Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident, **May 1, 2026**

The Planning Commission of the City of Campbell **will hold a Public Hearing at 7:00 p.m.**, or shortly thereafter, **on Tuesday May 12, 2026**,in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

PROJECT INFO

Project Address: 2060 S Bascom Avenue
Zoning | Area Plan: NC | 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 and Tree Removal permit
Project Planner: Daniel Fama, Senior Planner
Email: danielf@campbellca.gov
Phone: (408) 866-2193

PROJECT DESCRIPTION

Construction of an approximately 3,600 square-foot bank and financial services building (Chase Bank), along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California palm tree.

You may participate virtually or watch online:

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

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

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

City of Campbell , Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 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	2/20/2026	2	PLANNING REVISION 2
LS.1	LIFE SAFETY PLAN	2/20/2026	2	PLANNING REVISION 2
01 – CIVIL				
C1.0	EXISTING/DEMOLITION PLAN	2/20/2026	2	PLANNING REVISION 2
C2.0	DEVELOPMENT SITE PLAN	2/20/2026	2	PLANNING REVISION 2
C3.0	PRELIMINARY DRAINAGE & GRADING PLAN	2/20/2026	2	PLANNING REVISION 2
C4.0	PRELIMINARY EROSION CONTROL PLAN	2/20/2026	2	PLANNING REVISION 2
C4.1	PRELIMINARY EROSION CONTROL DETAILS	2/20/2026	2	PLANNING REVISION 2
C5.0	PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/20/2026	2	PLANNING REVISION 2
C6.0	PRELIMINARY UTILITY PLAN	2/20/2026	2	PLANNING REVISION 2
C7.0	PRELIMINARY CIRCULATION PLAN	2/20/2026	2	PLANNING REVISION 2
C8.0	EMERGENCY ACCESS PLAN	2/20/2026	2	PLANNING REVISION 2
C9.0	TRASH MANAGEMENT PLAN	2/20/2026	2	PLANNING REVISION 2
C10.0	CONSTRUCTION STAGING PLAN	2/20/2026	2	PLANNING REVISION 2
02 – LANDSCAPING				
L1.0	TREE DISPOSITION NOTES, SCHEDULE, & DETAILS	2/20/2026	2	PLANNING REVISION 2
L1.1	TREE DISPOSITION PLAN	2/20/2026	2	PLANNING REVISION 2
L2.0	PRELIMINARY LANDSCAPE SCHEDULE AND NOTES	2/20/2026	2	PLANNING REVISION 2
L2.1	PRELIMINARY LANDSCAPE PLAN	2/20/2026	2	PLANNING REVISION 2
L2.2	PRELIMINARY LANDSCAPE IMAGERY BOARD	2/20/2026	2	PLANNING REVISION 2
03 – IRRIGATION				
IR1.1	IRRIGATION PLAN	2/20/2026	2	PLANNING REVISION 2
IR1.2	IRRIGATION DETAILS	2/20/2026	2	PLANNING REVISION 2
IR1.3	IRRIGATION DETAILS	2/20/2026	2	PLANNING REVISION 2

DRAWING LIST

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

CIVIL ABBREVIATIONS

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

ARCHITECTURAL ABBREVIATIONS

GENERAL ABBREVIATIONS

A	ANNEALED	PSF	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	PT	PRESSURE TREATED
ACT	ACOUSTICAL CEILING TILE	PTD	PAINTED
AFF	ABOVE FINISHED FLOOR	QT	QUARRY TILE
AHJ	AUTHORITY HAVING JURISDICTION	R	RADIUS
		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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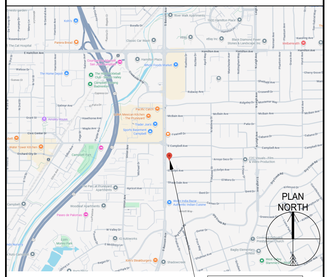
PROJECT NOTES

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.

DEFERRED SUBMITTALS
- FIRE ALARM SYSTEM
- AUTOMATIC FIRE SPRINKLER SYSTEM

LOCATION MAP



AERIAL IMAGE



APPLICABLE CODE

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

CODE SUMMARY

USE GROUP	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 NON-SPRINKLERED	CBC TABLE 705.8
FIRE PROTECTION		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 61'-1" ACTUAL TRAVEL DISTANCE < 100' MAX	CBC TABLE 1006.2.1
EXIT SEPARATION EXIT TRAVEL DISTANCE	53-0"ACTUAL OF 95'-0"=47'-6" MIN. NON-SPRINKLERED 83'-0" MAX < 200' MAX. ALLOWABLE	CBC TABLE 1007.1.1 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 #
1 VIEW NAME
SCALE : 1/8" = 1'-0"

SECTION MARKER
SECTION #
1 A101
DRAWING #

DETAIL SECTION
DETAIL #
1 A101
DRAWING #

DETAIL CALLOUT
DETAIL #
1 A101
DRAWING #

ELEVATION MARKER
Ref 1
ELEVATION #
Ref 1
A000
DRAWING #
1 Ref
A6.3
1 Ref
Ref 1

XXX NEW COLUMN ID
XXX EXISTING COLUMN ID

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

DRAWING SYMBOLS LEGEND - CIVIL

PROPERTY LINE
CENTER LINE
EASEMENT OR SETBACK LINE
APPROXIMATE CIVIL LIMIT OF WORK LINE
xxx PROPOSED CONTOUR
xxx EXISTING CONTOUR
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 2060 SOUTH BASCOM AVE. CAMPBELL, CA 95008	APN 288-08-073
TOTAL PROPERTY AREA 46,536 SF	TOTAL BUILDING AREA 3,609 SF (7.75% LOT COVERAGE)
FAR 0.104	ZONING CLASSIFICATION NC - NEIGHBORHOOD COMERCIAL

