Location of Proposed Project

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

Project Image

Courtesy Notice

Dear Campbell Resident, **November 26, 2025**

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 2060 S Bascom Avenue

Zoning | Area Plan: C-1 | N/A

Neighborhood Association(s): Pruneyard-Dry Creek

Council District: 2

File No.: PLN-2025-157

APN: 288-08-073

Applicant: Hunter Decker

Property Owner: COMMERCIAL NET LEASE RLTY LP

Application Type: Site and Architectural Review Permit

Decision-Making Body: Planning Commission

Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Request to allow construction of an approximately 3,600 square -foot commercial retail bank building.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 I 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

ARCH D 24x36

CHASE

2060 S Bascom Ave,
Campbell, CA 95008-3207

DRAWING LIST

SHEET	NAME	DATE	REV #	DESCRIPTION
00 - GENERAL				
G0.1	COVER SHEET	11/6/25	0	ISSUE FOR PLANNING REVIEW
LS.1	LIFE SAFETY PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
01 – CIVIL				
C1.1	ALTA SURVEY	11/6/25	0	ISSUE FOR PLANNING REVIEW
C1.2	ALTA SURVEY	11/6/25	0	ISSUE FOR PLANNING REVIEW
C2.0	PRELIMINARY DEMOLITION PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C3.0	PRELIMINARY EROSION CONTROL PLN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C3.1	PRELIMINARY EROSION CONTROL DETAILS	11/6/25	0	ISSUE FOR PLANNING REVIEW
C4.0	PRELIMINARY SITE PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C5.0	PRELIMINARY UTILITY PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C6.0	PRELIMINARY GRADING AND DRAINAGE PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C7.0	PRELIMINARY STORMWATER CONTROL PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C8.0	PRELIMINARY FIRE TRUCK TURN PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C8.1	PRELIMINARY DELIVERY TRUCK TURN PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
C8.2	PRELIMINARY REFUSE TRUCK TURN PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
02 – LANDSCAPING				
L1.0	TREE DISPOSITION NOTES, SCHEDULE, & DETAILS	11/6/25	0	ISSUE FOR PLANNING REVIEW
L1.1	TREE DISPOSITION PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
L1.3	PRELIMINARY LANDSCAPE IMAGERY BOARD	11/6/25	0	ISSUE FOR PLANNING REVIEW
L2.0	PRELIMINARY LANDSCAPE SCHEDULE AND NOTES	11/6/25	0	ISSUE FOR PLANNING REVIEW
L2.1	PRELIMINARY LANDSCAPE PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW

DRAWING LIST

SHEET	NAME	DATE	REV #	DESCRIPTION
03 – IRRIGATION				
IR1.1	IRRIGATION PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
IR1.2	IRRIGATION DETAILS	11/6/25	0	ISSUE FOR PLANNING REVIEW
IR1.3	IRRIGATION DETAILS	11/6/25	0	ISSUE FOR PLANNING REVIEW
04 - ARCHITECTURAL				
A0.4	TRASH ENCLOSURE, PAVING DETAILS	11/6/25	0	ISSUE FOR PLANNING REVIEW
A1.1.0	CONSTRUCTION PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
A1.1.1	ANNOTATED FLOOR PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
A1.1.2	FURNITURE / EQUIPMENT PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
A1.1.3	FINISH PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
A1.2	REFLECTED CEILING PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
A1.3	ROOF PLAN	11/6/25	0	ISSUE FOR PLANNING REVIEW
A2.1	EXTERIOR ELEVATIONS	11/6/25	0	ISSUE FOR PLANNING REVIEW
A2.2	EXTERIOR ELEVATIONS	11/6/25	0	ISSUE FOR PLANNING REVIEW
A4.3	BUILDING SECTIONS	11/6/25	0	ISSUE FOR PLANNING REVIEW
A7.1	SITE PHOTOS	11/6/25	0	ISSUE FOR PLANNING REVIEW
A7.2	COLORED FRONT ELEVATION	11/6/25	0	ISSUE FOR PLANNING REVIEW
A7.3	ISOMETRIC RENDERINGS	11/6/25	0	ISSUE FOR PLANNING REVIEW
A7.4	STREETSCAPE DRAWINGS	11/6/25	0	ISSUE FOR PLANNING REVIEW
07 - ELECTRICAL				
E1.1	SITE PLAN PHOTOMETRIC	11/6/25	0	ISSUE FOR PLANNING REVIEW

CIVIL ABBREVIATIONS

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

ARCHITECTURAL ABBREVIATIONS

GENERAL ABBREVIATIONS

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

PROJECT CONTACTS

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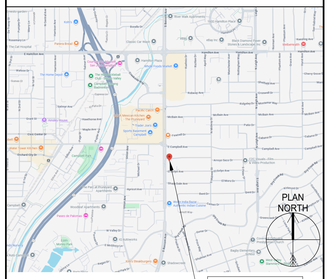
PROJECT NOTES

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

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

LOCATION MAP



AERIAL IMAGE

APPLICABLE CODE

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

CODE SUMMARY

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

GENERAL CONTRACTOR NOTES LEED / SUSTAINABILITY:

CONTRACTOR RESPONSIBILITIES:
- LEED SUBMITTALS AND DOCUMENTATION
- ON-SITE WASTE AND RECYCLING STORAGE AND SORTING AND DISPOSAL
- COORDINATE WITH COMMISSIONING AGENT AND FLUSH-OUT OR IAQ TESTING ACTIVITIES
- CONSTRUCTION FEASIBILITY AND PRICING OF ALTERNATIVE MATERIALS WHERE NECESSARY
- SPEC SECTIONS TO NOTE FOR SUSTAINABILITY: 017419, 018113, 018119, 019100, 019114
- FLUSH OUT: DOAS PROVIDES 600 CFM, WE WILL LIKELY DIRECT THE CONTRACTOR TO PURSUE AIR TESTING SUE TO THE TIME REQUIRED FOR FLUSH OUT.
- CONTRACTOR TO PROVIDE BREAK OUT LINE ITEMS IN BID PACKAGE FOR ALL MATERIALS / SCOPE OUTLINED IN SCHEDULE OF ALTERNATES SEE A3.6

DRAWING SYMBOLS LEGEND

VIEW TITLE: DETAIL # / VIEW NAME / SCALE : 1/8" = 1'-0"
SECTION MARKER: SECTION # / DRAWING # (A101)
DETAIL SECTION: DETAIL # / DRAWING # (A101)
DETAIL CALLOUT: DETAIL # / DRAWING # (A101)
ELEVATION MARKER: ELEVATION # (A000) / DRAWING # (A6.3)
NEW COLUMN ID (XXX)
EXISTING COLUMN ID (XXX)

BREAK MARKER
NORTH ARROW (SHOWN IN KEYPLAN)
WINDOW TYPE MARKER (XX)
DOOR MARKER (101)
KEYNOTE (#)
KEYNOTE (REMOVALS) (#)
ROOM TAG (Room name 101)
EQUIPMENT TAG (BE 21)
ELEVATION NOTATION
CEILING HEIGHT (8' - 0")
(XXXXX)
CONSTRUCTION TYPE (WJ10)

DRAWING SYMBOLS LEGEND - CIVIL

PROPERTY LINE
CENTER LINE
EASEMENT OR SETBACK LINE
APPROXIMATE CIVIL LIMIT OF WORK LINE
PROPOSED CONTOUR (xxx)
EXISTING CONTOUR (xxx)
PROPOSED ROOF DRAIN DOWNSPOUT LOCATION

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

GENERAL NOTES

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

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

SITE INFORMATION

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

CITY APPROVAL

CITY APPROVAL

Colliers Engineering & Design

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REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

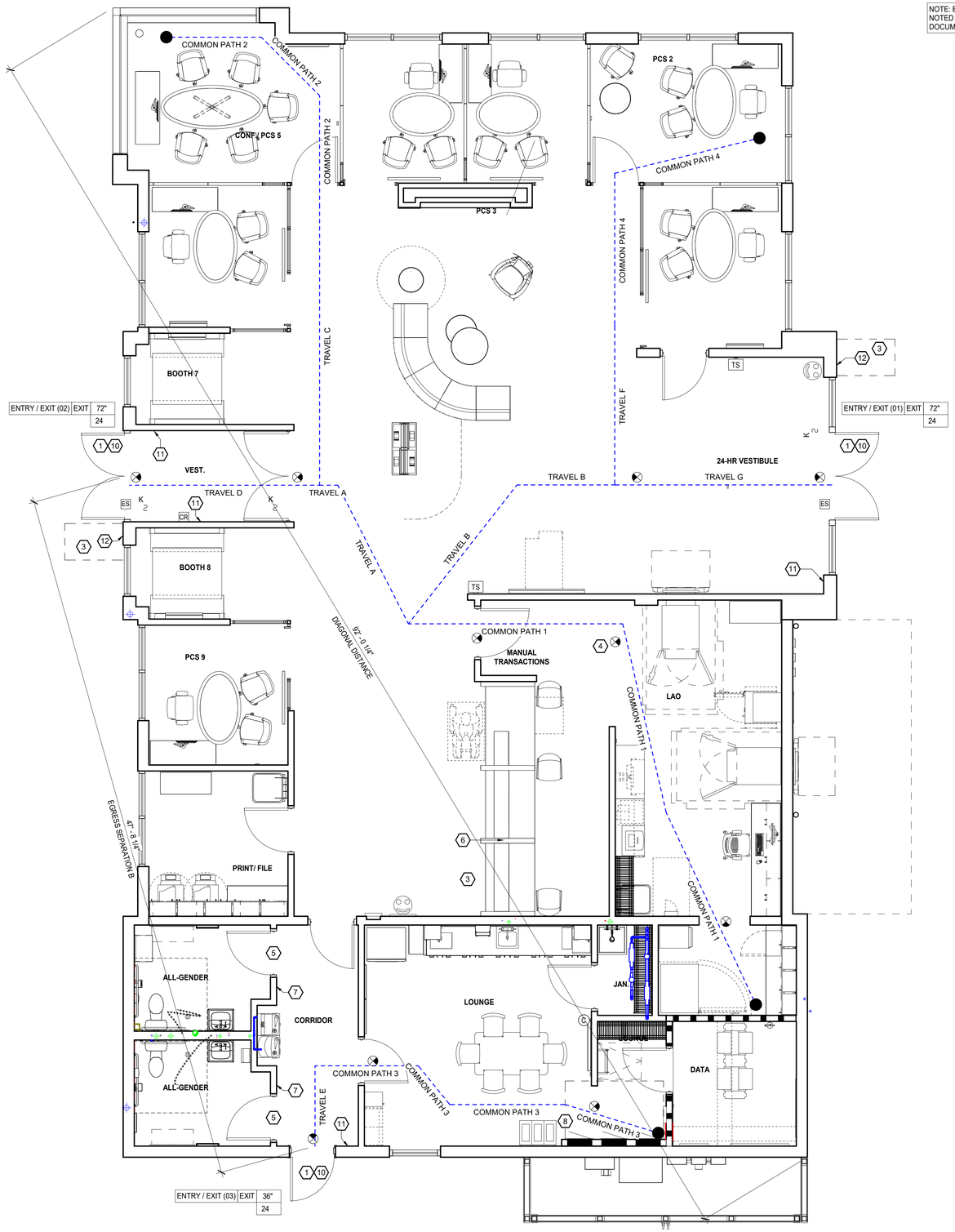
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 11/06/2025
PROJECT NUMBER: 25004465A
SHEET NAME: COVER SHEET
DRAWING NUMBER: G0.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

11/7/2025 6:58:47 PM

ARCH D 24x36



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

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

CODE SUMMARY

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

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

LEGEND

DESCRIPTION
DIMENSION
OCCUPANTS

SIGN DIRECTION
FACE OF SIGN — EXIT SIGN
EXIT
CPET — COMMON PATH OF EGRESS DISTANCE
EATD — EXIT ACCESS TRAVEL DISTANCE (ALONG STAIRWAY NOSING AT OPEN STAIRWAYS)
FE — FIRE EXTINGUISHER ON WALL BRACKET
FE — FIRE EXTINGUISHER CABINET
DF — DRINKING FOUNTAIN
SS — SERVICE SINK
1-HR RATED WALL
2-HR RATED WALL
3-HR RATED WALL
4-HR RATED WALL

EGRESS PATH OF TRAVEL SCHEDULE

EXIT ROUTE	TRAVEL DISTANCE	MEETS CODE
COMMON PATH 1	42' - 5 23/32"	Yes
COMMON PATH 2	19' - 8"	Yes
COMMON PATH 3	25' - 1"	Yes
COMMON PATH 4	20' - 7 21/32"	Yes
TRAVEL A	11' - 10 27/32"	Yes
TRAVEL B	18' - 9 13/32"	Yes
TRAVEL C	19' - 2 11/32"	Yes
TRAVEL D	13' - 0 3/8"	Yes
TRAVEL E	5' - 6"	Yes
TRAVEL F	10' - 11 1/16"	Yes
TRAVEL G	14' - 10 15/32"	Yes

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REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 11/06/2025
PROJECT NUMBER: 25004465A
SHEET NAME: LIFE SAFETY PLAN
DRAWING NUMBER: LS.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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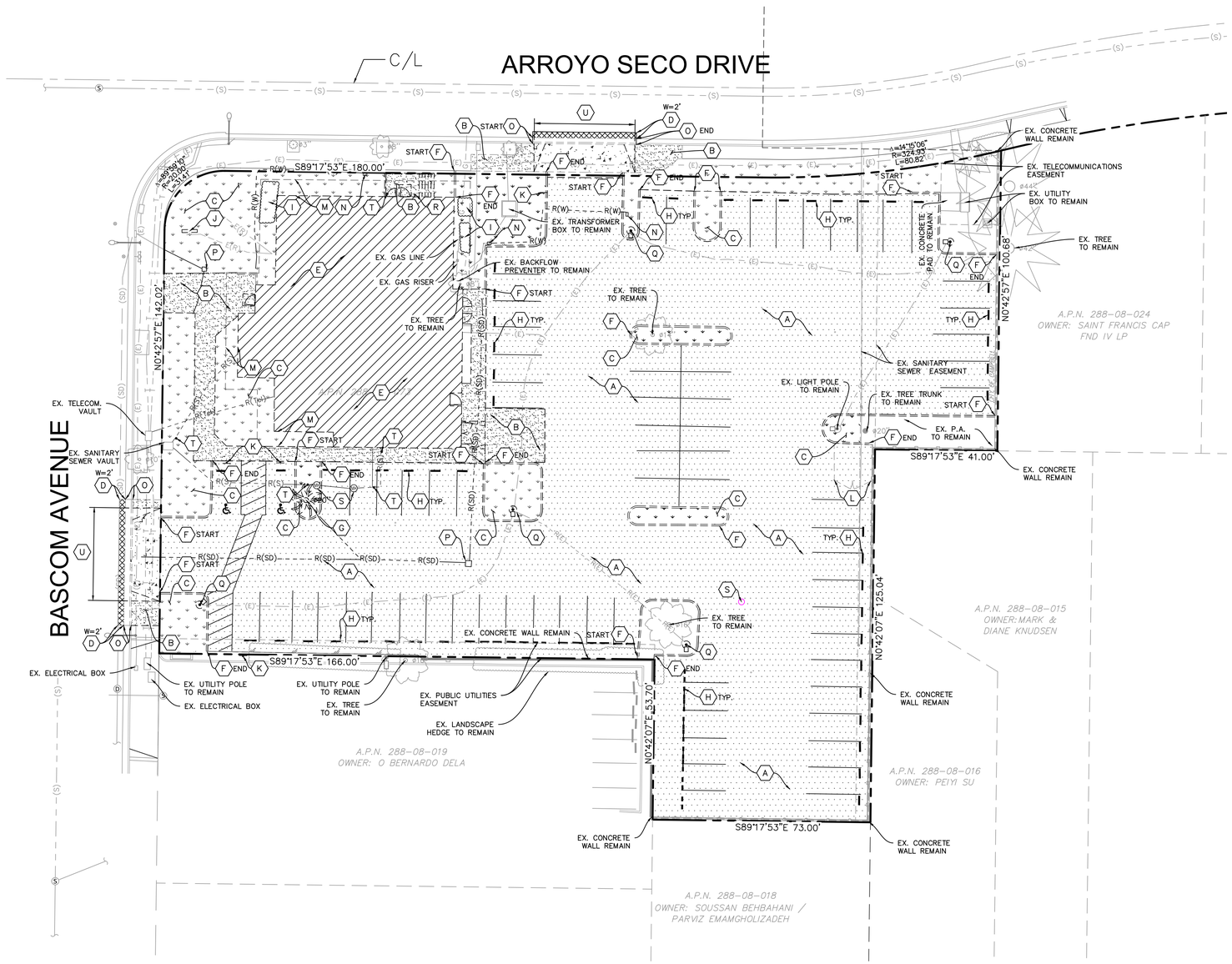

UTILITY DEMOLITION LEGEND

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

EXISTING UTILITY NOTE:

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

DEMOLITION KEYNOTES

A	SAW-CUT AND REMOVE EXISTING A.C. PAVEMENT SECTION (ASPHALT, BASE, & SUB-GRADE) AS REQUIRED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
B	SAWCUT, REMOVE, AND DISPOSE EXISTING CONCRETE PAVEMENT, BASE (IF ANY) AND SUB-GRADE AS NEEDED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
C	REMOVE AND DISPOSE EXISTING LANDSCAPE AND SHRUB PLANTINGS IN THESE AREAS. BACKFILL AS NEEDED TO ACCOMMODATE PROPOSED IMPROVEMENTS
D	SAW-CUT AND REMOVE EXISTING A.C. PAVEMENT SECTION TO THE TOP OF THE BASE LAYER.
E	REMOVE AND DEMOLISH EXISTING BUILDING, INCLUDING ALL FOUNDATION AND UTILITY STUBOUTS. BACKFILL AND RECOMPACT TO ACCOMMODATE PROPOSED IMPROVEMENTS. CAP AND ABANDON ALL UTILITY STUBOUTS WITHIN BUILDING ENVELOPE. BACKFILL AND COMPACTION PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
F	REMOVE AND DISPOSE EXISTING CONCRETE CURB.
G	REMOVE AND RELOCATE EXISTING WATER METER. FOR RELOCATED LOCATION SEE PROPOSED SITE PLAN.
H	REMOVE AND DISPOSE EXISTING CONRETE WHEEL STOPS.
I	REMOVE AND DISPOSE EXISTING SHRUB/BUSH, INCLUDING ROOTS.
J	REMOVE EXISTING SIGN.
K	REMOVE AND DISPOSE EXISTING SIGNAGE.
L	REMOVE AND DISPOSE EXISTING WOODEN FENCE AND STRUCTURE.
M	EXISTING BUILDING OVERHANG TO BE REMOVED.
N	EXISTING IRRIGATION CONTROL VALVE TO BE REMOVED.
O	REMOVE AND DISPOSE EXISTING CONCRETE CURB AND GUTTER.
P	REMOVE AND DISPOSE EXISTING STORM DRAIN INLET. CONTRACTOR SHALL INFILL VOID WITH SOIL. SOIL TO BE MOISTURE CONDITIONED & COMPACTED @ 95% OF RELATIVE DENSITY.
Q	REMOVE & DEMOLISH EXISTING LIGHT POLE.
R	REMOVE AND DISPOSE EXISTING WATER FAUCET.
S	REMOVE AND DISPOSE EXISTING SEWER MANHOLE. CONTRACTOR SHALL INFILL VOID WITH SOIL. SOIL TO BE MOISTURE CONDITIONED & COMPACTED @ 95% OF RELATIVE DENSITY.
T	REMOVE AND DISPOSE EXISTING SEWER CLEANOUT.
U	REMOVE & RECONSTRUCT EXISTING DRIVEWAY PER SITE PLAN. SEE SHEET 'C4.0'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

