22 OF MAPS, AT PAGE 4, SANTA CLARA COUNTY RECORD, CONTAINING TOTAL AREA OF 23,656 SF (0.543 AC±)

BASIS OF BEARING

THE BEARING N00°00'00"E, THE CENTERLINE/MONUMENT LINE OF BARBANO AVENUE, AS SHOWN UPON CERTAIN MAP ENTITLED, "TRACT NO. 588 BARBANO SUBDIVISION THE ESTATE OF A JOHNSON", WAS USED AS BASIS OF BEARING FOR THIS MAP.

BASIS OF ELEVATION

CITY OF CAMPBELL BENCHMARK #93
2 1/2" BRASS DISK IN TOP OF CURB AT SOUTHWEST OF E. CAMPBELL AND BARBANO AVENUE SOUTHEAST CORNER.
ELEVATION 187.878

ABBREVIATIONS

A.B.	AGGREGATE BASE	L.F.	LINEAR FEET
A.C.	ASPHALT CONCRETE	L.P.	LOW POINT
B.C.	BEGINNING OF CURVE (HORIZONTAL)	L&T	LEAD & TACK
BLDG	BUILDING	MAX.	MAXIMUM
BOW/BWLK	BACK OF WALK	M.H.	MANHOLE
B.V.C.	BEGINNING OF VERTICAL CURVE	MIN.	MINIMUM
C.B.	CATCH BASIN	M.V.C.	MIDDLE OF VERTICAL CURVE
CLF	CHAIN LINK FENCE	M.W.	MONITORING WELL
C.O.	CLEAN OUT	NO.	NUMBER
CONT.	CONTINUOUS	N.T.S.	NOT TO SCALE
D.I.	DRAINAGE INLET	P.C.C.	PORTLAND CEMENT CONCRETE
D/W	DRIVEWAY	P.C.R.	POINT OF CURB RETURN
E.C.	END OF CURVE (HORIZONTAL)	P.P.B.	PEDESTRIAN PUSH BUTTON
ELEV.	ELEVATION	PP&T	PLASTIC PLUG & TACK
EXIST.	EXISTING	P.V.C.	POLYVINYL CHLORIDE
E.V.C.	END OF VERTICAL CURVE	P.V.I.	POINT OF VERTICAL INTERSECTION
F.F.	FINISHED FLOOR ELEVATION	R	RADIUS
F.G.	FINISHED GRADE	R.C.P.	REINFORCED CONCRETE PIPE
F.H.	FIRE HYDRANT	R/W	RIGHT-OF-WAY
F.C.	FACE OF CURB	S	SLOPE
F.L.	FLOW LINE	S.D.	STORM DRAIN
FOC	FACE OF CURB	S.D.M.N	STORM DRAIN MANHOLE
F.S.	FINISHED SURFACE	S.F.	SQUARE FEET
G.B.	GRADE BREAK	SHT.	SHEET
G.V.	GATE VALVE	S.S.M.H.	SANITARY SEWER MANHOLE
H.P.	HIGH POINT	S.S.	SANITARY SEWER
I.D.	INSIDE DIAMETER	S/W	SIDEWALK
INV.	INVERT	T.C.	TOP OF CURB
J.P.	JOINT POLE	TFC	TOP FACE OF CURB
		TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
		V.C.	VERTICAL CURVE
		V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
		W	WATER
		W.M.	WATER METER
		W.V.	WATER VALVE

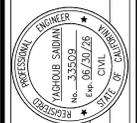
LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET		
SANITARY SEWER		
STORM SEWER		
CENTER LINE		
PROPERTY LINE		
MATCH LINE		
GAS LINE		
WATER LINE		
JOINT TRENCH		
GAS METER		
WATER METER		
GAS VALVE		
WATER VALVE		
EDGE OF PAVEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN		
FENCE(TYPE)		
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		

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JACOB SAIDIAN
CIVIL ENGINEER

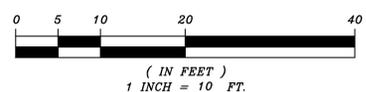
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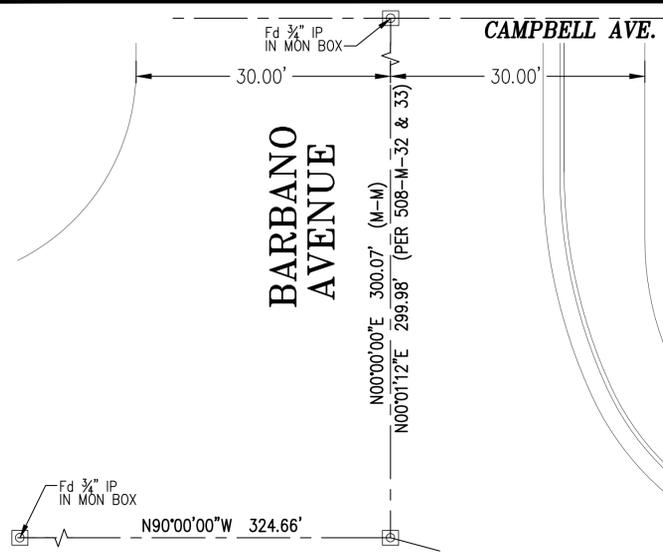
TOPOGRAPHICAL & RECORD BOUNDARY
SURVEY FOR: APN 412-10-065 & 038
960, 962, 970 & 972 MICHAEL DRIVE
CAMPBELL CALIFORNIA



APPROVED BY:
JACOB SAIDIAN
Date: 08-24-2024

Checked: JS	EA
Drawn: JS	JS
Surveyed: JS	JS
Scale: 1"=10'	
Date: 08-24-2024	
Sheet No. C3	
Of 5	
Job No. 596	





MICHAEL DRIVE

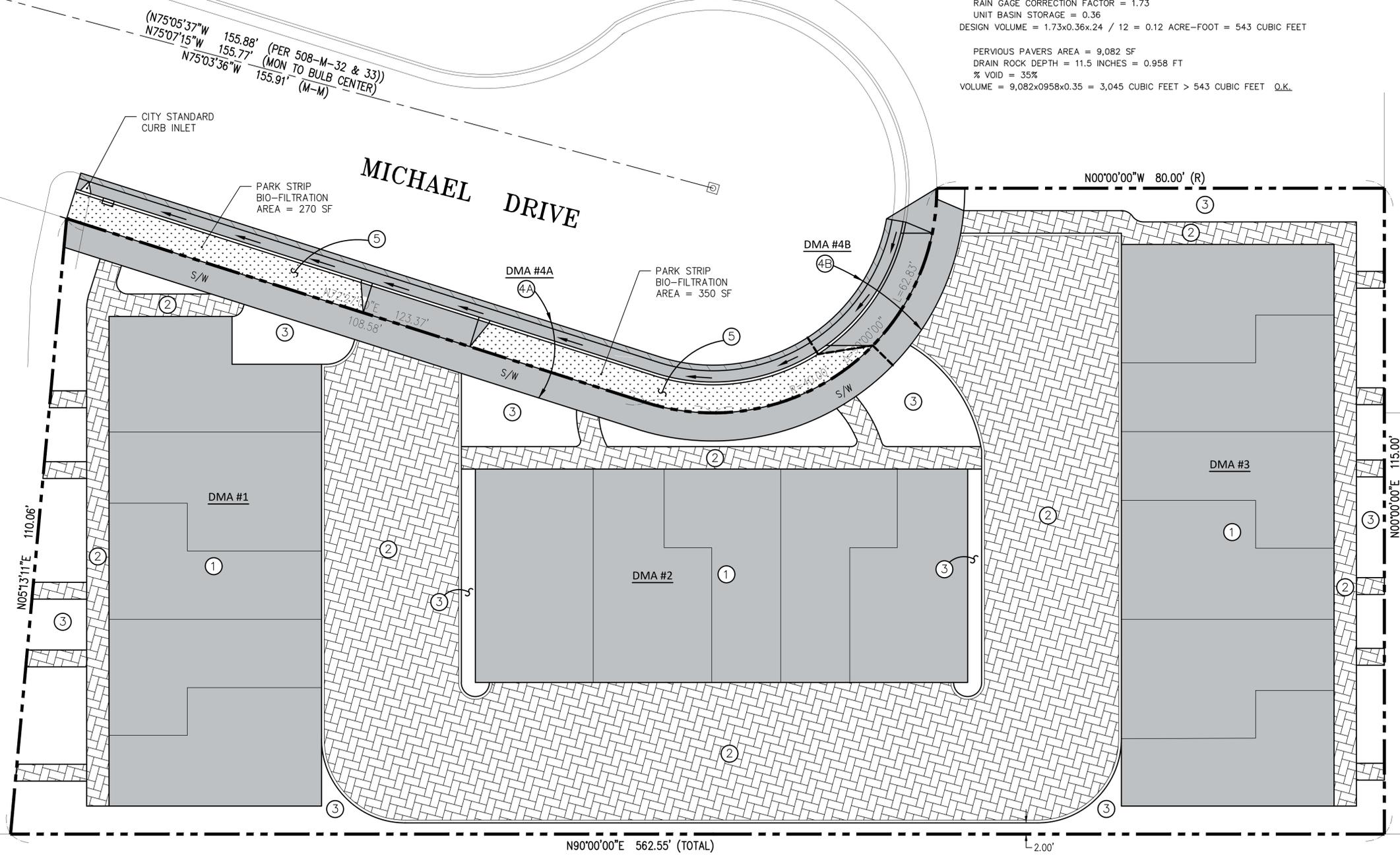
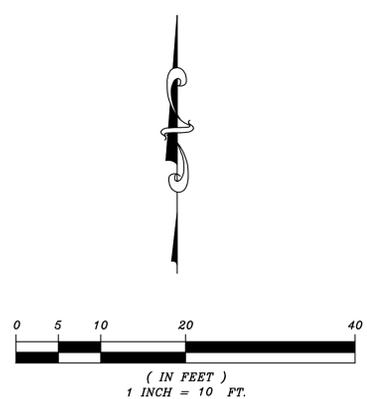
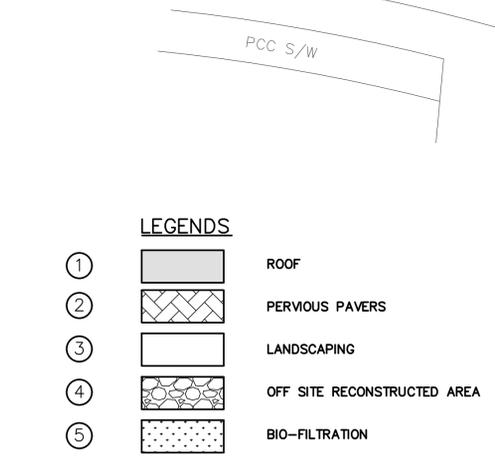
DRAINAGE AREA SUMMARY						
DRAINAGE AREA	TOTAL AREA SQ. FT.	TRIBUTARY AREA %	PERVIOUS AREA SQ. FT.	IMPERVIOUS AREA SQ. FT.	RUNOFF COEF. (a) C	TREATMENT TYPE
1-ROOF OVERHANG	10,320	40.80	-	10,320	1.00	PERVIOUS PAVERS
2-DRIVEWAY & WALKWAY (PERVIOUS PAVER)	9,082	36.00	9,082	-	0.20	SELF TREATING
3-LANDSCAPE	4,254	16.80	4,254	-	0.20	SELF TREATING
4A-OFF SITE RECONSTRUCTED AREA (TREATED)	1,270	5.02	-	1,270	1.00	BIO-FILTRATION
4B-OFF SITE RECONSTRUCTED AREA (NOT TREATED)	350	1.38	-	350	1.00	NOT TREATED
TOTAL	25,276	100.00	13,336	11,940	-	-

STORMWATER TREATMENT MEASURE/HYDRAULIC SIZING

DMA# 4 (OFF-SITE RECONSTRUCTION AREA)
 TOTAL AREA = 1,620 SF
 REQUIRED BIO FILTRATION AREA = 1,620x0.04 = 65 SF
 PROPOSED BIO FILTRATION AREA = 620 SF > 65 SF **O.K.**

DMA# 1 (ROOF AREA)
 TOTAL ROOF AREA = 10,320 SF = 0.24AC±
 FLOW RATE CALCULATION:
 MEAN ANNUAL PRECIPITATION = 24 INCH,
 RAIN GAGE CORRECTION FACTOR = 1.73
 UNIT BASIN STORAGE = 0.36
 DESIGN VOLUME = 1.73x0.36x.24 / 12 = 0.12 ACRE-FOOT = 543 CUBIC FEET

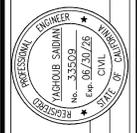
PERVIOUS PAVERS AREA = 9,082 SF
 DRAIN ROCK DEPTH = 11.5 INCHES = 0.958 FT
 % VOID = 35%
 VOLUME = 9,082x0.958x0.35 = 3,045 CUBIC FEET > 543 CUBIC FEET **O.K.**



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 (408) 376-0570
 JACOB SAIDIAN - CIVIL ENGINEER

Description	App'd	Date	Revision

STORMWATER CONTROL PLAN
 FOR - APN 412-10-065 & 038
 960, 962, 970 & 972 MICHAEL DRIVE
 CAMPBELL CALIFORNIA



APPROVED BY:
 JACOB SAIDIAN
 (Signature)
 R.C.E. NO. 33500
 EXPIRES 06/30/26

Checked: JS	ED
Drawn: JS	JS
Designed: JS	JS
Surveyed: JS	JS
Scale: 1"=10'	
Date: 08-28-2025	

Sheet No. **C4**
 of 5
 Job No. 596

I. Routine Maintenance Activities

The principal maintenance objective is to prevent sediment buildup and clogging, which reduces pollutant removal efficiency and may lead to bioretention area failure. Routine maintenance activities, and the frequency at which they will be conducted, are shown in Table 1.

No.	Maintenance Task	Frequency of Task
1	Remove obstructions, weeds, debris and trash from bioretention area and its inlets and outlets; and dispose of properly.	Quarterly, or as needed after storm events
2	Inspect bioretention area for standing water. If standing water does not drain within 2-3 days, till and replace the surface biotreatment soil with the approved soil mix and replant.	Quarterly, or as needed after storm events
3	Check underdrains for clogging. Use the cleanout riser to clean any clogged underdrains.	Quarterly, or as needed after storm events
4	Maintain the irrigation system and ensure that plants are receiving the correct amount of water (if applicable).	Quarterly
5	Ensure that the vegetation is healthy and dense enough to provide filtering and protect soils from erosion. Prune and weed the bioretention area. Remove and/or replace any dead plants.	Annually, before the wet season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the wet season begins
7	Check that mulch is at appropriate depth (2 - 3 inches per soil specifications) and replenish as necessary before wet season begins. It is recommended that 2" - 3" of arbor mulch be reapplied every year.	Annually, before the wet season begins
8	Inspect the energy dissipation at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove accumulated sediment.	Annually, before the wet season begins
9	Inspect overflow pipe to ensure that it can safely convey excess flows to a storm drain. Repair or replace damaged piping.	Annually, before the wet season begins
10	Replace biotreatment soil and mulch, if needed. Check for standing water, structural failure and clogged overflows. Remove trash and debris. Replace dead plants.	Annually at the end of the rainy season, and/or after large storm events
11	Inspect bioretention area using the attached inspection checklist.	Annually, before the wet season

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : https://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCP8461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STANDARD STORMWATER CONTROL NOTES

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
WEBSITE: [HTTPS://VECTOR.SCCGOV.ORG/HOME](https://VECTOR.SCCGOV.ORG/HOME)
PHONE: (408) 918-4770
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

No.	Maintenance Task	Frequency of Task
1	Check for sediment and debris accumulation. Prevent soil from washing or blowing onto the pavement. Do not store sand, soil, mulch or other landscaping materials on pervious pavement surfaces.	Two to four times annually
2	Conduct preventative surface cleaning, using commercially available regenerative air or vacuum sweepers, to remove sediment and debris.	Two to four times annually
3	Inspect for any signs of pavement failure. Repair any surface deformations or broken pavers. Replace missing joint filler in PICIP.	Two to four times annually
4	Check for standing water on the pavement surface within 30 minutes after a storm event.	Two to four times annually
5	Inspect underdrain outlets and cleanouts, preferably before the wet season. Remove trash/debris.	Two to four times annually
6	Remove sediment and debris accumulation on pervious pavement.	Two to four times annually
7	Remove weeds. Mow vegetation in grid pavements (such as turf block) as needed.	As needed
8	Perform restorative surface cleaning with a vacuum sweeper, and/or reconstruction of part of the pervious surface to restore surface permeability as needed. Replenish aggregate in PICIP joints or grids as needed after restorative surface cleaning.	As needed
9	Power washing with simultaneous vacuuming also can be used to restore surface infiltration to highly clogged areas of pervious concrete, porous asphalt or PICIP, but is not recommended for grid pavements.	As needed
10	Inspect pervious paving area using the attached inspection checklist.	Quarterly or as needed

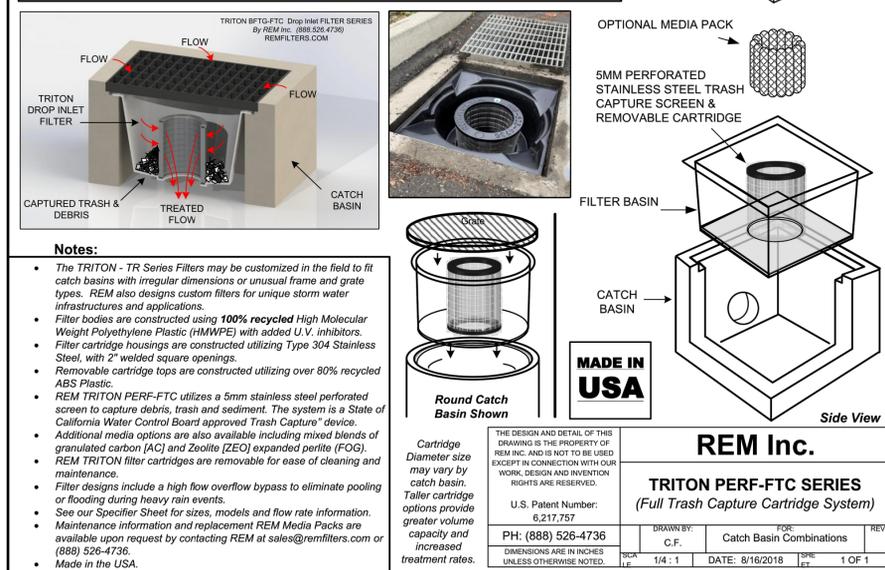
**Pervious Pavement
Inspection and Maintenance Checklist**

Property Address: _____ Property Owner: _____
 Treatment Measure No.: _____ Date of Inspection: _____ Type of Inspection: Monthly Pre-Wet Season
 After heavy runoff End of Wet Season
 Inspector(s): _____ Other: _____

Defect	Conditions When Maintenance is Needed	Maintenance Needed? (Y/N)	Comments (Describe maintenance completed and if needed maintenance was not conducted, note when it will be done)	Results Expected When Maintenance is Performed
1. Standing Water	Water stands in the pervious pavement and does not drain within 30 minutes after storm event			There should be no areas of standing water once storm event has ceased. Restorative surface cleaning with a vacuum sweeper and/or reconstruction of part of the pervious surface may be required.
2. Trash or Sediment and Debris Accumulation	Trash, sediment or debris accumulated on pervious pavement			Trash and debris removed from pervious pavement and disposed of properly. Adjacent areas do not contribute to sediment and debris.
3. Damage	Surface deformation or broken pavers			Surface restored; no deformation or broken pavers.
4. Vegetation	Weeds growing on pervious pavement			No weeds on pervious pavement.
5. Underdrain Outlets	Water accumulates due to trash/sediment accumulation in outlets.			No standing water observed. Clean underdrain outlets and cleanouts.
6. Miscellaneous	Any condition not covered above that needs attention in order for the pervious pavement to function as designed.			Meets the design specifications.

REM TRITON PERF-FTC (FULL TRASH CAPTURE) Series

REM designed the TRITON PERF-FTC Filter Series to provide a highly adaptable solution that allows the flexibility to maximize the filter treatment flow rates and pollutant capturing capacity. TRITON PERF-FTC devices are designed to capture 100% of trash and debris 5mm or greater in size and may be utilized in new construction or retrofitted in existing catch basin structures. They are sized to spec or modified in the field for drains with unusual dimensions and unique frame and grate structures. Filter Cartridges may be easily removed when servicing. Media strategy may be optimized for specific pollutant concerns.