CITY APPROVAL

CITY APPROVAL

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

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

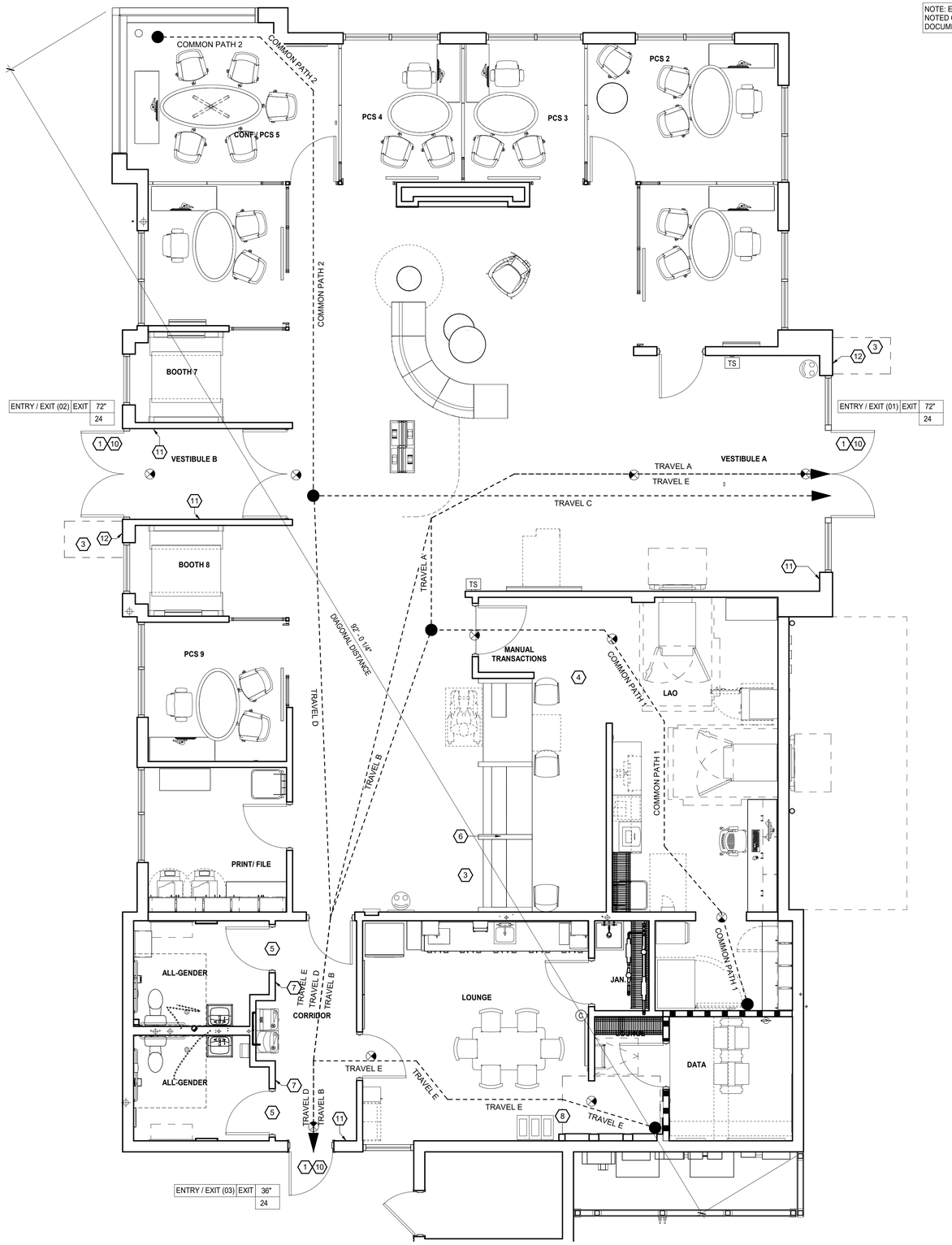
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PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: COVER SHEET
DRAWING NUMBER: G0.1

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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 61'-1" ACTUAL TRAVEL DISTANCE < 100' MAX	CBC TABLE 1006.2.1
EXIT SEPARATION EXIT TRAVEL DISTANCE	53-0"ACTUAL OF 95'-0"=47'-6" MIN. NON-SPRINKLERED 83'-0" MAX < 200' MAX. ALLOWABLE	CBC TABLE 1007.1.1 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	40' - 7 1/2"	Yes
COMMON PATH 2	40' - 2"	Yes
TRAVEL A	35' - 11"	Yes
TRAVEL B	37' - 2 1/2"	Yes
TRAVEL C	35' - 8"	Yes
TRAVEL D	45' - 3 1/2"	Yes
TRAVEL E	91' - 7"	Yes

COMMON PATH 1 + TRAVEL A = 76' - 6 1/2"
COMMON PATH 1 + TRAVEL B = 77' - 10"
COMMON PATH 2 + TRAVEL C = 75' - 10"
COMMON PATH 2 + TRAVEL D = 85' - 5 1/2"

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

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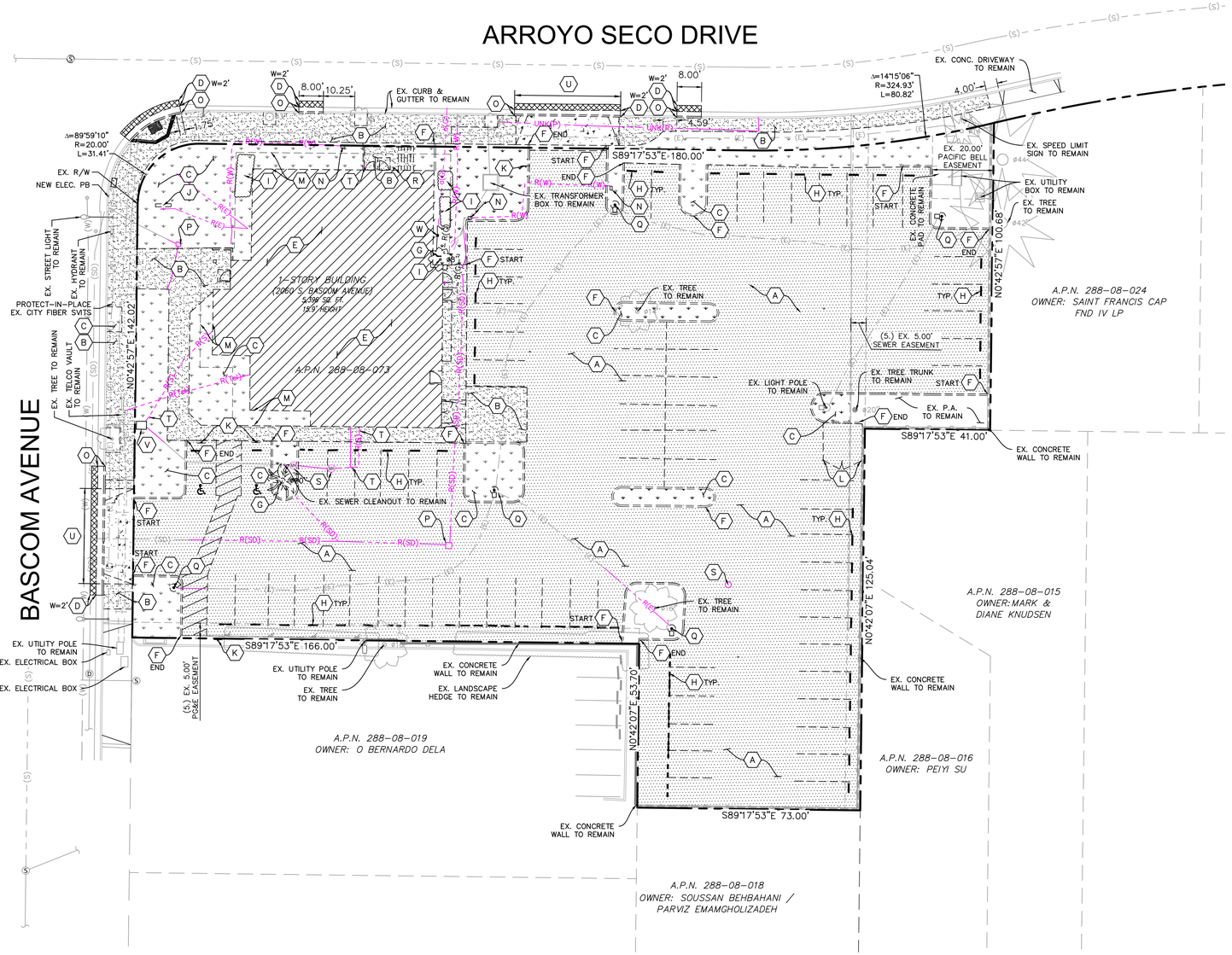
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PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: LIFE SAFETY PLAN
DRAWING NUMBER: LS.1