REGISTERED PROFESSIONAL ENGINEER
No. 81751
CIVIL
STATE OF CALIFORNIA

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714-939-1030

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

EXISTING/DEMOLITION PLAN

DRAWING NUMBER:

C1.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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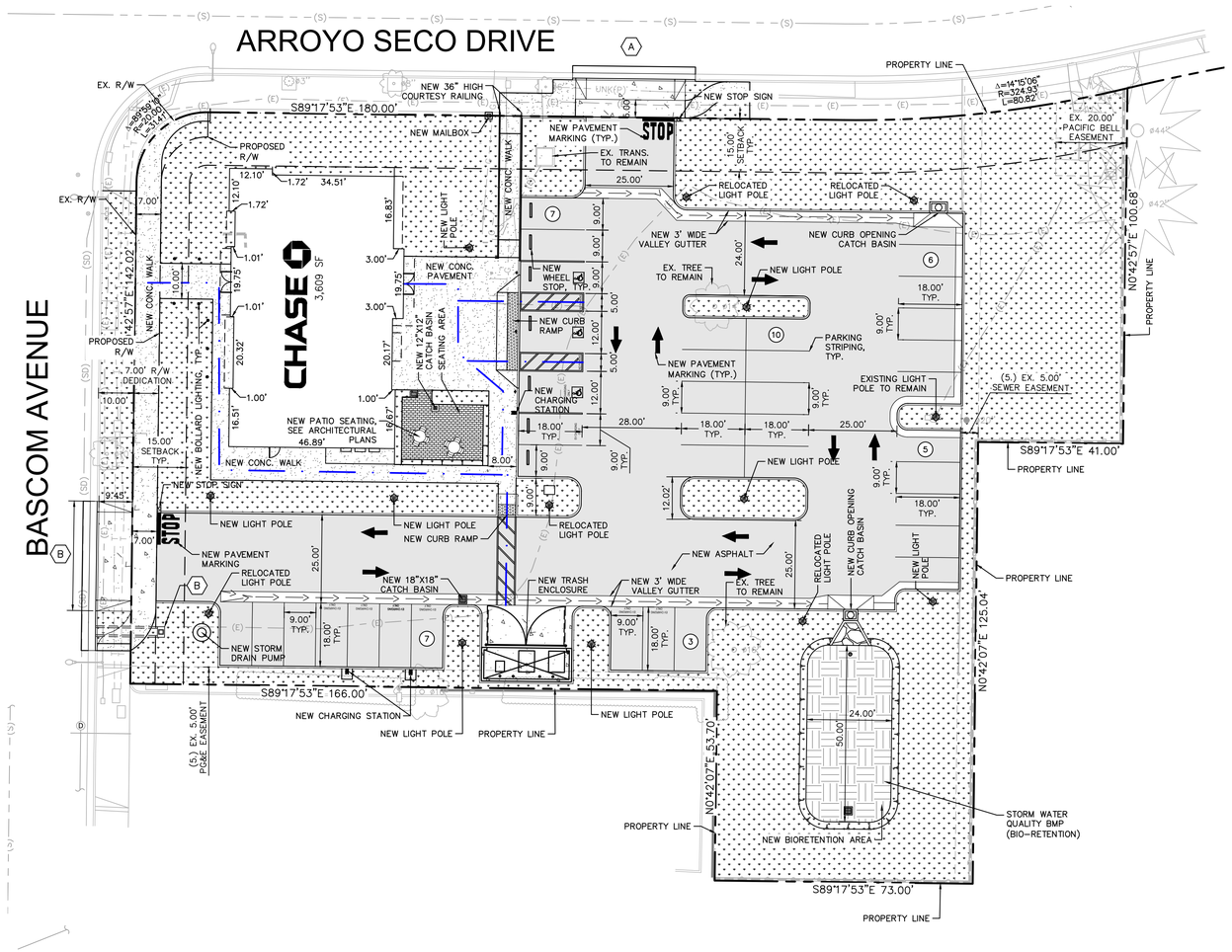

LEGEND

SYMBOL	DESCRIPTION
	EX. PROPERTY LINE / RIGHT-OF-WAY
	BUILDING SETBACK
	PROPOSED PROPERTY LINE / RIGHT-OF-WAY
	ACCESSIBLE PATH OF TRAVEL (FOR REFERENCE ONLY, DO NOT PAINT)
	LANDSCAPING PER LANDSCAPE PLANS (19,098 S.F. ONSITE & 983 S.F. OFFSITE)
	HEAVY DUTY CONCRETE PAVEMENT (836 S.F.)
	ASPHALT CONCRETE (16,785 S.F.)
	CONCRETE PAVERS (382 S.F.)
	BIORETENTION AREA (1,600 S.F.)
	RIP RAP (44 S.F.)
	PEDESTRIAN CONCRETE PAVEMENT (4230 S.F.)

PARKING NOTES & LEGEND

38	PROPOSED PARKING SPACES	(X)
11	REQUIRED PARKING SPACES	

1 PARKING SPOT REQUIRED PER 350 SF OF FLOOR AREA

3609 SF / 350 SF = 11 SPACES

EASEMENT NOTES

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

CONSTRUCTION KEYNOTES

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

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

(C) NEW PARKWAY DRAIN PER SPPWC STD. PLAN 151-2

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK PRUNEYARD

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PROFESSIONAL ENGINEER — BENJAMIN BET COHEN — No. 81751 — CIVIL — STATE OF CALIFORNIA

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

SHEET NAME:

DEVELOPMENT SITE PLAN

DRAWING NUMBER:

C2.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

ARROYO SECO DRIVE

BASCOM AVENUE

CHASE

3,609 SF

PROPERTY LINE

S89°17'53"E 180.00'

EX. TRANSFORMER

6.00' LANDING

30.00' RAMP

5.00' LANDING

15.00' SETBACK TYP.

NEW ASPHALT

NEW CONC. PAVEMENT

5.00' SEWER EASEMENT

EX. R/W

7.00' R/W DEDICATION

NEW CONC. WALK

NEW CONC. WALK

NO°42'57"E 142.02'

NEW SD PUMP

S89°17'53"E 166.00'

PROPERTY LINE

PROPERTY LINE

NO°42'07"E 153.70'

NEW BIORETENTION AREA

TOP OF BIO=180.00

5.00' SEWER EASEMENT

S89°17'53"E

PROPERTY LINE

NO°42'07"E 125.04'

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND:

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

REV	DATE	DESCRIPTION

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

SHEET NAME:

PRELIMINARY
DRAINAGE &
GRADING PLAN

DRAWING NUMBER:

C3.0

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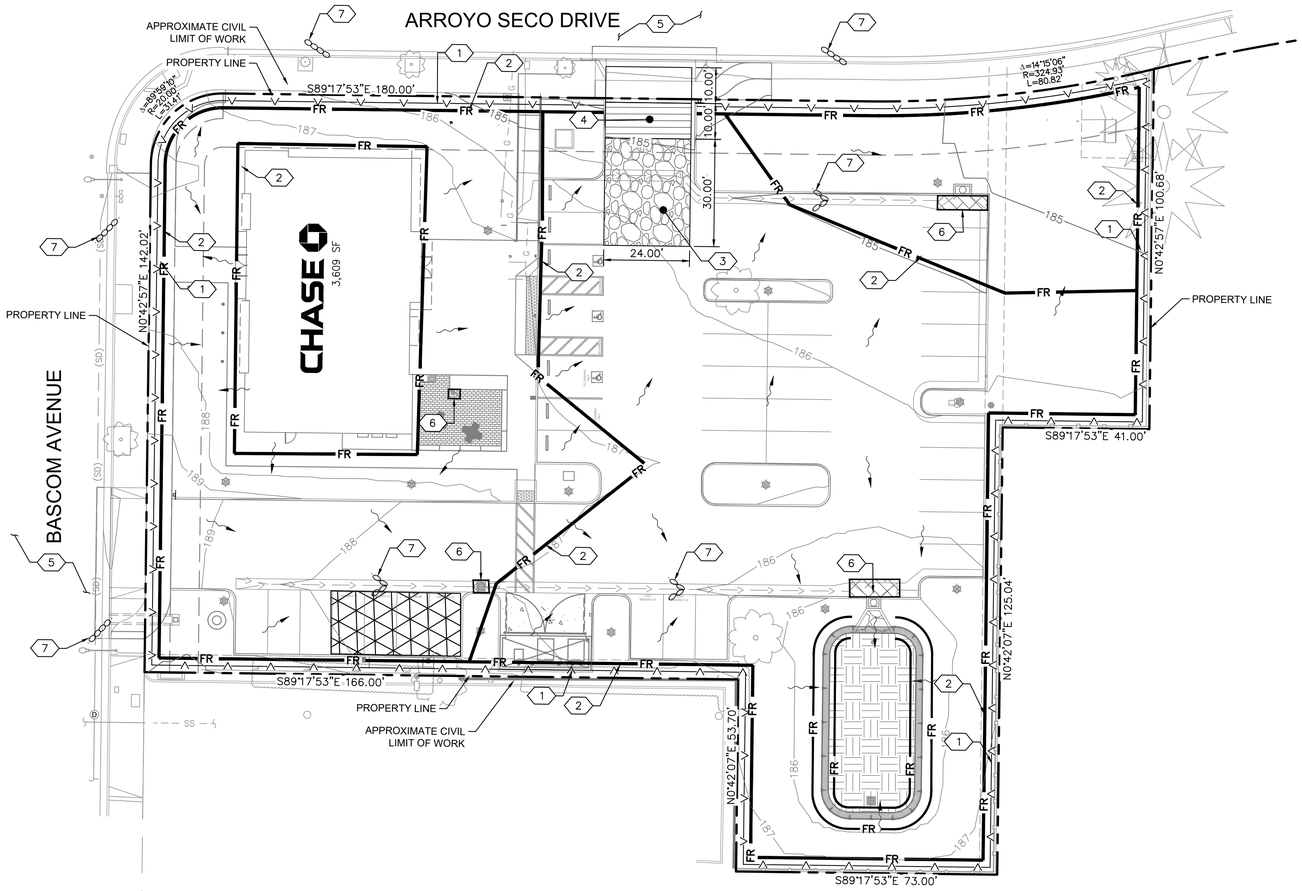

LEGEND

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

EROSION CONTROL NOTES

1. SE–1, SILT FENCE PER DETAIL '1/C3.1'.
2. SE–5, FIBER ROLL PER DETAIL; '2/C3.1'.
3. TC–1, STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL '3/C3.1'.
4. TC–3, ENTRANCE/OUTLET TIRE WASH PER DETAIL '4/C3.1'.
5. SE–7, STREET SWEEPING AND VACUUMING.
6. SE–10, STORM DRAIN INLET PROTECTION PER DETAIL '5/C3.1'.
7. SE–6, GRAVEL BAG BERM

EROSION CONTROL NOTES

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

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

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

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

NORTH

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REV	DATE	DESCRIPTION

CHASE

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

SHEET NAME:
PRELIMINARY EROSION CONTROL PLAN

DRAWING NUMBER:
C4.0

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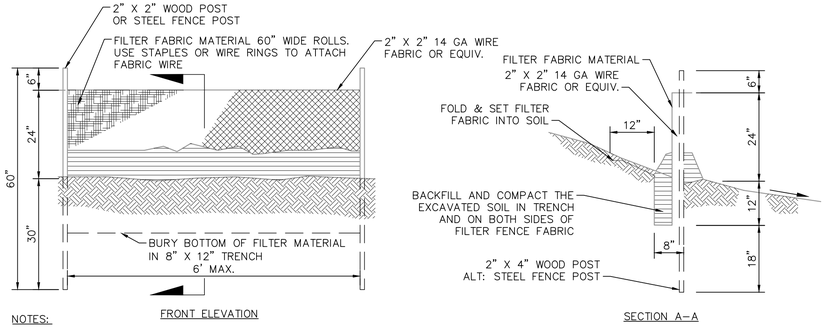


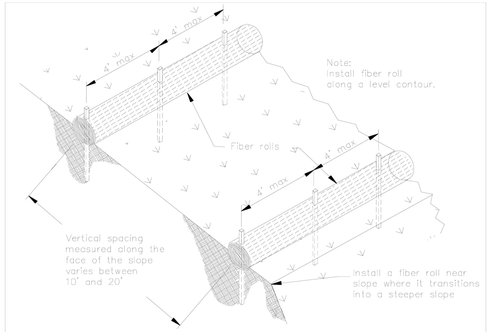
FRONT ELEVATION

SECTION A–A

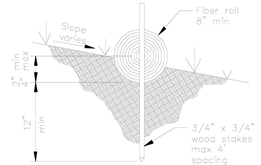
NOTES:

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

CONSTRUCTION SILT FENCE 1
N.T.S.



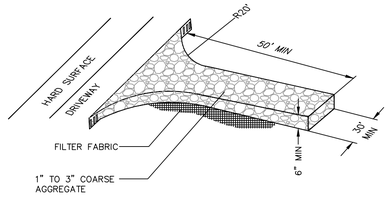
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

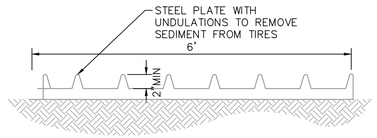
FIBER ROLL 2
N.T.S.

APPLICABLE AT ALL ENTRANCES AND EXITING LOCATIONS ON CONSTRUCTION SITE.



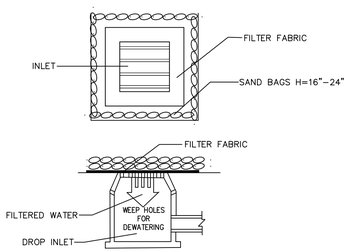
STABILIZED CONSTRUCTION ENTRANCE 3
N.T.S.

ENTRANCE/EXIT SECTION



STEEL PLATE DETAIL

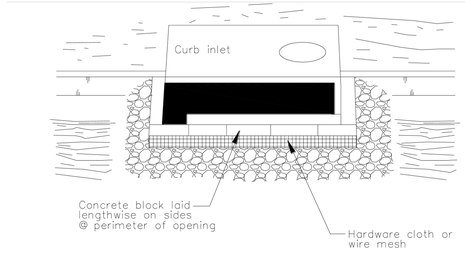
TIRE WASH RACK 4
N.T.S.

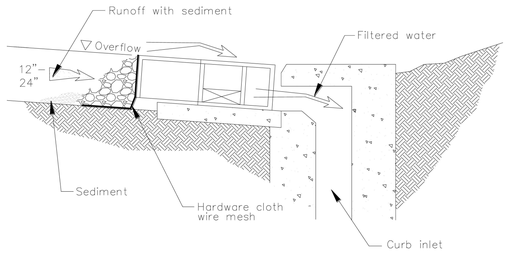


SPECIFIC APPLICATION REQUIRED

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

DROP INLET PROTECTION 5
N.T.S.





DI PROTECTION – TYPE 4
NOT TO SCALE

CURB INLET PROTECTION 6
N.T.S.

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

REGISTERED PROFESSIONAL ENGINEER
BRIAN B. GET COMPTON
No. 81751
CIVIL
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MG	BBG
DESIGNER:	REVIEWER:
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	194751001

SHEET NAME:
PRELIMINARY EROSION CONTROL DETAILS

DRAWING NUMBER:
C4.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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HYDROLOGY INFORMATION

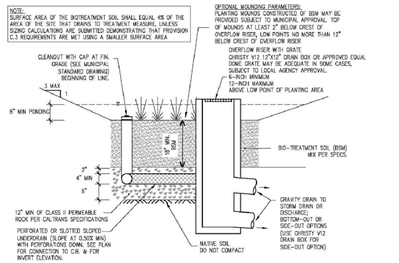
SITE AREA:	1.07 ACRES	
SOIL TYPE:	D	(NRCS WEB SOIL SURVEY)
IMPERVIOUS:	58.4%	(PER CALCULATIONS)
FREQUENCY:	85TH PERCENTILE	(FOR STORMWATER QUALITY)
	100-YEAR	(FOR STORM DRAIN DESIGN)
METHOD:	C.3 STORMWATER HANDBOOK	

LEGEND:

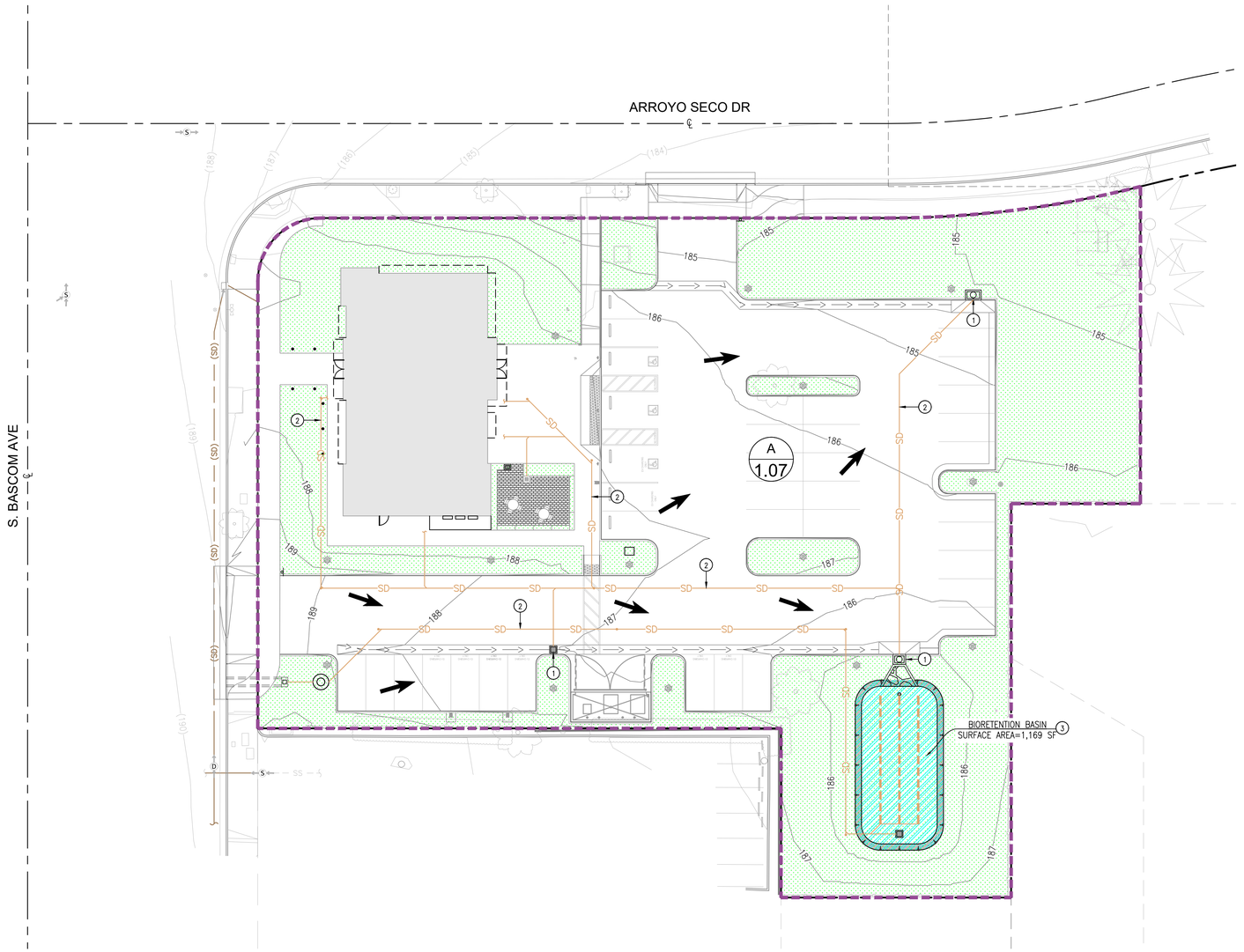
- DRAINAGE AREA BOUNDARY
- SD — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FLOW DIRECTION ARROW
- X — DRAINAGE AREA DESIGNATION
- X.XX — AREA (AC)