ADVANCED DEVELOPMENT
 2933 BENJAMIN COURT
 SAN JOSE, CALIFORNIA 95124
 (408) 976-0570
 CIVIL ENGINEER
 JACOB SAIDIAN

Description	App'd	Date	Revision

STORMWATER NOTES AND DETAILS
 APN 412-10-065 & 038
 960, 962, 970 & 972 MICHAEL DRIVE
 CAMPBELL CALIFORNIA



APPROVED BY:
 JACOB SAIDIAN
 J.S. SAIDIAN
 P.E. No. 33503
 CIVIL ENGINEER
 DATE: 08-28-2025
 EXPIRES: 08/28/26

Checked:	Drawn:	Designed:	Surveyed:	Scale:	Date:
J.S.	Ed	J.S.	J.S.	NYS	08-28-2025

Sheet No. **C5**
 Job No. 596

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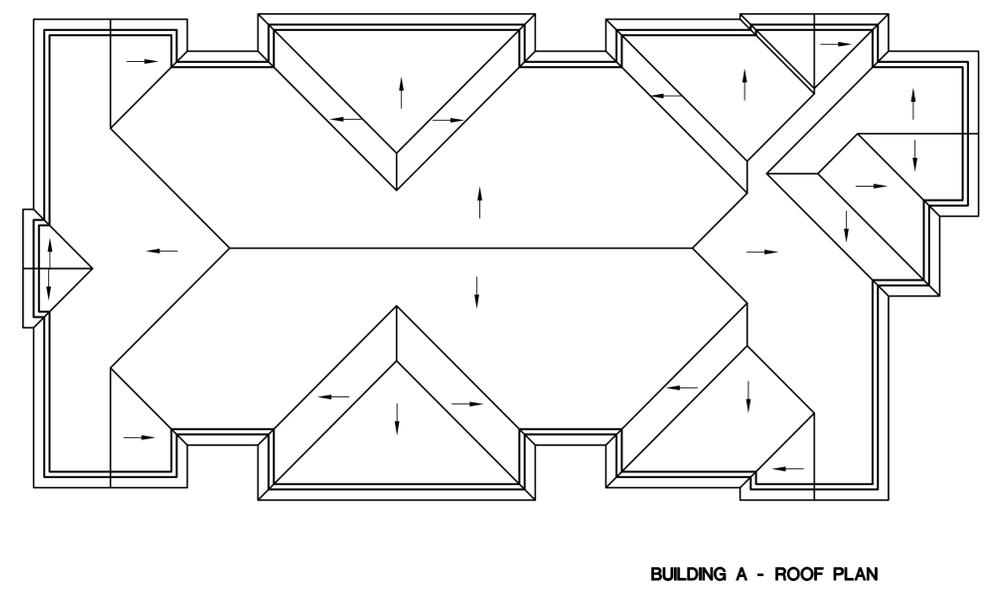
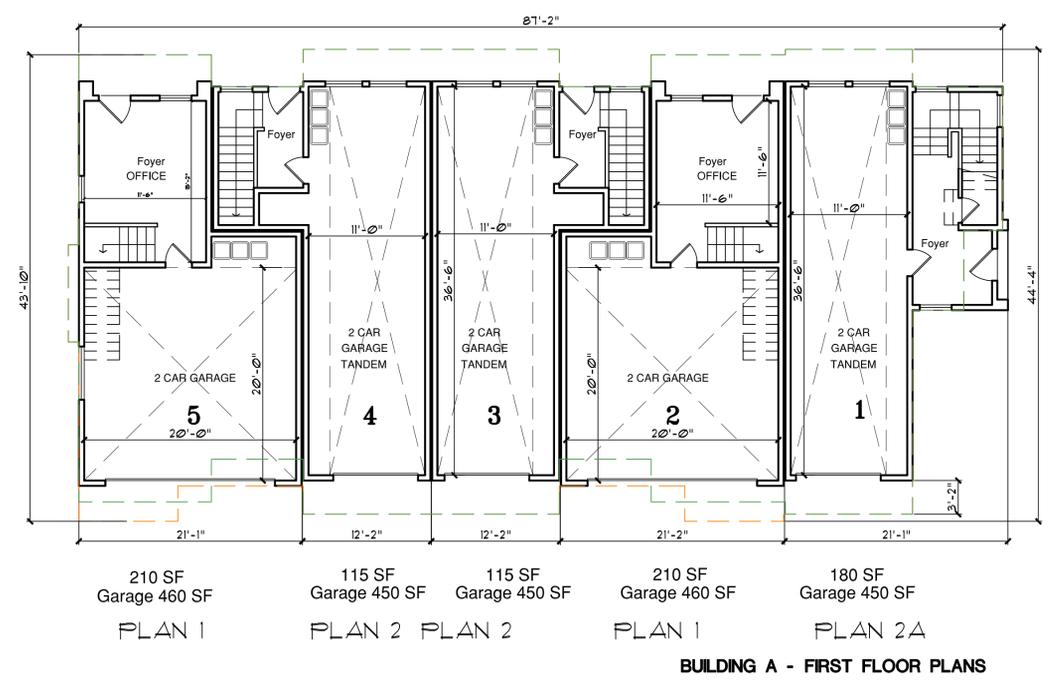
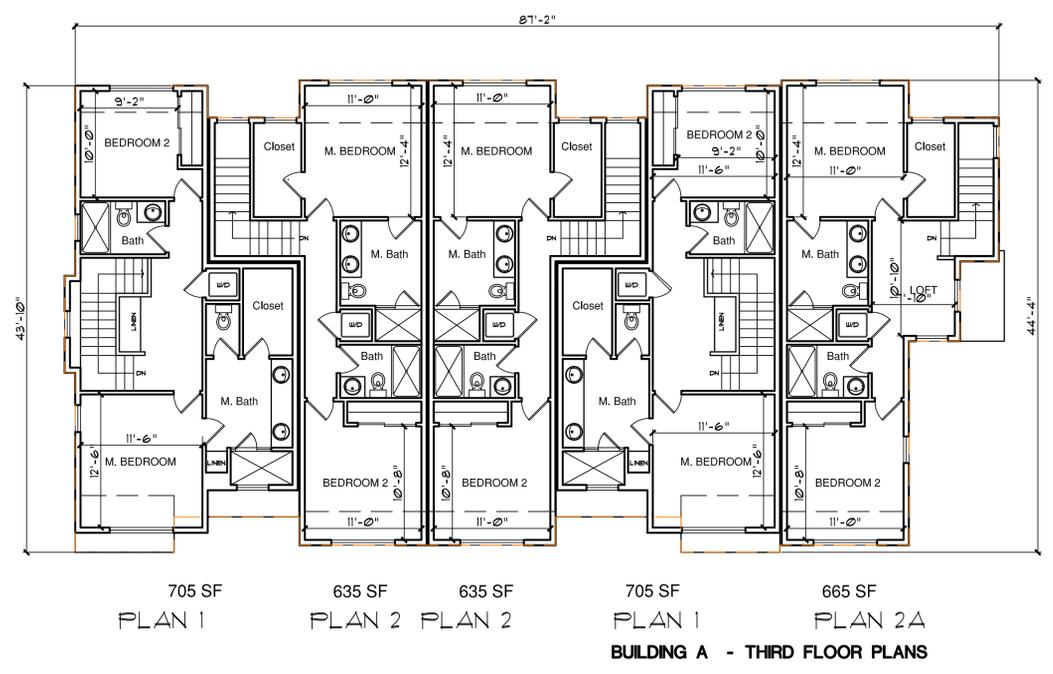
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A
BUILDING A
FLOOR PLANS

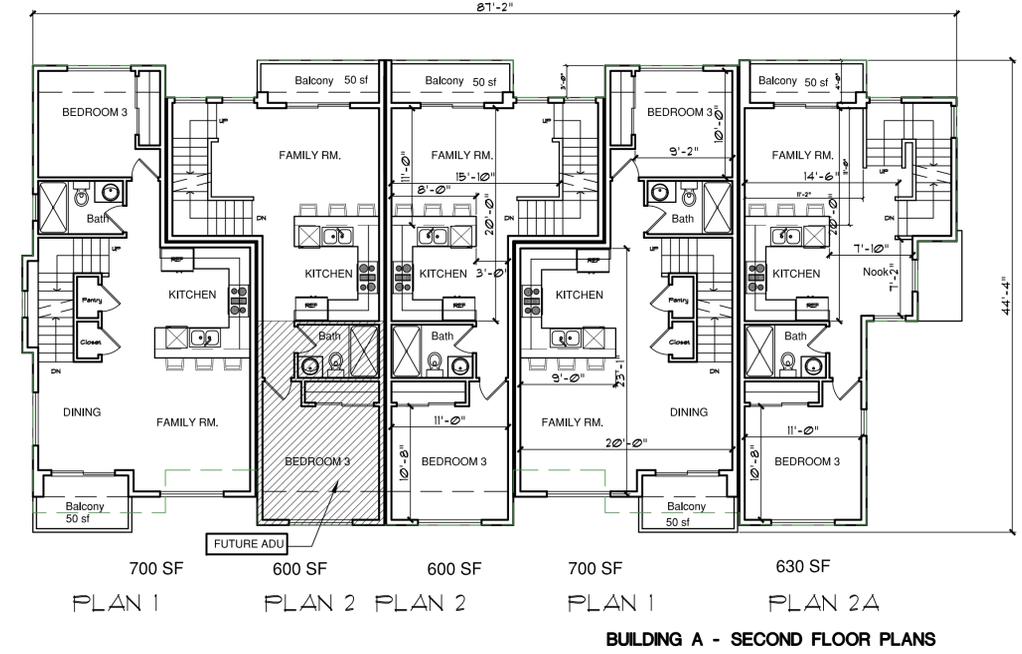
NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:	5-5-2025
SCALE:	NOTED
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JOB NO:	

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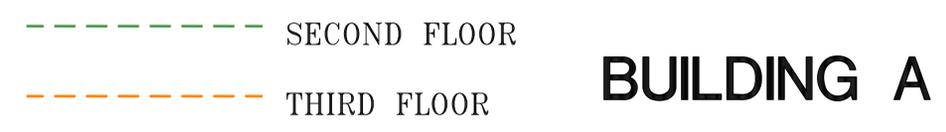


- ROOF NOTES:**
1. ROOF SLOPES 4:12
 2. TYPICAL COMPOSITION ROOFING OVER 3/8" BLDG. PAPER OVER PLYWOOD SHEATHING CLASS "A"
 3. ALL ROOF OVERHANGS TO BE 12" - TYPICAL
 4. PROVIDE GUTTER GUARDS AT THE GUTTERS TO COMPLY WITH THE REQUIREMENTS OF THE WILDLIFE-URBAN INTERFACE ZONE
 5. ROOF VALLEY CONSTRUCTION TO COMPLY W/ CBC 18032 VALLEY FLASHING SHALL BE NOT LESS THAN 24" INCH 176 GALVANIZED SHEET GAGE CORROSION INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 15 BATHY CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
 6. CONNECT TO SUBSURFACE DRAIN PIPES THAT TERMINATE INTO DOWNSPIES OR POP-UP EMITTERS OR RETENTION BASINS LOCATED IN THE MIDDLE OF THE FRONT AND/OR BACK YARDS.
 7. FOR SKYLIGHT DETAIL SEE 9/A8
- ROOF SLOPE DIRECTION



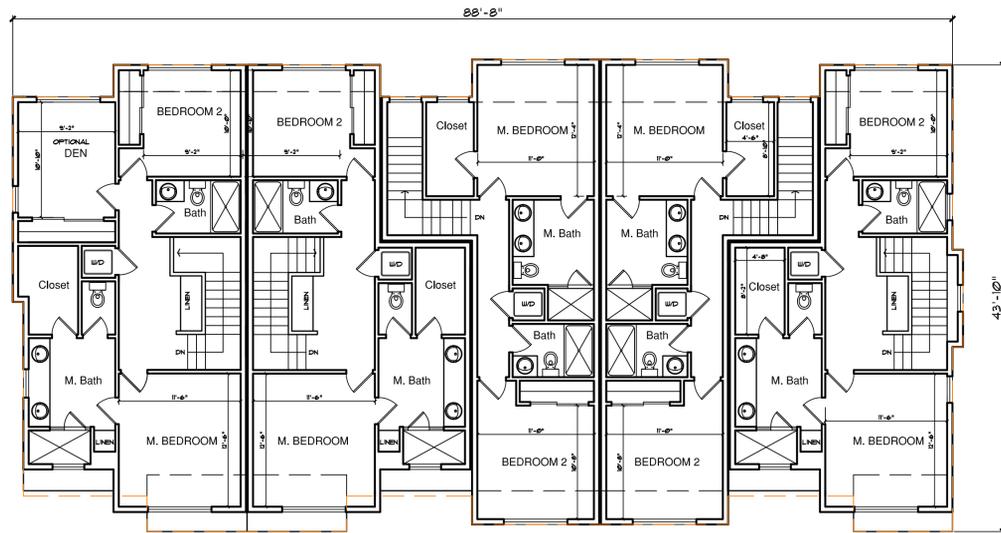
UNIT 5 1,615 SF	UNIT 4 1,350 SF	UNIT 3 1,350 SF	UNIT 2 1,615 SF	UNIT 1 1,475 SF
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BUILDING A TOTAL UNITS AREA: 7,405 S.F.

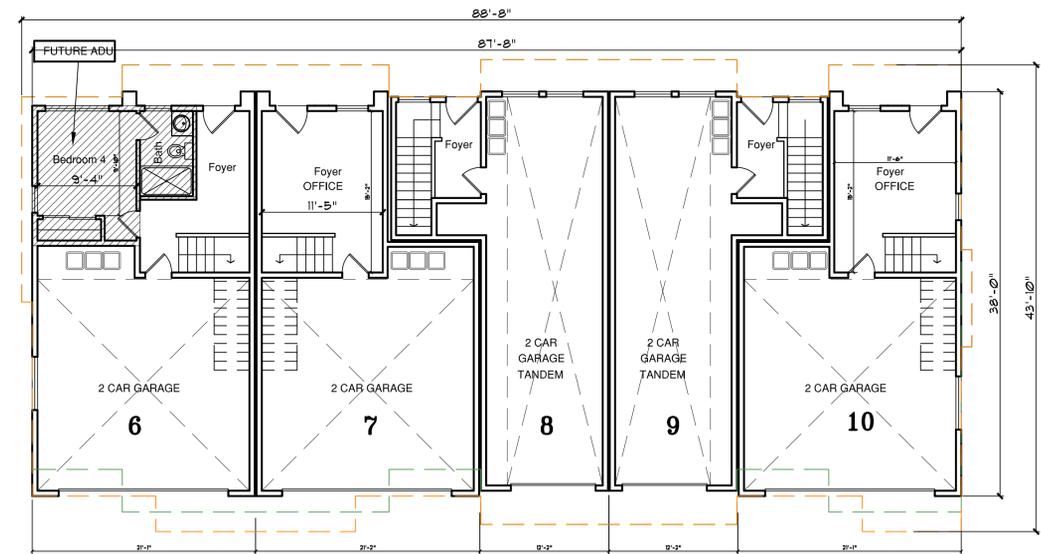


BUILDING A

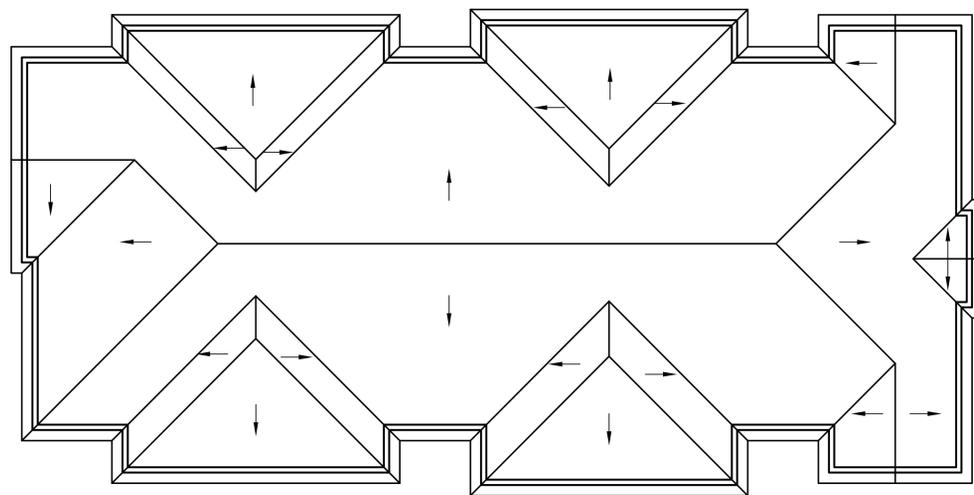
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825 SF PLAN 1B
705 SF PLAN 1
635 SF PLAN 2
635 SF PLAN 2
705 SF PLAN 1
BUILDING B - THIRD FLOOR PLANS

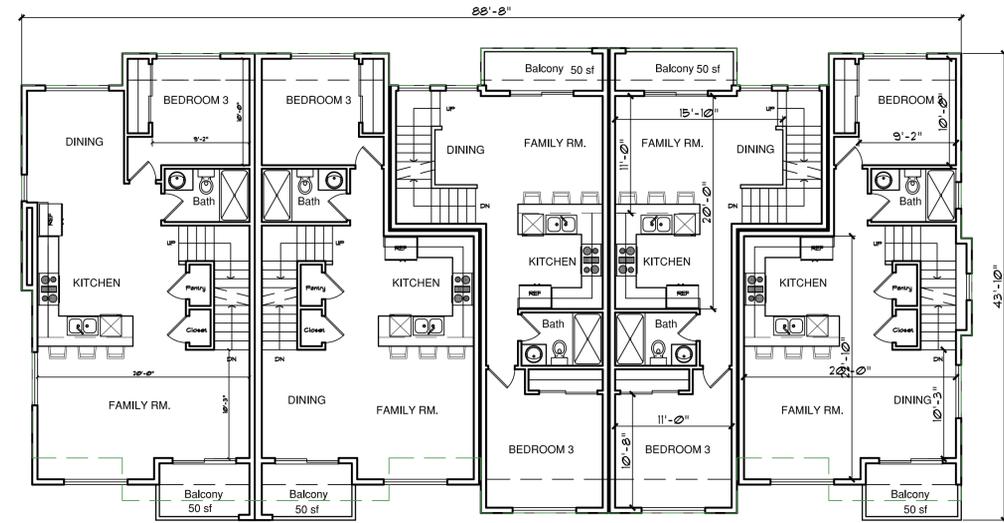


300 SF Garage 460 SF PLAN 1A
210 SF Garage 460 SF PLAN 1
115 SF Garage 450 SF PLAN 2
115 SF Garage 450 SF PLAN 2
210 SF Garage 460 SF PLAN 1
BUILDING B - FIRST FLOOR PLANS



BUILDING B - ROOF PLAN

- ROOF NOTES:**
1. ROOF SLOPES 4:12
 2. TYPICAL COMPOSITION ROOFING OVER 3/8" BLDG. PAPER OVER FIBRODOD SHEATHING CLASS "A"
 3. ALL ROOF OVERHANGS TO BE 12" - TYPICAL
 4. PROVIDE GUTTER GUARDS AT THE GUTTERS TO COMPLY WITH THE REQUIREMENTS OF THE WILDLIFE-URBAN INTERFACE ZONE
 5. ROOF VALLEY CONSTRUCTION TO COMPLY W/ CBC B032 VALLEY FLASHINGS SHALL BE NOT LESS THAN 6/8" INCH (76 GALVANIZED SHEET GAGE) CORROSION INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM GAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CONNECT TO SUBSURFACE DRAIN PIPES THAT TERMINATE INTO DOWNSPIES OR POP-UP BENTERS OR RETENTION BASINS LOCATED IN THE MIDDLE OF THE FRONT AND/OR BACK YARDS.
 7. FOR SKYLIGHT DETAIL, SEE 314B
- ROOF SLOPE DIRECTION



810 SF PLAN 1A
700 SF PLAN 1
600 SF PLAN 2
600 SF PLAN 2
700 SF PLAN 1
BUILDING B - SECOND FLOOR PLANS

UNIT 6 1,935 SF	UNIT 7 1,615 SF	UNIT 8 1,350 SF	UNIT 9 1,350 SF	UNIT 10 1,615 SF
--------------------	--------------------	--------------------	--------------------	---------------------

BUILDING C TOTAL UNITS AREA: 7,865 S.F.

--- SECOND FLOOR
--- THIRD FLOOR

BUILDING B

FLOOR PLANS

1/8"=1'-0"

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B

**BUILDING B
FLOOR PLANS**

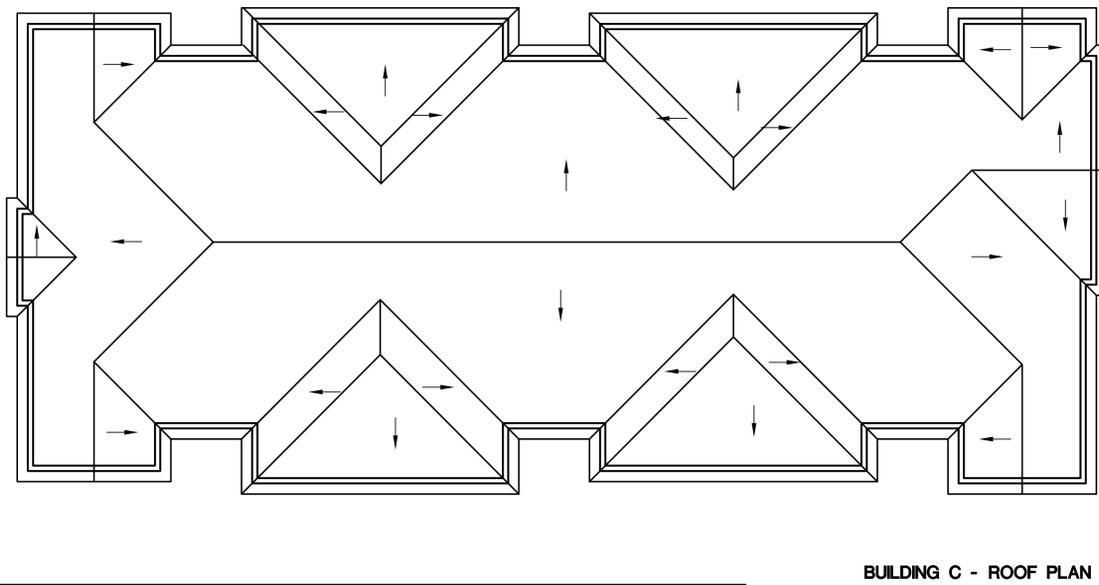
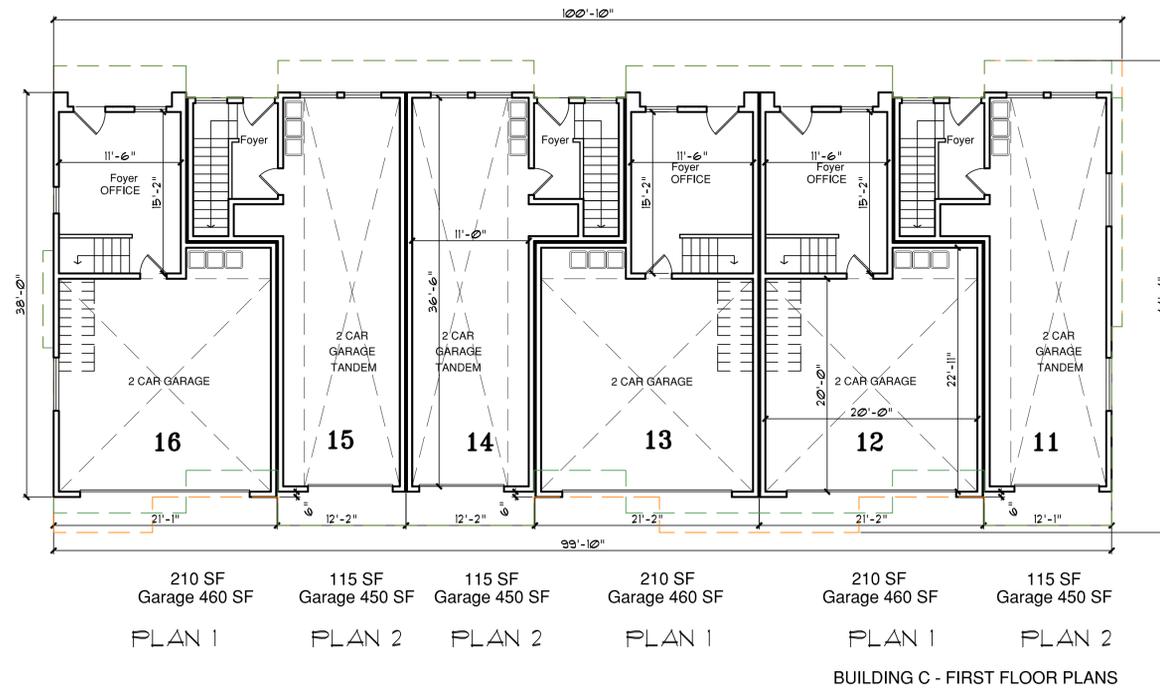
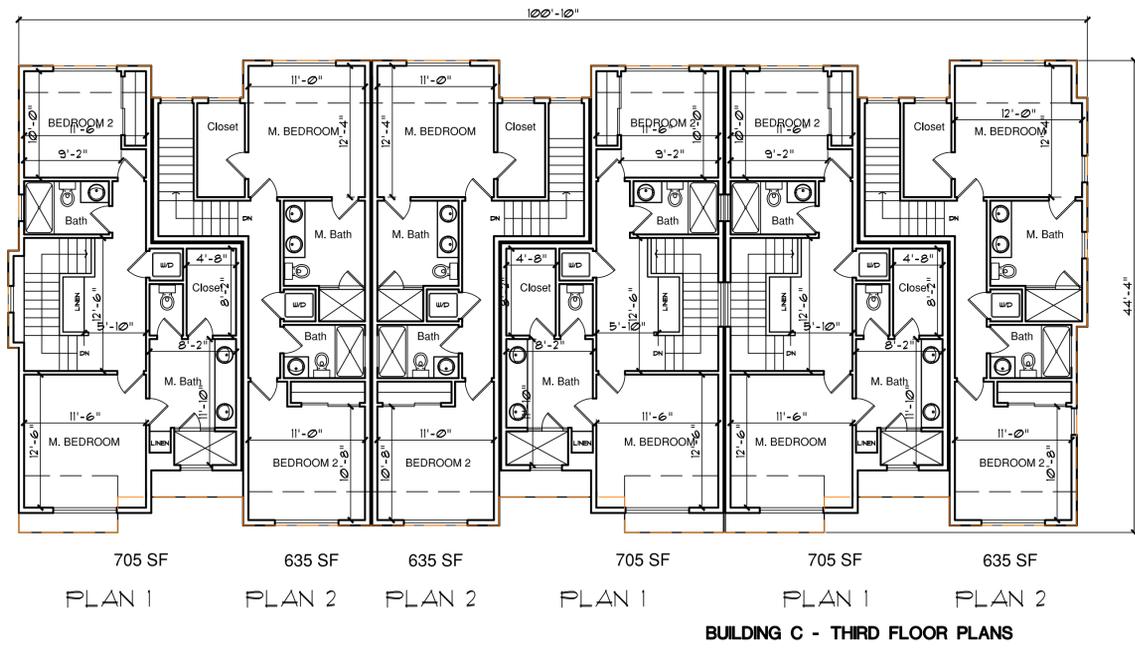
**NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA**