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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
α(G)	EXISTING GAS LINE TO BE CAPPED & ABANDONED
UNK(P)	EXISTING UTILITY LINE TO BE CAPPED & ABANDONED

EXISTING UTILITY NOTE:

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

DEMOLITION KEYNOTES

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

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

CHASE

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

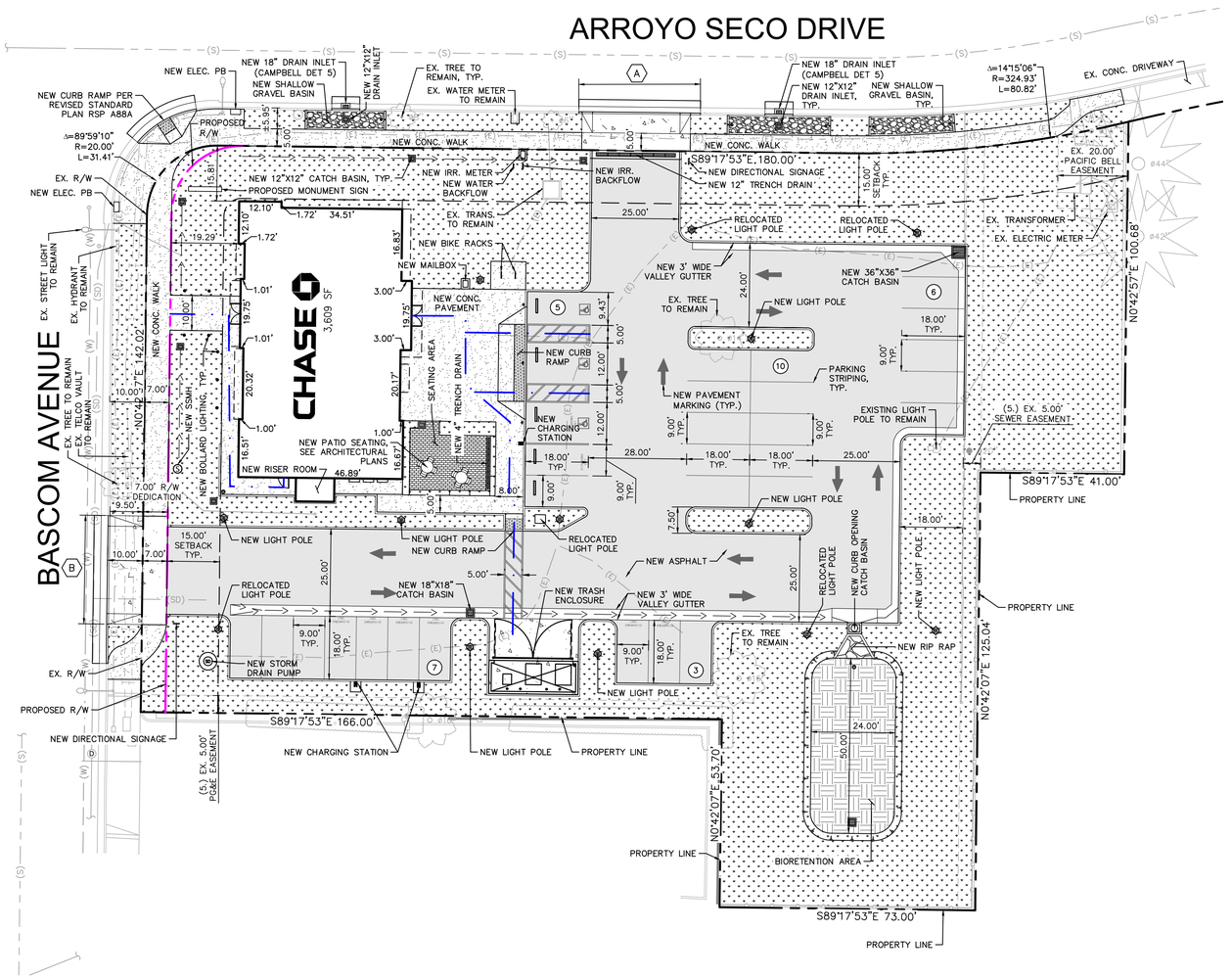
SHEET NAME:
EXISTING/DEMOLITION PLAN

DRAWING NUMBER:
C1.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

ARROYO SECO DRIVE



LEGEND

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

PARKING NOTES & LEGEND

31	PROPOSED PARKING SPACES	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

NORTH

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0 10 20 40

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

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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

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ARROYO SECO DRIVE

BASCOM AVENUE

CHASE

3,609 SF

FFE=189.00'

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

SHEET NAME:
PRELIMINARY DRAINAGE & GRADING PLAN

DRAWING NUMBER:
C4.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

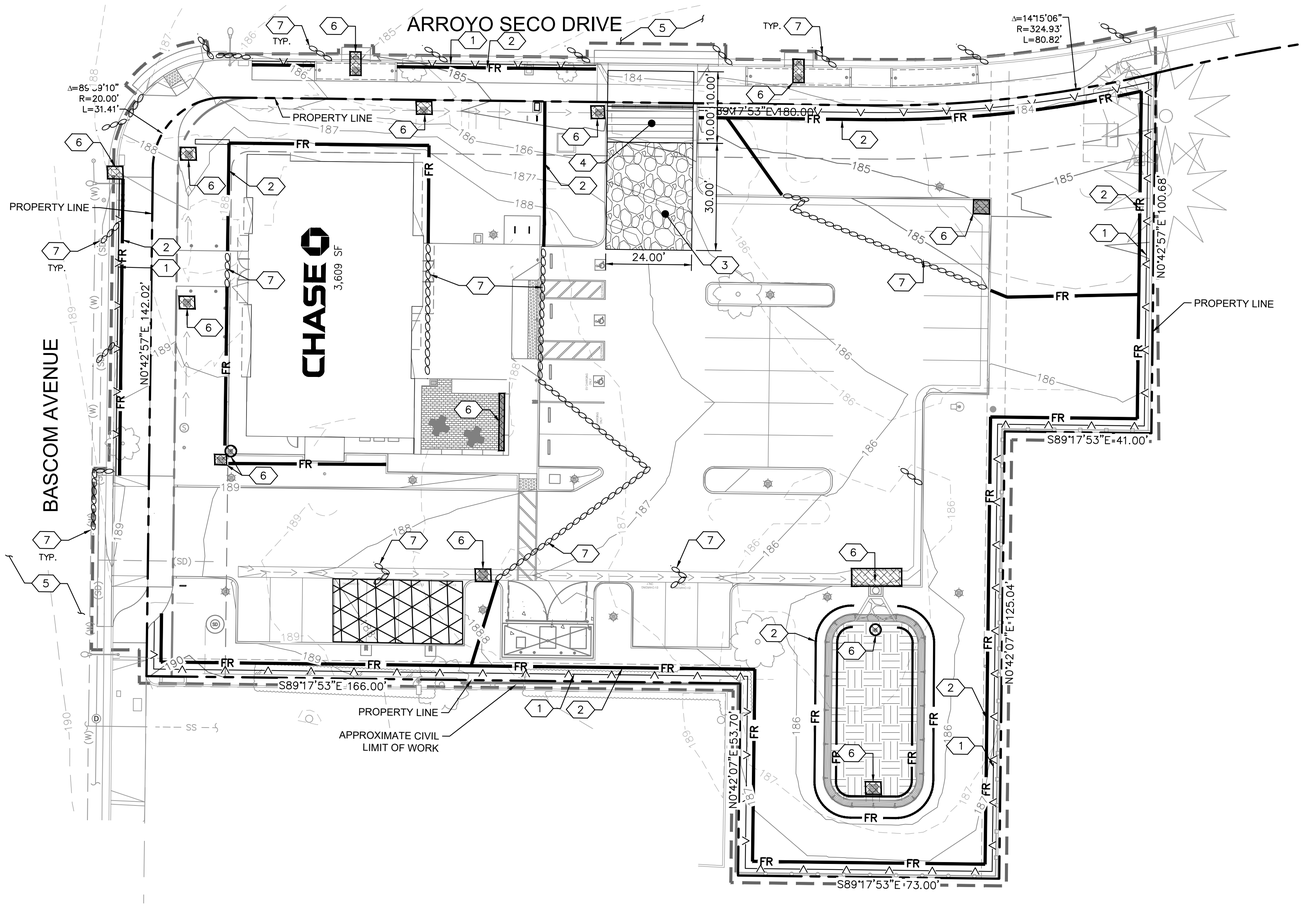
LEGEND:

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

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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LEGEND

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

EROSION CONTROL NOTES

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

EROSION CONTROL NOTES

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

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

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

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

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1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

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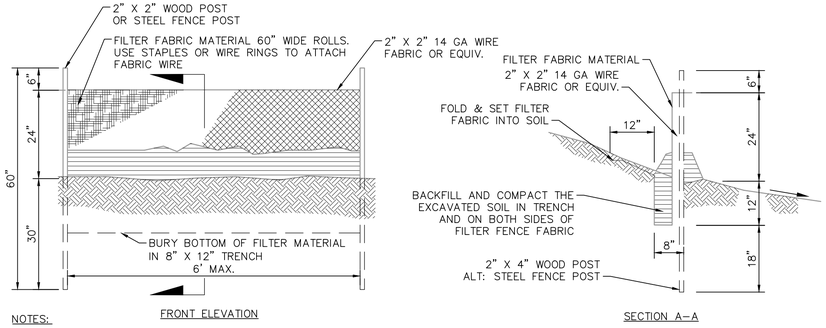
PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001

SHEET NAME:
PRELIMINARY EROSION CONTROL PLAN

DRAWING NUMBER:
C4.0

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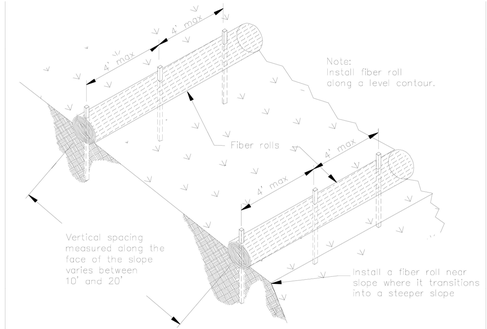
FRONT ELEVATION

SECTION A–A

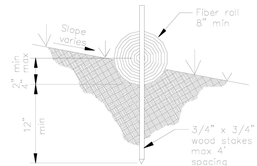
NOTES:

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.



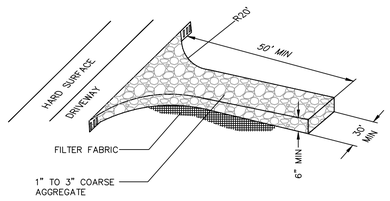
TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.

FIBER ROLL 2
N.T.S.

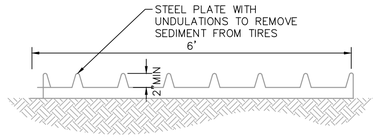
APPLICABLE AT ALL ENTRANCES AND EXITING LOCATIONS ON CONSTRUCTION SITE.



STABILIZED CONSTRUCTION ENTRANCE 3
N.T.S.

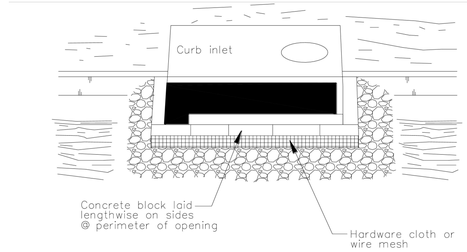


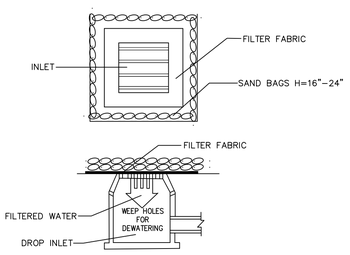
ENTRANCE/EXIT SECTION



STEEL PLATE DETAIL

TIRE WASH RACK 4
N.T.S.

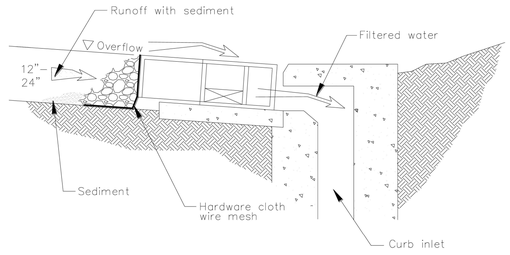




SPECIFIC APPLICATION REQUIRED

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
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

REGISTERED PROFESSIONAL ENGINEER
No. 81751
CIVIL
STATE OF CALIFORNIA

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

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

PRELIMINARY EROSION CONTROL DETAILS

DRAWING NUMBER:

C4.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

HYDROLOGY INFORMATION

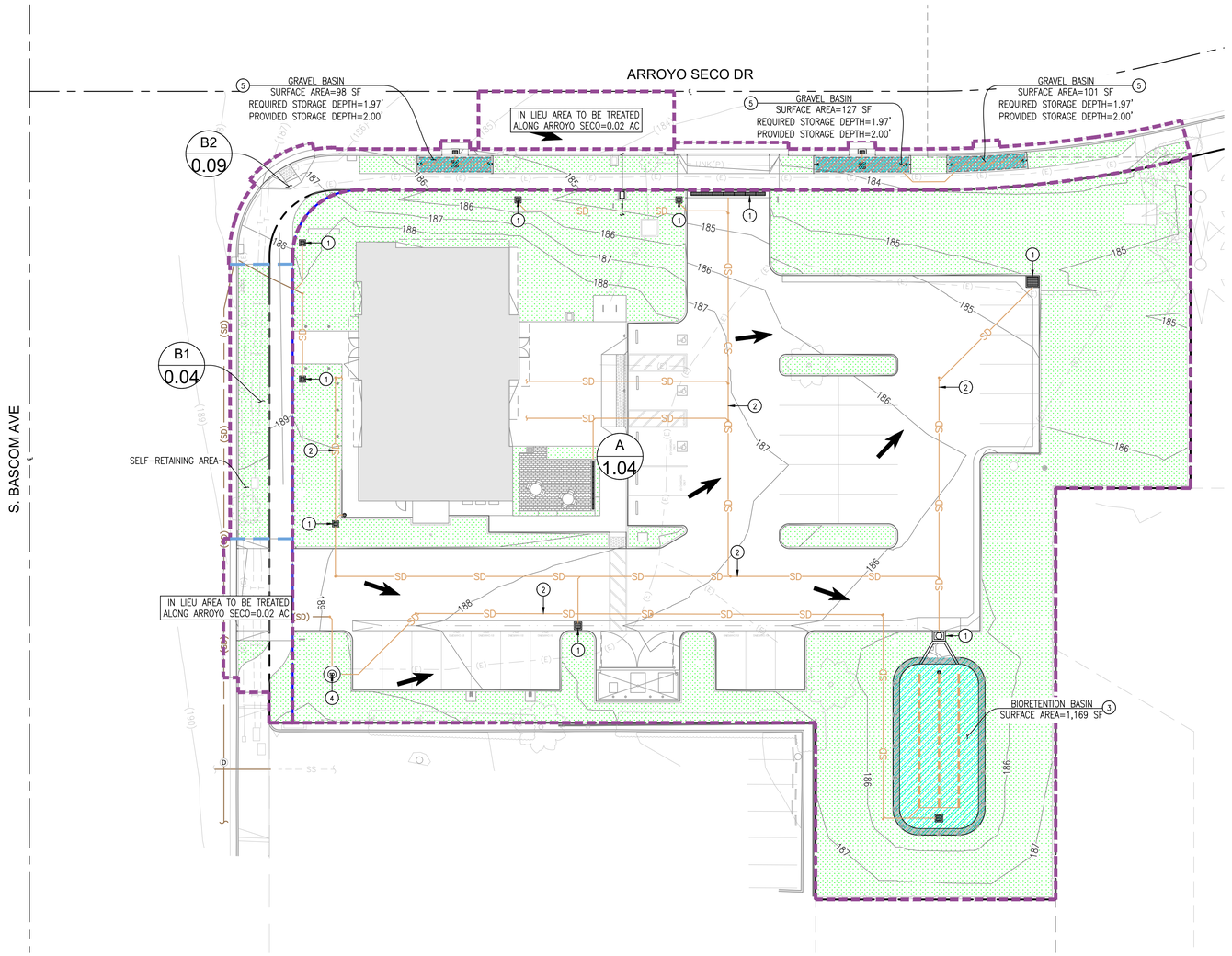
SITE AREA:	1.04 ACRES	(ONSITE)
SOIL TYPE:	D	(NRCS WEB SOIL SURVEY)
IMPERVIOUS:	53.6%	(PER CALCULATIONS)
FREQUENCY:	85TH PERCENTILE	(FOR STORMWATER QUALITY)
	100-YEAR	(FOR STORM DRAIN DESIGN)
METHOD:	C.3 STORMWATER HANDBOOK	

LEGEND:

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

DRAINAGE NOTES:

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



Worksheet for Sizing Volume-Based Treatment Measures based on the Adapted CASQA Stormwater BMP Handbook Approach (Method 2.b)

Santa Clara Valley Urban Runoff Pollution Prevention Program

Stormwater Treatment Measure: Infiltration trench

The equation that will be used to size the BMP is:

Design Volume = (Rain Gage Correction Factor) x (Unit Basin Storage Volume) x (Drainage Area)

Step 1 Determine the drainage area for the treatment measure.

Drainage Area = 5075 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:

Impervious Area = 3847 **square feet**
Pervious Area = 1228 **square feet**
% Impervious Area = 76 **%**

Step 3 Find the mean annual precipitation at the site (MAPsite).
Estimate where the site is on Figure B-1 and the mean annual precipitation (inches) from the isopleth nearest to the site.
Interpolate between isopleths if necessary. Click here for map (Figure B-1)

MAP_{site} = 15 *Site Mean Annual Precipitation*

Step 4 Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).

Closest Reference Rain Gage: San Jose Airport
MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*

Step 5 Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.

MAP correction factor = 1.08 *Correction factor = MAP site/MAPgage*

Step 6 Identify the representative soil type for the drainage area.

a Identify from Figure B-1 or from site soils data, the soil type that is representative of the project (see dropdown menu).
Click here for map (Figure B-1)

Site Soil Type = Clay (D) *(If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*

b Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted? (Y/N)

Yes

Step 7 Determine the average slope for the drainage area:

Average Slope (%) = 2

Step 8 Determine the unit basin storage volume from sizing curves:

Unit Basin Storage (UBS) = 0.49 **Inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*

Step 9 Determine the Adjusted Unit Basin Storage Volume for the site:

Adjusted UBS = 0.53 **Inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*

Step 10 Determine the Design Volume:

Design Volume = 225 **cubic feet** *Design Volume = Adjusted Unit Basin Storage Volume x Total Drainage Area*

Infiltration Trench Sizing

This step only applies to infiltration trenches. For all other Stormwater Treatment Measures, Step 10 is the last step.

To size an **infiltration trench**, enter the surface area available:

Surface Area = 326 **square feet**
Required Storage Depth = 1.97 **Feet** *Assumes 35% void space in rectangular trench with vertical sides.*

Notes:
Infiltration trench depths are typically between 3 and 8 feet.

SWCP SUMMARY

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

HYDROLOGY SUMMARY

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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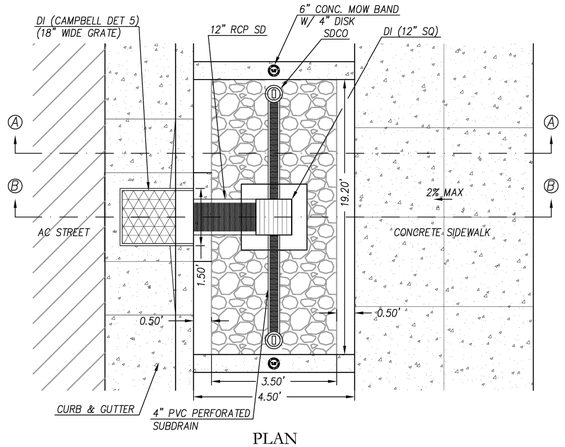
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DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001

SHEET NAME: PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

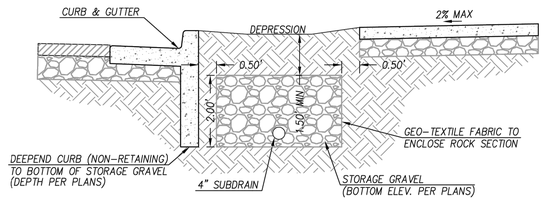
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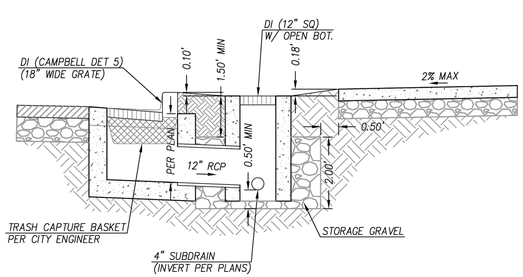
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PLAN