DRAINAGE NOTES:

1. PROPOSED CATCH BASIN WITH FILTER INSERT
2. PROPOSED STORM DRAIN PIPE PRIVATE MAINTAINED
3. PROPOSED BMP – BIORETENTION BASIN



BIORETENTION AREA CROSS SECTION
NTS



HYDROLOGY SUMMARY

DRAINAGE AREA NO.	TRIBUTARY AREA (SF)	TRIBUTARY AREA (AC)	RUNOFF COEFFICIENT	I_{10} (IN/HR)	I_{100} (IN/HR)	Q_{10} (CFS)	Q_{100} (CFS)
A	46,537	1.07	0.80	2.58	4.03	2.21	3.44

SWCP SUMMARY

DRAINAGE AREA NO.	TRIBUTARY AREA (SF)	TRIBUTARY AREA (AC)	IMPERVIOUS AREA (SF)	IMPERVIOUS RATIO	REQUIRED BIORETENTION AREA (SF)	PROVIDED BIORETENTION AREA (SF)
A	46,537	1.07	27,173	0.58	1,087 (4% OF IMPERVIOUS AREA)	1,169

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

REGISTERED PROFESSIONAL ENGINEER
No. 81751
CIVIL
STATE OF CALIFORNIA

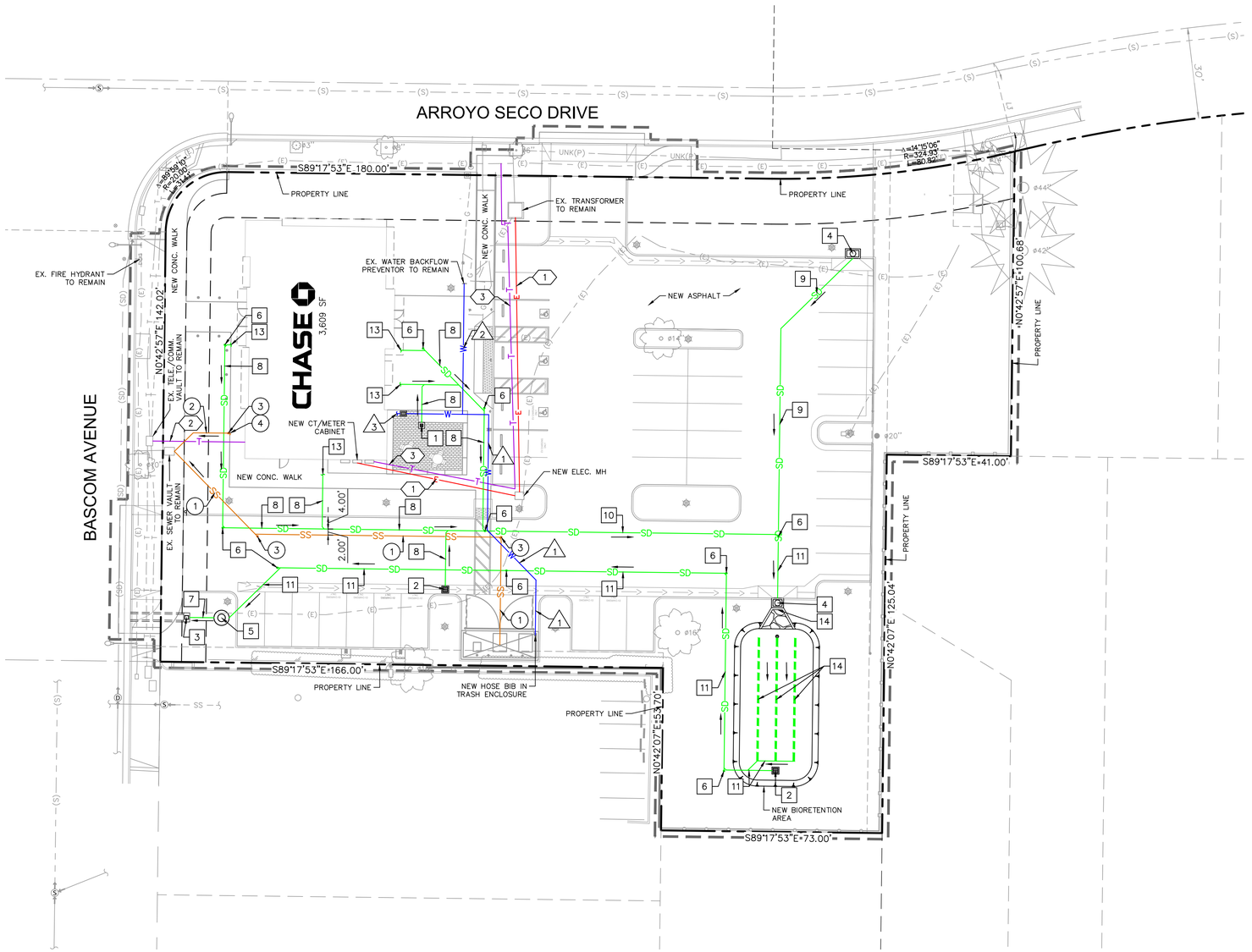
FOR REVIEW ONLY

Kimley»Horn
Expect More. Experience Better.
1100 W Town & Country Road,
Suite 700, Orange, CA 92868
714-939-1030

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

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



LEGEND

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

EXISTING UTILITY NOTE

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

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

1. NEW 12" SQ. CONC. DRAIN INLET, BROOKS 12X12 WITH GALVANIZED STEEL, SCREWED DOWN, VANDAL-PROOF, H-10, ADA GRATE OR APPROVED EQUAL, WITH FLOGARD CATCH BASIN INSERT FILTER.
2. NEW 18" SQ. CONC. DRAIN INLET, BROOKS 18X18 WITH GALVANIZED STEEL, SCREWED DOWN, VANDAL-PROOF, H-10, ADA GRATE OR APPROVED EQUAL, WITH FLOGARD CATCH BASIN INSERT FILTER.
3. NEW PARKWAY DRAIN PER SPPWC STANDARD DETAIL 151-2
4. NEW CURB OPENING CATCH BASIN.
5. NEW STORM DRAIN PUMP
6. NEW STORM DRAIN CLEAN-OUT.
7. NEW 6" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
8. NEW 8" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
9. NEW 10" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
10. NEW 12" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
11. NEW 15" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
12. NEW 8" SDR35 PERFORATED STORM DRAIN PIPE.
13. CONNECT TO BUILDING STORM DRAIN STUB-OUT. EXTEND THE PIPE AND PROVIDE FITTINGS AS REQUIRED FOR CONNECTION. REFER TO PLUMBING PLANS FOR LOCATION, SIZE, AND CONTINUATION INTO BUILDING.
14. DAYLIGHT PIPE INTO PROPOSED BIORETENTION AREA.

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

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

KEYNOTES : WATER (FURNISH & INSTALL THE FOLLOWING:)

1. NEW 3" PVC WATER PIPE, SCH 80, PER ASTM D-1785. PROVIDE MINIMUM 30" COVER OVER THE PIPE UNLESS OTHERWISE NOTED ON THE PLAN.
2. NEW 2" PVC WATER PIPE, SCH 80, PER ASTM D-1785. PROVIDE MINIMUM 30" COVER OVER THE PIPE UNLESS OTHERWISE NOTED ON THE PLAN.
3. CONNECT TO NEW BUILDING DOMESTIC WATER P.O.C. & VALVE BOX. REFER TO PLUMBING PLANS FOR LOCATION, SIZE, AND CONTINUATION INTO BUILDING.

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

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK
PRUNEYARD

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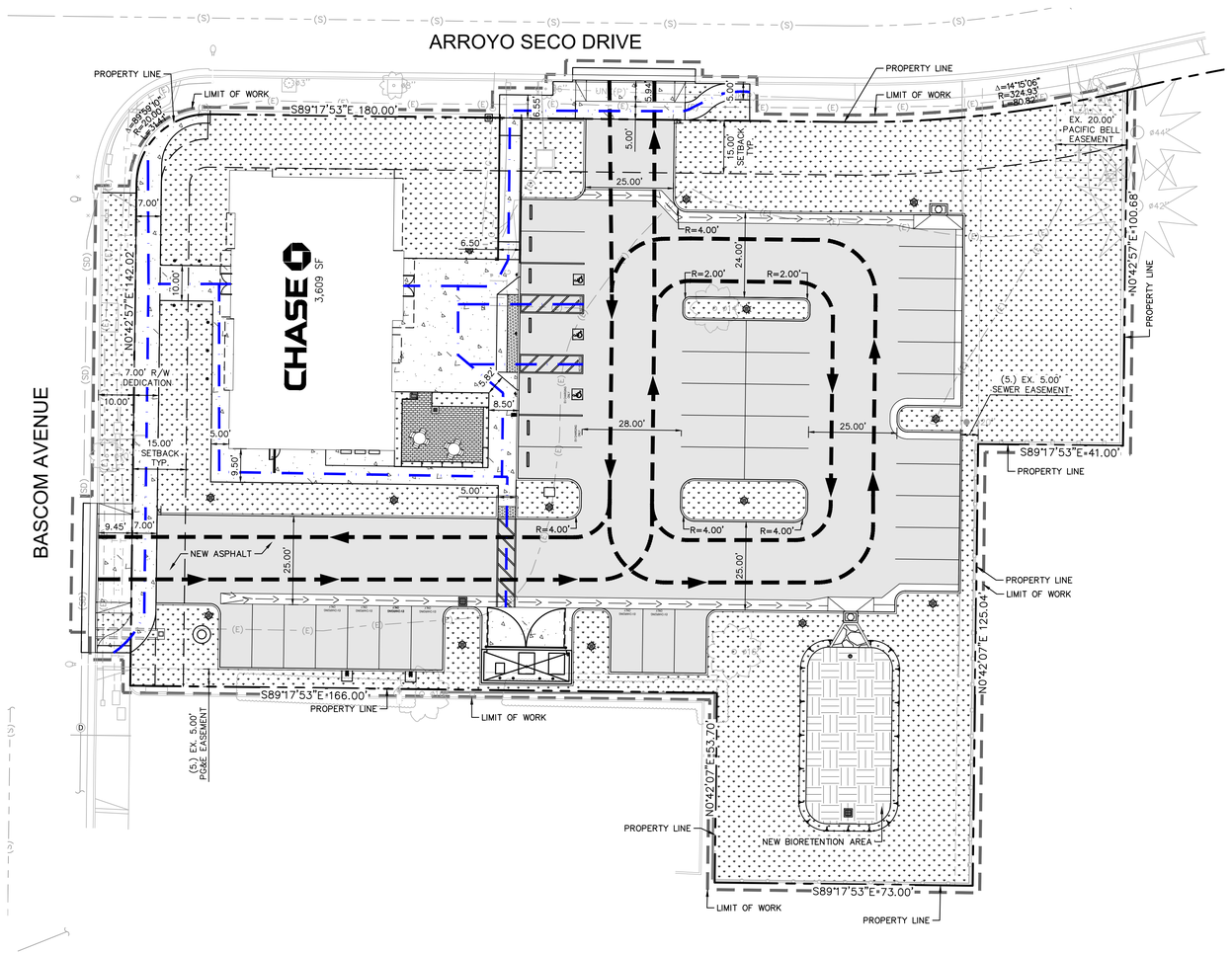
PROJECT MANAGER:	DISCIPLINE LEAD:
MG	BBG
DESIGNER:	REVIEWER:
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	194751001

SHEET NAME:
PRELIMINARY
UTILITY PLAN

DRAWING NUMBER:
C6.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK/EASEMENT/DEDICATION
	LIMIT OF WORK
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK PRUNEYARD

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

SHEET NAME:
PRELIMINARY CIRCULATION PLAN

DRAWING NUMBER:
C7.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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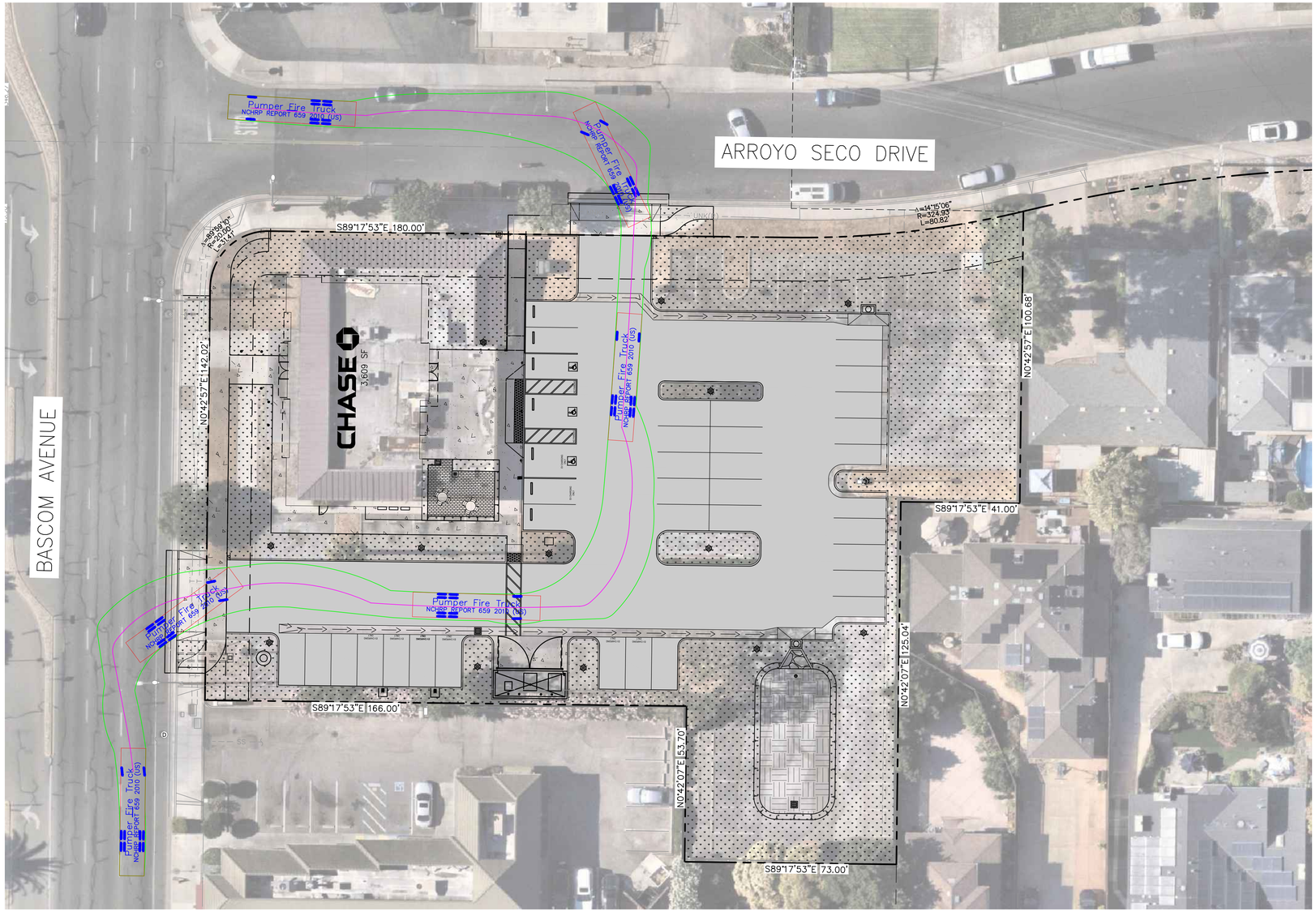

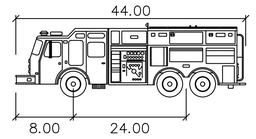

Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

TRUCK PROFILE

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK
PRUNEYARD

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

SHEET NAME:
EMERGENCY ACCESS PLAN

DRAWING NUMBER:
C8.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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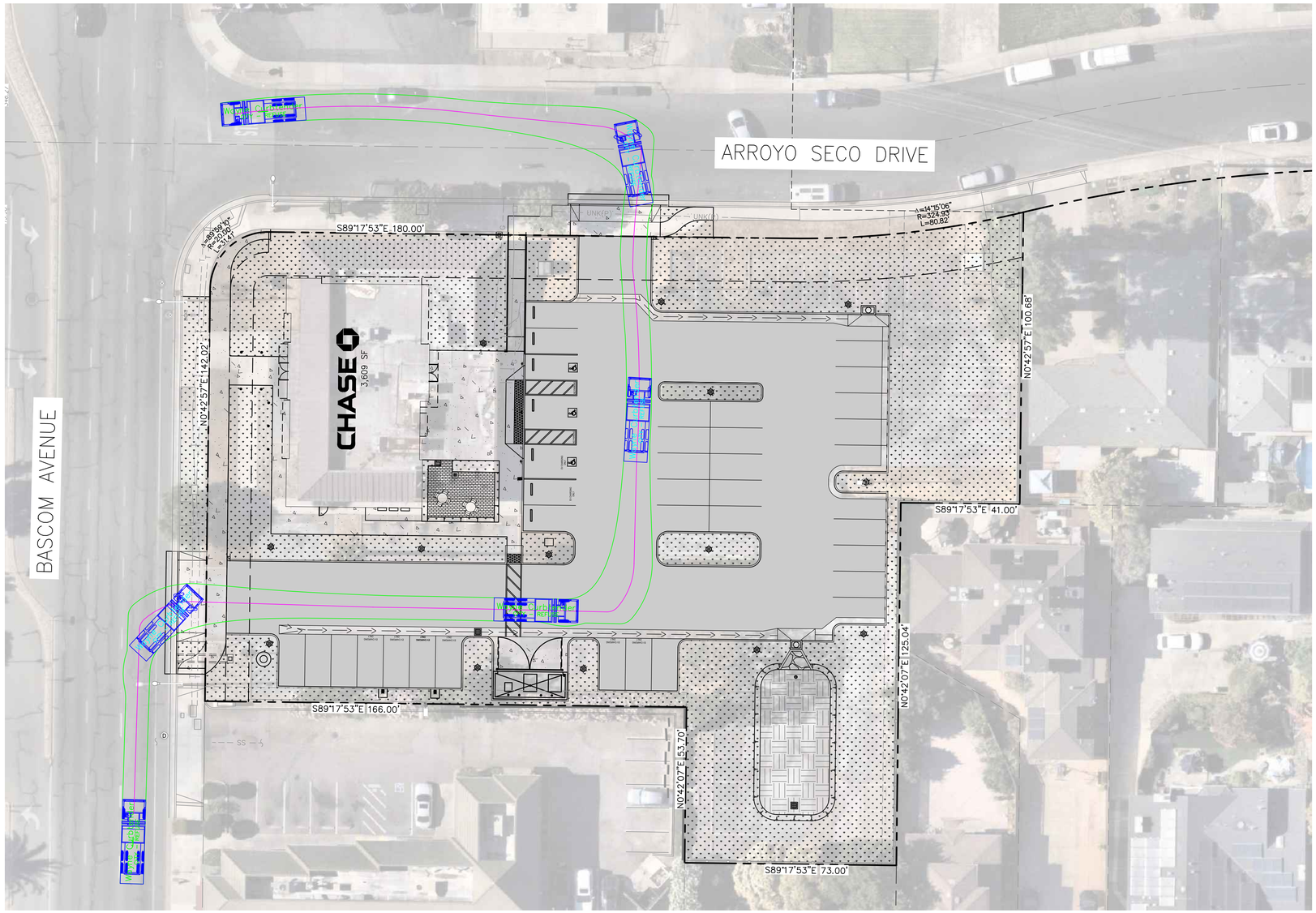
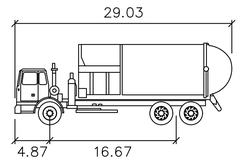


NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



Wayne Curbtender

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

TRUCK PROFILE

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK
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DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001

SHEET NAME:
TRASH MANAGEMENT PLAN

DRAWING NUMBER:
C9.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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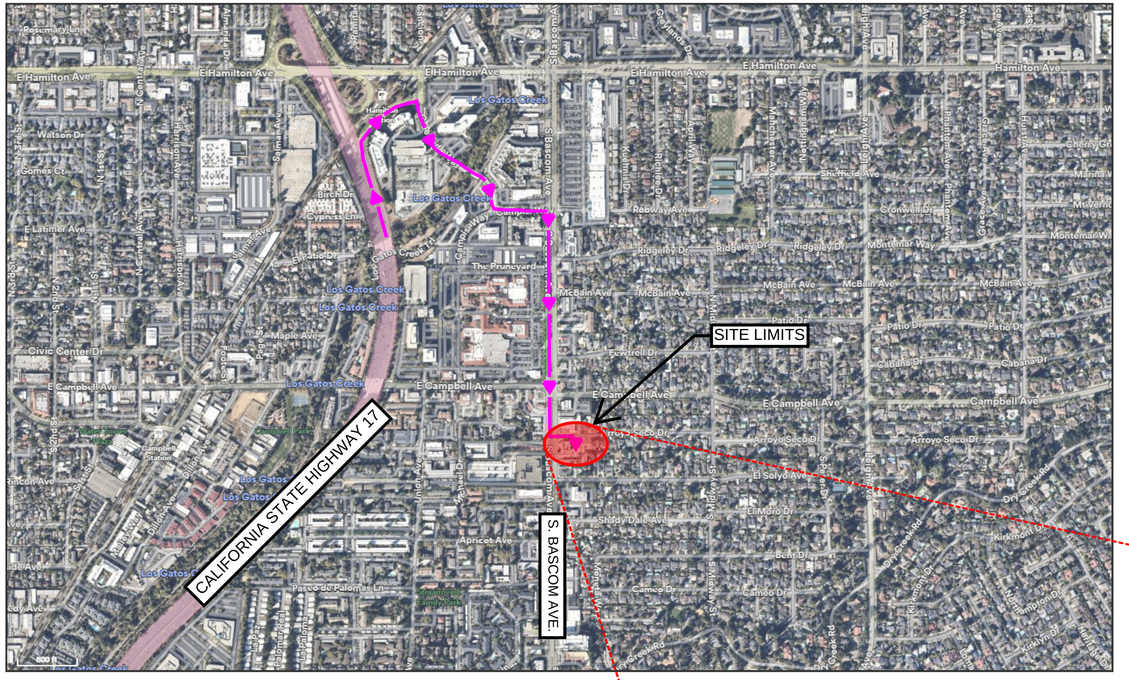

PROPOSED TRUCK ROUTE MAP

NTS.

LEGEND

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

SITE PLAN

NTS.

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK PRUNEYARD

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

SHEET NAME:

CONSTRUCTION/STAGING PLAN

DRAWING NUMBER:

C10.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

TREE REMOVAL NOTES

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

SITE PREPARATION NOTES

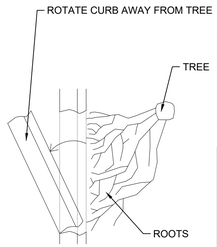
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NOT PROCEED WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
2. TREES TO REMAIN SHALL BE PROTECTED BY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

PRELIMINARY PLANT SCHEDULE

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

EXISTING TREE INVENTORY TABLE

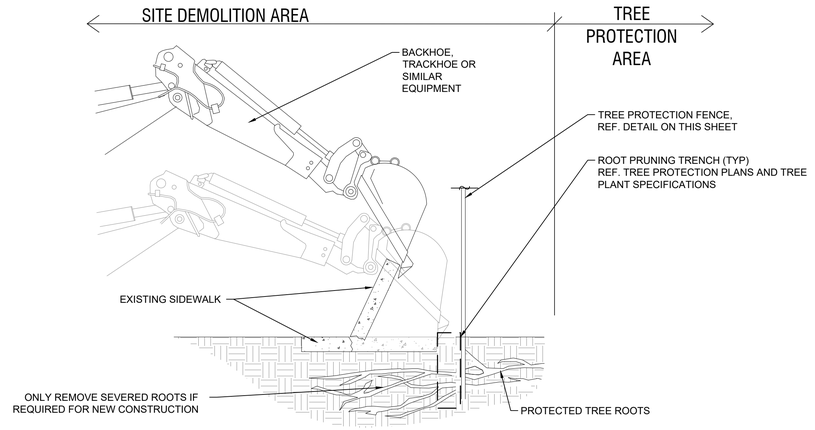
TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	REMOVE/RETAIN
1	*PYRUS CALLERYANA*	CALLERY PEAR	4.2	RETAIN
2	*PYRUS CALLERYANA*	CALLERY PEAR	8	RETAIN
3	*PYRUS CALLERYANA*	CALLERY PEAR	7.2	RETAIN
4	*CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD	17.8	RETAIN
5	*JACARANDA MIMOSIFOLIA*	BLUE JACARANDA	19.6	RETAIN
6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



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

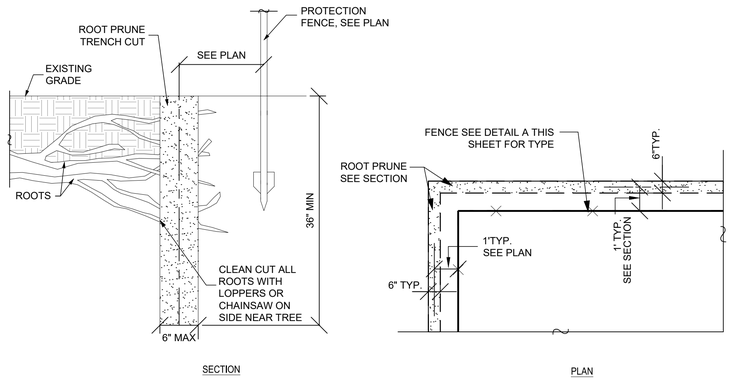
NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR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

PLAN VIEW



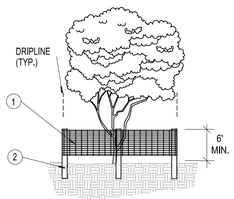
B CURB AND SIDEWALK DEMOLITION W/ LANDSCAPE PROTECTION

NTS



C ROOT PRUNING

NTS



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

INSTALLATION NOTES:
A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

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

A

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK
PRUNEYARD

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CA 95008-3207

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Suite 700, Orange, CA 92868
714-939-1030

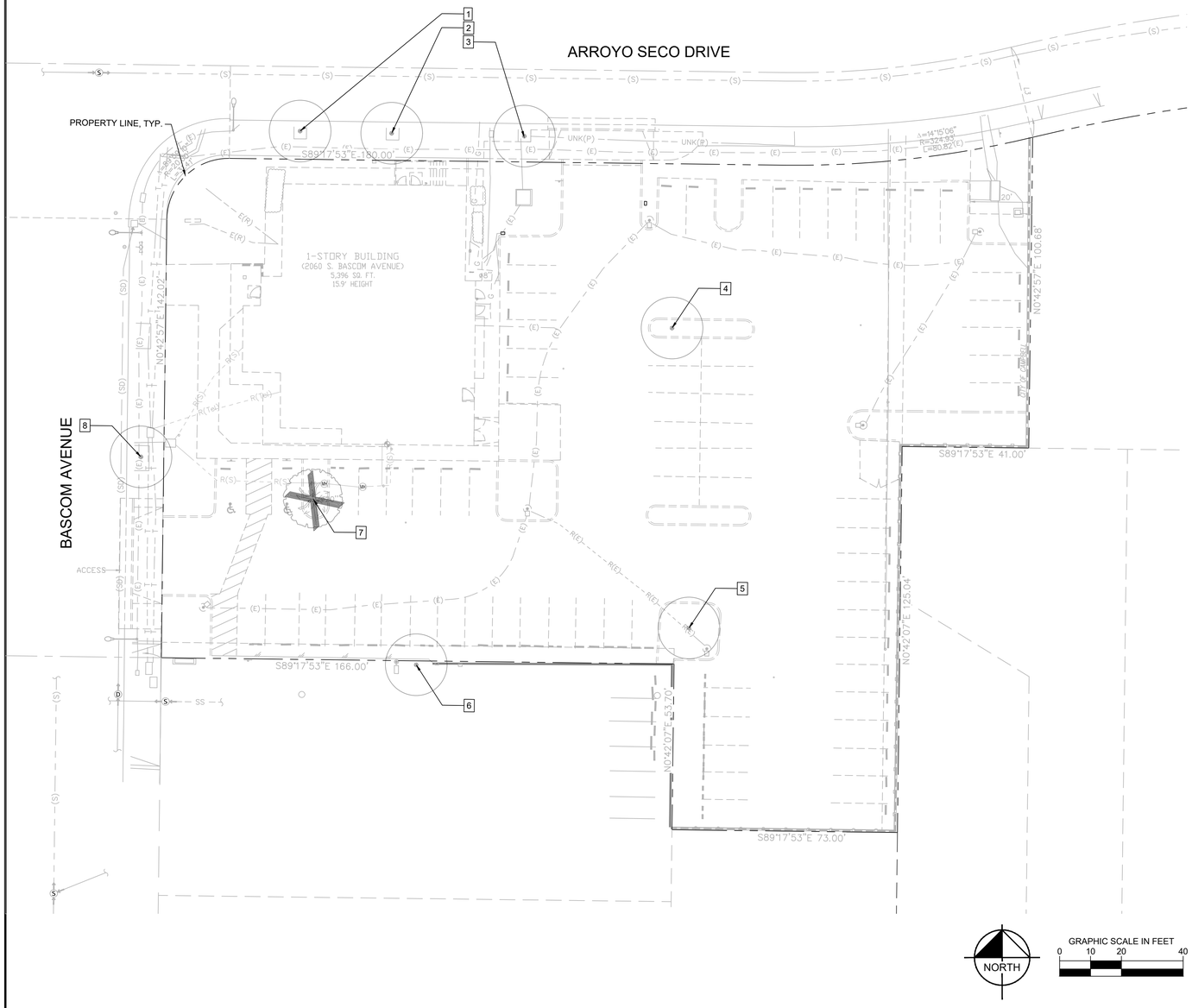
PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001

SHEET NAME:
TREE DISPOSITION NOTES, SCHEDULE, & DETAILS

DRAWING NUMBER:
L1.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



TREE DISPOSITION LEGEND

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

EXISTING TREE INVENTORY TABLE

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

REV	DATE	DESCRIPTION

CHASE

NEW CHASE BANK PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

FOR REVIEW ONLY

Kimley»Horn
Expect More. Experience Better.

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

PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001

SHEET NAME:
TREE DISPOSITION PLAN

DRAWING NUMBER:
L1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

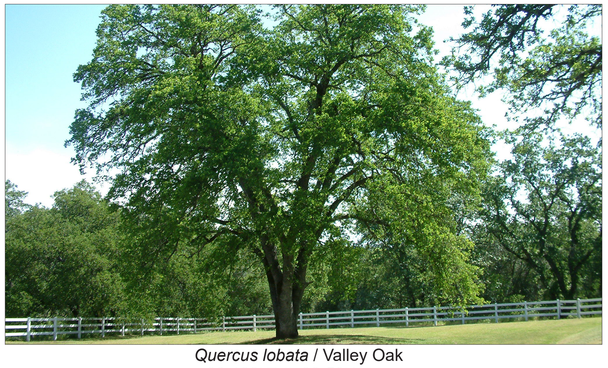
ARCH D 24x36

TREES

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

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

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



Quercus lobata / Valley Oak
60-100' Tall, 30-50' Wide

SHRUBS

Ceanothus x concha / Concha Wild Lilac
3-6' Tall, 3-6' Wide

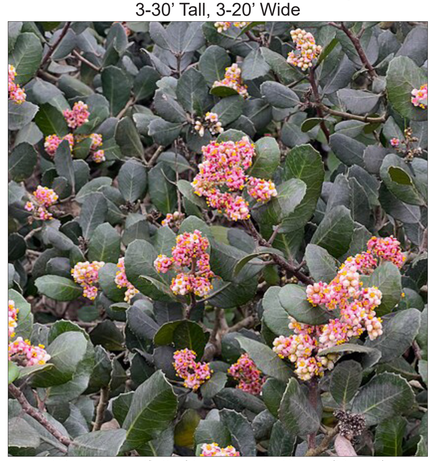
Prunus illicifolia / Hollyleaf Cherry
5-40' Tall, 5-20' Wide

Rhus integrifolia / Lemonade Berry
3-30' Tall, 3-20' Wide

Cistus ladanifer / Crimson Spot Rockrose

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

Achillea millefolium / Common Yarrow
1-3' Tall, 0.5-1.5' Wide



Rhus integrifolia / Lemonade Berry (Detail)
3-30' Tall, 3-20' Wide

Acrtostaphylos x Pacific Mist / Pacific Mist Manzanita
1-2' Tall, 5-8' Wide

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

VINES

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

BIORETENTION

Chondropetalum tectorum / Small Cape Rush
2-4' Tall, 3-5' Wide

Deschampsia cespitosa / Tufted Hair Grass
2-3' Tall, 1-2' Wide

Juncus patens / California Gray Rush
1-2' Tall, 3-5' Wide

REV	DATE	DESCRIPTION

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PROJECT NUMBER: 194751001
SHEET NAME:

PRELIMINARY
LANDSCAPE IMAGERY
BOARD

DRAWING NUMBER:

L1.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

GENERAL LANDSCAPE NOTES

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

LANDSCAPE ARCHITECT NOTES

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

PRELIMINARY PLANT SCHEDULE

STREET TREES - ARROYO SECO DRIVE SOPHORA JAPONICA / JAPANESE PAGODA TREE		3
STREET TREES - BASCOM AVENUE PLATANUS X ACERIFOLIA / LONDON PLANE TREE		1
SHADE TREES - DECIDUOUS PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS LOBATA / VALLEY OAK		16
ACCENT TREES LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE		2
SHADE TREES - EVERGREEN QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ILEX / HOLLY OAK		6
VINES LONICERA HISPIDULA / CALIFORNIA HONEYSUCKLE		17
FOCAL POINT LANDSCAPE CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC CISTUS LADANIFER / CRIMSON SPOT ROCKROSE HEUCHERA MAXIMA / ISLAND ALUM ROOT AGAVE ATTENUATA / FOXTAIL AGAVE EPILOBIUM CANUM / CALIFORNIA FUCHSIA ACHILLEA MILLEFOLIUM / COMMON YARROW		807 SF
BACKGROUND LANDSCAPE MUHLENBERGIA RIGENS / DEER GRASS PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY RHUS INTEGRIFOLIA / LEMONADE BERRY LOMANDRA LONGIFOLIA / MAT RUSH RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA		15,336 SF
STREET FRONTAGE UNDERSTORY NO MOW SEED MIX / DESCHAMPSIA AND FINE FESCUE		1,552 SF
BIORETENTION LANDSCAPE CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH CHONDROPETALUM TECTORUM / SMALL CAPE RUSH DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS JUNCUS PATENS / CALIFORNIA GRAY RUSH		1,457 SF
ROCK COBBLE		1,822 SF

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REVIEWER:
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PROJECT NUMBER: 194751001

SHEET NAME:
PRELIMINARY LANDSCAPE SCHEDULE AND NOTES

DRAWING NUMBER:
L2.0

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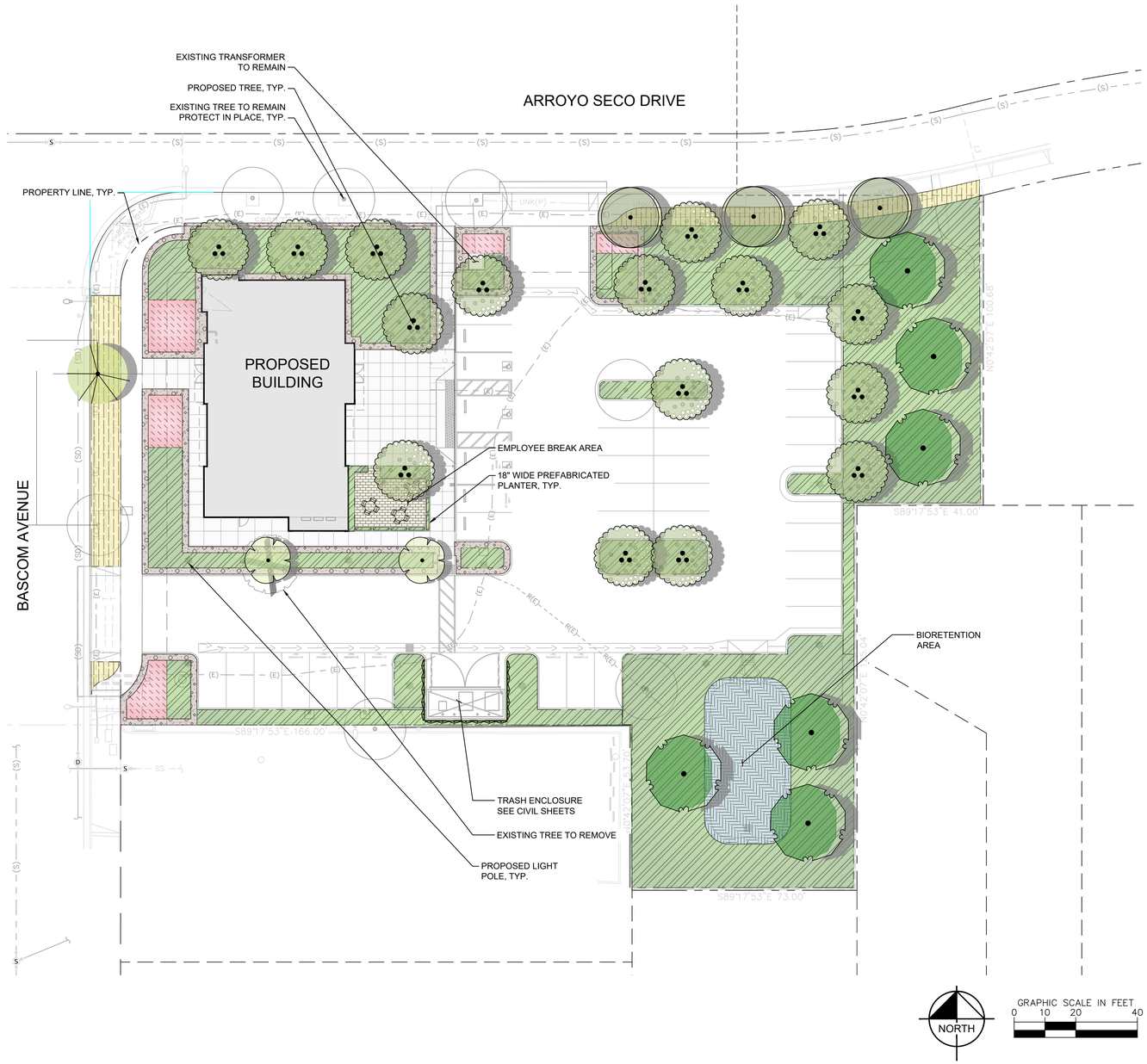
ARCH D 24x36



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ROCK COBBLE		1,822 SF

LANDSCAPE TABULATIONS

TOTAL SITE AREA:	46,536
TOTAL LANDSCAPE AREA:	20,974
% LANDSCAPE:	45%
REQUIRED PARKING LOT TREE TOTAL:	5
PROVIDED PARKING LOT TREE TOTAL:	7
% OF LANDSCAPE AREA COMPRISED OF ROCK COBBLE:	9.5%