DATE: 5-5-2025
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JOB NO: -

SHEET NO.
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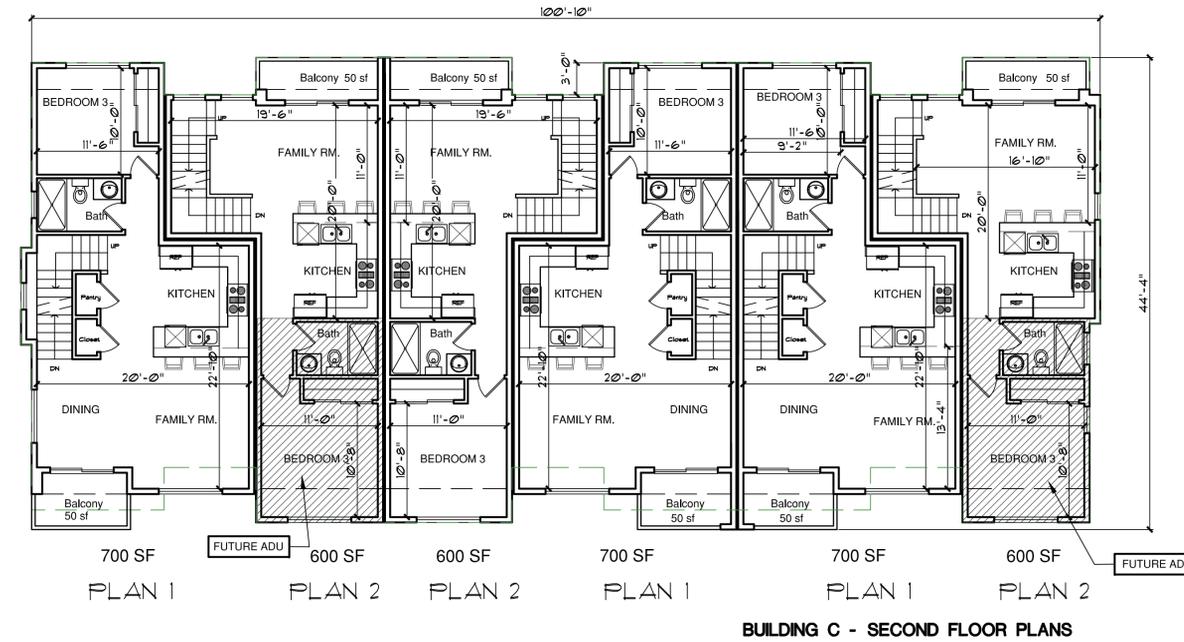
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- ROOF NOTES:**
1. ROOF SLOPES 4:12
 2. TYPICAL COMPOSITION ROOFING OVER 3/8" BLDG. PAPER OVER PLYWOOD SHEATHING, GLASS "A"
 3. ALL ROOF OVERHANGS TO BE 12" - TYPICAL
 4. PROVIDE GUTTER GUARDS AT THE GUTTERS TO COMPLY WITH THE REQUIREMENTS OF THE WILDLIFE-URBAN INTERFACE ZONE
 5. ROOF VALLEY CONSTRUCTION TO COMPLY W/ CBC 1903.2 VALLEY FLASHINGS SHALL BE NOT LESS THAN 6/8" (76 GALVANIZED SHEET GAGE) CORROSION INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTH CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. CONNECT TO SUBSURFACE DRAIN PIPES THAT TERMINATE INTO DOWELLS OR POP-UP EXISTERS OR RETENTION BASINS LOCATED IN THE MIDDLE OF THE FRONT AND/OR BACK YARDS.
 1. FOR SKYLIGHT DETAIL SEE 9/45

→ ROOF SLOPE DIRECTION



UNIT 16 1,615 SF	UNIT 15 1,350 SF	UNIT 14 1,350 SF	UNIT 13 1,615 SF	UNIT 12 1,615 SF	UNIT 11 1,350 SF
---------------------	---------------------	---------------------	---------------------	---------------------	---------------------

BUILDING C TOTAL UNITS AREA: 8,895 S.F.

- SECOND FLOOR
- THIRD FLOOR

BUILDING C

FLOOR PLANS

1/8"=1'-0"

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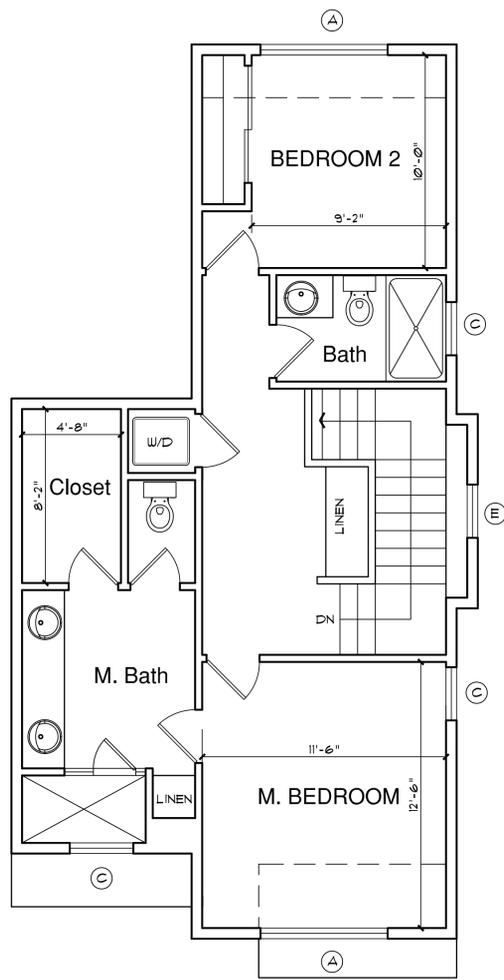
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C
BUILDING C
FLOOR PLANS

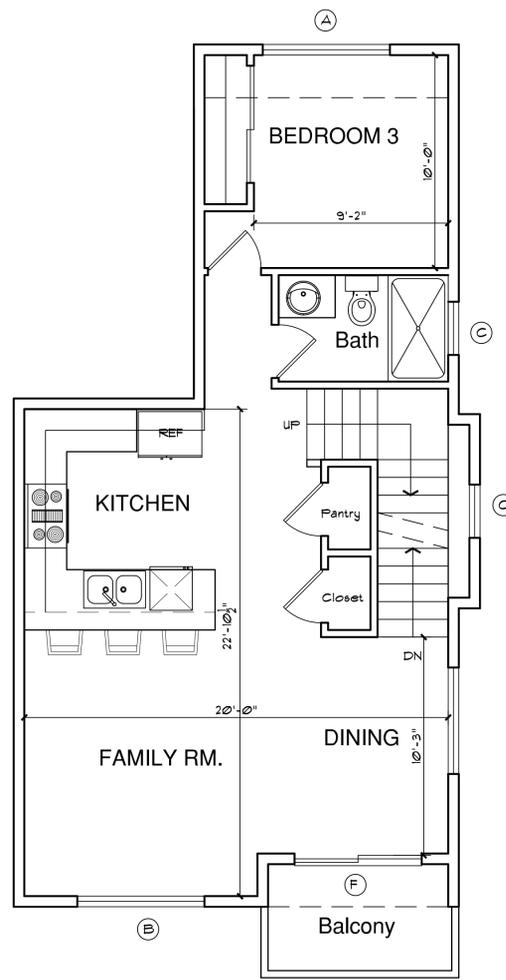
NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
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SHEET NO. A2.3
OF SHEETS

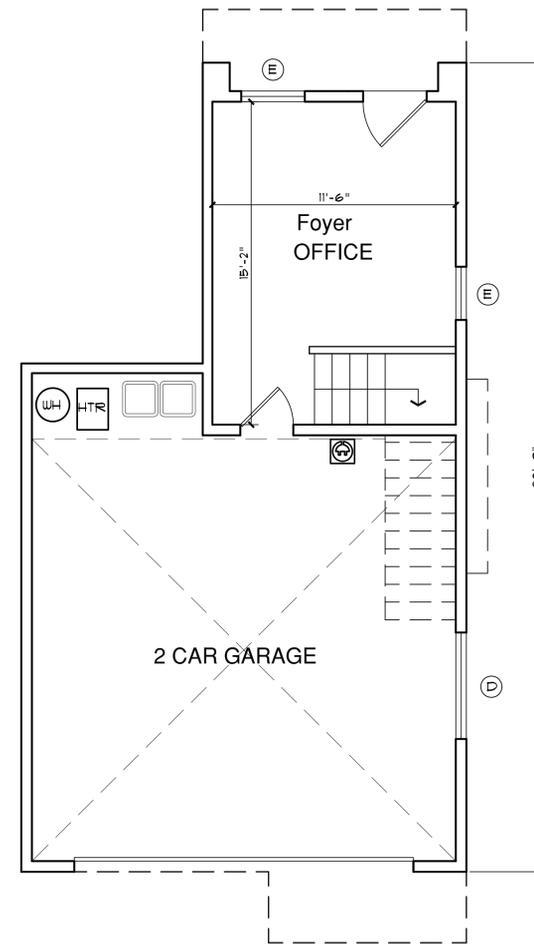
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PLAN 1 - THIRD FLOOR

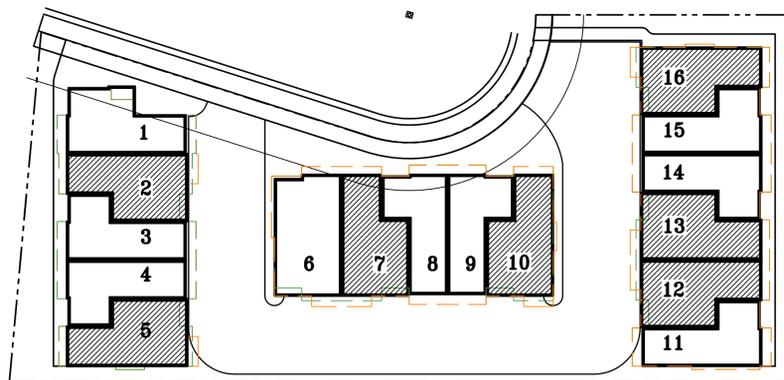


PLAN 1 - SECOND FLOOR



PLAN 1 - FIRST FLOOR

- ELECTRICAL HEATER
- ELECTRICAL WATER HEATER (HEAT PUMP)
- EV CHARGER



PLAN 1

3 BEDROOMS / 3 BATH / OFFICE

FIRST FLOOR	210 SQ. FT.
SECOND FLOOR	700 SQ. FT.
THIRD FLOOR	705 SQ. FT.
TOTAL LIVING	1,615 SQ. FT.
GARAGE	460 SQ. FT.
BALCONY	50 SQ. FT.

WINDOWS SCHEDULE

Symb.	Size	Operation	Frame	Glazing	Remarks
(A)	6'-0" x 5'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20	EGRESS WINDOWS
(B)	6'-0" x 6'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(C)	2'-6" x 2'-6"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20	TEMPERED IN BATHROOMS
(D)	5'-0" x 5'-0"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(E)	2'-6" x 5'-0"	SINGLE-HUNG	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(F)	6'-0" x 8'-0"	SLIDING DOOR	VINYL	DBL. PANE REFLECTIVE INDEX < 20	GLASS DOORS SYSTEM TEMPERED

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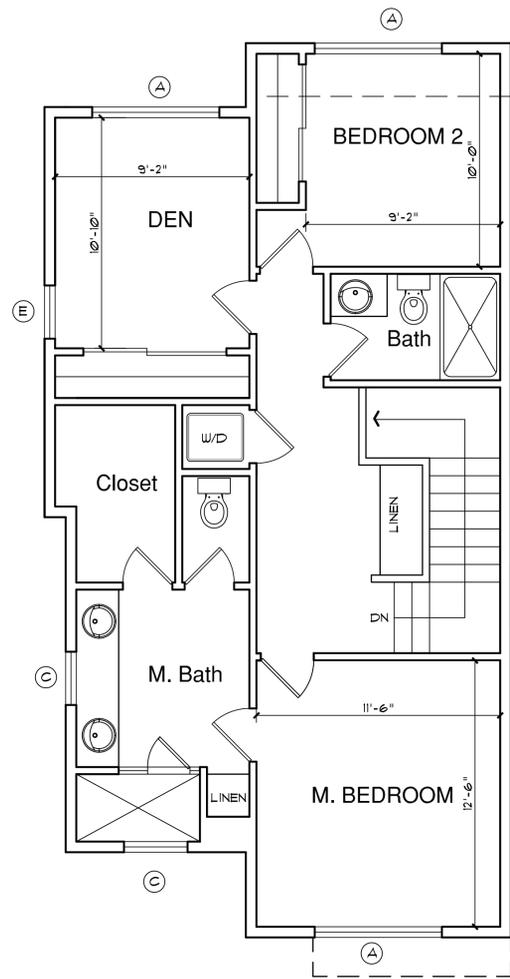
FLOOR PLANS
WINDOWS SCHEDULE
UNIT PLAN 1 - TYPICAL

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

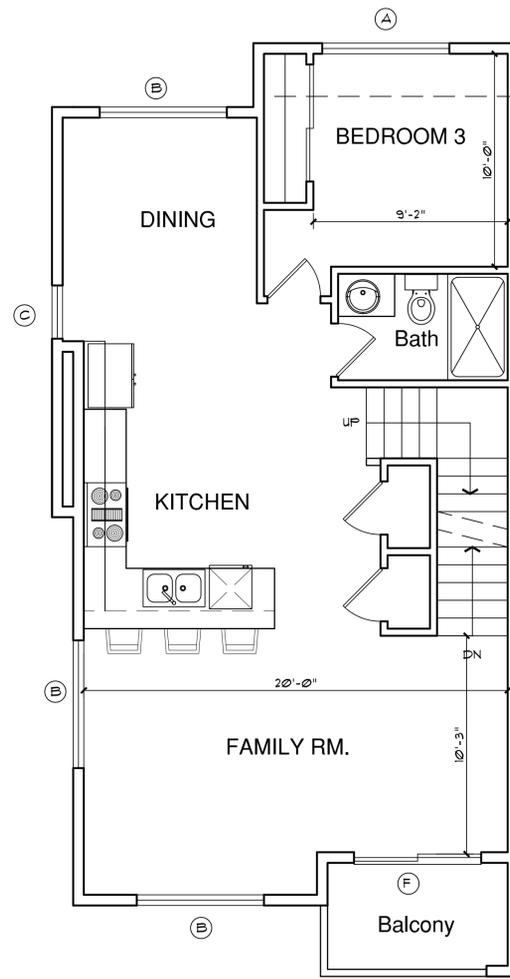
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JOB NO: -

SHEET NO.
A2.4
OF SHEETS

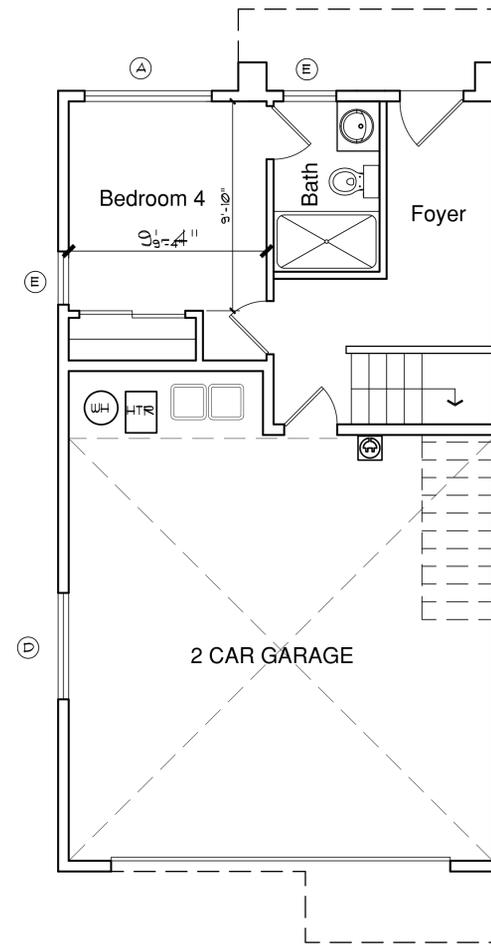
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PLAN 1A - THIRD FLOOR

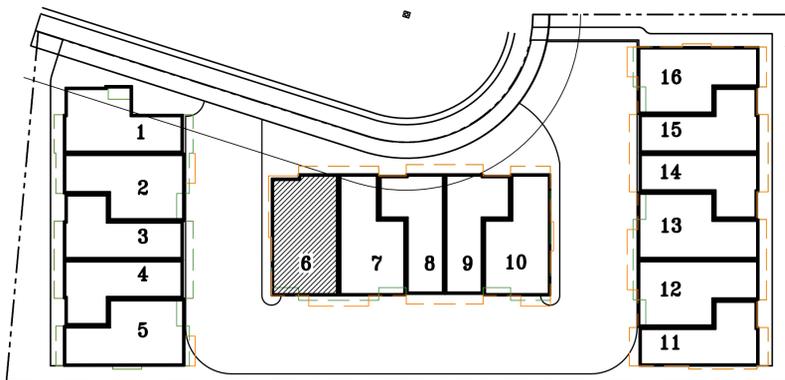


PLAN 1A - SECOND FLOOR



PLAN 1A - FIRST FLOOR

- ELECTRICAL HEATER
- ELECTRICAL WATER HEATER (HEAT PUMP)
- EV CHARGER



PLAN 1A

3 BEDROOMS / 3 BATH / OFFICE

FIRST FLOOR	300 SQ. FT.
SECOND FLOOR	810 SQ. FT.
THIRD FLOOR	825 SQ. FT.
TOTAL LIVING	1,935 SQ. FT.
GARAGE	460 SQ. FT.
BALCONY	50 SQ. FT.

WINDOWS SCHEDULE

Symb.	Size	Operation	Frame	Glazing	Remarks
(A)	6'-0" x 5'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20	EGRESS WINDOWS
(B)	6'-0" x 6'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(C)	2'-6" x 2'-6"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20	TEMPERED IN BATHROOMS
(D)	5'-0" x 5'-0"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(E)	2'-6" x 5'-0"	SINGLE-HUNG	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(F)	6'-0" x 8'-0"	SLIDING DOOR	VINYL	DBL. PANE REFLECTIVE INDEX < 20	GLASS DOORS SYSTEM TEMPERED

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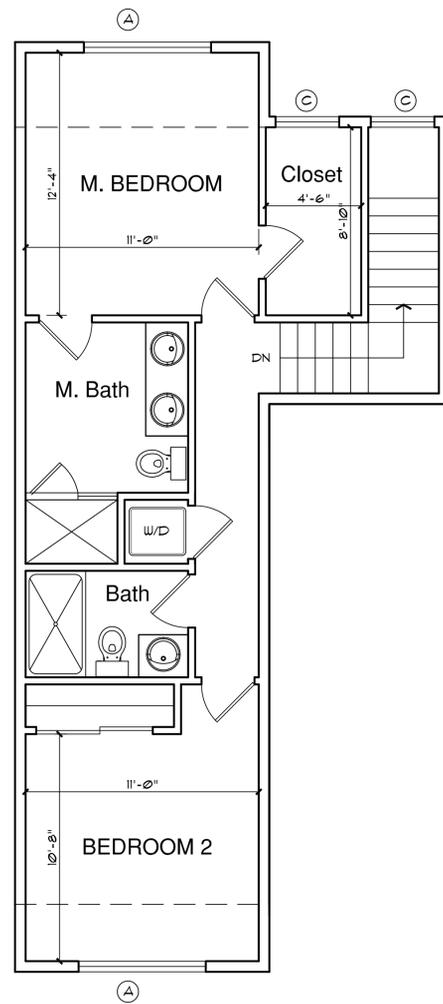
FLOOR PLANS
 WINDOWS SCHEDULE
 UNIT PLAN 1A - TYPICAL

NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA

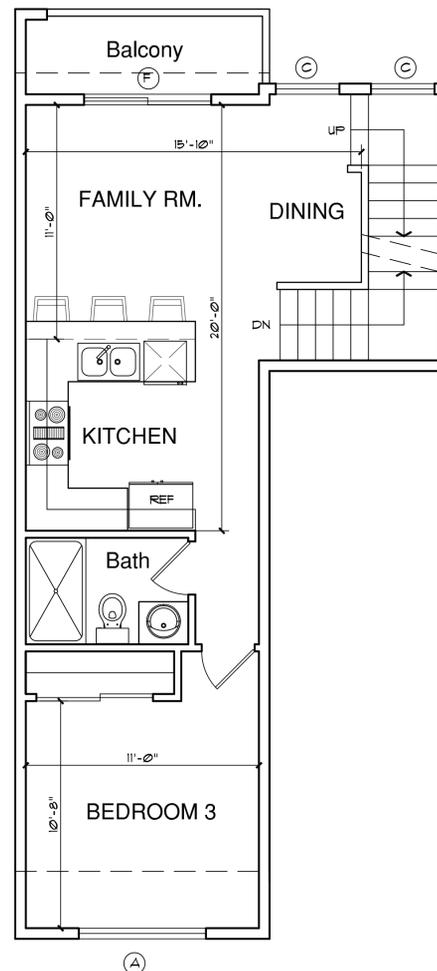
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A2.5
 OF SHEETS

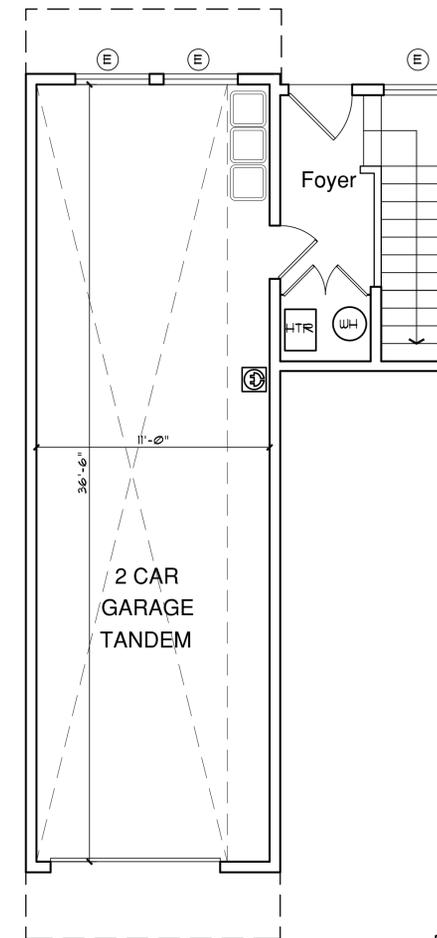
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PLAN 2 - THIRD FLOOR

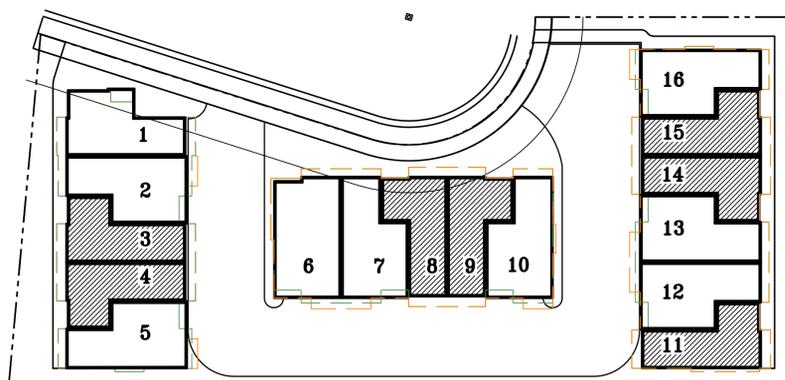


PLAN 2 - SECOND FLOOR



PLAN 2 - FIRST FLOOR

- ELECTRICAL HEATER
- ELECTRICAL WATER HEATER (HEAT PUMP)
- EV CHARGER



PLAN 2

3 BEDROOMS / 3 BATH / OFFICE

FIRST FLOOR	115 SQ. FT.
SECOND FLOOR	600 SQ. FT.
THIRD FLOOR	635 SQ. FT.
TOTAL LIVING	1,350 SQ. FT.
GARAGE	450 SQ. FT.
BALCONY	50 SQ. FT.