SECTION A-A



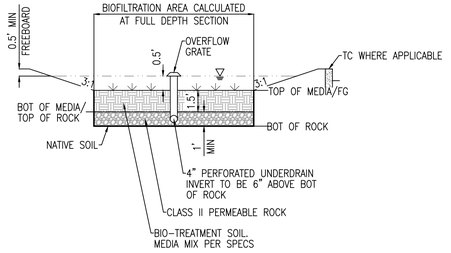
SECTION B-B

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

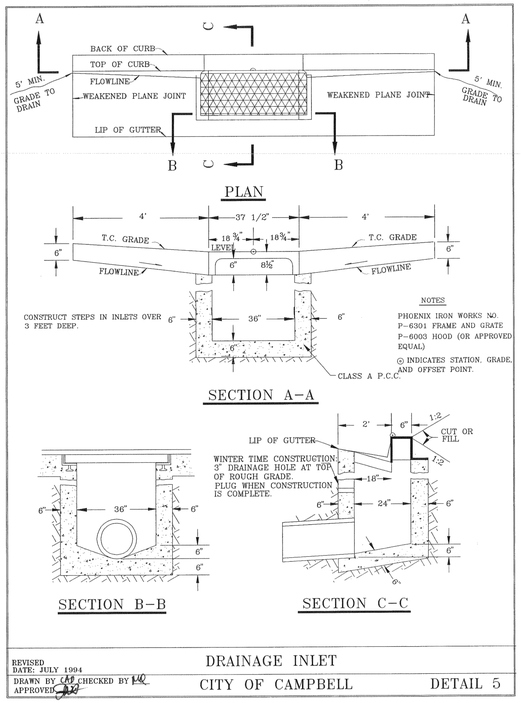


4" ALUMINUM DISK WITH "STORMWATER TREATMENT FACILITY DO NOT ALTER" LETTERING. CITY ENGINEER SHALL APPROVE DISK SPECIFICATIONS PRIOR TO INSTALL. INSTALL ONE ON EACH CONCRETE MOW BAND.

2	DISK DETAIL	N.T.S



3	BIORETENTION AREA SECTION	N.T.S



4	DRAINAGE INLET	N.T.S

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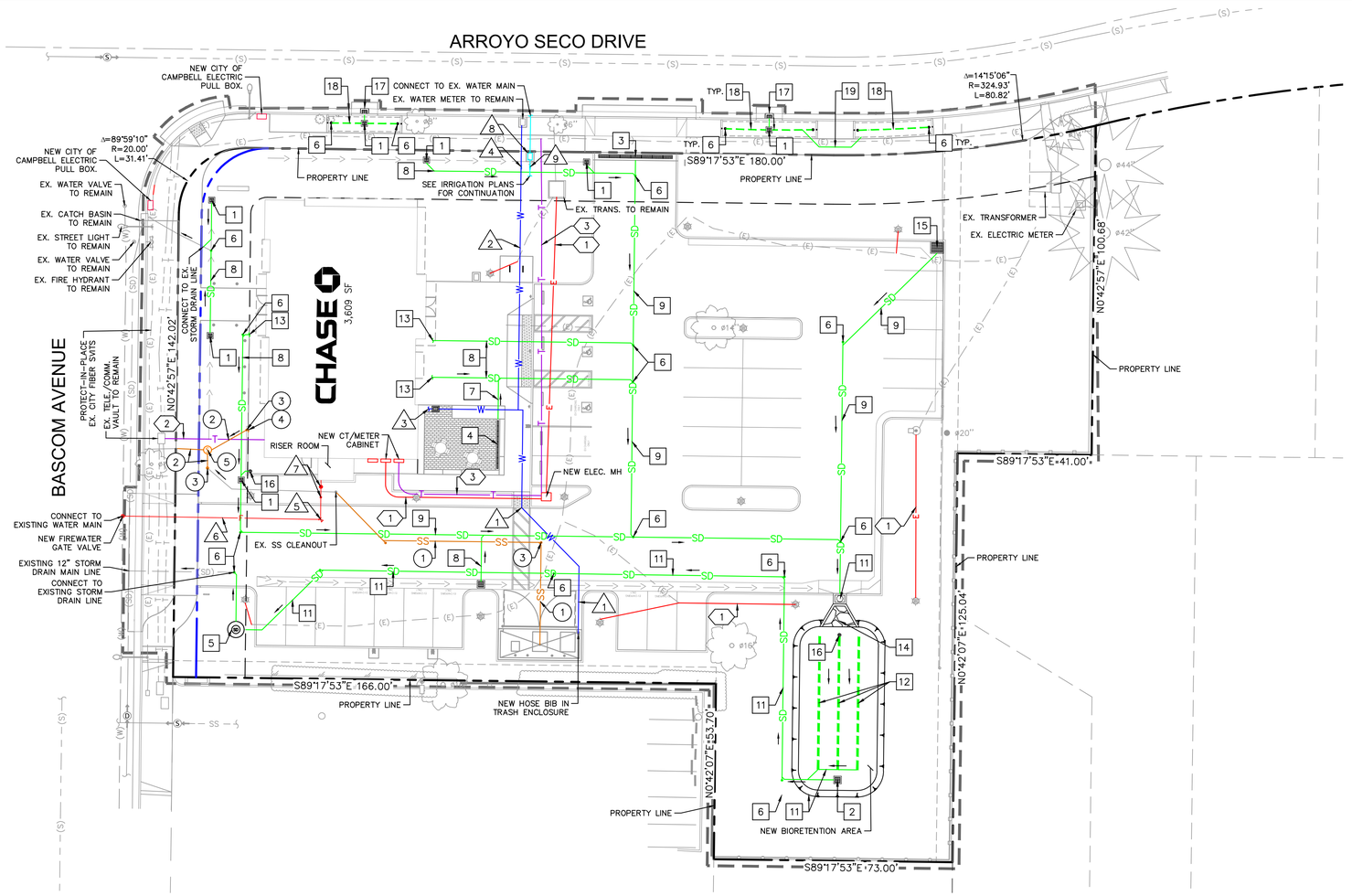
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REVIEWER:
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SHEET NAME:
PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAWING NUMBER:
C5.1