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PRELIMINARY LANDSCAPE PLAN

DRAWING NUMBER:
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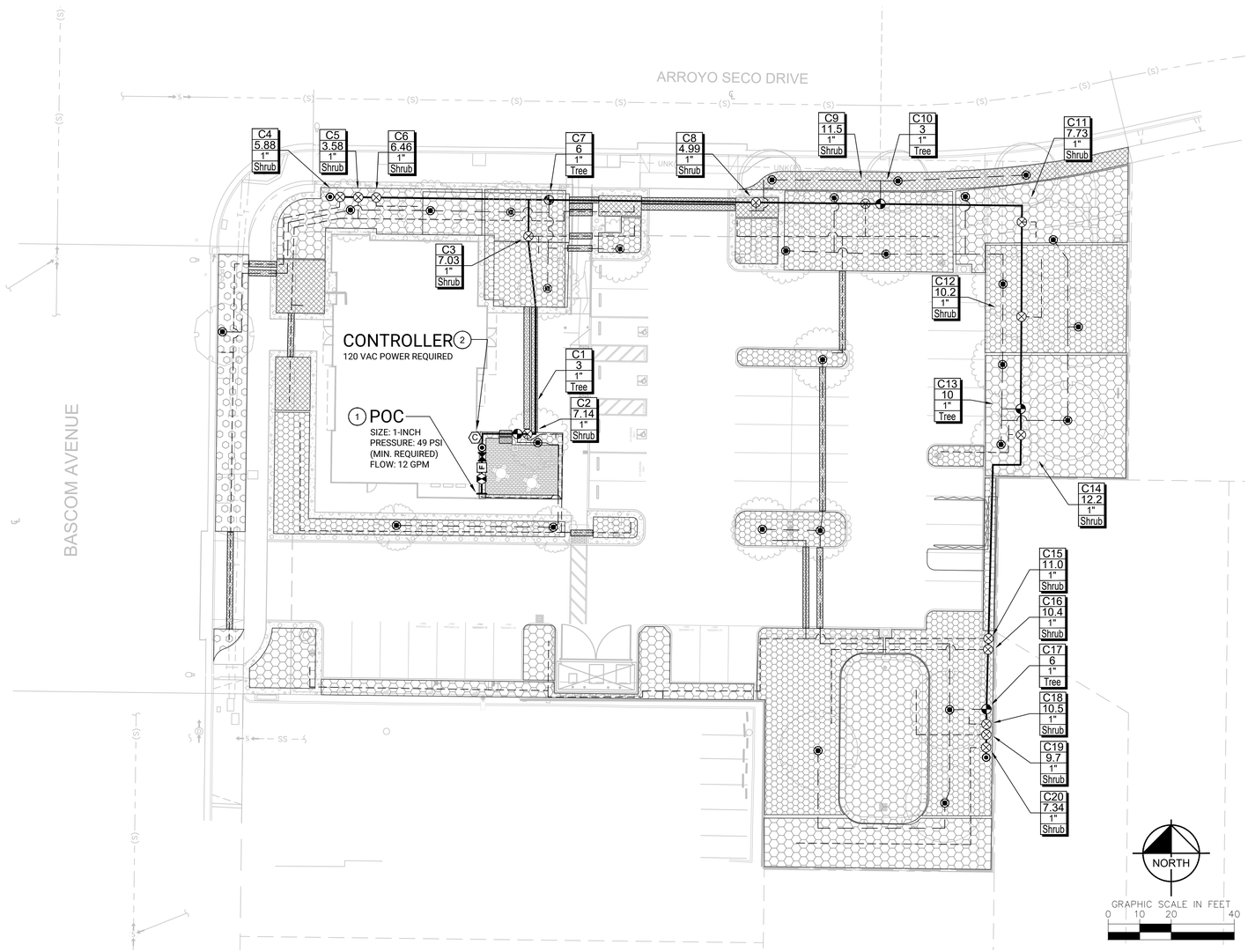

IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC, 1 1/4-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC, 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 200 PVC, 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LOW WATER USE INLINE DRIP TUBING, BACKGROUND: NETAFIM TLCV06-12 WITH RAINBIRD XQF DRIPLINE HEADER, 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
- LOW WATER USE INLINE DRIP TUBING, UNDERSTORY: NETAFIM TLCV06-12 WITH RAINBIRD XQF DRIPLINE HEADER, 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
- MEDIUM WATER USE INLINE DRIP TUBING, FOCAL POINT: NETAFIM TLCV06-12 WITH RAINBIRD XQF DRIPLINE HEADER, 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: WEATHERMATIC MAX-DW (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: WEATHERMATIC SCZ-MAX-DW-10
- MASTER VALVE ASSEMBLY: 1-INCH WEATHERMATIC MAX-DW
- FLOW SENSOR ASSEMBLY: WEATHERMATIC SLFSI-T10
- QUICK COUPLING VALVE ASSEMBLY: WEATHERMATIC 7642-QCVYEL
- ISOLATION GATE VALVE ASSEMBLY: MATCO 514
- UNCONNECTED PIPE CROSSING

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

- (C) IRRIGATION CONTROLLER UNIT BUNDLE WITH WEATHERSTATION: WEATHERMATIC SLWM-SS-1624-10YR-BDL-FLOW-CHASE
- TREE BUBBLER ASSEMBLY: TWO (2) RAINBIRD 1402 BUBBLER NOZZLES, PRESSURE:30 PSI, FLOW (GPM): 0.50 PER BUBBLER; 1.00 PER ASSEMBLY

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

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

INSTALLATION GENERAL NOTES

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

CONSTRUCTION NOTES

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

CHASE BANK DESIGN NOTE

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

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

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

SHEET NAME: IRRIGATION PLAN

DRAWING NUMBER: IR1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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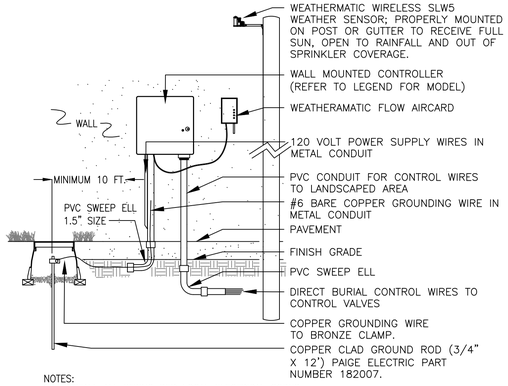
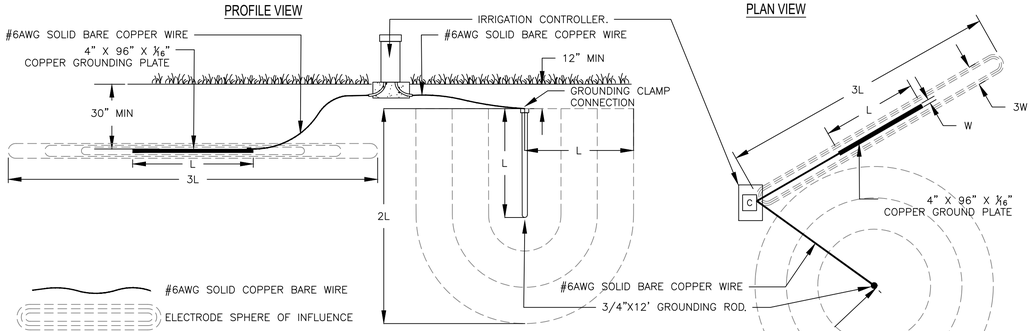


NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

1 WALL MOUNT CONTROLLER ASSEMBLY

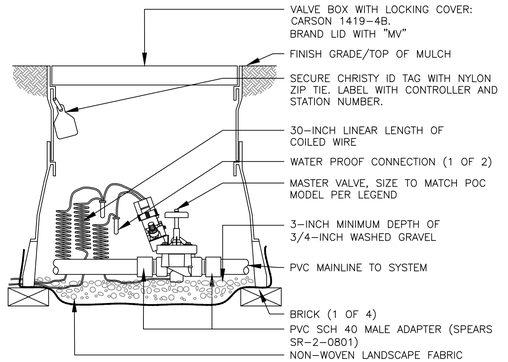
THE WEATHERMATIC IRRIGATION CONTROLLER MEETS CHASE REQUIREMENTS AND WILL PROVIDE UNIQUE CONNECTION TO THE BANK BUILDING MONITORING SYSTEM, LONG-TERM COMMUNICATIONS, AND MANAGED SERVICES. GENERAL CONTRACTOR SHALL ORDER CONTROLLER, AIRCARD AND WEATHER STATION DIRECTLY FROM WEATHERMATIC. ALL OTHER IRRIGATION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

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

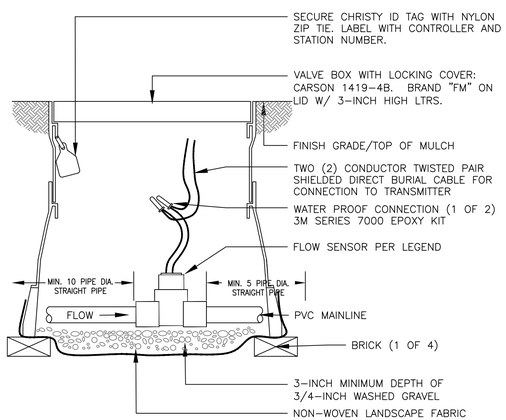


NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR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

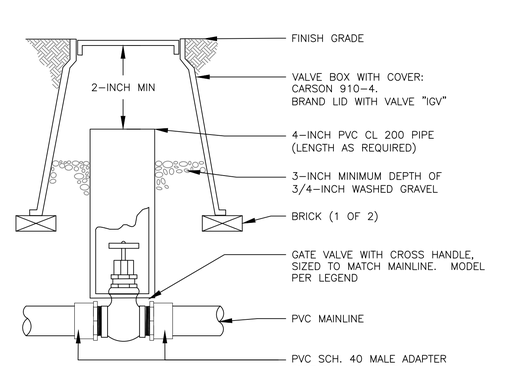
2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



3 MASTER VALVE ASSEMBLY

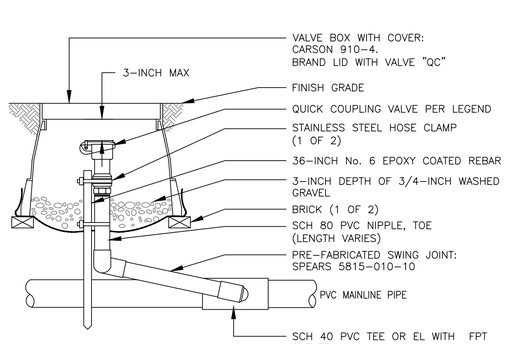


4 FLOW SENSOR ASSEMBLY

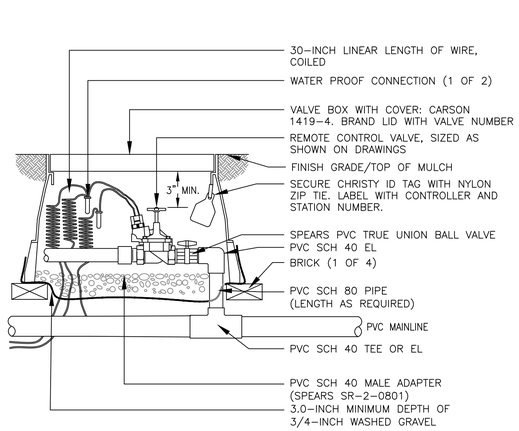


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

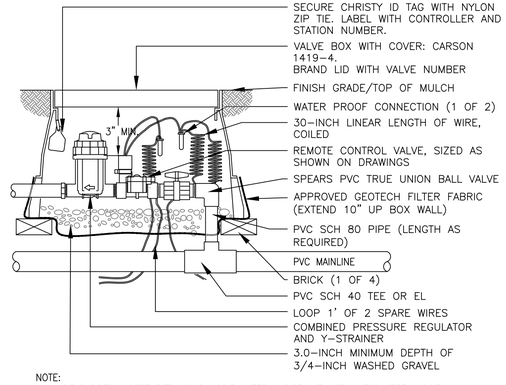
5 ISOLATION GATE VALVE ASSEMBLY



6 QUICK COUPLING VALVE ASSEMBLY

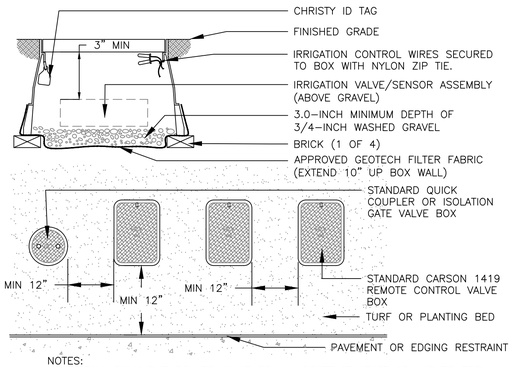


7 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY



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

8 REMOTE CONTROL DRIP VALVE ASSEMBLY



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

9 TYPICAL VALVE BOX INSTALLATION

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HUNTER DECKER	
DESIGNER:	REVIEWER:
YP	DM
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10/31/2025	25004465A

SHEET NAME:
IRRIGATION DETAILS

DRAWING NUMBER:
IR1.2

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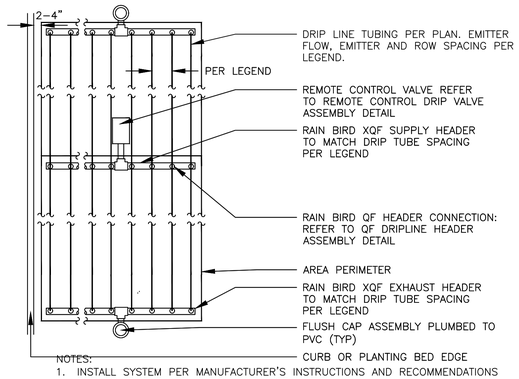
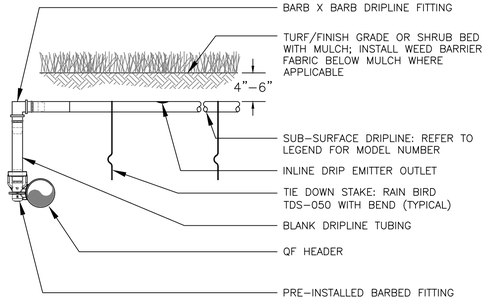


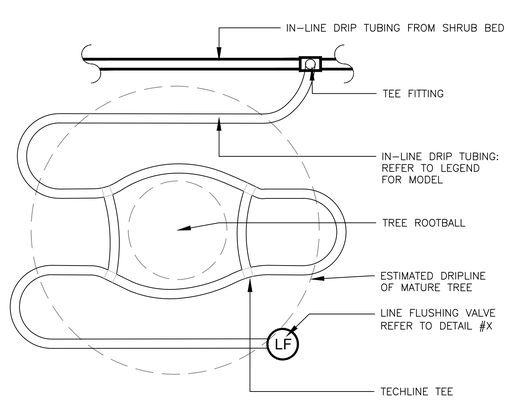
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1–INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
3. INSTALL AT A DEPTH OF 4"–6" IN UNIFORM SOIL.
4. INSTALL WEED BARRIER FABRIC BELOW MULCH IN LANDSCAPE BEDS.

10 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS

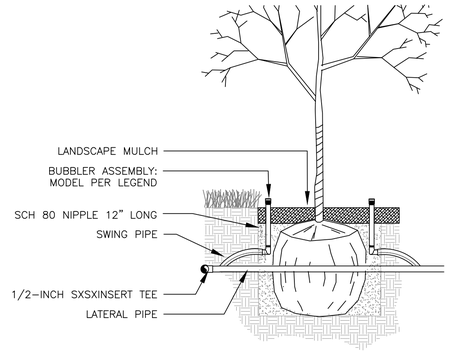


NOTES:
1. PLACE TIE–DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE–DOWN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

11 QF DRIPLINE HEADER ASSEMBLY

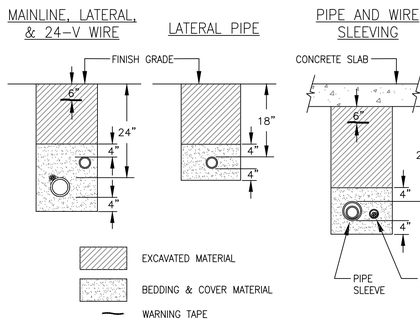


12 INLINE DRIP TREE RING FOR TREES IN SHRUB BED



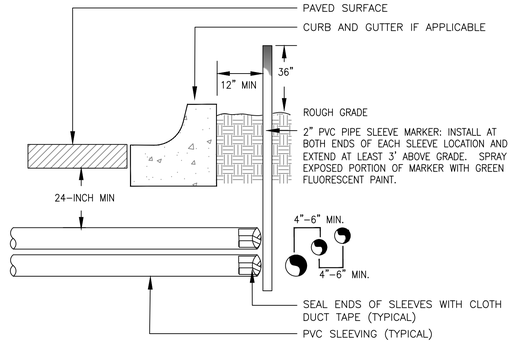
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

13 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS



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

14 TYPICAL TRENCHING DETAIL



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

15 TYPICAL SLEEVING DETAIL

DESIGNER STATEMENT

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

Michael Temple — 10/31/2025

CERTIFIED IRRIGATION DESIGNER — DATE

SUMMARY HYDROZONE TABLE

HYDROZONE	AREA (SQ. FT.)	% OF LANDSCAPE AREA
HIGH WATER USE	0	0.00%
MODERATE WATER USE	807	4.20%
LOW WATER USE	18345	95.80%
SLA(HIGH WATER USE)		
	TOTAL=	100.00%

TOTAL MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETo = 49.70 inches/year
LA = 6,390 square feet
SLA = 0.0 square feet

MAWA = [(ETo–Eppt)x(0.62)]x[(0.55xLA)+((1.0–0.55)xSLA)]
MAWA = ((49.70–3.47)X(0.62))x((0.55x6,390)+((0.45)x0))
MAWA = 97,902 gallons per year

ESTIMATED TOTAL WATER USE (ETWU): ENTIRE SITE

ETo = 49.40 inches/year
PF = 0.2
HA = 18,345 square feet
SLA = 0.0 square feet
IE = 0.81
Eppt = 3.47 inches/year

ETWU = (ETo–Eppt)(0.62)[(PF*HA)/(IE)]+(SLA)}
ETWU = (49.70–3.47)(0.62)[(0.3*4430)/(0.81)]+(0)}
ETWU = 120,479 gallons per year

ETo = 49.40 inches/year
PF = 0.5
HA = 807 square feet
SLA = 0.0 square feet
IE = 0.81
Eppt = 3.47 inches/year

ETWU = (ETo–Eppt)(0.62)[(PF*HA)/(IE)]+(SLA)}
ETWU = (49.70–3.47)(0.62)[(0.5*1422)/(0.81)]+(0)}
ETWU = 13,250 gallons per year

TOTAL ESTIMATED WATER USAGE(ETWU) = 133,728 gallons per year

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1640 RIVERSIDE AVE., SUITE 200
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SHEET NAME: IRRIGATION DETAILS
DRAWING NUMBER: IR1.3