WINDOWS SCHEDULE						
Symb.	Size	Operation	Frame	Glazing	Remarks	
(A)	6'-0" x 5'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20	EGRESS WINDOWS	
(B)	6'-0" x 6'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20		
(C)	2'-6" x 2'-6"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20	TEMPERED IN BATHROOMS	
(D)	5'-0" x 5'-0"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20		
(E)	2'-6" x 5'-0"	SINGLE-HUNG	VINYL	DBL. PANE REFLECTIVE INDEX < 20		
(F)	6'-0" x 8'-0"	SLIDING DOOR	VINYL	DBL. PANE REFLECTIVE INDEX < 20	GLASS DOORS SYSTEM TEMPERED	

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BASSAL
Architecture
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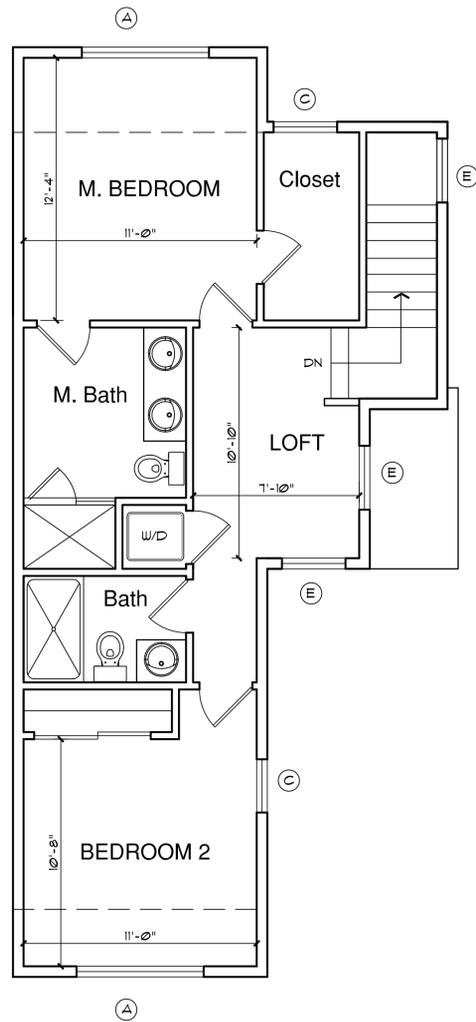
FLOOR PLANS
 WINDOWS SCHEDULE
 UNIT PLAN 2 - TYPICAL

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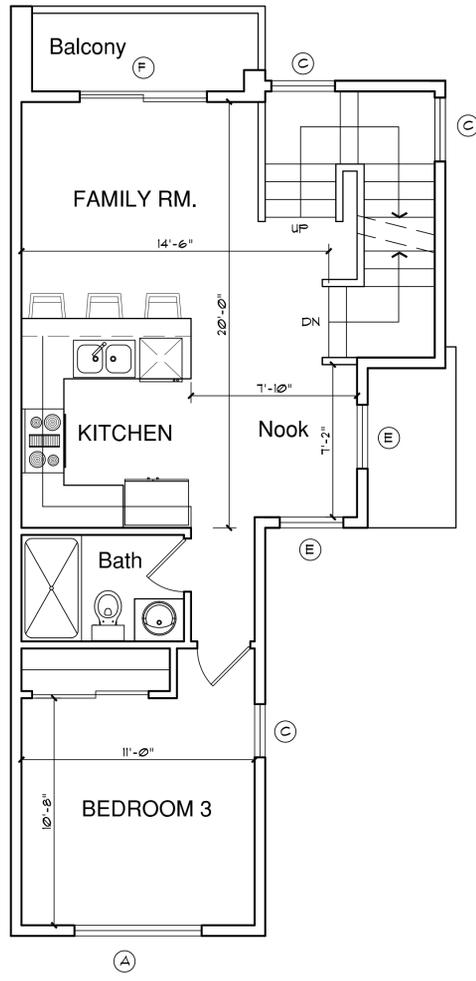
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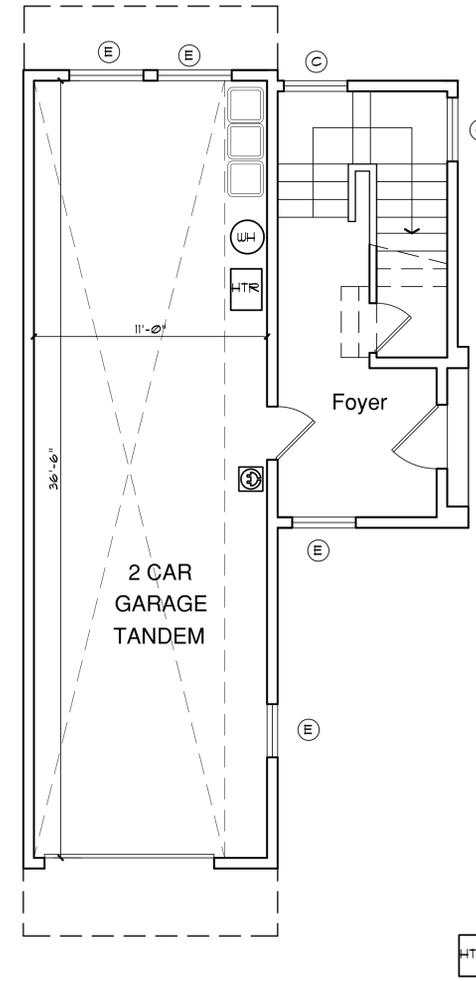
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PLAN 2A - THIRD FLOOR

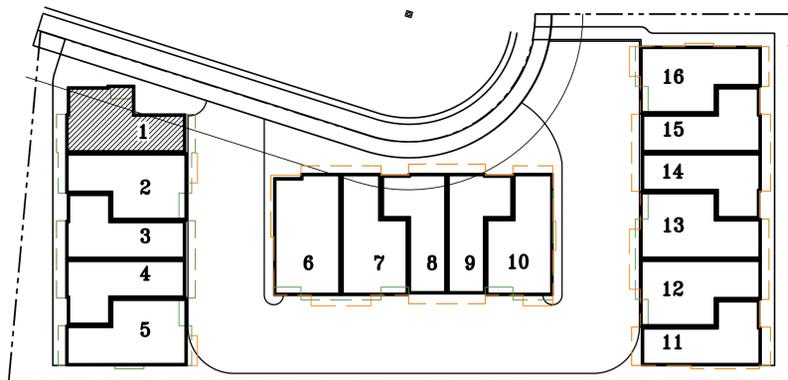


PLAN 2A - SECOND FLOOR



PLAN 2A - FIRST FLOOR

-  ELECTRICAL HEATER
-  ELECTRICAL WATER HEATER (HEAT PUMP)
-  EV CHARGER



PLAN 2A

3 BEDROOMS / 3 BATH / OFFICE

FIRST FLOOR	180 SQ. FT.
SECOND FLOOR	630 SQ. FT.
THIRD FLOOR	665 SQ. FT.
TOTAL LIVING	1,475 SQ. FT.
GARAGE	450 SQ. FT.
BALCONY	50 SQ. FT.

WINDOWS SCHEDULE					
Symb.	Size	Operation	Frame	Glazing	Remarks
(A)	6'-0" x 5'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20	EGRESS WINDOWS
(B)	6'-0" x 6'-0"	SLIDER	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(C)	2'-6" x 2'-6"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20	TEMPERED IN BATHROOMS
(D)	5'-0" x 5'-0"	FIXED	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(E)	2'-6" x 5'-0"	SINGLE-HUNG	VINYL	DBL. PANE REFLECTIVE INDEX < 20	
(F)	6'-0" x 8'-0"	SLIDING DOOR	VINYL	DBL. PANE REFLECTIVE INDEX < 20	GLASS DOORS SYSTEM TEMPERED

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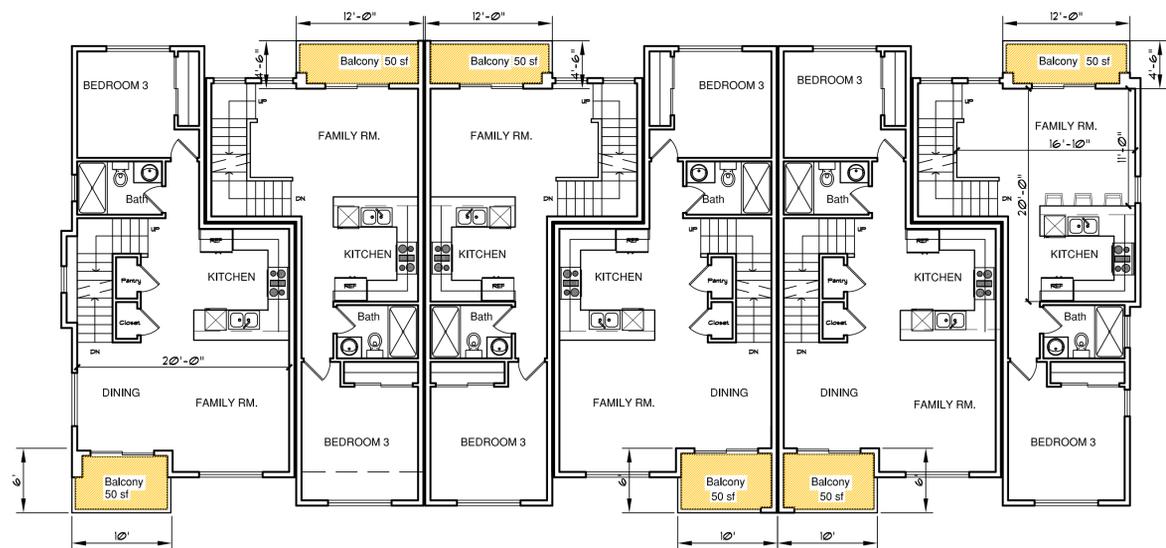
FLOOR PLANS
 WINDOWS SCHEDULE
 UNIT PLAN 2A - TYPICAL

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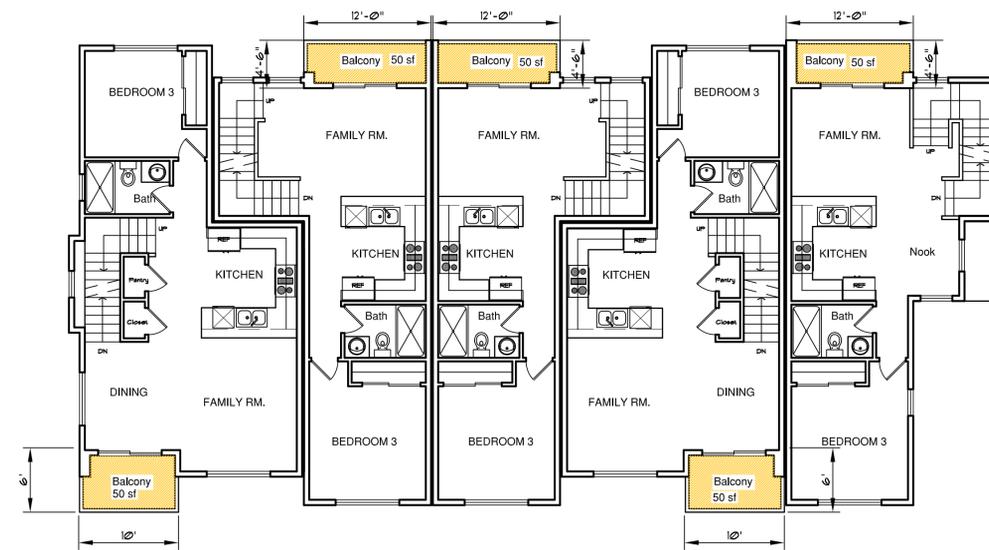
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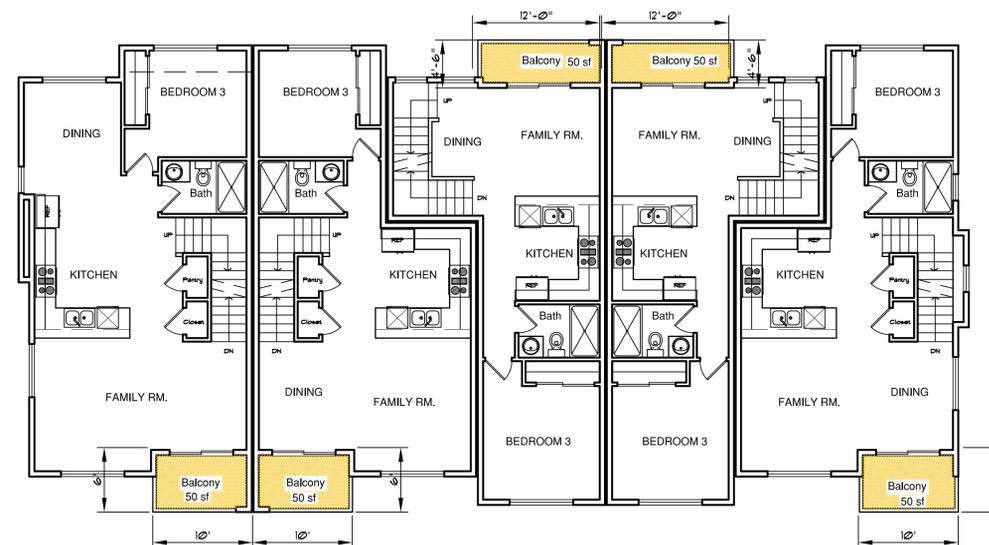
BUILDING C

**BUILDING C - SECOND FLOOR PLANS
PRIVATE OPEN SPACE EXHIBIT
50 S.F. PER UNIT**



BUILDING A

**BUILDING A - SECOND FLOOR PLANS
PRIVATE OPEN SPACE EXHIBIT
50 S.F. PER UNIT**



BUILDING B

**BUILDING B - SECOND FLOOR PLANS
PRIVATE OPEN SPACE EXHIBIT
50 S.F. PER UNIT**

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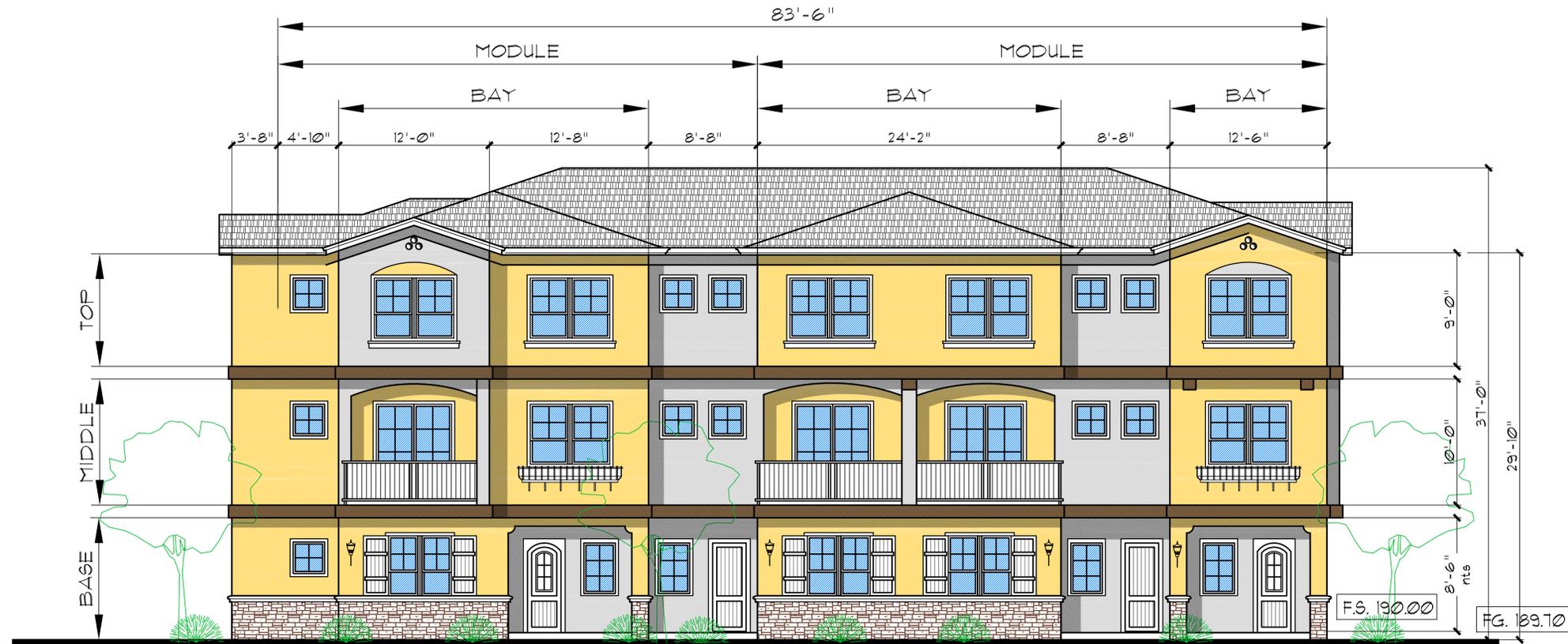
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PRIVATE OPEN SPACE EXHIBIT

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OF SHEETS:	

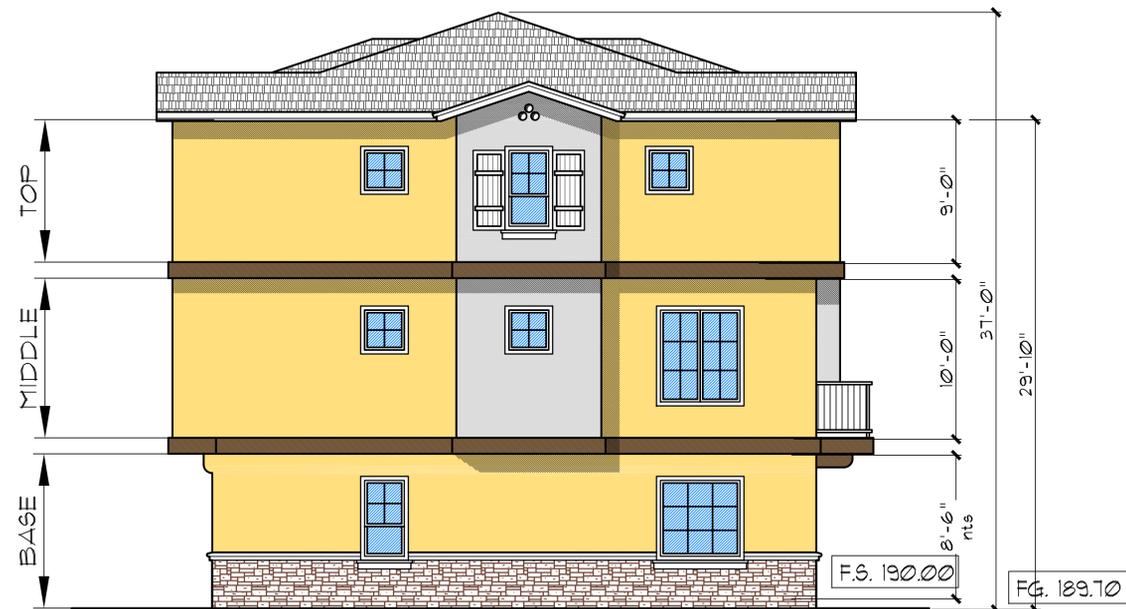
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PERCENTAGE OF EACH
EACH COLOR PER FACADE