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LEGEND

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

EXISTING UTILITY NOTE

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

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

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

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

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

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

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

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

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

NORTH

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0 10 20 40

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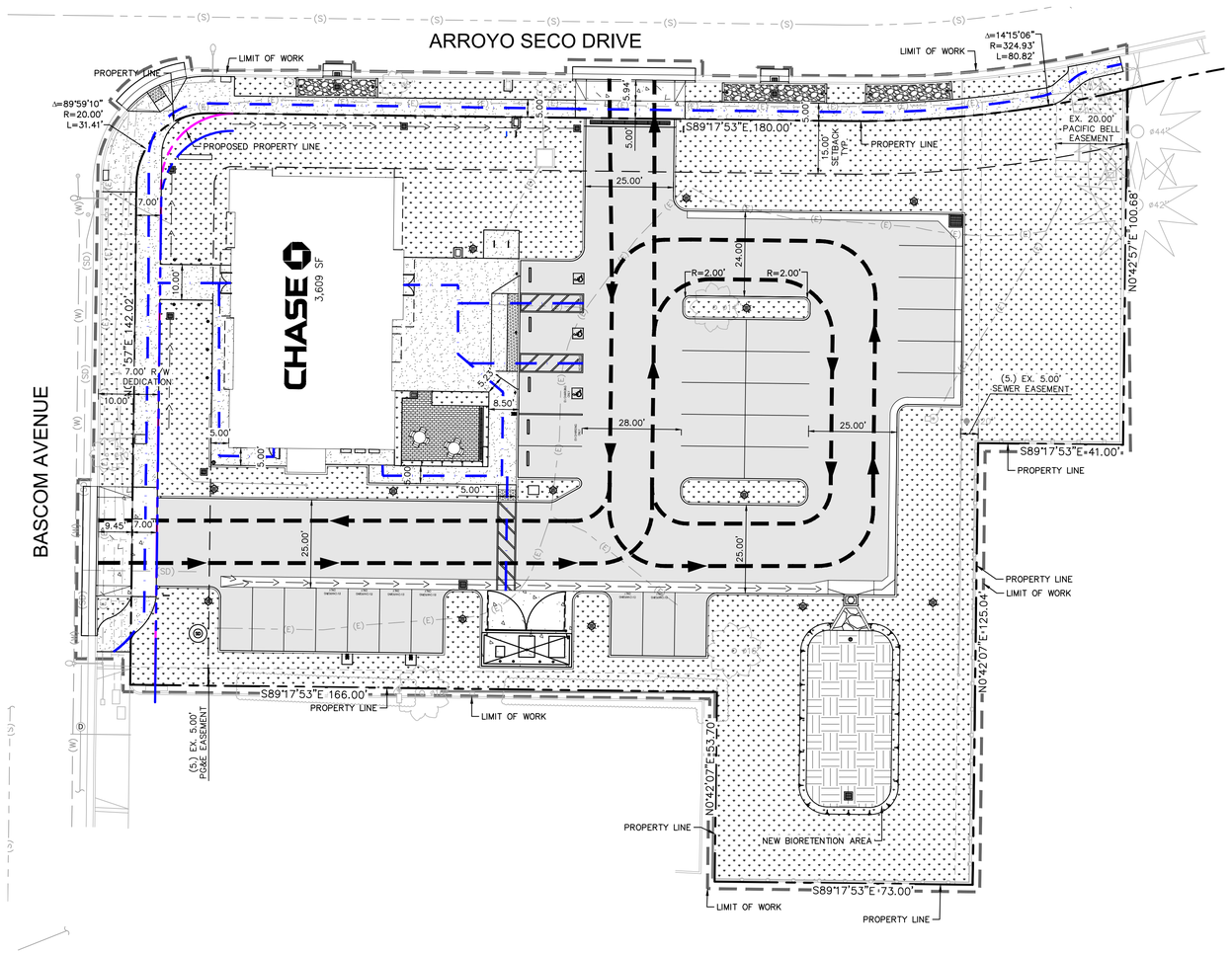
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PRELIMINARY UTILITY PLAN

DRAWING NUMBER: C6.0

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LEGEND

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

NORTH

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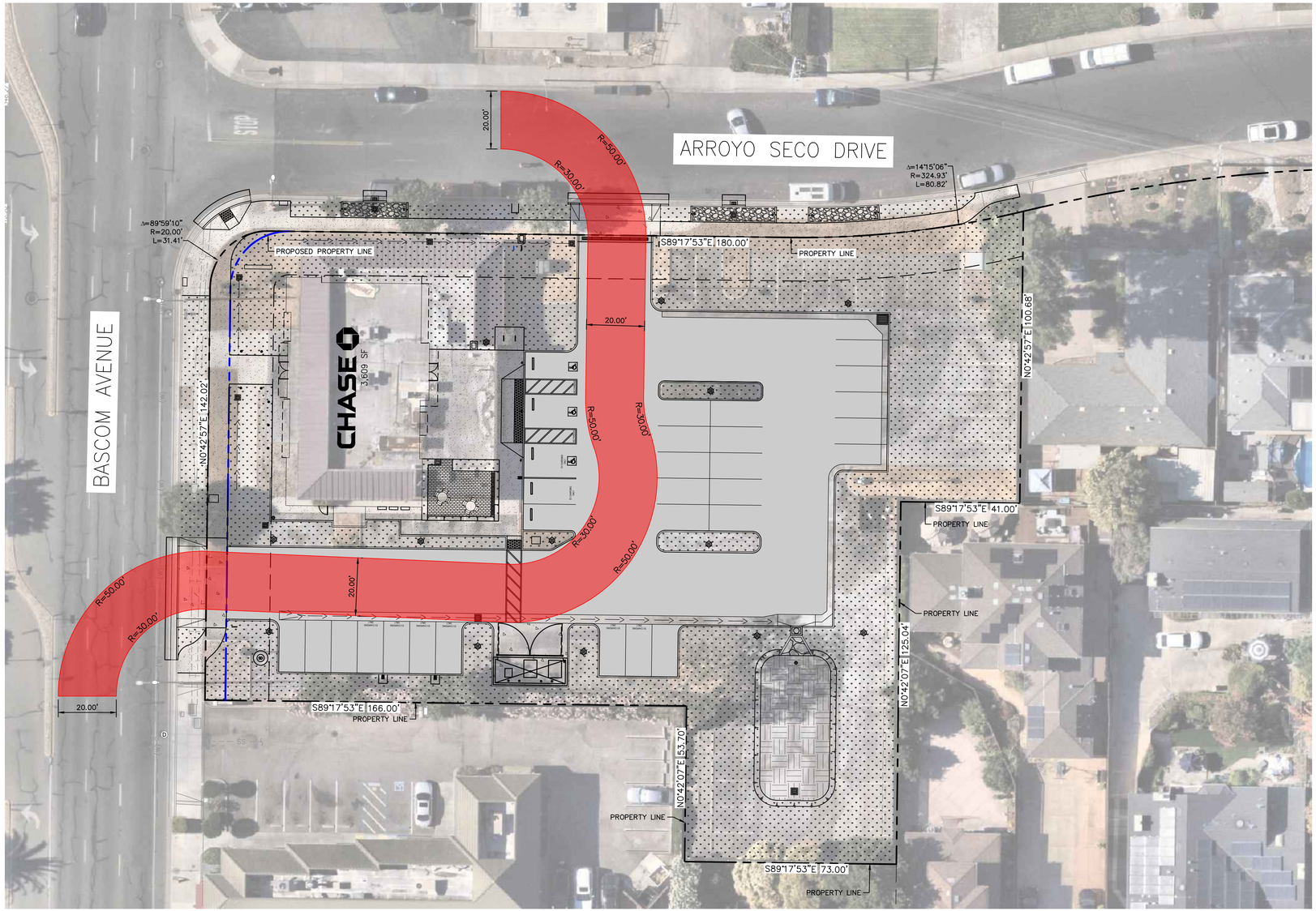
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SHEET NAME:
PRELIMINARY CIRCULATION PLAN

DRAWING NUMBER:
C7.0

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LEGEND

PROPOSED FIRETRUCK ACCESS LANE.