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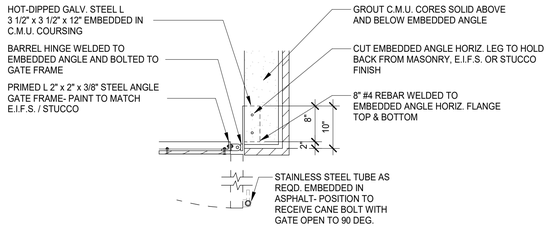
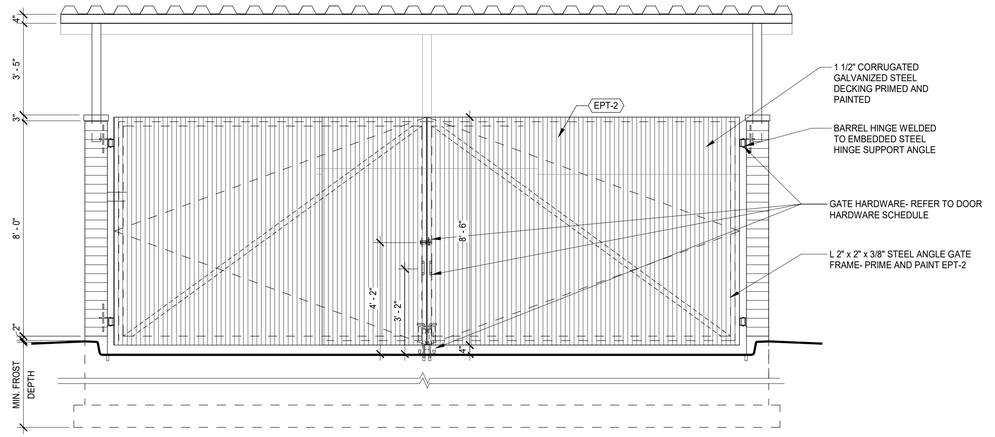
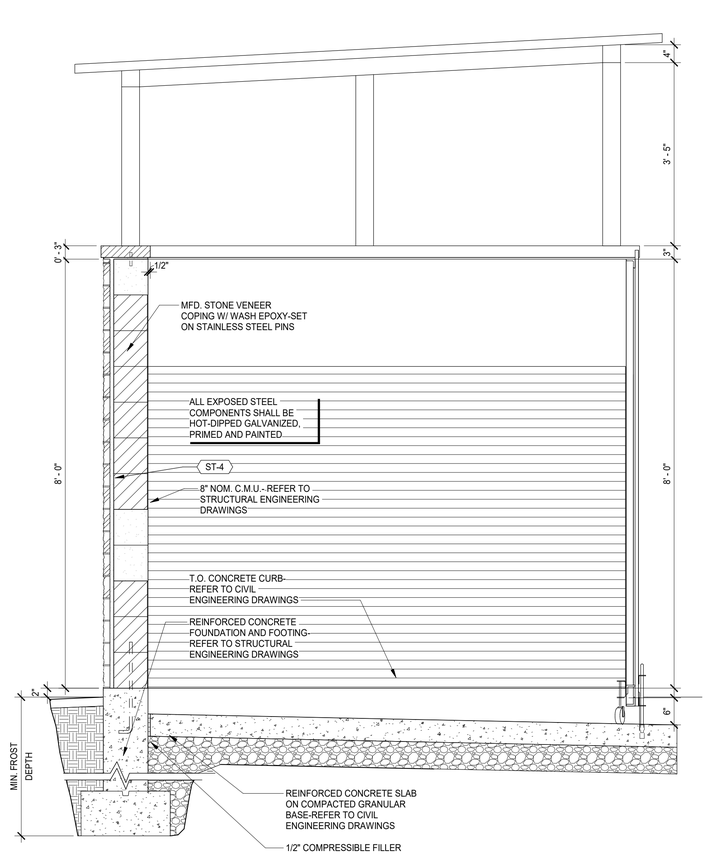


4 TRASH ENCLOSURE - CORNER DETAIL
SCALE : 3/4" = 1'-0"



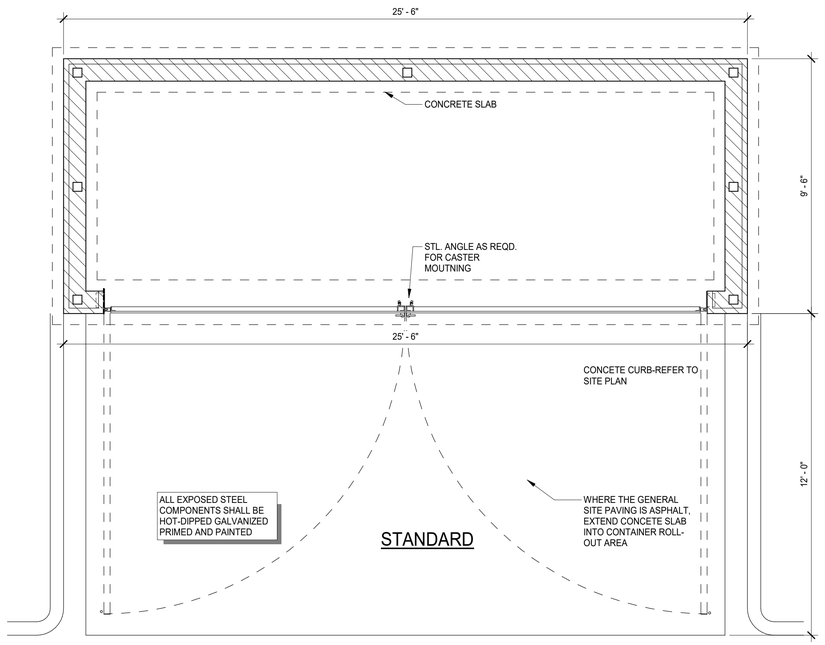
2 TRASH ENCLOSURE - GATE ELEVATION
SCALE : 3/8" = 1'-0"



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

SIZE ENCLOSURE TO ACCOMMODATE DISPOSAL EQUIPMENT:

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



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

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11/06/2025	25004465A

SHEET NAME:

TRASH ENCLOSURE, PAVING DETAILS

DRAWING NUMBER:

A0.4

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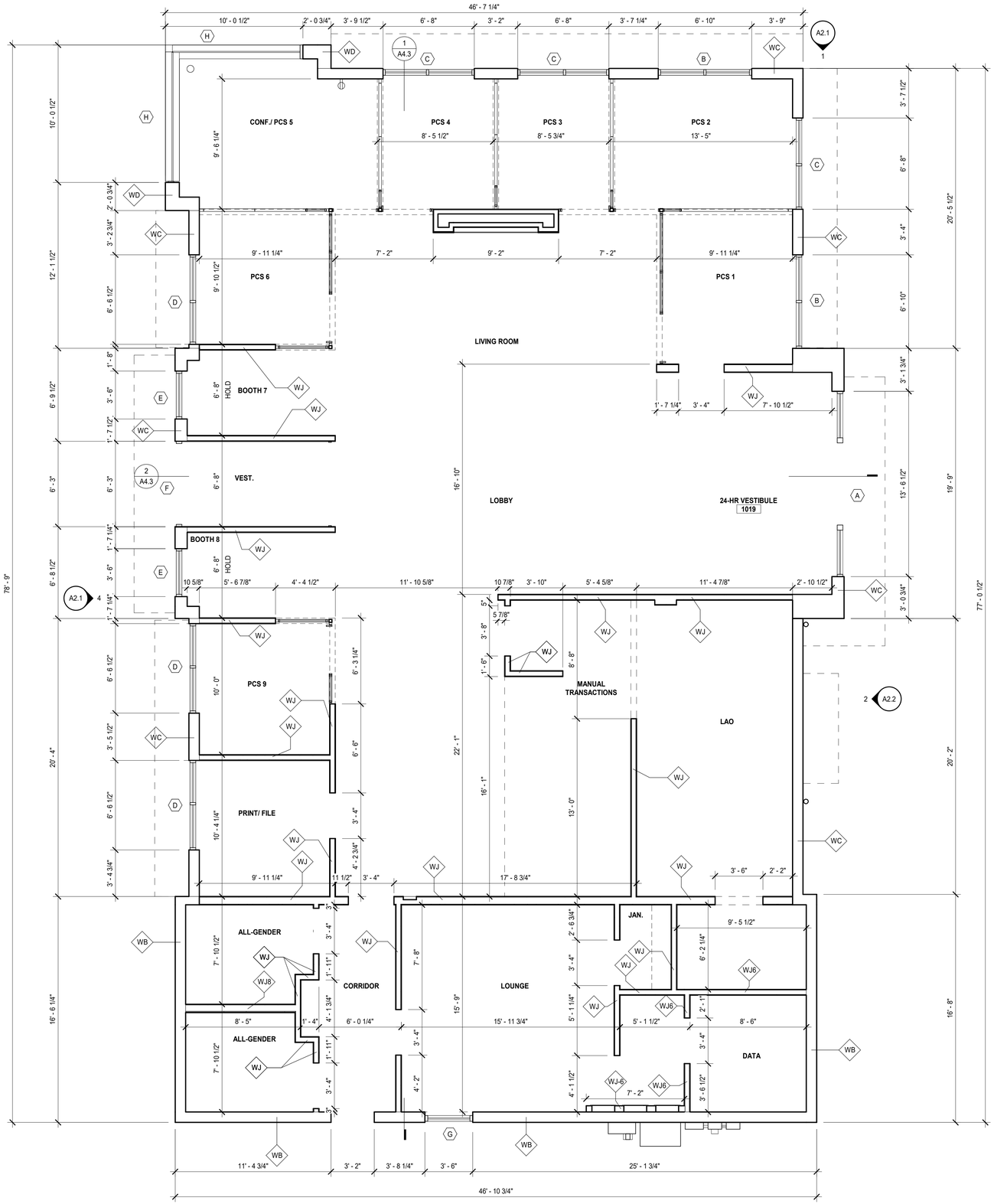

1 CONSTRUCTION PLAN
SCALE : 1/4" = 1'-0"

GENERAL NOTES

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

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

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

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

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

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

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

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PROJECT MANAGER: HUNTER DECKER	DISCIPLINE LEAD:
DESIGNER:	REVIEWER:
DATE ISSUED: 11/06/2025	PROJECT NUMBER: 25004465A

SHEET NAME:

CONSTRUCTION PLAN

DRAWING NUMBER:

A1.1.0

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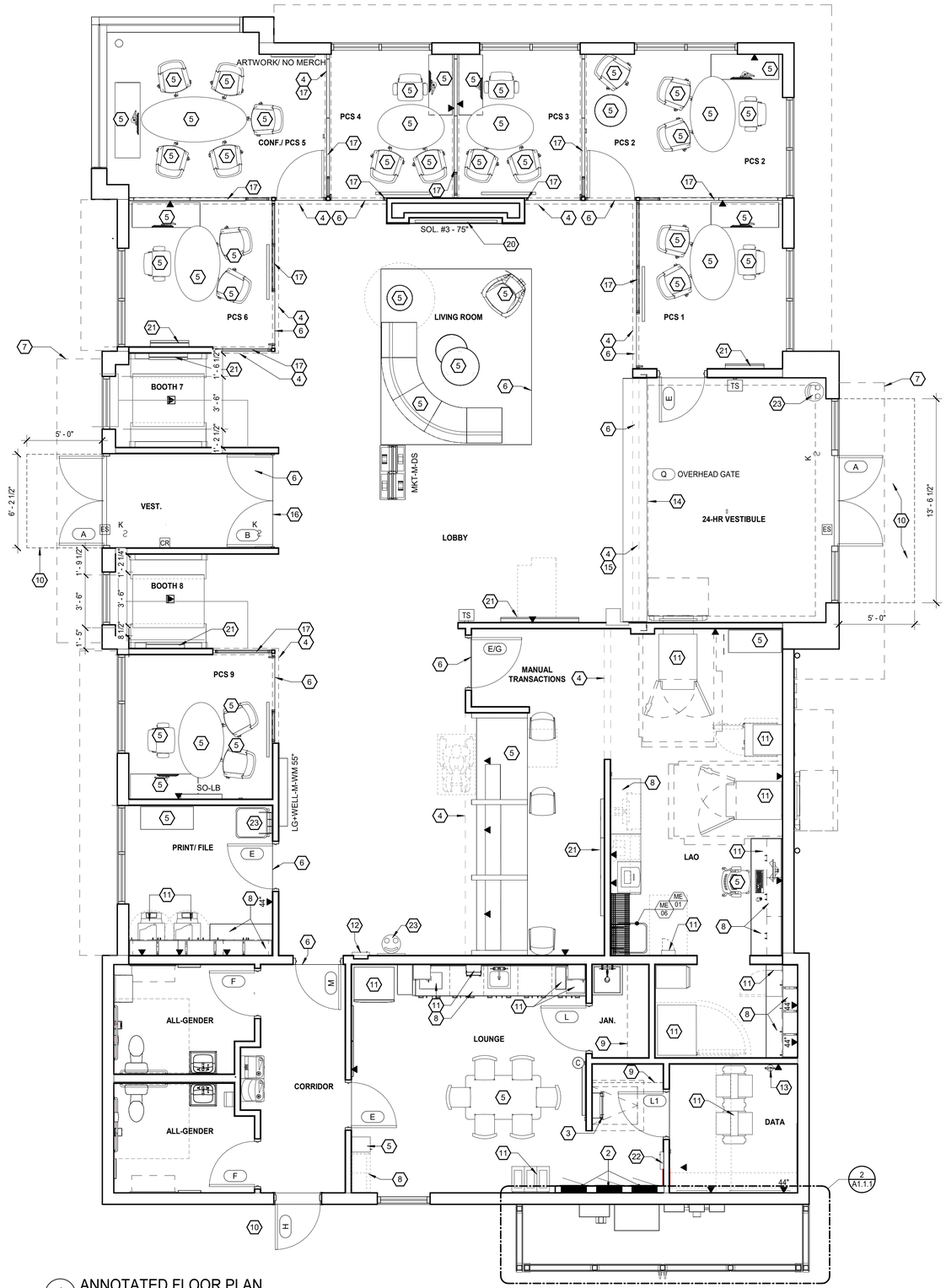
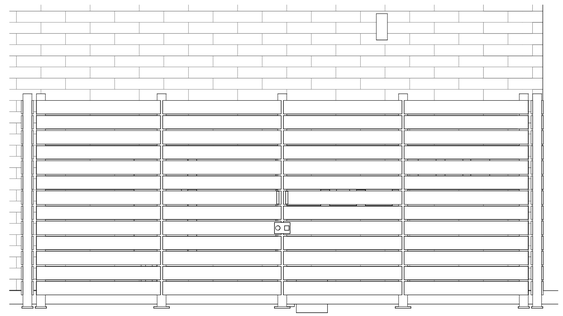
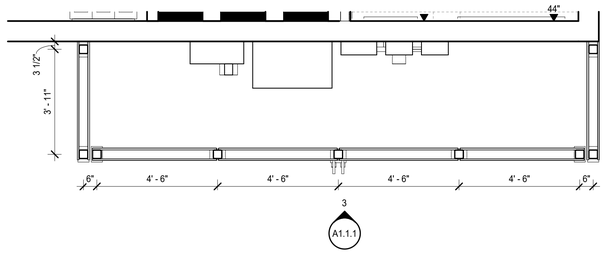


1 ANNOTATED FLOOR PLAN
SCALE : 1/4" = 1'-0"



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



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

KEYNOTES (#)

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

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

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

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

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

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

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

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

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

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

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

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

14 CEILING LIGHT FIXTURE COVE- REFER TO REFLECTED CEILING PLAN

15 EXTEND 24-HOUR VESTIBULE PARTITION AND BULKHEAD FRAME AND FINISH TO UNDERSIDE OF ROOF DECK

16 STOREFRONT GLAZING SYSTEM INTERIOR PARTITION- REFER TO INTERIOR ELEVATIONS

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

20 AUDIO/VIDEO EQUIPMENT: REFER TO INTERIOR ELEVATIONS

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

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

23 REFUSE BIN- REFER TO MISCELLANEOUS EQUIPMENT SCHEDULE

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0	11/6/25	ISSUE FOR PLANNING REVIEW

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REVIEWER:
DATE ISSUED: 11/06/2025
PROJECT NUMBER: 25004465A
SHEET NAME: ANNOTATED FLOOR PLAN
DRAWING NUMBER: A1.1.1

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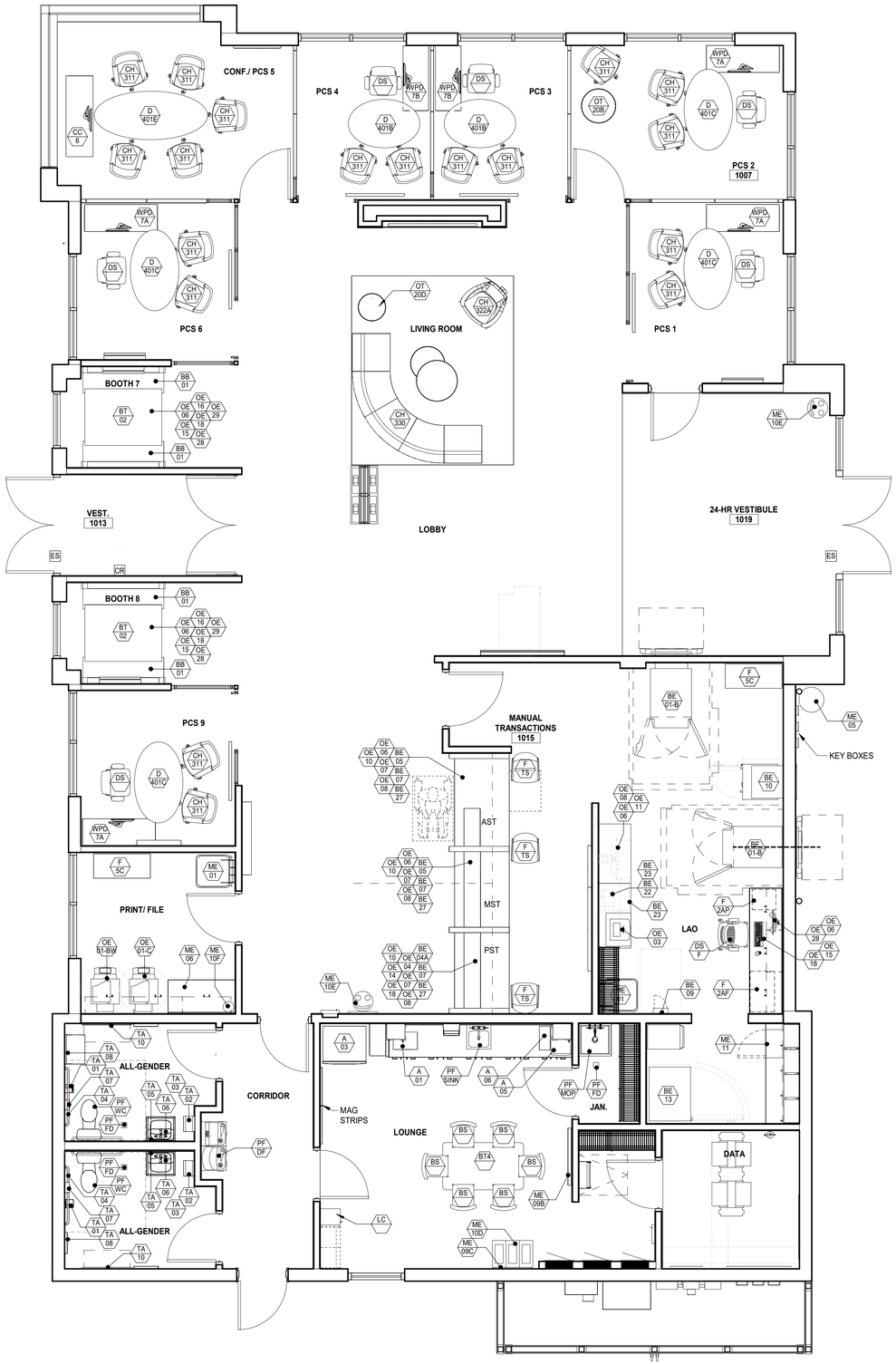