45%	40%	15%
-----	-----	-----

BUILDING A - ENTRY SIDE ELEVATION - FRONT



PERCENTAGE OF EACH
EACH COLOR PER FACADE

55%	30%	15%
-----	-----	-----

BUILDING A - RIGHT SIDE ELEVATION

- COMPOSITION ROOF TILES
- STUCCO STONE VENEER
- FIRST BUILDING COLOR
- SECOND BUILDING COLOR
- TRIM ACCENT COLOR

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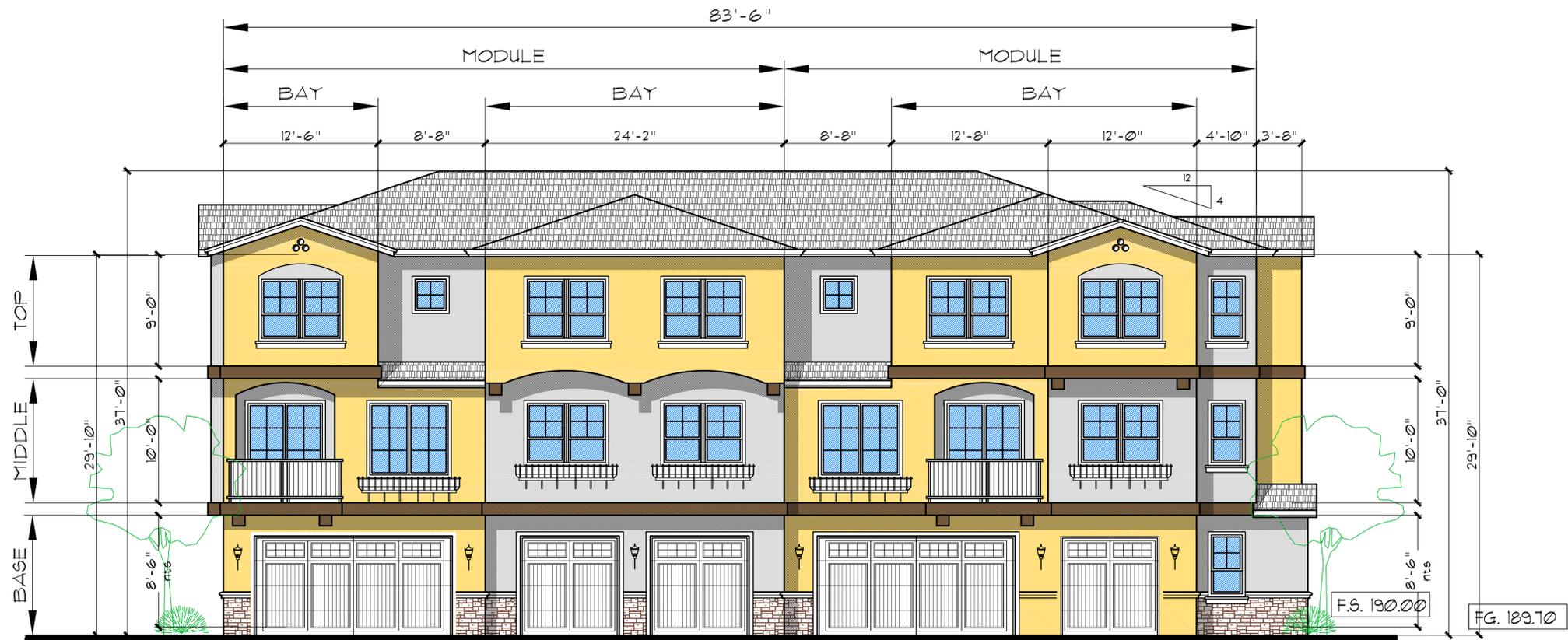
A
BUILDING A
EXTERIOR ELEVATIONS

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:
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BUILDING A - DRIVEWAY SIDE ELEVATION - REAR



BUILDING A - LEFT SIDE ELEVATION

-  COMPOSITION ROOF TILES
-  STUCCO STONE VENEER
-  FIRST BUILDING COLOR
-  SECOND BUILDING COLOR
-  TRIM ACCENT COLOR

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A
BUILDING A
EXTERIOR ELEVATIONS

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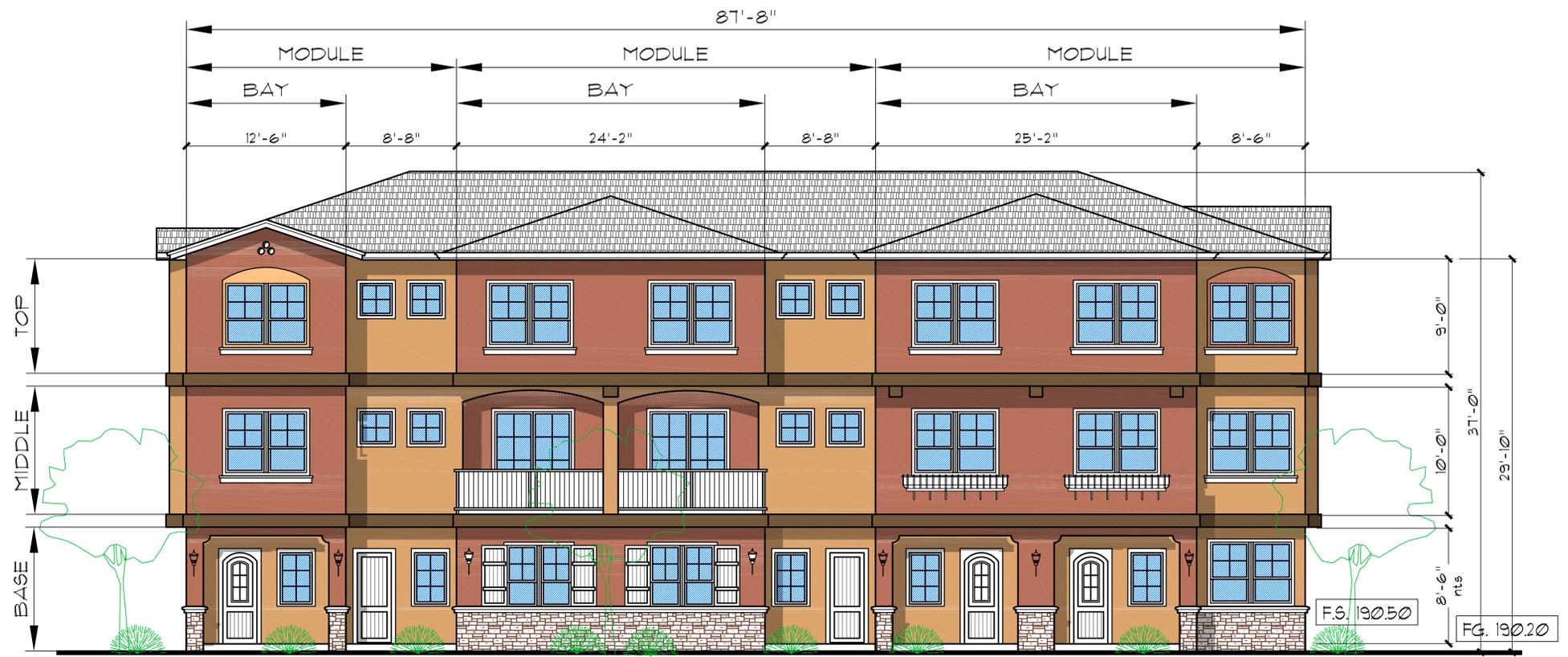


B
BUILDING B
EXTERIOR ELEVATIONS

NEW RESIDENTIAL PROJECT AT:
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CAMPBELL, CA

DATE:
 5-5-2025
 SCALE:
 NOTED
 DRAWN:
 CB
 JOB NO:
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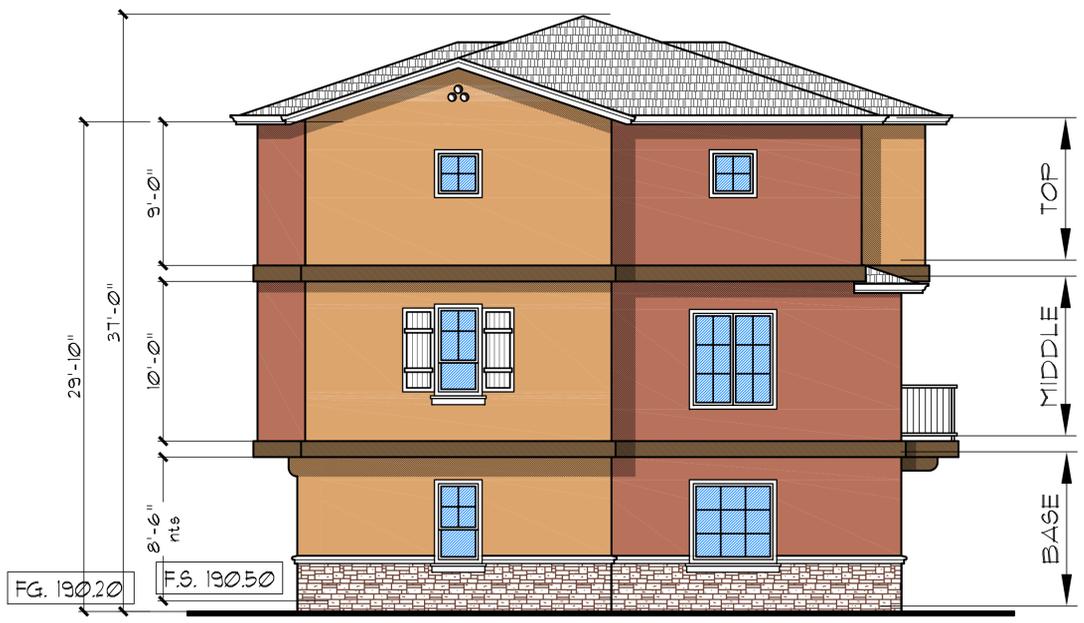
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A3.3
 OF SHEETS



PERCENTAGE OF EACH EACH COLOR PER FACADE

45%	45%	10%

BUILDING B - ENTRY SIDE ELEVATION - FRONT



PERCENTAGE OF EACH EACH COLOR PER FACADE

45%	45%	10%

BUILDING B - RIGHT SIDE ELEVATION

- COMPOSITION ROOF TILES
- STUCCO STONE VENEER
- FIRST BUILDING COLOR
- SECOND BUILDING COLOR
- TRIM ACCENT COLOR

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BUILDING B - DRIVEWAY SIDE ELEVATION - REAR



BUILDING B - LEFT SIDE ELEVATION

-  COMPOSITION ROOF TILES
-  STUCCO STONE VENEER
-  FIRST BUILDING COLOR
-  SECOND BUILDING COLOR
-  TRIM ACCENT COLOR

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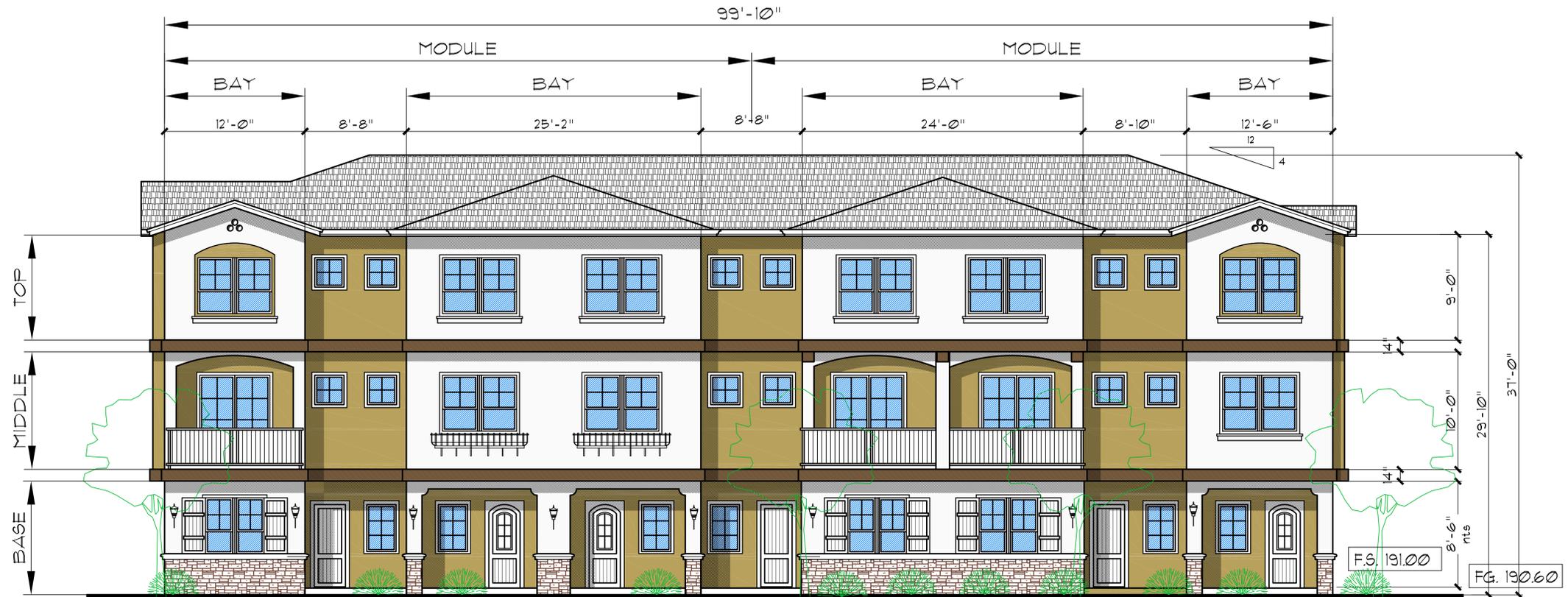
B
BUILDING B
EXTERIOR ELEVATIONS

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BUILDING C - ENTRY SIDE ELEVATION - FRONT



BUILDING C - RIGHT SIDE ELEVATION

-  COMPOSITION ROOF TILES
-  STUCCO STONE VENEER
-  FIRST BUILDING COLOR
-  SECOND BUILDING COLOR
-  TRIM ACCENT COLOR

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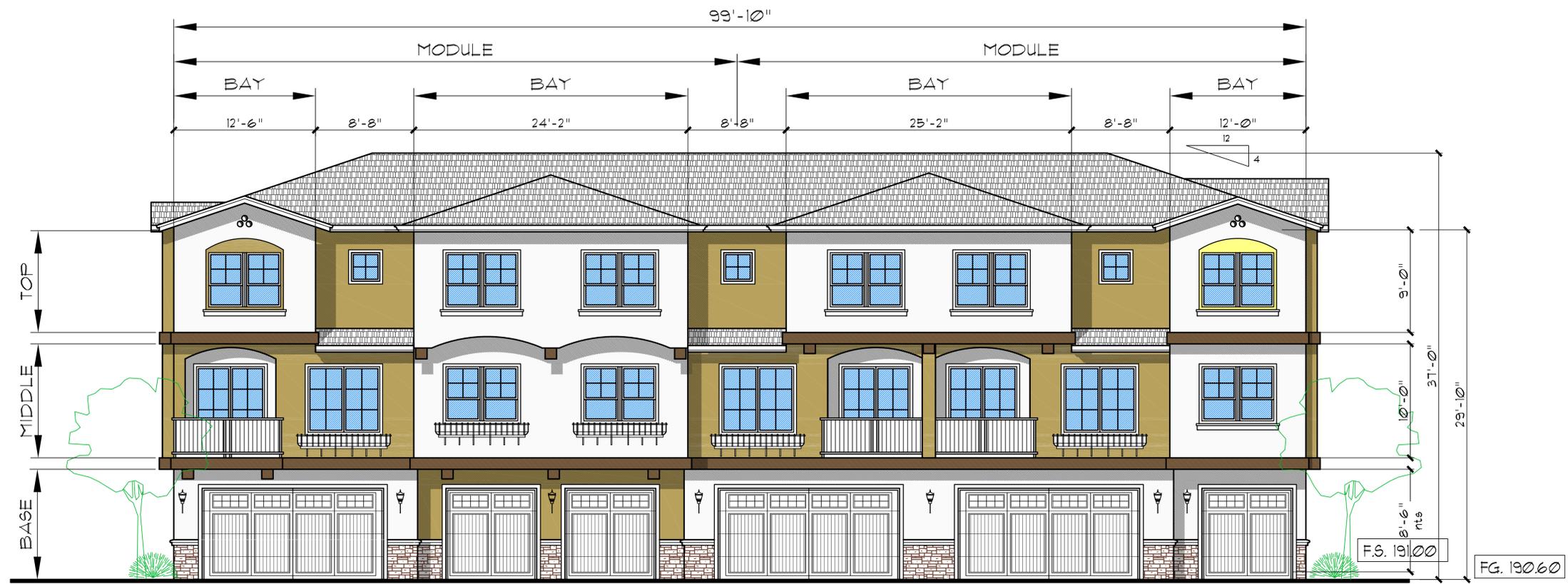
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C
BUILDING C
EXTERIOR ELEVATIONS

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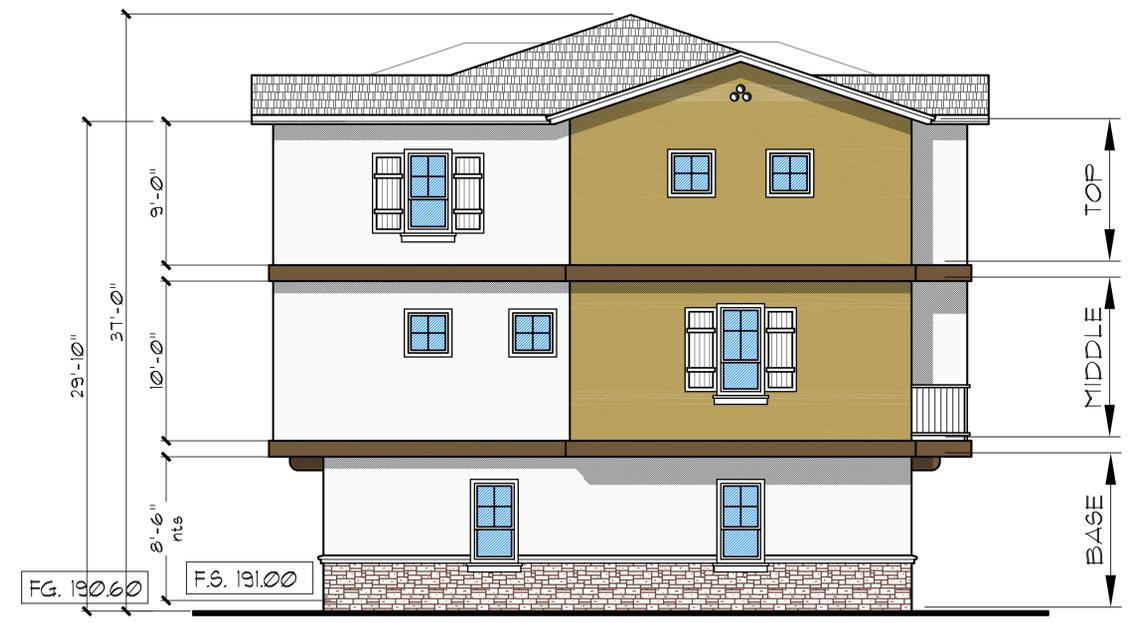
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 OF SHEETS



PERCENTAGE OF EACH
EACH COLOR PER FACADE

○	●	■
45%	45%	10%

BUILDING C - DRIVEWAY SIDE ELEVATION - REAR



PERCENTAGE OF EACH
EACH COLOR PER FACADE

○	●	■
50%	40%	15%

BUILDING C - LEFT SIDE ELEVATION

-  COMPOSITION ROOF TILES
-  STUCCO STONE VENEER
-  FIRST BUILDING COLOR
-  SECOND BUILDING COLOR
-  TRIM ACCENT COLOR

EXTERIOR ELEVATIONS

3/16"=1'-0"

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C
BUILDING C
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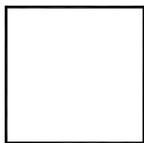
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STREETSCAPE

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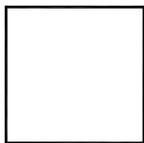
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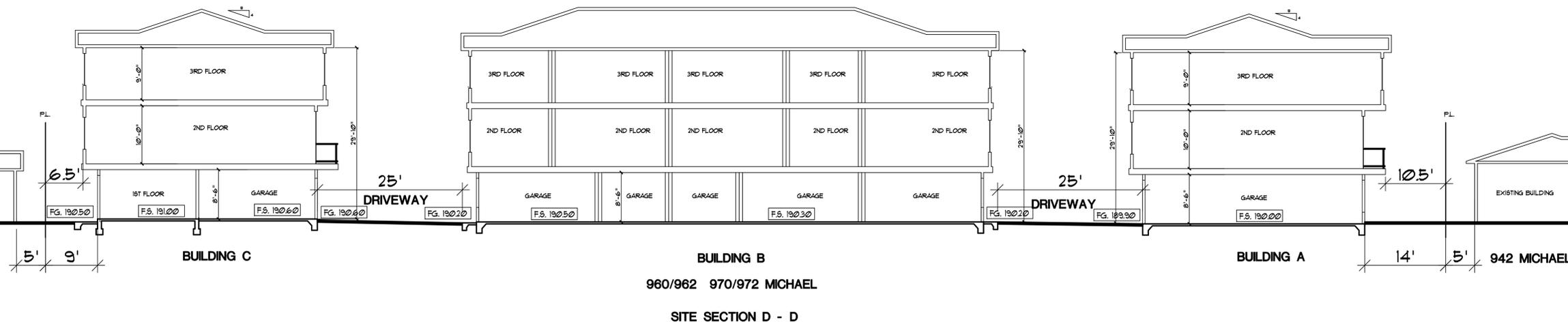
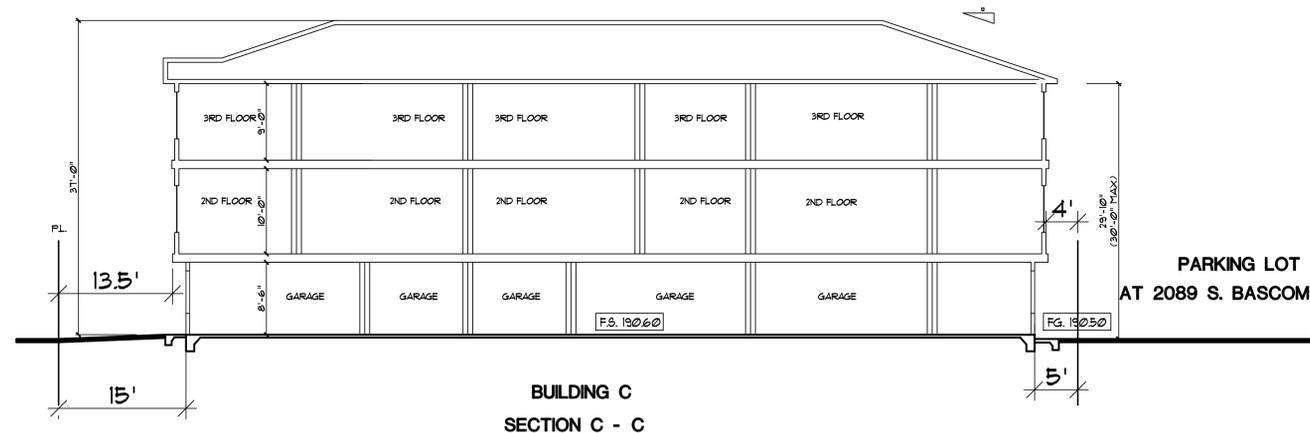
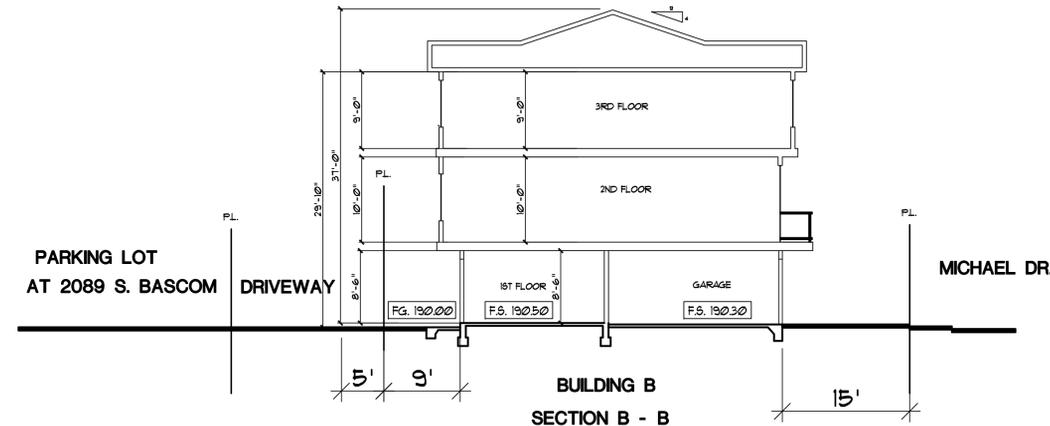
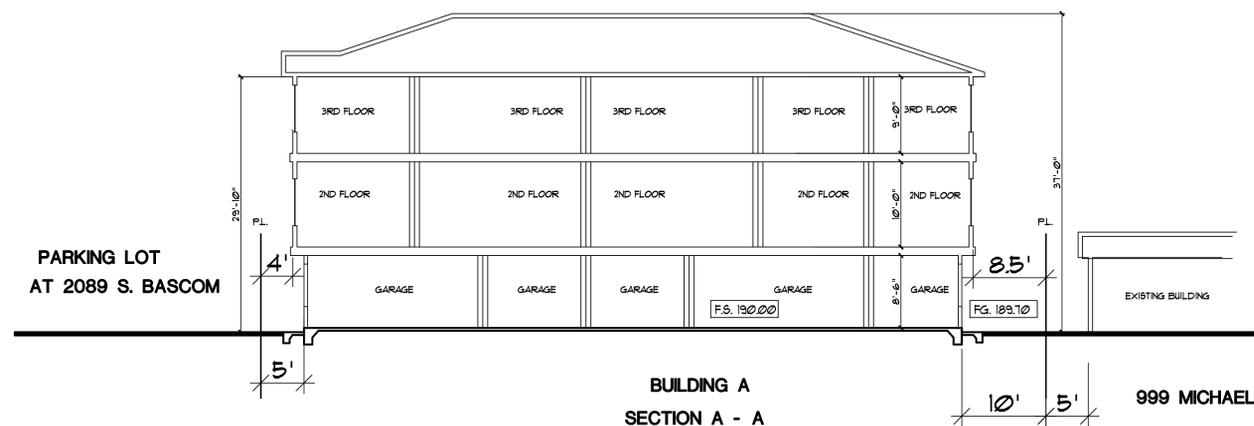
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BUILDING SECTIONS

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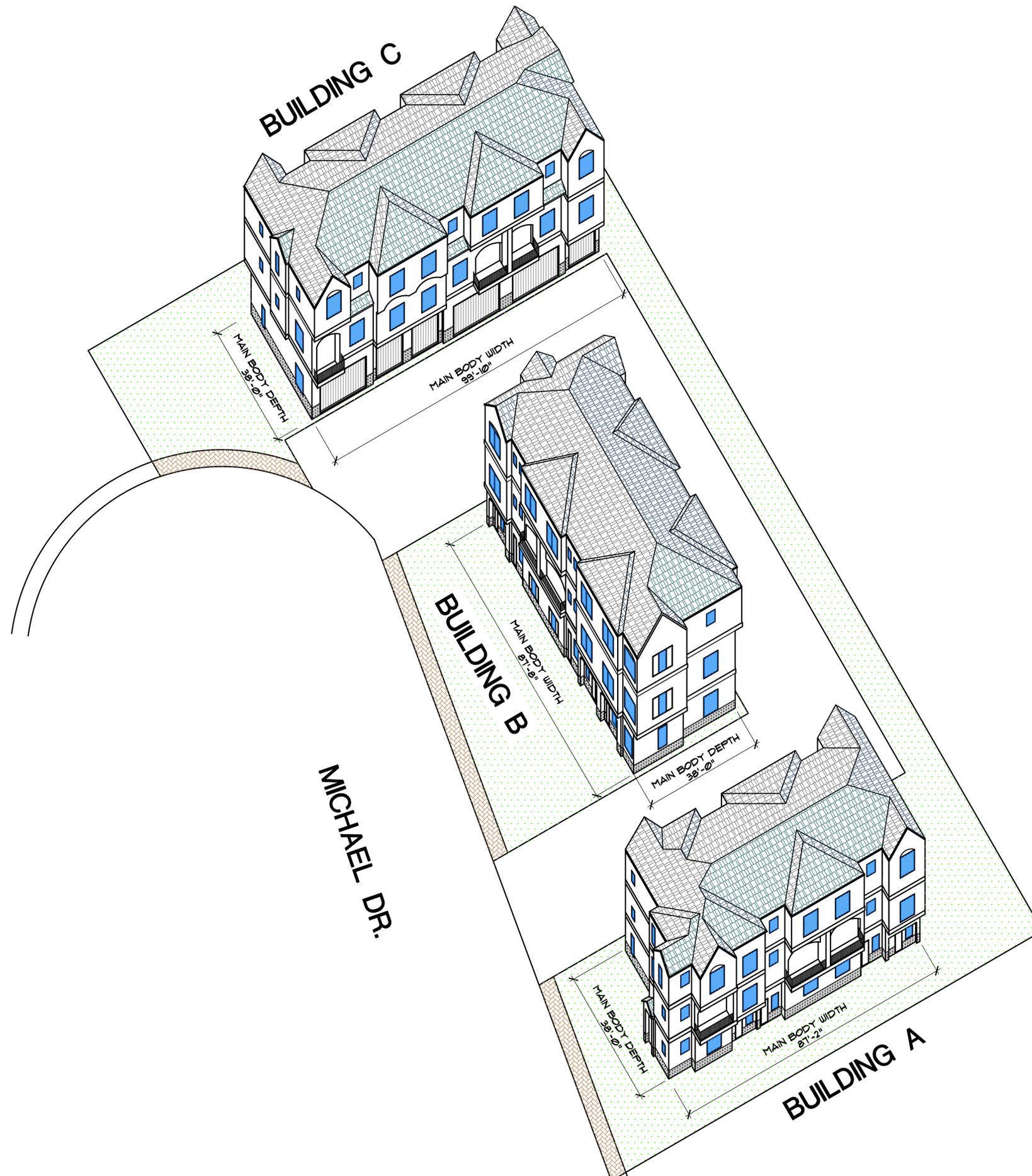
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BUILDING SECTIONS

1"=10'-0"

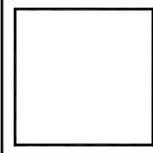
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ISOMETRIC MASSING DIAGRAM
SITE VIEW

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BUILDING A

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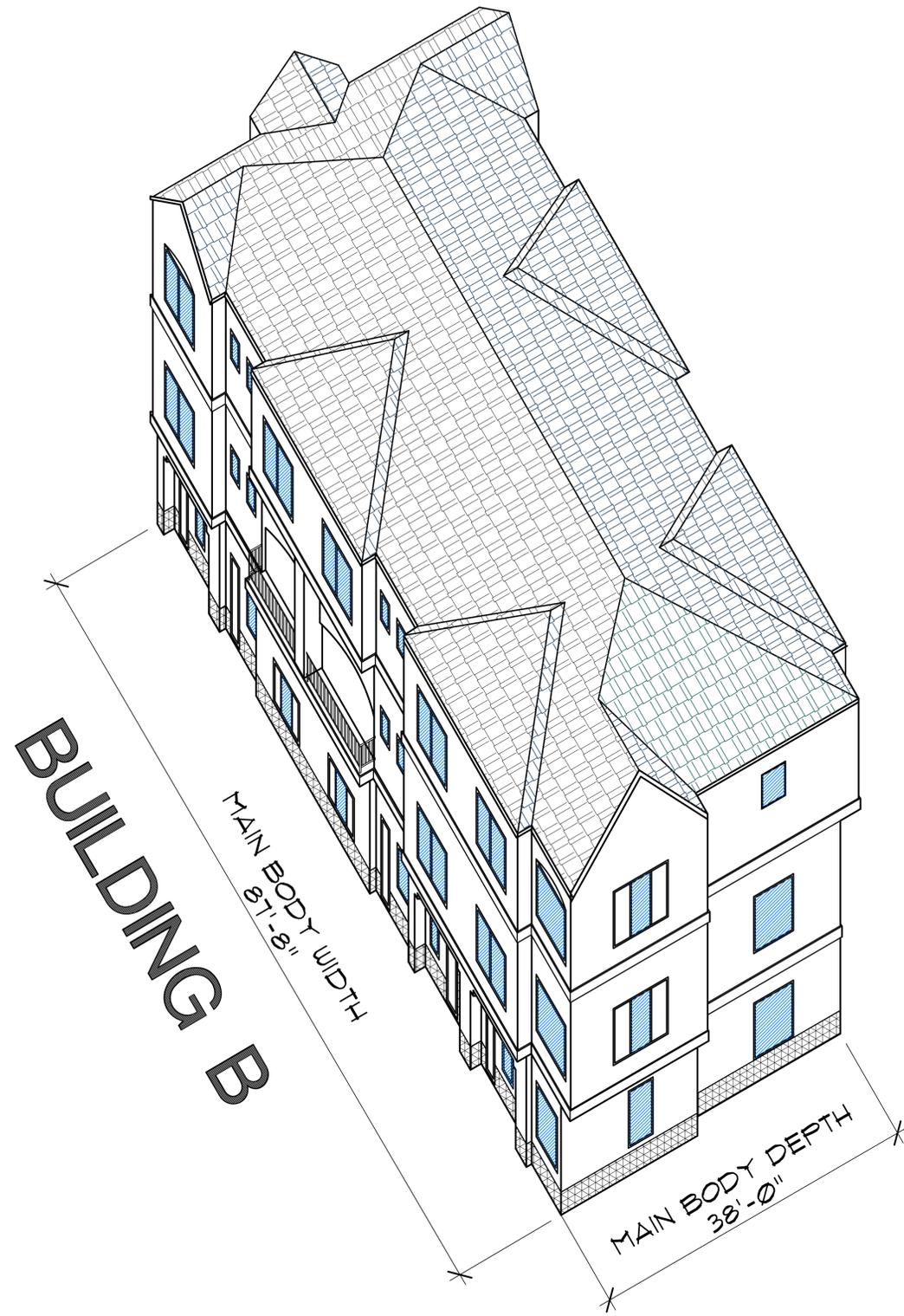
ISOMETRIC MASSING DIAGRAM
BUILDING A

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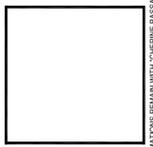
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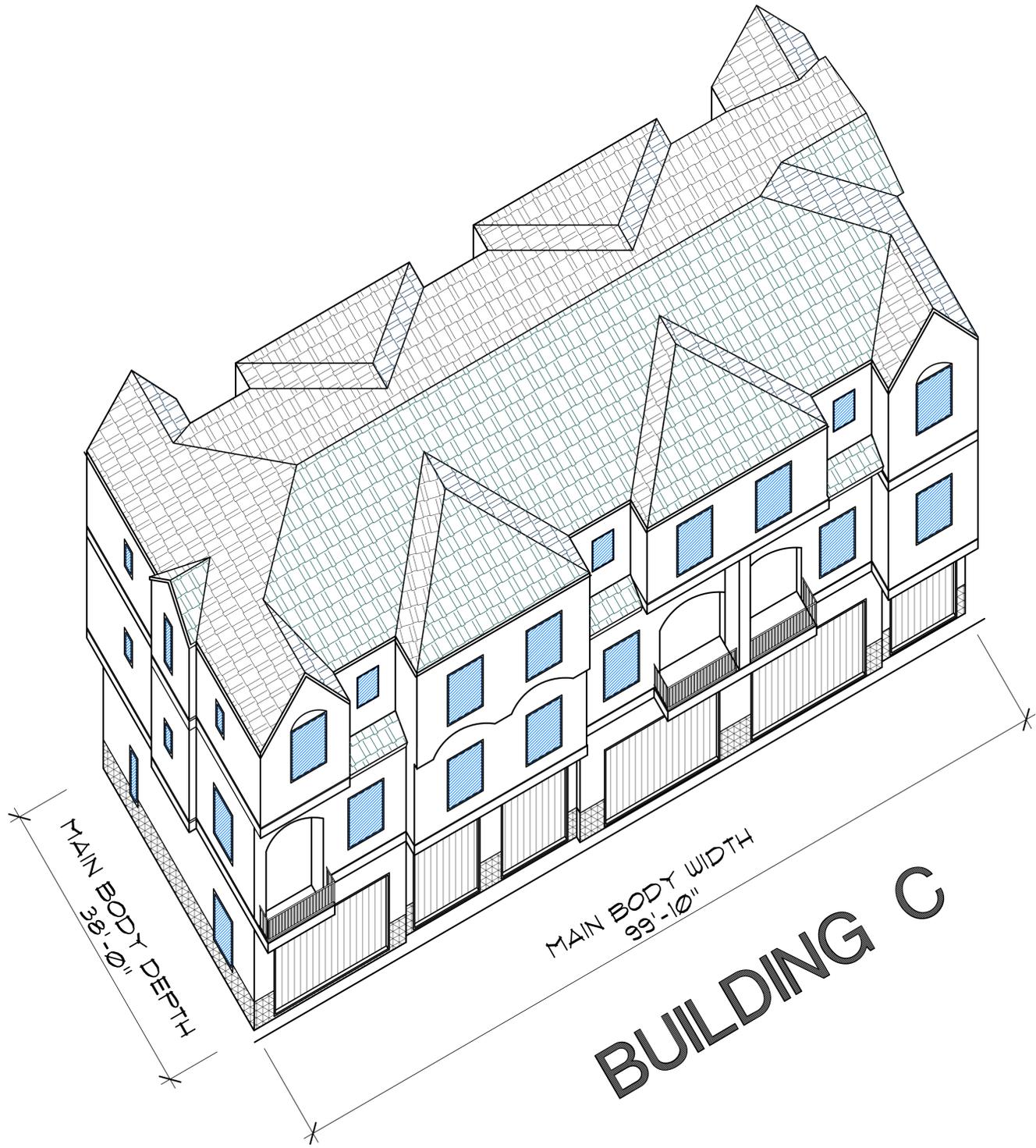
ISOMETRIC MASSING DIAGRAM
BUILDING B

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ISOMETRIC MASSING DIAGRAM
 BUILDING C

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**WROUGHT IRON RAILING
DESIGN BUILT**

auroralight architectural
SERIES

LWM350-S7-GTL EQUINOX

The LWM350 series of LED Wall Sconces is the latest addition to our growing line of innovative and exquisite wall mount luminaires. This series is available in four elegant shade designs and two progressive sizes. Its timeless design enhances architecture and garden elements such as pergolas or gazebos. Provide design continuity and use in conjunction with our LBD Bollard and LML Pendant Light series to create the perfect transition between landscape and architecture.

See LWM250 for additional size and configuration options.

Features include:

- 20 Watts
- Cree XLAMP® Extreme High Power (XHP) LED
- 2700, 3000 or 4000K (CRI 90 typ.)
- Thermally Integrated® and Field Serviceable LED Module
- TRIAC Dimming to <10% typ.
- 12 VAC Electronic or Magnetic Source Compatible
- Solid Copper and Brass Construction

ORDERING GUIDE: LWM350-S7-GTL L (LED) WM (WALL MOUNT) 350 (SERIES) S (SPHERICAL) 7 (INCHES) GTL (SLIMMER TOP W/ LOUVER)

LED COLOR:
[270] 2700K
[300] 3000K
[400] 4000K

FINISH:
[NAT] Natural
[BLK] Bronze Living Patina
[BLK-DK] BLK/DK Dark

FINISH CANOPIES:
[CP45] 4" Copper Patina*
[CP45] 4" 1/2" Copper Patina*
[MC45] 4" 1/2" Mount Canopy**
[PC45] Power Canopy (Inc. 50W 120-12V trans.)
[SR45] 3" 1/2" Surface Mount J-Box

*When N/A is selected underside will match
**Base Escutcheon is standard. Add 1/2" for Copper

TYPICAL EXTERIOR LIGHT FIXTURES



**STUCCO STONE VENEER
MONTECITO CLIFFSTONE STUCCO
STONE BY: "ELDORADO STONE"**



**ROOF: COMPOSITION SHINGLES
WEATHERED WOOD FINISH
PROFILE BY "EAGLE ROOFING"**



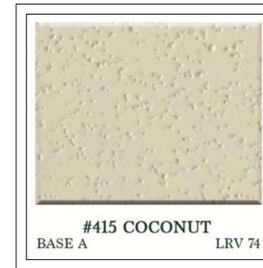
FRONT DOORS STYLE



TYPICAL DARK BRONZE ANODIZED ALUMINUM DOORS AND WINDOWS BY: "ANDERSON WINDOWS"



GARAGE DOORS STYLE BY "AMMAR GARAGE DOORS"



**#415 COCONUT
BASE A LRV 74**

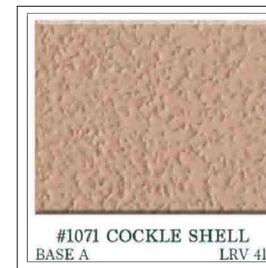


**#1073 EL GATO
BASE B LRV 53**

**BUILDING A COLORS
EXTERIOR STUCCO BY: "SUPERIOR STUCCO SUPPLY CO."**

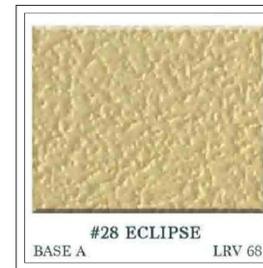


**#1092 GOLDEN SAFARI
BASE A LRV 55**

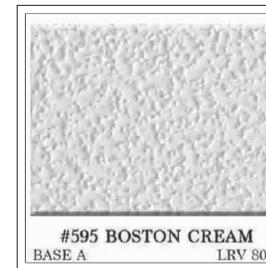


**#1071 COCKLE SHELL
BASE A LRV 41**

**BUILDING B COLORS
EXTERIOR STUCCO BY: "SUPERIOR STUCCO SUPPLY CO."**

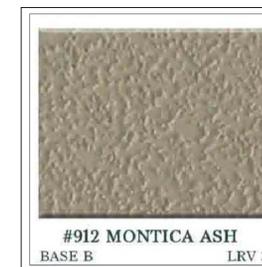


**#28 ECLIPSE
BASE A LRV 68**



**#595 BOSTON CREAM
BASE A LRV 80**

**BUILDING C COLORS
EXTERIOR STUCCO BY: "SUPERIOR STUCCO SUPPLY CO."**



**#912 MONTICA ASH
BASE B LRV 33**

TYPICAL TRIM COLOR

EXTERIOR STUCCO BY: "SUPERIOR STUCCO SUPPLY CO."

SMOOTH STUCCO FINISH

REVISIONS	BY



**BASSAL
Architecture**
916.435.0605
408.674.2077

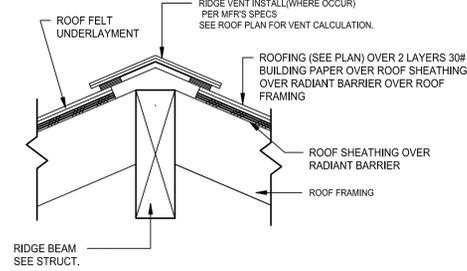


**BUILDING COLORS
AND MATERIALS**

**NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA**

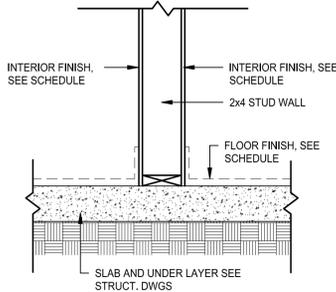
DATE:	5-5-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A5.0
OF SHEETS:	-

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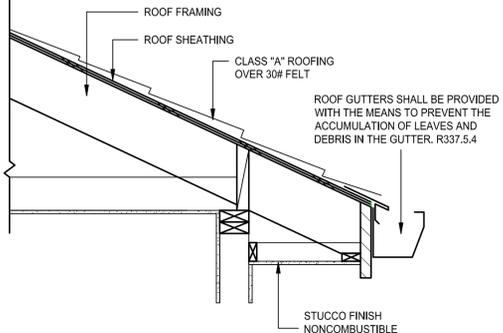


SEE RIDGE VENTS SPECIFICATIONS AND NOTES ON SHEET A.12

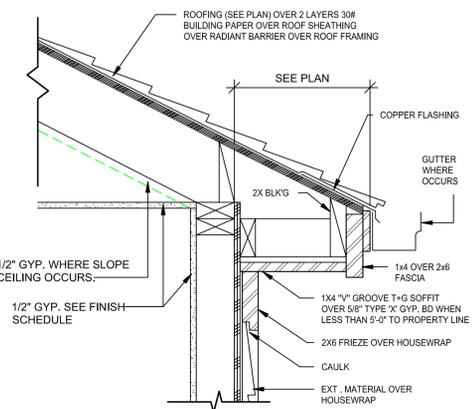
RIDGE DETAIL 1 1/2" = 1'-0" 1" = 1'-0" (17)



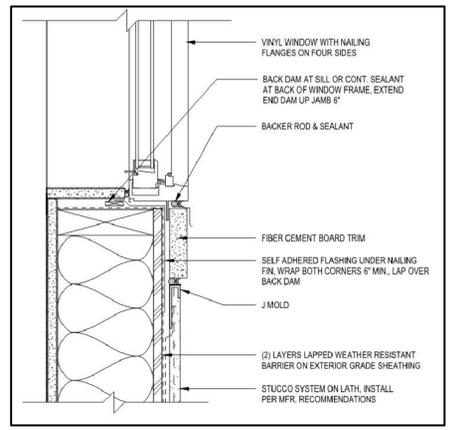
NON-BEARING WALL 1" = 1'-0" (13)



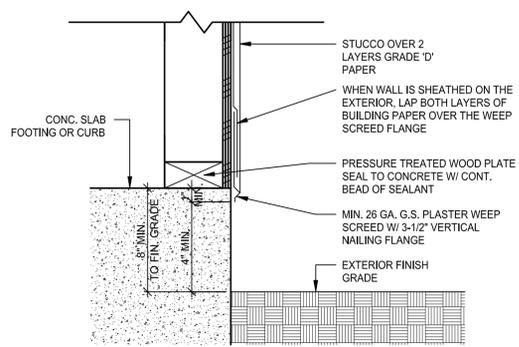
TYPICAL FIRE RATED EAVE 1" = 1'-0" (9)



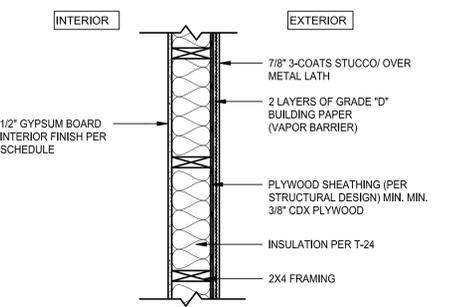
EAVE DETAIL 1 1/2" = 1'-0" (5)



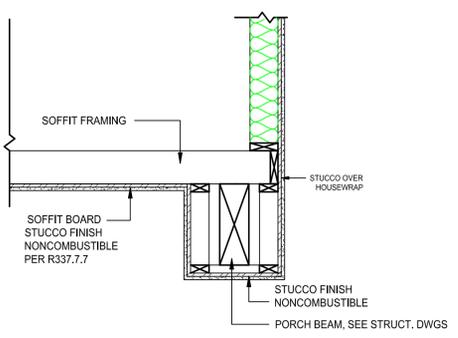
WINDOW SILL -STUCCO-TRIM 1" = 1'-0" (1)