1 FURNITURE/ EQUIPMENT PLAN
SCALE : 1/4" = 1'-0"

GENERAL NOTES

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

FURNITURE / EQUIPMENT PLAN NOTES

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

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SHEET NAME: FURNITURE / EQUIPMENT PLAN
DRAWING NUMBER: A1.1.2

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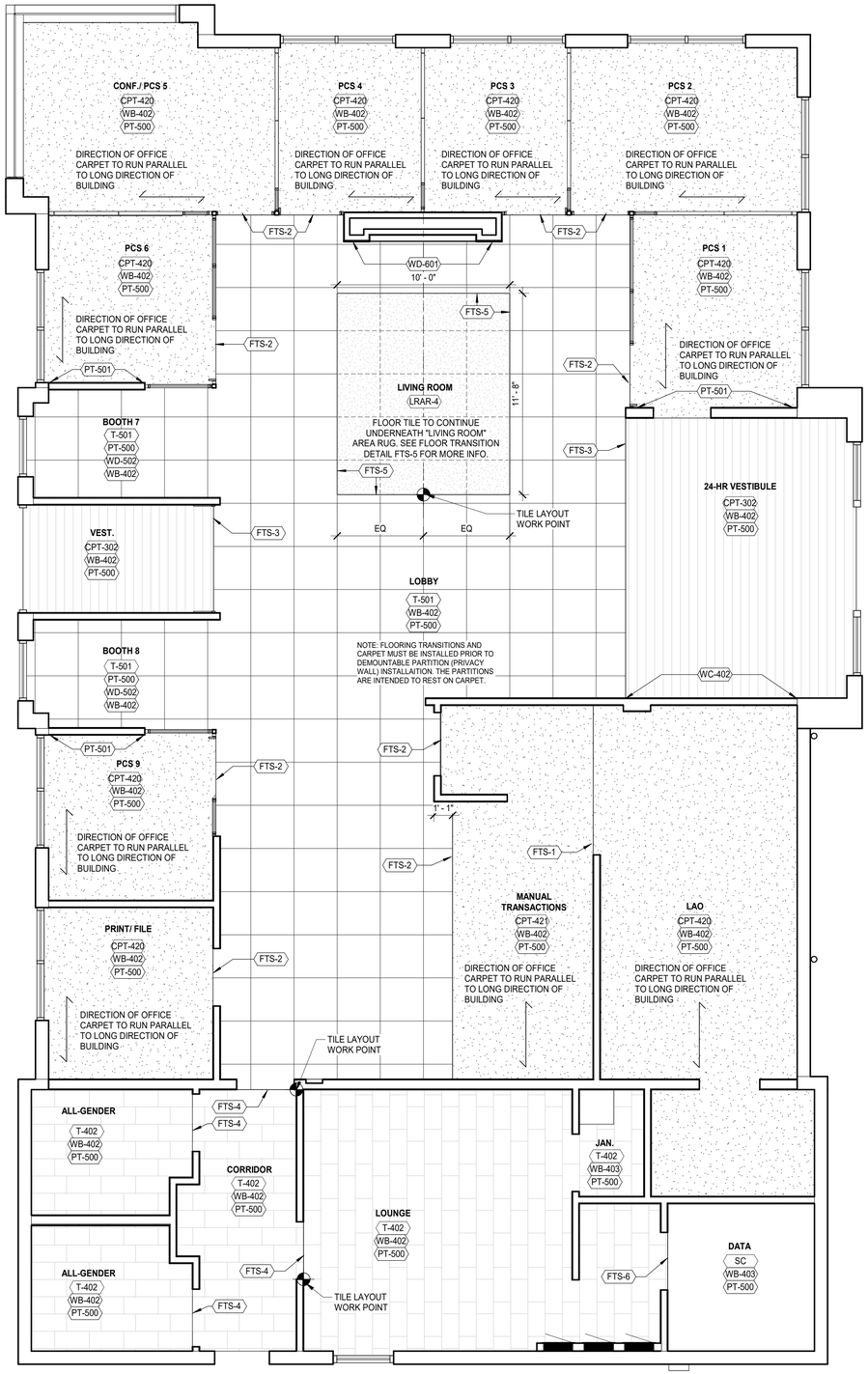

1 FINISH PLAN
SCALE : 1/4" = 1'-0"

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FINISH PLAN NOTES

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

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SHEET NAME: FINISH PLAN
DRAWING NUMBER: A1.1.3

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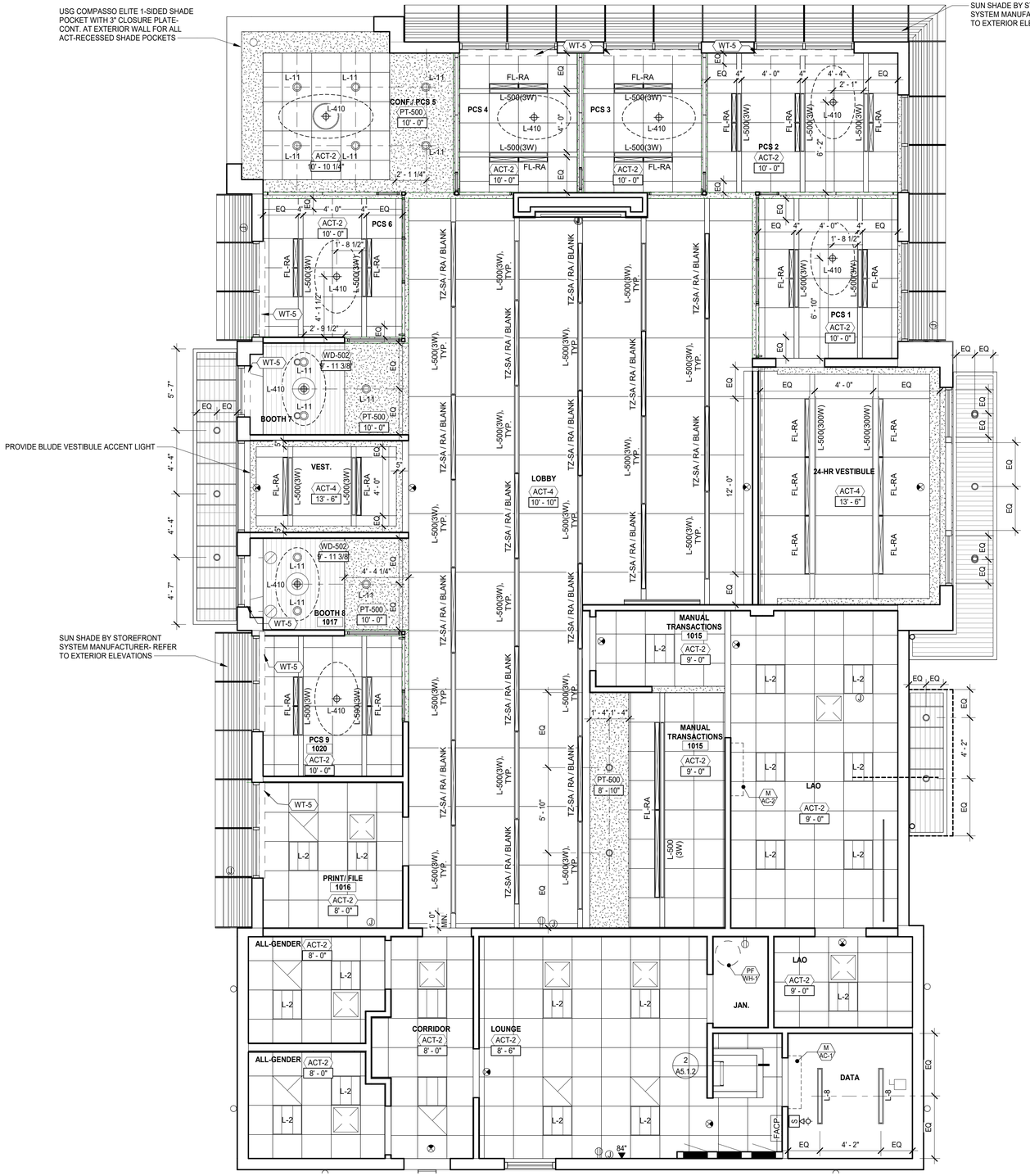

1 REFLECTED CEILING PLAN

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

GENERAL NOTES

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3. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO BE REPORTED TO CHASE BANK PM AND AOR IMMEDIATELY.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY NEW CONSTRUCTION.
5. GC RESPONSIBLE TO MAINTAIN ONSITE THE MOST CURRENT CONSTRUCTION DRAWINGS AND SPECIFICATION MANUAL PRIOR TO AND DURING COURSE OF CONSTRUCTION ACTIVITIES.

RCP NOTES

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

WATER HEATER

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

GENERAL NOTES:

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

AIR HANDLER

TAG	SERVES	TYPE	BASIS OF DESIGN MANUFACTURER	MODEL	CAPACITY (BTU/HR)		AIRFLOW (CFM)			EER / SEER	ELECTRICAL			NOTES
					COOLING	HEATING	SUPPLY	VENTILATION	ESP (INWG)		MCA (A)	MOCP (A)	POWER SUPPLY (V/PH/HZ)	
AC-1	IT ROOM	SPLIT HEAT PUMP	DAIKIN	FTKF18BVJU9	18,000	21,600	800	0	0	21.0	NOTE 10	NOTE 10	208/1/60	1-8,10
AC-2	ATM EQUIPMENT	SPLIT HEAT PUMP	DAIKIN	FTXF24AXVJU	22,400	23,600	600	0	0	21.0	NOTE 10	NOTE 10	208/1/60	1-8,10
FCU-1	LOBBY	DUCTED VRF	DAIKIN	FXMQ30TBVJU	26,028	36,844	1095		0.8	21.4	3.0	15.0	208/1/60	1-9
FCU-2	PCS OFFICES	DUCTED VRF	DAIKIN	FXMQ48TBVJU	41,811	55,663	1377		0.8	21.4	3.6	15.0	208/1/60	1-9
FCU-3	PCS OFFICES	DUCTED VRF	DAIKIN	FXMQ36TBVJU	30,918	40,792	1130		0.8	21.4	3.1	15.0	208/1/60	1-9
FCU-4	PCS OFFICES	DUCTED VRF	DAIKIN	FXMQ24TBVJU	20,609	27,746	742		0.8	21.4	1.9	15.0	208/1/60	1-9
FCU-5	PCS OFFICES	DUCTED VRF	DAIKIN	FXMQ15TBVJU	12,282	18,018	558		0.8	21.4	1.8	15.0	208/1/60	1-9
FCU-6	VESTIBULE	DUCTED VRF	DAIKIN	FXMQ15TBVJU	12,139	17,591	558		0.8	21.4	1.8	15.0	208/1/60	1-9
FCU-7	LOUNGE	DUCTED VRF	DAIKIN	FXMQ24TBVJU	20,786	28,126	742		0.8	21.4	1.9	15.0	208/1/60	1-9

GENERAL NOTES:

1 PROVIDE THERMAL OVERLOAD PROTECTION.
2 PROVIDE WATER-LEVEL MONITORING DEVICE (FLOAT SWITCH). DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN AND SHALL BE INTERLOCKED TO SHUT DOWN UNIT. EXTERNALLY...
3 PROVIDE LIQUID LINE SPECIALTIES INCLUDING FILTER DRIER, SIGHT GLASS, TXV, SOLENOID VALVE, 24V 1ph CONTROL WIRE BY CONTROLS CONTRACTOR.
4 PROVIDE 24V INTERFACE ACCESSORY FOR USE WITH DAINTREE BMS THERMOSTATS.
5 PROVIDE WITH INTEGRAL CONDENSATE PUMP.
6 PROVIDE REFRIGERANT PIPING SIZED AS PER MANUFACTURER'S RECOMMENDATIONS. "ACR" COPPER ONLY.
7 EC SHALL PROVIDE WITH NEMA 1 STARTER AND DISCONNECT SWITCH.
8 SEE SCHEMATIC PIPING/CONTROL DIAGRAM FOR INDICATION OF REQUIRED INDOOR UNIT REMOTE CONTROLLERS, SYSTEM CONTROLLERS, AND INTEGRATION DEVICES.
9 PROVIDE MERV 13 FILTER KIT INCLUDING FILTER BOX.
10 PROVIDE POWER TO INDOOR AIR HANDLER FROM CONDENSING UNIT.

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PROJECT NUMBER: 25004465A
SHEET NAME: REFLECTED CEILING PLAN
DRAWING NUMBER: A1.2

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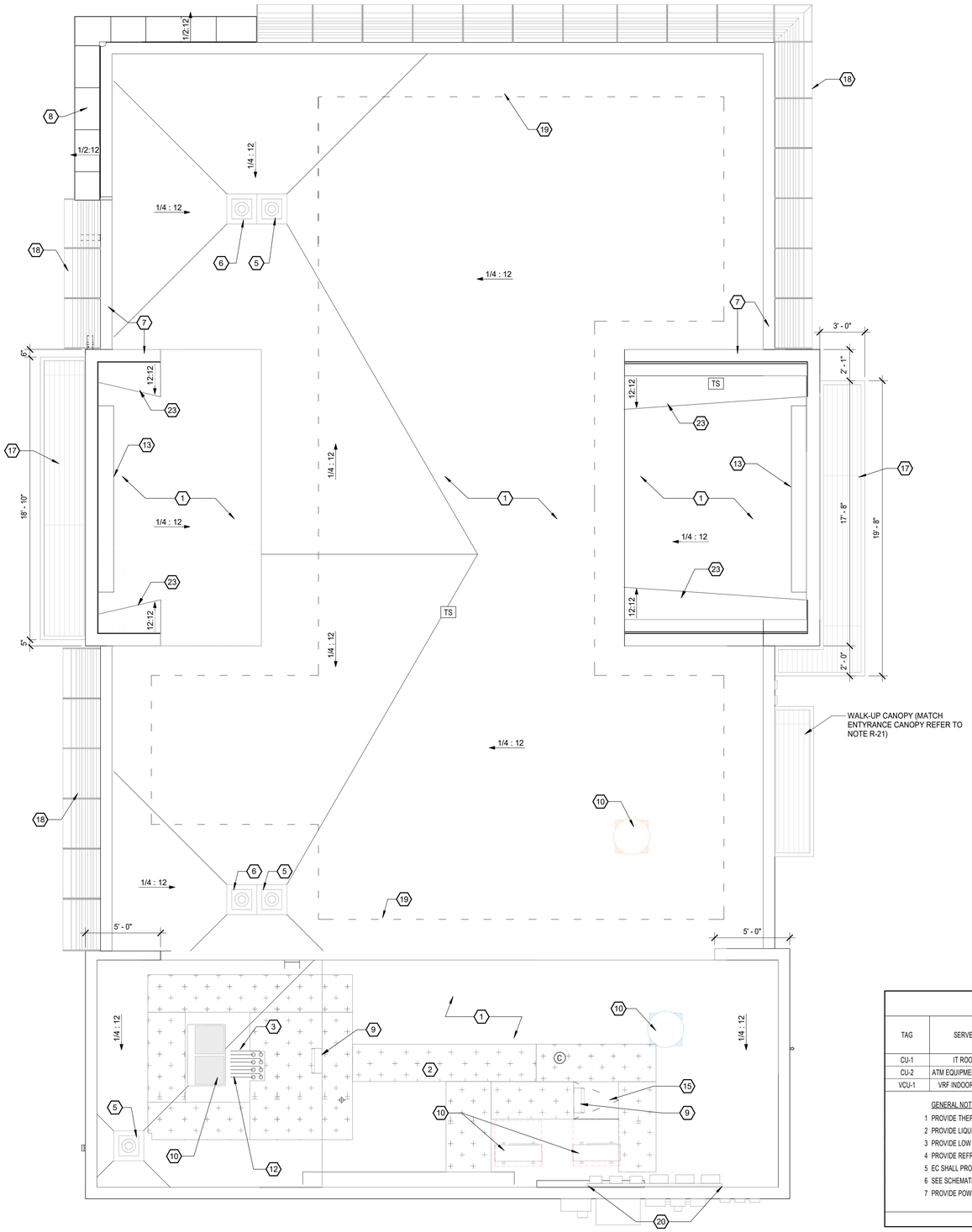
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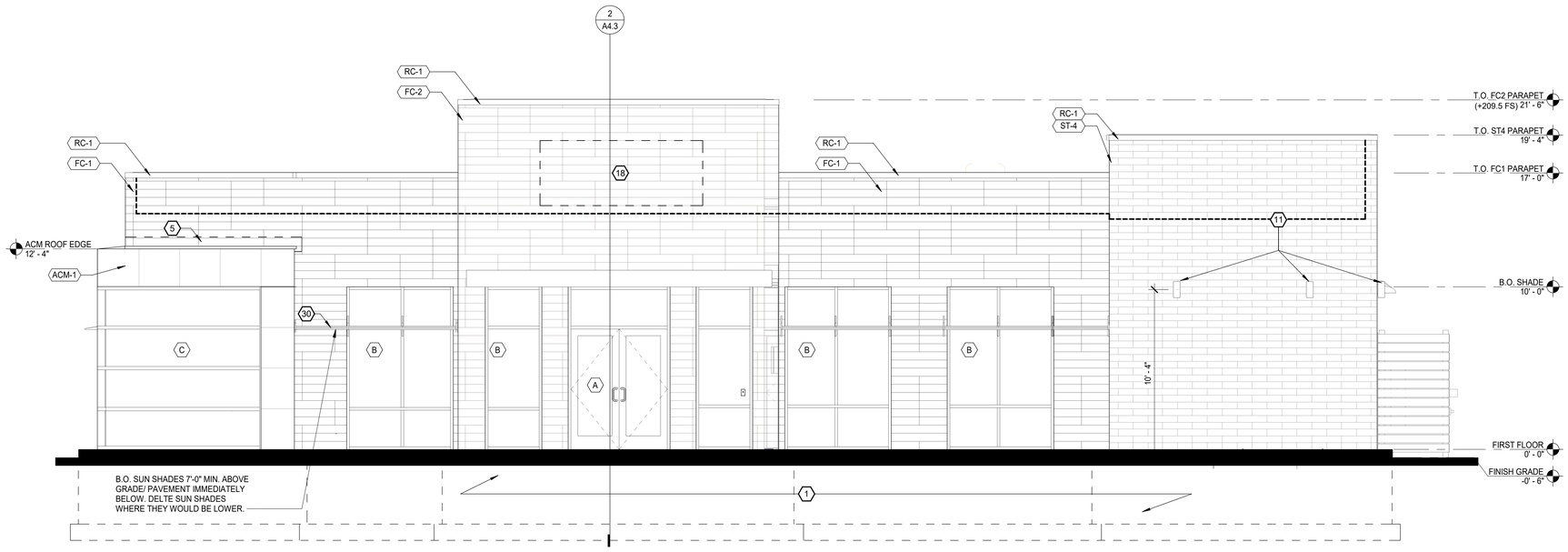
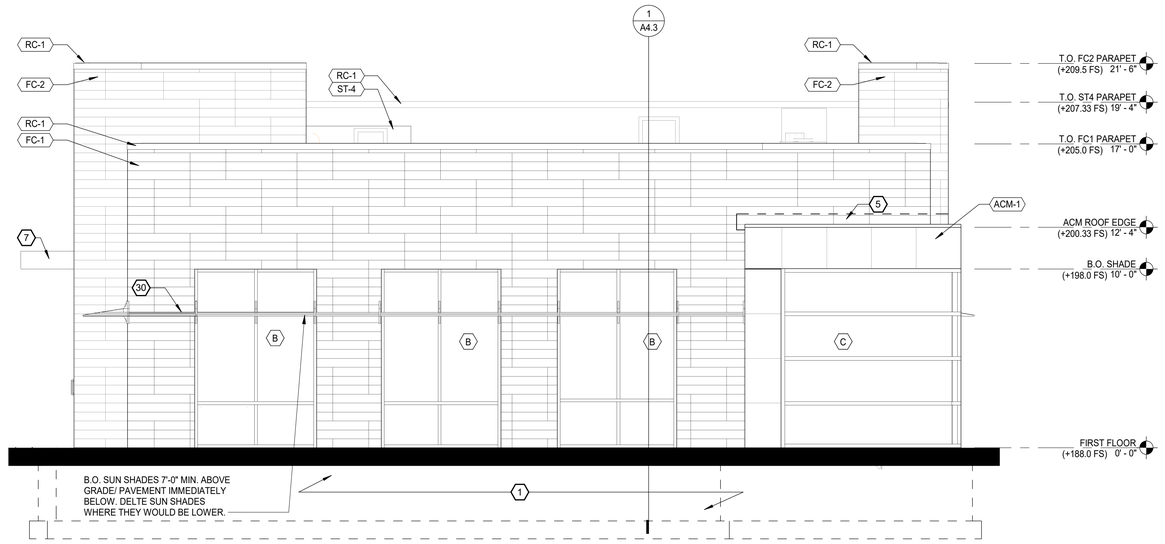