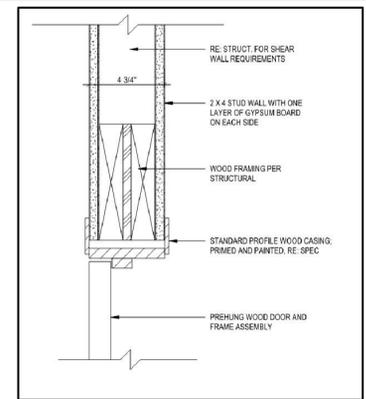
WEEP SCREED N/A (18)



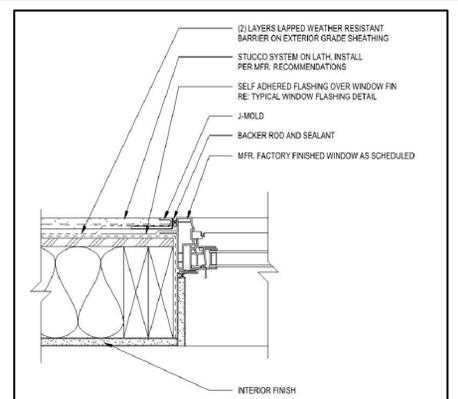
EXTERIOR WALL 1" = 1'-0" (14)



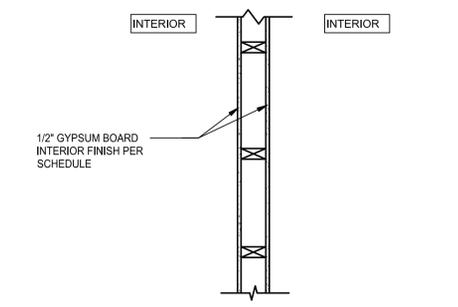
PORCH CEILING SOFFIT 3/4" = 1'-0" (10)



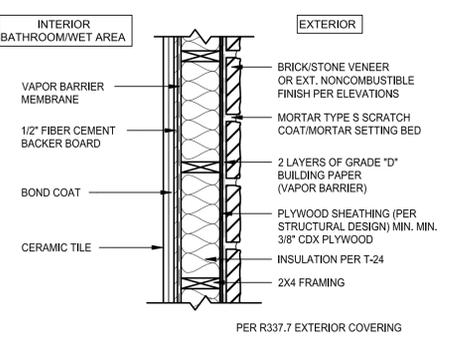
DOOR HEAD/JAM 1" = 1'-0" (6)



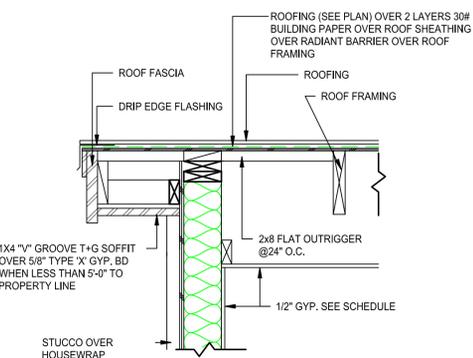
WINDOW JAM-STUCCO 1" = 1'-0" (2)



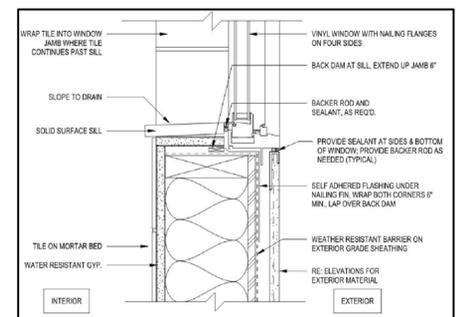
INTERIOR WALL 1" = 1'-0" (15)



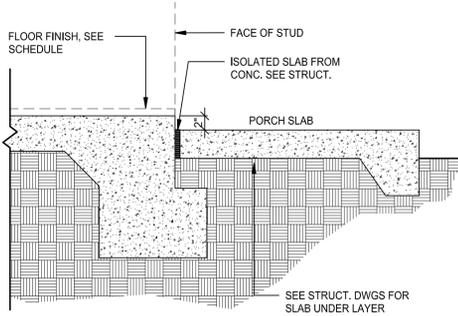
VENEER EXTERIOR WALL 1" = 1'-0" (11)



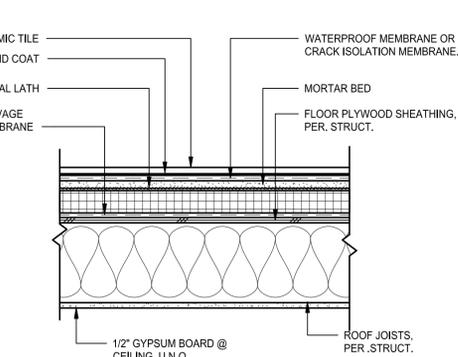
ROOF GABLE OVERHANG 1" = 1'-0" (7)



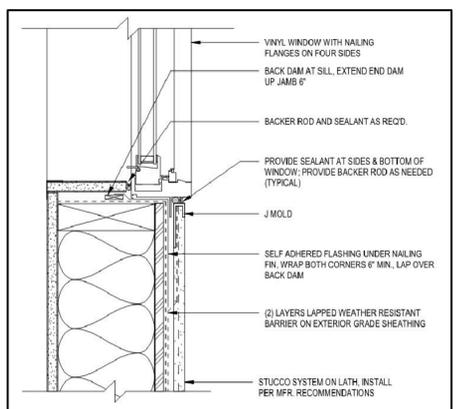
WINDOW SILL-SHOWER 1" = 1'-0" (3)



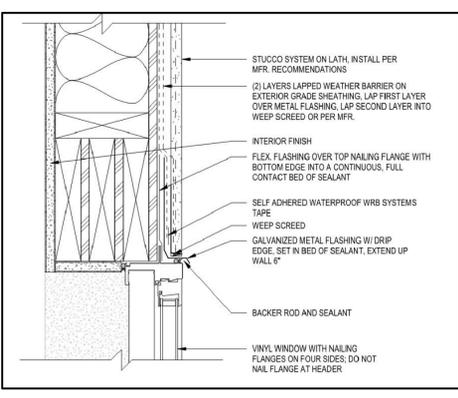
HOUSE TO PORCH 1" = 1'-0" (16)



CERAMIC TILE FLOORING 1" = 1'-0" (12)



WINDOW SILL 1" = 1'-0" (8)



WINDOW HEAD-STUCCO 1" = 1'-0" (4)

REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

ARCHITECTURAL
DETAILS

NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE:	5-5-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.	A6.0
OF SHEETS	

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APN 412-10-063

MICHAEL DRIVE



J. Nelson
Candidate ID Number CALWEP-4097



811
Know what's below.
Call before you dig.

FIRE LADDER ACCESS 4' X 5' PADS (TYPICAL) SEE SHEET A 1.4

APN 412-10-044

APN 412-10-035

APN 412-10-045

DRIVEWAY

PLANT WATER USE:

SIZE	WATER USE	QUANTITY	%
30" BIRCH TREES	LOW	5	10%
30" REDWOOD TREES	LOW	5	10%
6 GALLON VINES	MEDIUM	0	0%
6 GALLON VINES	LOW	0	0%
6 GALLON TREES	MEDIUM	0	0%
6 GALLON TREES	LOW	0	0%
1 GALLON TREES	MEDIUM	234	71%
1 GALLON TREES	LOW	0	0%
SHRUBS (SPT)	WASH	0	0%
TOTAL NUMBER OF PLANTS		315	100%
TOTAL LOW WATER USE PLANTS		315	100%

PLANT PALETTE

KEY	QUANTITY	SIZE	COMMON NAME	NURSERY NAME	NOTES	SIZE	WUCLOS IV RATING
TREES							
T-1	2	36" BOX	PEPPERMINT TREE	AGONIS	# MITIGATION	36" T X 20" W	LOW
T-2	7	24" BOX	PURPLE PONY	PRUNUS	STANDARD	12" T X 12" W	LOW
T-3	6	24" BOX	ORNAMENTAL PEAR	PYRUS	STANDARD	40" T X 15" W	LOW
T-4	5	30" BOX	CHAMPAGNE MYRTLE	LADRIS/STROEMIA TUSCARORA	STANDARD # MITIGATION	22" T X 15" W	LOW
SHRUBS							
S-1	40	1 GALLON	IV GERANIUM	PELARGON	MIX COLOR	2" T X 2" W	LOW
S-2	126	1 GALLON	GRAY RUSH	JUNCUS	BIO SWALE	2" T X 4" W	LOW
S-3	49	1 GALLON	MAT RUSH	LOMANDERA		2" T X 3" W	LOW
S-4	8	5 GALLON	PITTOSPORIUM	PITTOSPORIUM	"DREAM D' MINT"	3" T X 3" W	LOW
S-5	23	5 GALLON	LOROPETLUM	LOROPETLUM	MINI JAZZ HANDS	3" T X 3" W	LOW
S-6	41	1 GALLON	MANZANTA	ARCTOSTAPHYLOS	GROUND COVER	1" T X 6" W	LOW
S-7	20	5 GALLON	REDAN	RHAPHICLEPS	"EMERALD CARPET"	3" T X 4" W	LOW
S-8	17	5 GALLON	CAROLIANA CHERRY	PRUNUS	"COMPACT"	8" T X 6" W	LOW
VINES							
V-1	2	5 GALLON	BOUGANVILLEA	BOUGANVILLEA	ATTACH TO FENCE	6" T X 6" W	LOW

WWELO Calc - Residential
MICHAEL DRIVE
Campbell

Hydrozones

Zone number 1 Plant factor Low .3 Irrigation type Drip Area in square feet (number only) 3669

Plant	Zone Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU	Delets
1	.3	Drip	0.81	0.37	3669 s.f.	1,358	38,165	
TOTALS						3,669 s.f.	38,166 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA						0 s.f.		

MAWA: 56,676 gal/yr
ETWU: 38,166 gal/yr
Campbell Annual ETo = 45.3 in

Project Name and City

Project name: MICHAEL DRIVE

Choose city (for ETo data): Campbell



SCALE 1" = 10'-0"

(16) 4'-0" X 5'-0" FIRE LADDER ACCESS PAD (TYPICAL)

AGONIA FLEXUOSA



PRUNUS "PURPLE PONY"



PYRUS "CHANTICLEER"



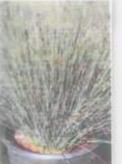
PYRUS "CHANTICLEER"



PELARGONIUM PELTATUM



JUNCUS FLAVUS "UREV"



LOMANDERA "ARCTIC FROST"



PITTOSPORIUM "CREAM DE MINT"



LOROPETLUM "MINI JAZZ HANDS"



ARCTOSTAPHYLOS "EMERALD CARPET"



FRAXINOLENS "GEORGIA PETITE"



PRUNUS CAROLIANA "COMPACTA"



BOUGANVILLEA "SAN DIEGO RED"



REVISIONS

NO.	DESCRIPTION	DATE	BY
1	Revised 7/14/2025 per Fire Department - Ladder/Plant Conflict		
2	REVISED 9/18/2025 to add Michael Drive bio-swale area Plus see fire pads on 1-5		

I.R. NELSON & ASSOCIATES, INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM



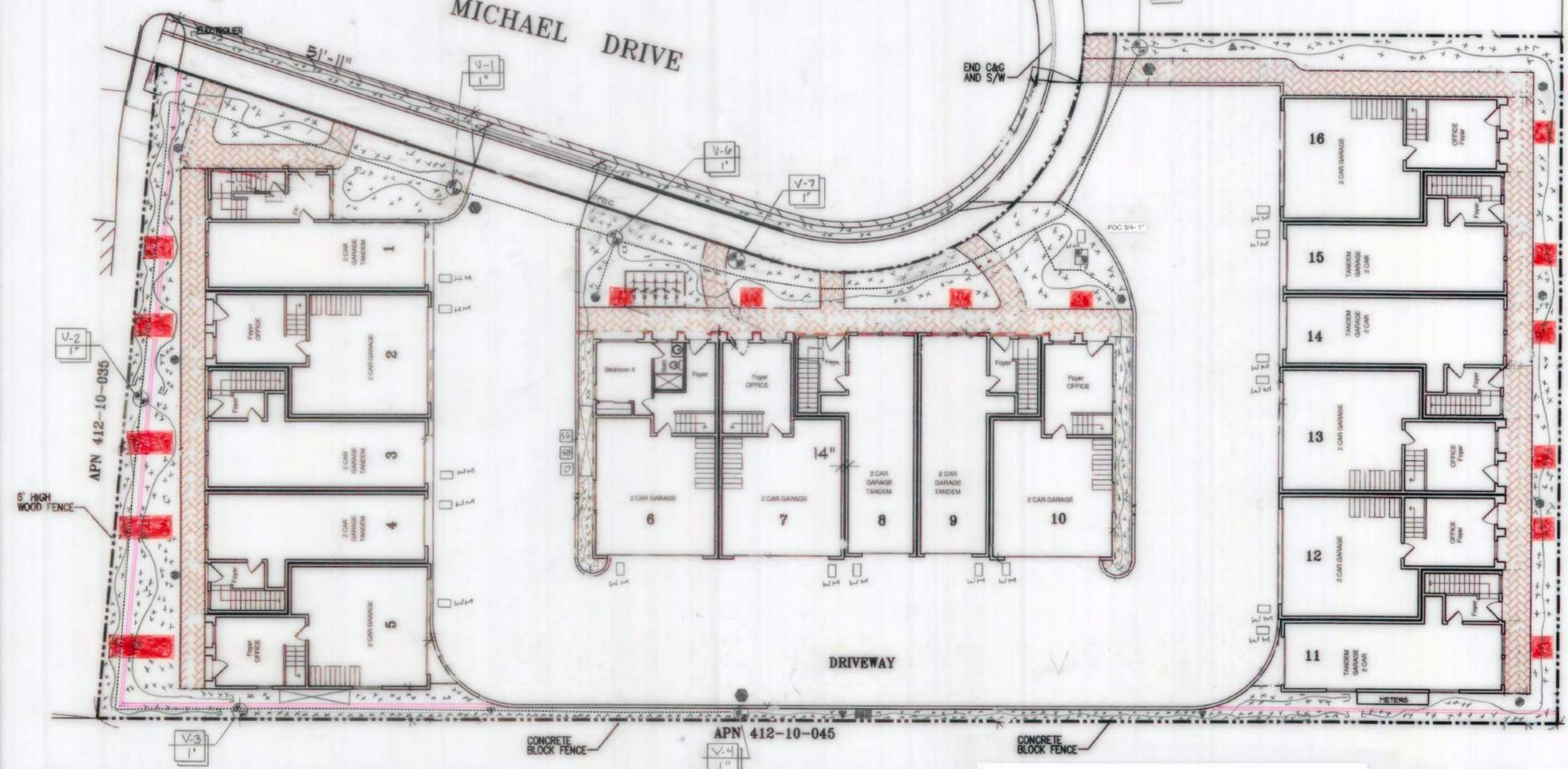
LANDSCAPE PLANNING FOR:
MICHAEL PLACE
APN 412-10-065 & 038
980-970 MICHAEL DRIVE
CAMPBELL, CALIFORNIA

LANDSCAPE PLAN

DRAWN	JRN
CHECKED	JRN
DATE	7/14/2025
SCALE	1" = 10'-0"
JOB NO.	CAMPBELL
SHEET	L-1

APN 412-10-063

MICHAEL DRIVE



Candidate ID Number CALWEP-4097



APN 412-10-044

REVISIONS	BY
7/10/2025	REVERSE WATER METER LOCATION LOTS 1-16 AND IRRIGATION METER
REVISED 9/18/2025	to add Michael Drive backwash area. Plus rev fire pads on 1-5

I.R. NELSON & ASSOCIATES, INC.
 23585 SUMMIT ROAD
 LOS GATOS, CALIFORNIA 95033
 PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM



LANDSCAPE PLANNING FOR:
MICHAEL PLACE
 APN #412-10-066 & 068
 960-970 MICHAEL DRIVE
 CAMPBELL, CALIFORNIA

AUTOMATIC IRRIGATION PLAN

DRAWN	JRN
CHECKED	JRN
DATE	11/13/2025
SCALE	1" = 10'-0"
JOB NO.	CAMPBELL
SHEET	L-2

VALVE DEMAND				
VALVE NUMBER	VALVE SIZE	GPM FLOW	LOCATION	TYPE
V-1	1"	7 GPM	SUN	DRIP
V-2	1"	8 GPM	SUN	DRIP
V-3	1"	6 GPM	SUN	DRIP
V-4	1"	0 GPM	SUN	DRIP
V-5	1"	7 GPM	SUN	DRIP
V-6	1"	9 GPM	SUN	DRIP
V-7	1"	5 GPM	SUN	DRIP

BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE AND DOCUMENTATION PACKAGE

WE HAVE COMPLIED WITH THE CRITERIA OF THE CITY OF CAMPBELL BAY FRIENDLY WATER EFFICIENT LANDSCAPE ORDINANCE, CAMPBELL MUNICIPAL CODE CHAPTER 10, ARTICLE 12, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

J. Nelson
 JON NELSON, PRINCIPAL
 MAY 15, 2025

- BAY FRIENDLY/ WELO REQUIREMENTS**
- 3" DEPTH OF WOOD MULCH IN ALL PLANTING AREAS.
 - AMEND SOIL WITH 6 CUBIC YARDS PER 1000 SQUARE FEET WITH REDWOOD COMPOST, INCORPORATED INTO THE TOP 6" OF ONSITE SOIL.
 - REDUCE AND RECYCLE LANDSCAPE CONSTRUCTION WASTE.
 - CHOOSE AND LOCATE PLANTS TO GROW TO NATURAL SIZE.
 - DO NOT PLANT INVASIVE PLANT SPECIES.
 - GROW DROUGHT TOLERANT CALIFORNIA NATIVE, MEDITERRANEAN OR CLIMATE ADAPTED PLANTS.
 - MINIMIZE THE LAWN TO 25% OF LANDSCAPED AREAS NOT ACTIVELY USED.
 - SPECIFY WEATHER BASED IRRIGATION CONTROLLER.
 - NO SPRINKLER & SPRAY HEADS FOR AREAS LESS THAN 6'-0" WIDE.
 - A LANDSCAPE DESIGN PLAN FOR PROJECTS IN FIRE PRONE AREAS SHALL ADDRESS FIRE SAFETY AND PREVENTION. A DEFENSIBLE SPACE OR ZONE AROUND A BUILDING REQUIRED PER PUBLIC RESOURCES. AVOID FIRE PRONE PLANT MATERIALS AND HIGHLY FLAMMABLE MULCHES.

- WATER AND LANDSCAPE EFFICIENCY CHECKLIST**
- IRRIGATION POINTS:
- MANUAL SHUTOFF OF ENTIRE IRRIGATION SYSTEM WITHIN 10'-0" OF THE POINT OF CORRECTION. EXISTING POC IS A 1" SIZE. SYSTEM IS DESIGNED FOR A MINIMUM OF STATIC PRESSURE OF 65 PSI, PRODUCING 17 GPM.
 - ALL DRIP EMITTERS ARE DESIGNED FOR MATCHED PRECIPITATION RATES THROUGHOUT ALL VALVES AND SYSTEMS.
 - IRRIGATION WATER AUDIT SHALL BE PERFORMED UPON PROJECT COMPLETION.
 - SITE IS PRIMARILY FLAT, NOT SLOPED, REDUCING ANY RUNOFF CONDITIONS.
 - DRIP EMITTERS AND BUBBLERS ARE ALL DESIGNED TO CURRENT ANSI STANDARDS FOR THE MOST EFFICIENT IRRIGATION.
 - AUTOMATIC IRRIGATION CONTROLLER IS DESIGNED USING REDUCING CARBON IMPACT, WITH NON VOLATILE MEMORY ALLOWING FOR FULL MEMORY IF SYSTEM IS SHUT-OFF FOR ANY REASON.
 - AUTOMATIC IRRIGATION IS CONTROLLED BY A RAIN-CLICK SENSOR PROVIDING POSITIVE CLOCK SHUT-OFF IN A RAIN EVENT.
 - EACH AUTOMATIC IRRIGATION VALVE HAS ITS OWN INDIVIDUAL BALL VALVE SHUT-OFF LOCATED AT EACH VALVE BOX LOCATION, THIS ALLOWS FOR QUICK POSITIVE CONTROL OF EACH CONTROL VALVE.
 - ALL DRIP VALVES HAVE ACCU-SYNC #40 PRESSURE REDUCING VALVES ATTACHED TO ELIMINATE ANY MISTING OR BLOWOUTS OF DRIP EMITTERS AND MAINTAIN A CONSTANT PRESSURE OF 40 PSI OR LESS.
 - SYSTEM DESIGNED USING DRIP EMITTERS AND BUBBLER IRRIGATION. POPLUP SPRAY HEADS ARE USED IN ONLY A VERY LIMITED WAY ON THIS PROJECT. THIS PROMOTES HEALTHY PLANT GROWTH, REDUCES OVERALL WATER USE.
 - BACKFLOW PREVENTION UNIT IS TO BE INSTALLED PER LOCAL CODES, UPON INSTALLATION UNIT SHALL HAVE BACKFLOW TEST GIVEN UPON COMPLETION TO ASSURE COMPLIANCE.
 - MAINLINE DEPTH TO BE 24" BELOW FINAL GRADE, TRENCH COMPACTED TO 95%.

IRRIGATION LIST:

KEY	SIZE	NAME	MODEL	NOTES
	3/4"	EXISTING S/JWW	WATER METER	MIN 55 PSI/ 10 GPM
	1"	RP BACKFLOW	FEBCO #825Y	INSTALL PER LOCAL CODES
	1"	RAINBIRD VALVE	#XCZ-100-PRB-COM	INSTALL WITH BALL VALVE
	3/4"	RAINBIRD QCV	#3-RC	INSTALL IN A CARSON R-10 VALVE BOX
	1 1/4"	MAIN LINE	SCH #40 PVC	BURY TO 24" BELOW FIN GR
	3/4"	DRIP IRRIGATION LINE	FLEX LINE	PLACE ON FG WITH STL STAPLE
		AUTOMATIC CLOCK	HUNTER #CC-2 GREY CABINET, 3 STATION #12CF-800-M CONTROLLER,	PLACE ON WALL
		HUNTER SOLAR SYNC	#SPXCH	MOUNT ON WALL
		HUNTER RAIN SENSOR	RAIN CLIK	MOUNT ON WALL
		HUNTER FLUSH CAP	#SWGA0506 PLACE IN ROUND BOX WITH HUNTER #800 FLUSH CAP	
		RAINBIRD EMITTER	#SW-30PS "RED" 2.0 GPH PRESSURE COMPENSTATING DRIP EMITTER WITH 1/4" BUG PLUGS.	2 EMITTERS ON ALL 1 GALLON 3 EMITTERS ON ALL 5 GALLON 4 EMITTERS ON 24" BOX

WELO Codes - Residential
 MICHAEL DRIVE
 Campbell

Hydrozones

Zone number 1 Plant factor Low .3 Irrigation type Drip Area in square feet (number only) 3669

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PFAE)	Area	ETAF x Area	ETWU	Delete
1	.3	Drip	0.81	0.37	3669 s.f.	1,358	38,166	
TOTALS						3,669 s.f.	38,166 gal/yr	
TOTAL SPECIAL LANDSCAPE AREA						0 s.f.		