4 EXTERIOR ELEVATION - WEST

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



1 EXTERIOR ELEVATION - NORTH

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

EXTERIOR FINISH MATERIALS

ST-4	**MANUFACTURED THIN STONE VENEER**	
	MANUFACTU...	WESTLAKE ROYAL STONE, L.L.C.
	PRODUCT	CULTURED STONE HEWN STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE x 5" HIGH x 1.5" THICK
	GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT
	NOTES	1/3-OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURER'S FABRICATED RETURN CORNER PIECES- MITERED CORNERS ARE NOT ACCEPTABLE- PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER- REFER TO WALL SECTIONS AND DETAILS
FC-1	**FIBER CEMENT PANEL- DARK**	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	BARK
	SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
FC-2	**FIBER CEMENT PANEL- LIGHT**	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	ASH
	SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
RC-1	**ROOF COPING**	
	MANUFACTU...	PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	MATTE BLACK STEEL / BLACK ALUMINUM
ACM-1	**ALUMINUM COMPOSITE MATERIAL**	
	MANUFACTU...	ARCONIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH

STOREFRONT SPECIFICATION

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

* PROVIDE TEMPERED GLASS WHERE INDICATED ON DRAWINGS

KEYNOTES (#)

1 CONCRETE FOOTINGS / FOUNDATIONS:
REFER TO STRUCTURAL DWGS

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

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

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

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

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

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SHEET NAME: EXTERIOR ELEVATIONS
DRAWING NUMBER: A2.1

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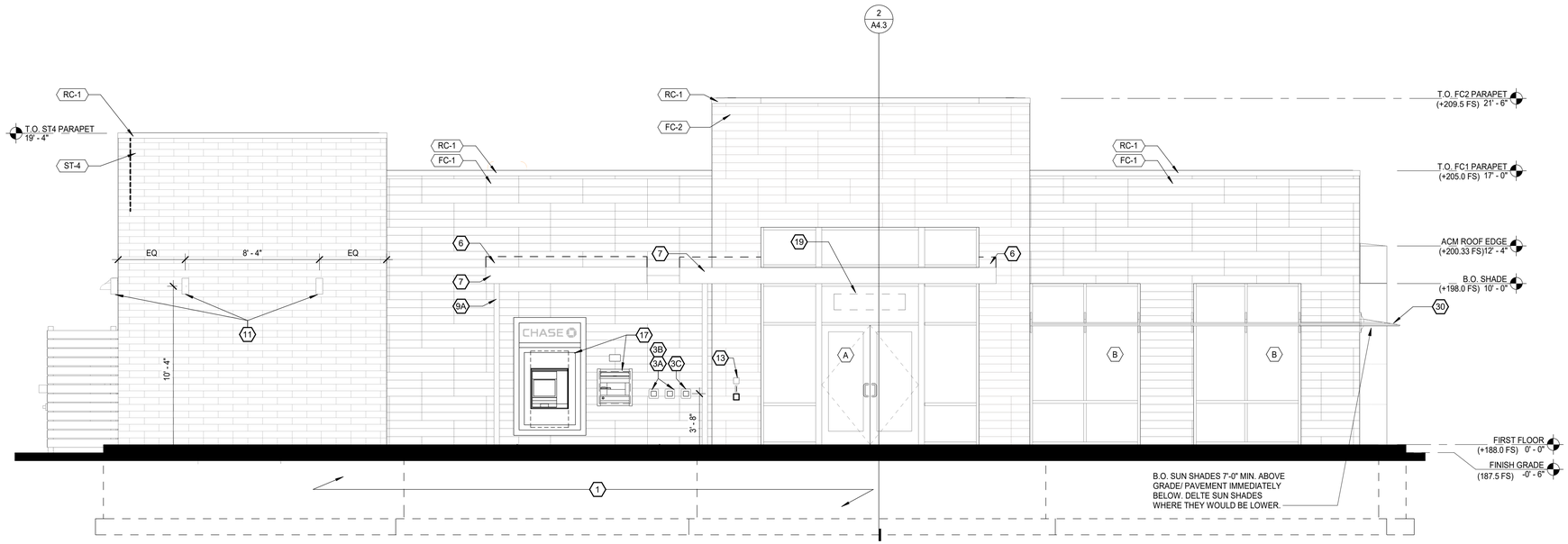
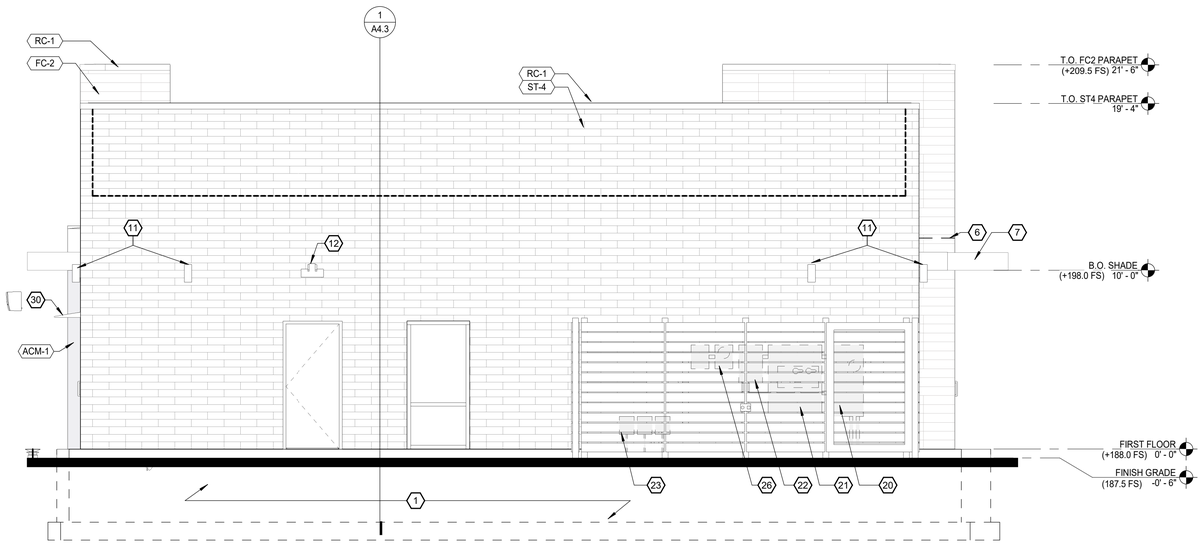


2 EXTERIOR ELEVATION - EAST

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



1 EXTERIOR ELEVATION - SOUTH

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

EXTERIOR FINISH MATERIALS

ST-4	**MANUFACTURED THIN STONE VENEER**	
	MANUFACTU...	WESTLAKE ROYAL STONE, L.L.C.
	PRODUCT	CULTURED STONE HEWN STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE x 5" HIGH x 1.5" THICK
	GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT
	NOTES	1/3-OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURER'S FABRICATED RETURN CORNER PIECES- MITERED CORNERS ARE NOT ACCEPTABLE- PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER- REFER TO WALL SECTIONS AND DETAILS
FC-1	**FIBER CEMENT PANEL- DARK**	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	BARK
	SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
FC-2	**FIBER CEMENT PANEL- LIGHT**	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1818 (AVAILABLE AS AWP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	ASH
	SIZE	18" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
RC-1	**ROOF COPING**	
	MANUFACTU...	PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	MATTE BLACK STEEL / BLACK ALUMINUM
ACM-1	**ALUMINUM COMPOSITE MATERIAL**	
	MANUFACTU...	ARCONIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH

STOREFRONT SPECIFICATION

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

* PROVIDE TEMPERED GLASS WHERE INDICATED ON DRAWINGS

KEYNOTES (#)

1 CONCRETE FOOTINGS / FOUNDATIONS:
REFER TO STRUCTURAL DWGS

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

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

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

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

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

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CHASE

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DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 11/06/2025
PROJECT NUMBER: 25004465A
SHEET NAME: EXTERIOR ELEVATIONS
DRAWING NUMBER: A2.2

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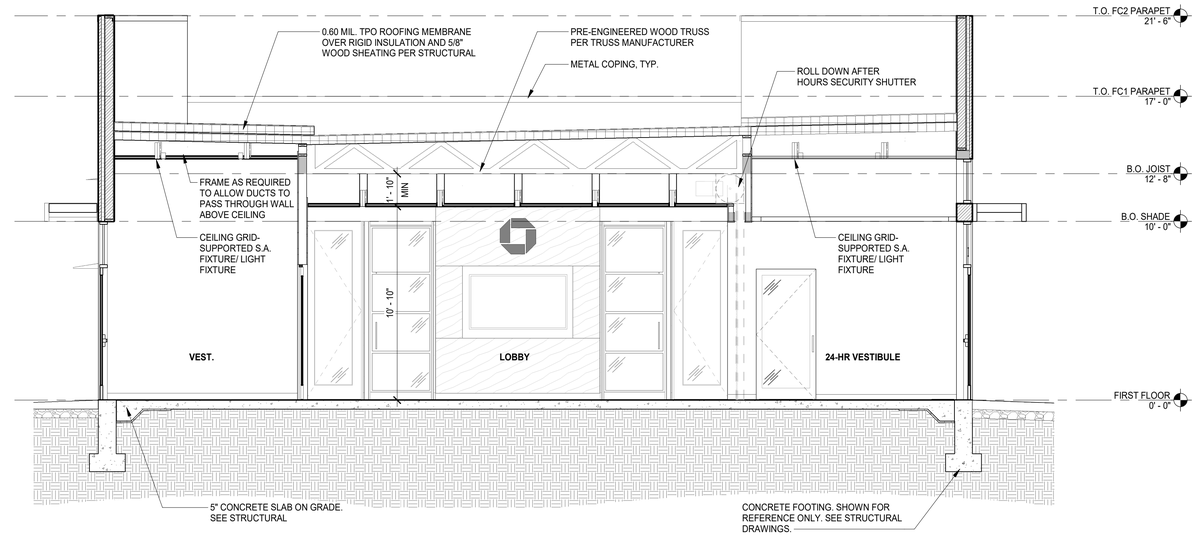
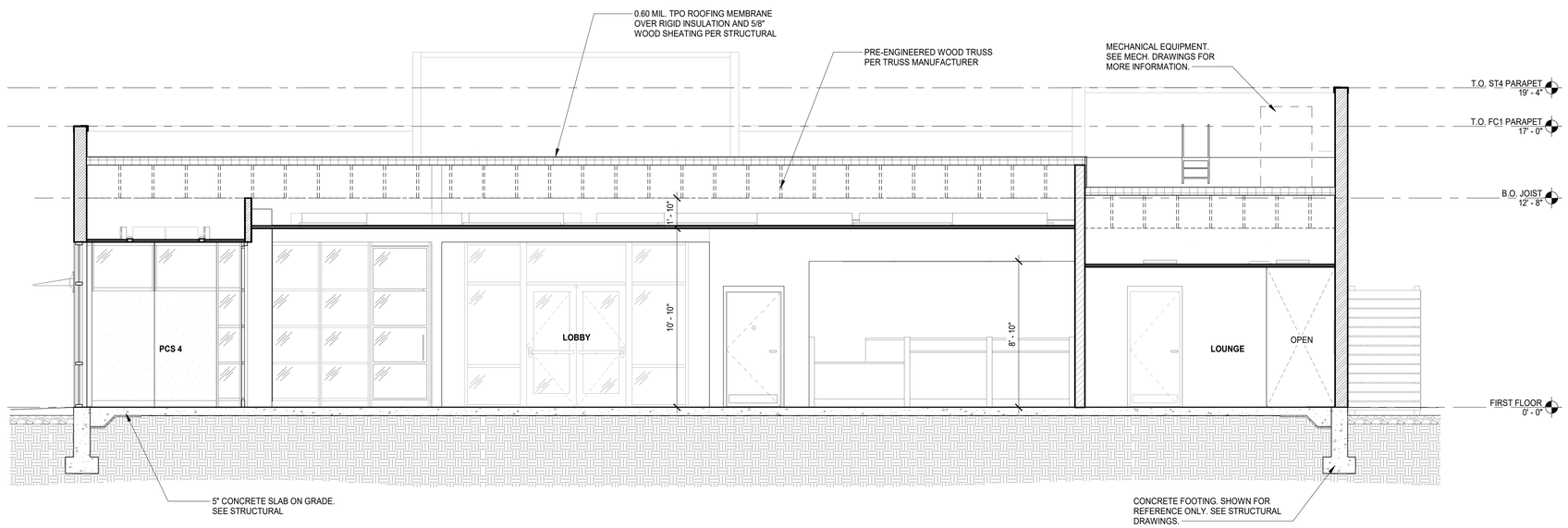


2 EAST - WEST SECTION

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



1 NORTH-SOUTH SECTION

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

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BUILDING SECTIONS

DRAWING NUMBER:

A4.3

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VIEW 1

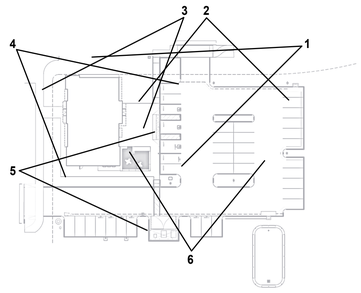
VIEW 2

VIEW 3

VIEW 4

VIEW 5

VIEW 6



Key Plan

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SITE PHOTOS

DRAWING NUMBER:

A7.1

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1 COLORED FRONT ELEVATION

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DRAWING NUMBER: A7.2

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RENDER VIEW 1

RENDER VIEW 2

RENDER VIEW 3

RENDER VIEW 4

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SHEET NAME: ISOMETRIC RENDERINGS
DRAWING NUMBER: A7.3

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

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

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SHEET NAME:

STREETSCAPE DRAWINGS

DRAWING NUMBER:

A7.4

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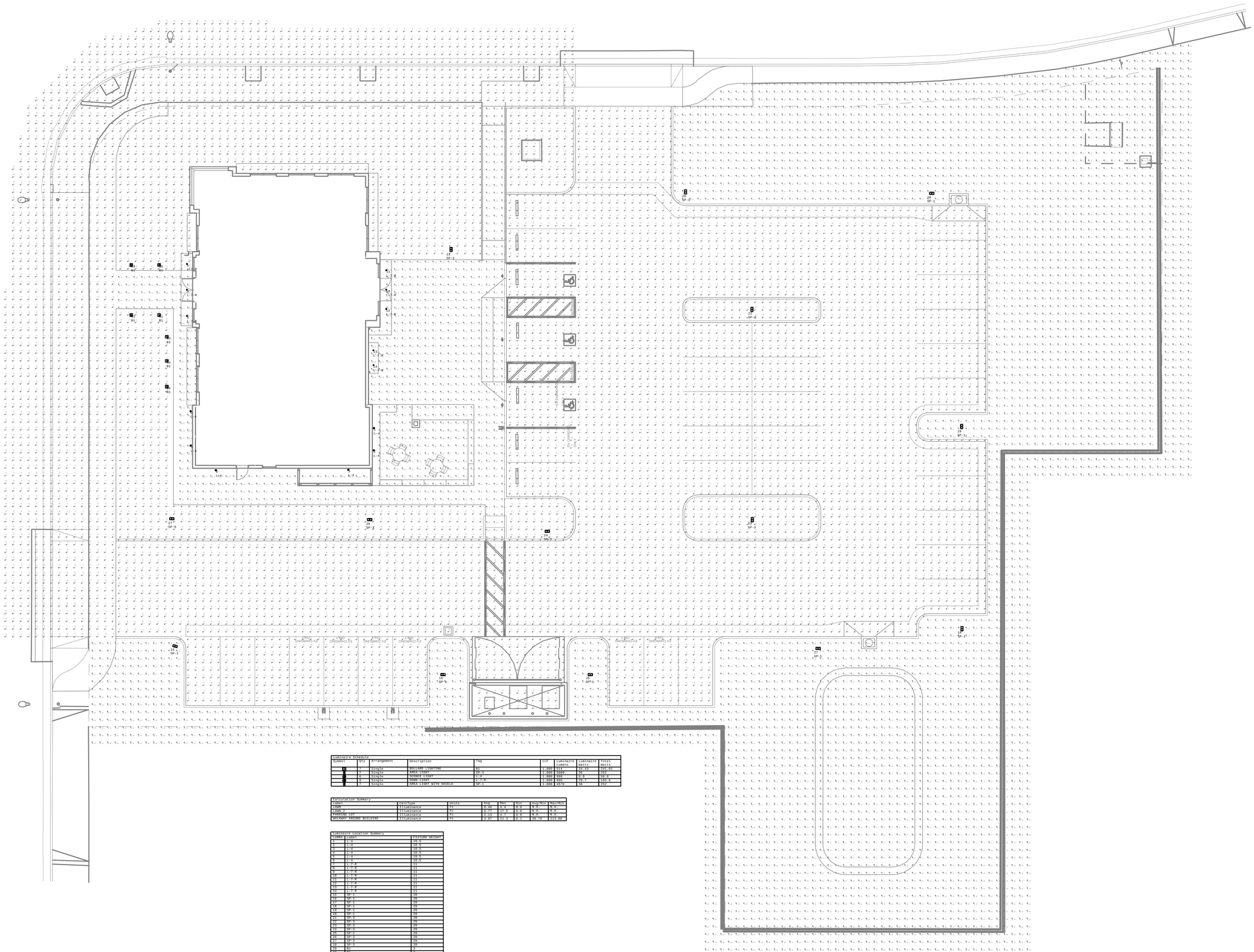

Luminaire Schedule

Symbol	Qty	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
B1	7	Single	BOLLARD LIGHTING	B1	1.000	516	10.43	241.31
SP-2	4	Single	AREA LIGHT	SP-2	1.000	1000	10.3	41.2
SP-3	6	Single	SCONCE LIGHT	S-4	1.000	999	9.9	59.4
S-4	18	Single	DOOR LIGHT	L-7/8	1.000	555	10.2	183.6
SP-1	7	Single	AREA LIGHT WITH SHIELD	SP-1	1.000	4570	36	252

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LAND	Illuminance	Fc	1.46	8.4	0.0	N.A.	N.A.
LAND_2	Illuminance	Fc	2.77	17.5	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.19	4.3	0.0	N.A.	N.A.
WALKWAY AROUND BUILDING	Illuminance	Fc	1.97	21.3	0.1	20.76	213.00

Luminaire Location Summary

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

1 SITE PLAN PHOTOMETRIC
SCALE : NTS

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

SHEET NAME:

SITE PLAN PHOTOMETRIC

DRAWING NUMBER:

E1.1

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