MAWA: 56,676 gal/yr
 ETWU: 38,166 gal/yr
 Campbell Annual E To = 45.3 in

Project Name and City

Project name MICHAEL DRIVE

Choose city (for ETWU data) Campbell

SCALE 1' = 10'-0"

(16' 4"-0" X 5'-0" FIRE LADDER ACCESS PAD (TYPICAL))

REVISIONS	BY

BASED ON ARCHITECTURAL SITE PLAN OF BASSAL ARCHITECTURE DATED 1/9/2025

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 LOS GATOS, CALIFORNIA 95033
 PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM



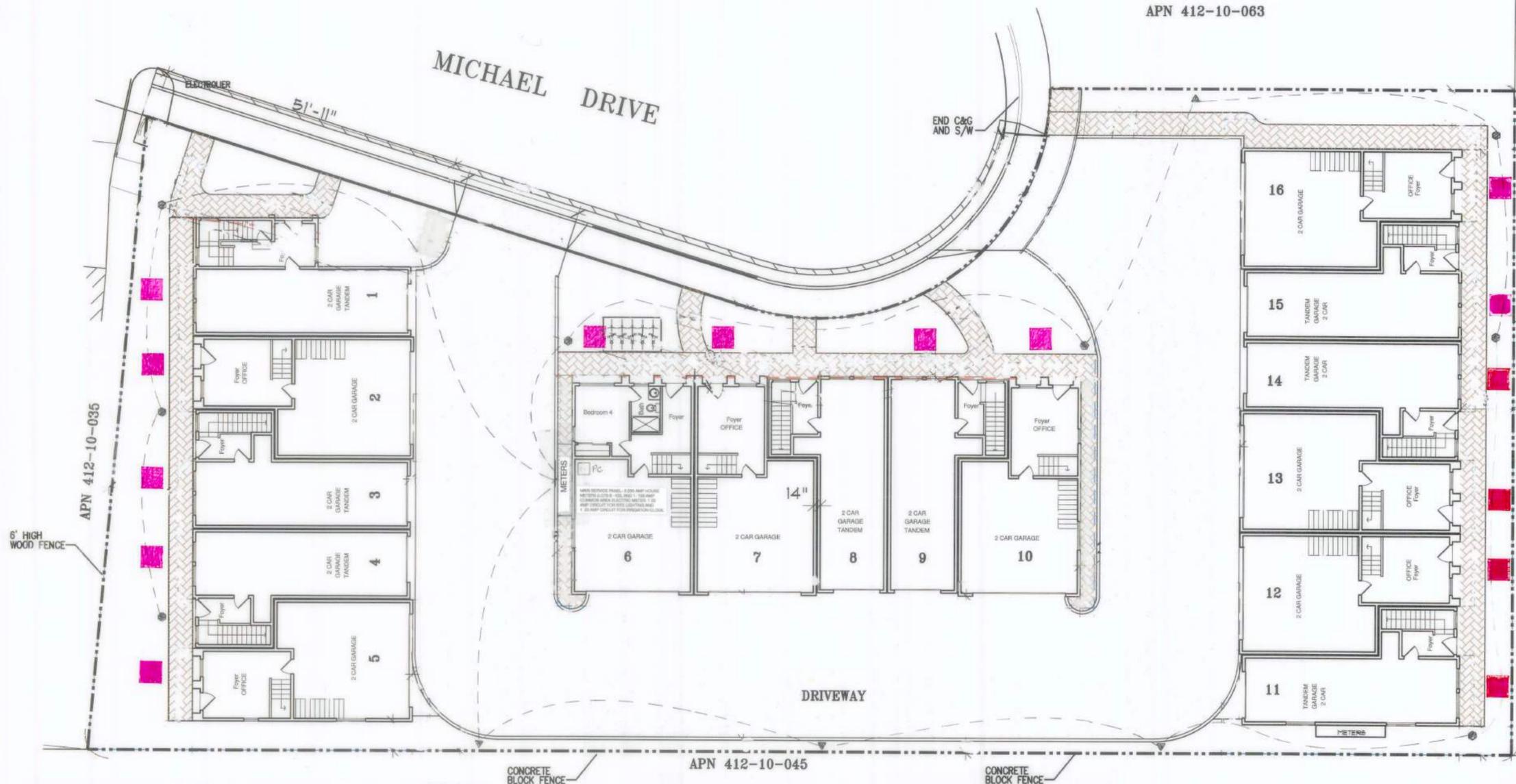
LANDSCAPE PLANNING FOR:
MICHAEL PLACE
 APN #412-10-065 & 038
 980-970 MICHAEL DRIVE
 CAMPBELL, CALIFORNIA

LIGHTING PLAN

DRAWN: JRN
 CHECKED: JRN
 DATE: 1/13/2025
 SCALE: 1" = 10'-0"
 JOB NO.: CAMPBELL
 SHEET: **L-4**

16 SHEETS

APN 412-10-063



J. Nelson
 Candidate ID Number CALWEP-4097



APN 412-10-044

LIGHTING LEGEND:

- | | |
|--------|--|
| SYMBOL | NAME/NOTES |
| METERS | ELECTRIC METER CABINET, 5-200 AMP METER SOCKETS FOR LOTS #6-10, 1-100 AMP COMMON AREA METER SOCKET (6 TOTAL ELECTRIC SOCKETS) |
| PC | 3/4" PVC ELECTRIC CONDUIT SCH 40 (TYPICAL, DEPTH 24" BELOW FINISH GRADE), #12 AWG WIRE, 2 +1 GROUND TYPICAL |
| PC | COMMON AREA LIGHTING CONTROL, DUSK TO DAWN STEM & SWIVEL PHOTOCELL, INTERMATIC #FK4736S, PLACE ON EXTERIOR WALL POINTED NORTH. LED COMPATIBLE. MOUNT 6'-0" ABOVE FINISH GRADE. |
| ▲ | DECORATIVE LED FIXTURE LOCATED ON 12'-0" TALL POLE (TYPICAL, 4 REQUIRED) COOPER STREETWORKS AVN AVENAIRE SERIES, ORNATE TOP WITH FLARE TRIM, 50 WATT, 3000K, 120 VOLT, 80 CRI, COLOR BLACK, 3" DIAMETER TENON MOUNT, 42 AMP MODEL #AVN-CLB-SA-50-830-U-T3-OU-R-X-2-X-BK, 3" TENON-BK COLOR-G (GROUND LUG). REQUIRES SHIELD KIT. SEE DETAIL ON SHEET L-5. |
| ▲ | DECORATIVE ALUMINUM SUPPORT POLE, COOPER LIGHTING "SEATTLE" STL SERIES, 12'-0" TALL, ROUND STRAIGHT, BLACK COLOR, WITH GROUND LUG. SEE DETAIL ON SHEET L-5 |
| ● | BOLLARD LIGHTING, 42" TALL, KIM LIGHTING #B30 LED, 25 WATTS, 3000K, 120 VOLT, 25 AMPS (TYPICAL, 8 REQUIRED). SEE DETAIL ON SHEET L-5 |
- NOTE: DESIGN IS CONSISTENT WITH THE CITY OF CAMPBELL MFD 4.030.3 AND THE CAMPBELL LIGHTING DESIGN STANDARD (CAMPBELL 21.18.090 A-D). FIXTURES ARE BOTH SHIELDED AND DARK SKY COMPLIANT.
- ALL WORK TO BE PER LOCAL BUILDING CODES AND RESTRICTIONS.

KIM LIGHTING®

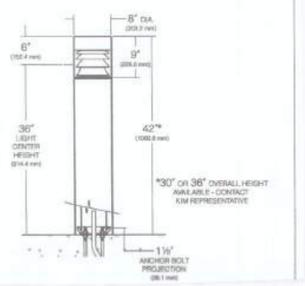
B30 LED

HIGH PERFORMANCE BOLLARD
 Type:
 Job:
 Catalog number:



Specifications

B30 LED
 Maximum weight: 30 lb.



DECORATIVE ALUMINUM POLES

Streetworks

AVN Avenaire

Zero Uplight Decorative Post Top Luminaire

Product Certifications & Features



NOTE: INCLUDE LIGHT FIXTURE CUTOFF SHIELD

NOTE: THIS PROJECT WILL NOT CREATE AN ADVERSE LIGHTING EFFECT AT THE SURROUNDING RESIDENTIAL OR COMMERCIAL USE PROPERTIES WITH RESPECT TO LIGHT TRESPASS AND GLARE. THIS DESIGN IS FORMULATED TO BALANCE THE REQUIREMENTS OF PROPERTY OWNERS FOR SUFFICIENT ILLUMINATION AND FLEXIBILITY FOR THE USE OF THEIR PROPERTY, WHILE MINIMIZING THE OFF-SITE NEGATIVE EFFECTS OF LIGHT TRESPASS AND GLARE.

INTERMATIC
 Electronic Thermal Type PhotoCell - Stem and Swivel Mounting
 LED Compatible - Top Lens - 150-977 Volt - Intermatic EK4736S

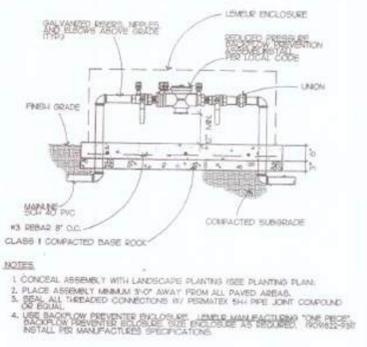


SKU: ELEC-694736S

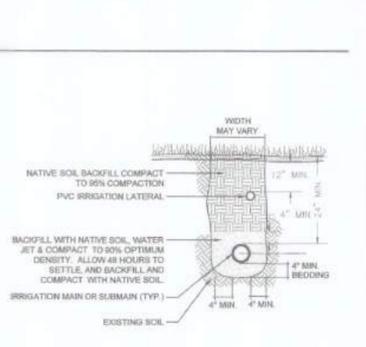


SCALE 1" = 10'-0"

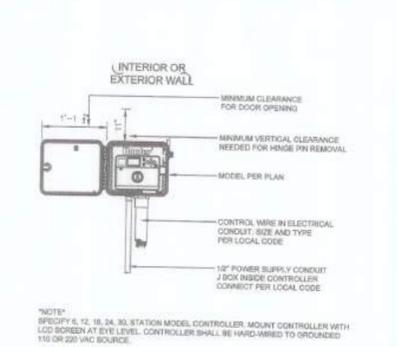
(16) 4'-0" X 5'-0" FIRE LADDER ACCESS PAD (TYPICAL)



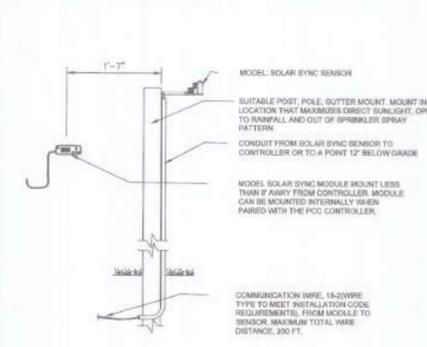
A BACKFLOW PREVENTER DETAIL



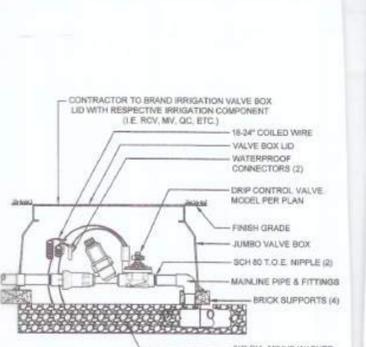
B TRENCHING DETAIL



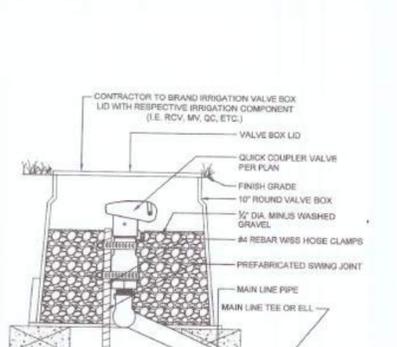
C IRRIGATION CONTROLLER



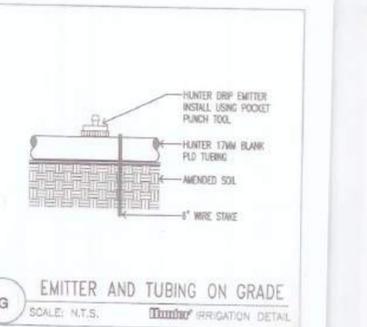
D WEATHER SENSOR



E DRIP CONTROL ZONE KIT



F QUICK COUPLER VALVE



G EMITTER AND TUBING ON GRADE

PLANTING NOTES:

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCES OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THIS INCLUDES NOTIFICATION OF DIGITS UTILITIES BY USA NORTH 811. ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPER.

ALL LANDSCAPED AREAS SHALL BECOME AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL WATER 100% OF PLANTED AREAS WITH A MINIMUM OF FLANKING TO STREETS AND SIDEWALKS. IRRIGATION WILL BE SUBJECT TO SUMMER COVER AND UNDER COVERING ON ALL PLANTS. FINISH AND CARE. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OF 48 HOURS IN THE MORNING AS POSSIBLE TO REDUCE WASTAGE. COST TO MAINTAIN 1500 PSI WATER. FOR AN ONLY, IRRIGATION CONTROLLER SHALL ALSO HAVE A MAIN SENSOR INSTALLED TO OVERSEE THE IRRIGATION SYSTEM.

ALL PLANTING AREAS SHALL BE PROTECTED FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2\"/>

ALL LANDSCAPED AREAS SHALL HAVE UNPROTECTED REDWOOD BARRELS NOTIFIED INTO THE TOP 4\"/>

FINISH SOIL GRADE SHALL BE 2\"/>

THE PLANT MATERIAL LOCATIONS ARE QUANTITATIVE AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE PLANNER. LAYOUT PLANTS ACCORDING TO THE PLANTING AND PROTECTIVE SPACES FOR FUTURE GROWTH WHEN ADJUSTMENTS MAY BE NECESSARY DUE TO UNUSUAL ON SITE CONDITIONS (EXAMPLE: MANHOLES, UTILITIES, LIGHT INTERFERE, OBSTACLES, ETC.).

ALL PLANT MATERIAL SHALL CONFORM TO THE QUALITIES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS OF HARBURY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREES AND SHRUBS SHALL HAVE APPROXIMATE 21 GRAM FERTILIZER TABLETS INSTALLED IN THE BACKFILL AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 3\"/>

THE PLANT COUNT IS FOR THE CONTRACTOR'S CONFORMANCE. IN CASE OF DISCREPANCY THE PLANT SHALL GOVERN.

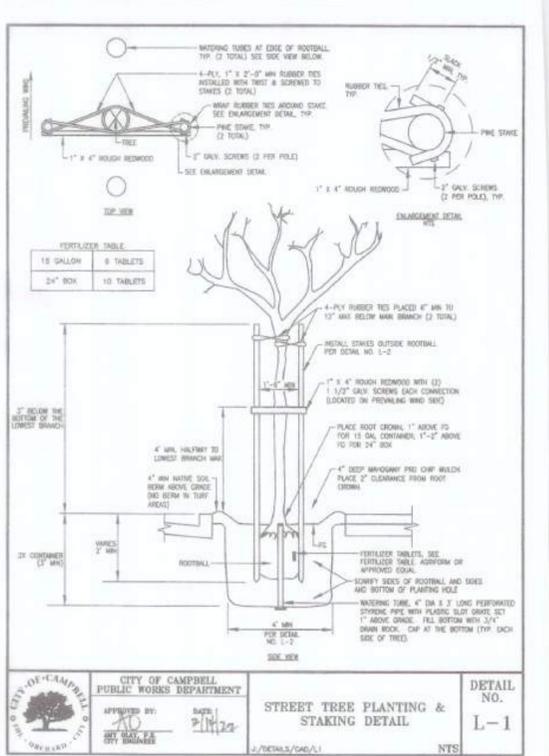
ALL GROUNDWORK AND LANDSCAPED AREAS SHALL RECEIVE A 2\"/>

CONFORM TO CHEMICAL, HAZARDOUS, LEAD OR OTHER HAZARDOUS MATERIAL PRIOR TO SHIPPING TO SITE.

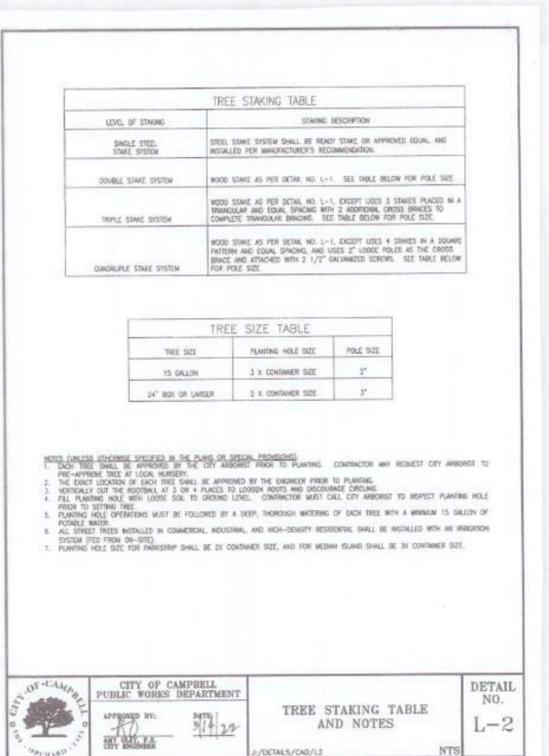
ALL TREES TO BE STAKED AS NOTED. ALL TREES SHALL HAVE TOWNSEND ROOT PROTECTORS FOR ALL FINISHES INSTALLED. THIS SHALL CONSIST OF A 12\"/>

CONTRACTOR SHALL APPLY ONE APPLICATION OF CHEMICAL-RESISTANT WEED CONTROL TO ALL CONTAINER PLANTED AREAS. THIS WEED CONTROL CHEMICAL WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURER'S RECOMMENDED RATE OF APPLICATION. DO NOT APPLY TO BERRY CANES BE CAUSE TO PROTECT BERRY PLANTS TO ROOTS. MAINTAINANCE PERIOD: CONSTRUCTION SHALL PERFORM A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL, AND FINAL PROJECT CLEARUP.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANTS FOR A PERIOD OF 6 MONTHS FROM THE DATE OF FINAL PLANT INSTALLATION, MAINTENANCE AND OVERSIGHT ACCEPTANCE.



L-1 STREET TREE PLANTING & STAKING DETAIL



L-2 TREE STAKING TABLE AND NOTES

BIO SWALE SOIL MIX AND SPEC
SHOWN ON SHEET L-3



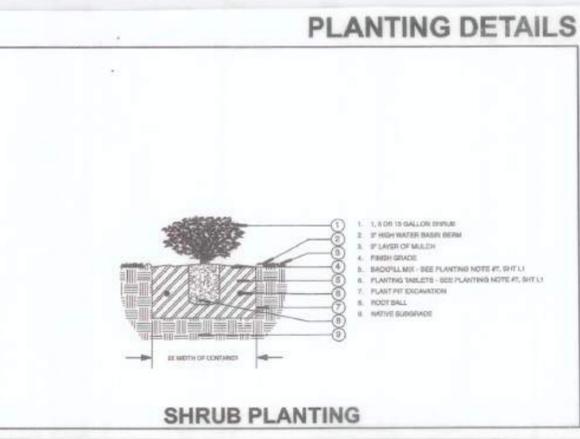
Terra Vida™ Living Soil for Stormwater Filtration Applications

Description:
Terra Vida™ Brand living soils are 100% natural and made from the finest materials to assure maximum success in your garden or landscape. We focus on natural nutrient sources and the rich biological life that will break them down and help the plant to take them in as needed. These are the same principles that organic farmers have followed for decades. Many of these same micro-organisms also help to break down and neutralize contaminants often found in stormwater runoff from rooftops, parking lots, streets, etc.

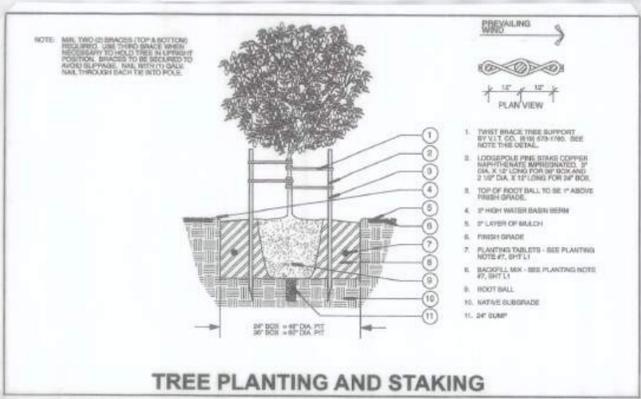
- Ingredients:**
- Washed Fine Sand, meeting the requirements of the Municipal Regional Discharge Permit (MRP).
 - OMRI Listed Organic Compost, STA tested, meeting the requirements of the MRP, for excellent macro and micro nutrient availability, abundant beneficial micro-organisms and bacteria and high organic content.
 - Vermicompost (Worm Castings), which is highly regarded as the best source of beneficial micro-organisms and bacteria, as well as being nutrient rich.
 - AXIS® Calcinated Diatomaceous Earth. AXIS has the ideal pore size for maximum water absorption & release. Diatomaceous Earth has long been a staple in many types of filtration systems & is a natural fit for stormwater treatment soils.
 - Organic fertilizer for balanced pre-plant nutrition. We also recommend these OMRI Listed products for maintenance applications as they have excellent slow-release properties, will minimize any chemical leaching and will continue to promote healthy life within the soil.

This remarkable new combination of materials provides complete, balanced, organic nutrition, minimizes irrigation requirements, eliminates leaching of chemical fertilizers (because there aren't any!), and maximizes bio-filtration through excellent porosity and healthy soil biology. Terra Vida™ Brand Living Soil is a potential source of LEED credits and is a fantastic tool for today's environmentally conscious architect, municipality, developer, builder, landscaper or home gardener.

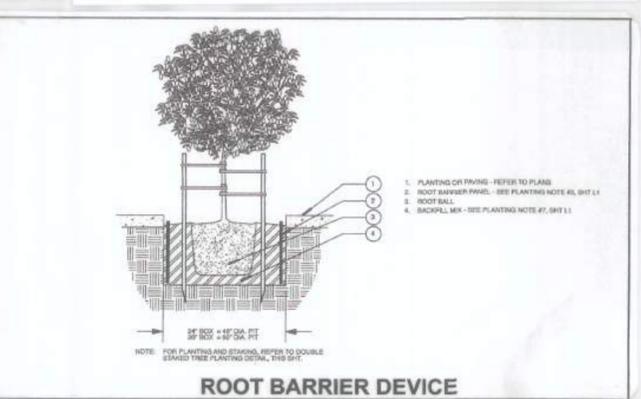
1996 Oakland Road • San Jose, CA 95131
Phone: 408-432-9040 • Fax: 408-432-9429



SHRUB PLANTING



TREE PLANTING AND STAKING



ROOT BARRIER DEVICE

REVISIONS	BY

L.R. NELSON & ASSOCIATES, INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA
PHONE (408) 591-0873 EMAIL: CNDEV@AOL.COM



MICHAEL PLACE
960-970 MICHAEL DRIVE, CAMPBELL
APN #412-10-065 & (038)

IRRIGATION & PLANTING NOTES

DRAWN: JRN
CHECKED: [initials]
DATE: 6/15/2025
SCALE: AS NOTED
JOB NO.: CAMPBELL
SHEET: L-6