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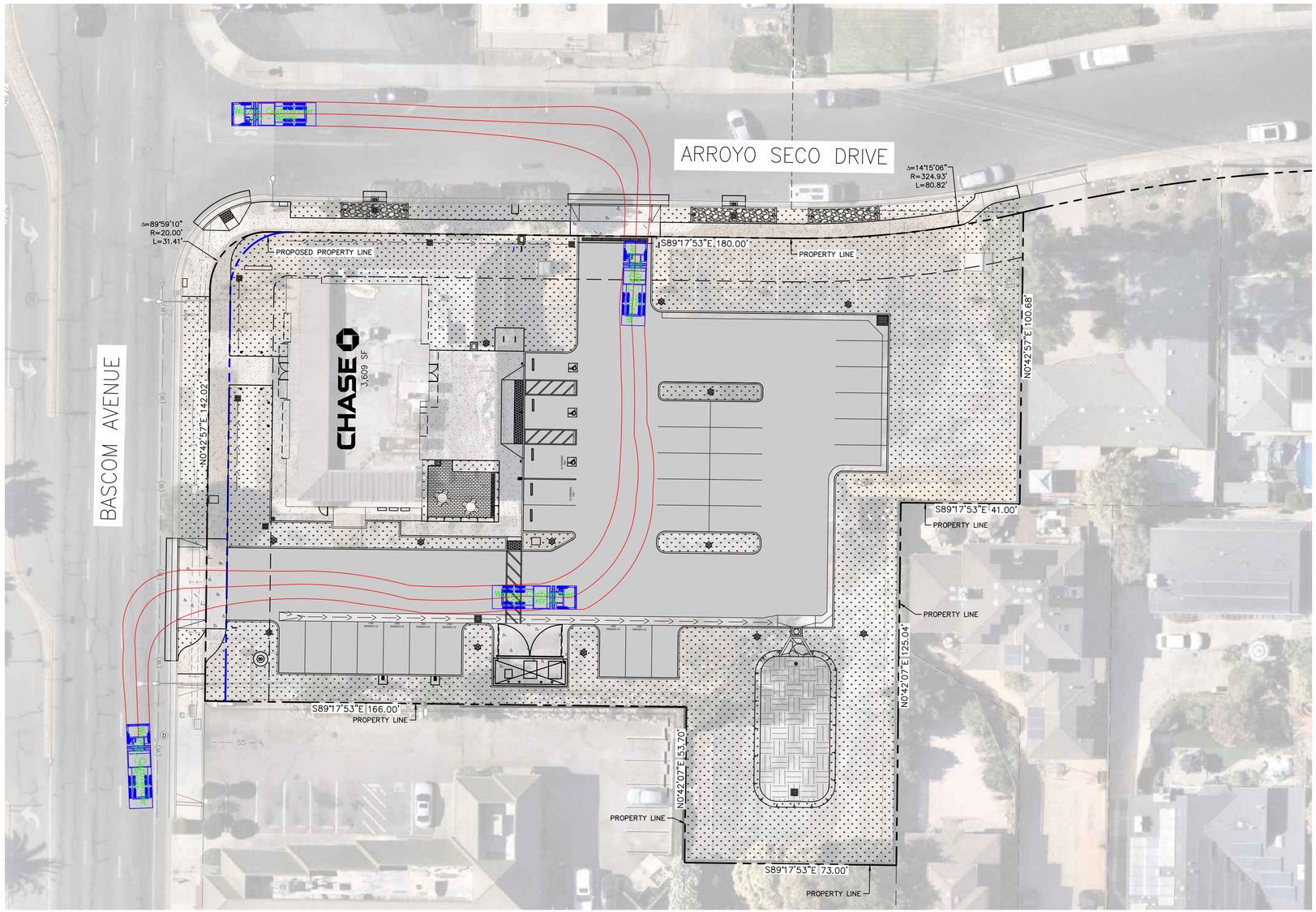
EMERGENCY ACCESS PLAN

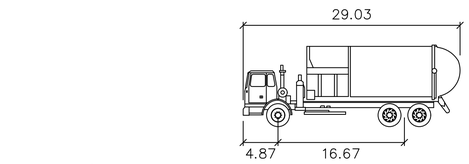
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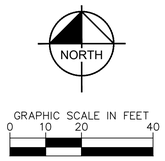




Wayne Curbtender

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

TRUCK PROFILE



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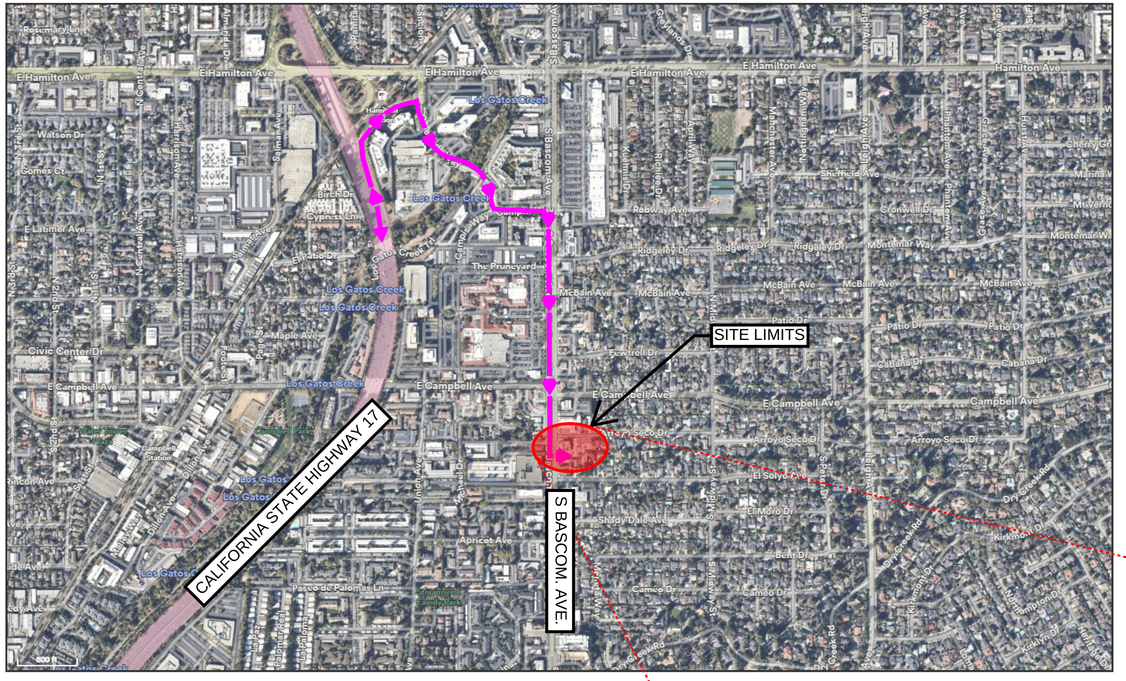
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REVIEWER:
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SHEET NAME:
TRASH MANAGEMENT PLAN

DRAWING NUMBER:
C9.0

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PROPOSED TRUCK ROUTE MAP

N.T.S.

LEGEND

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



SITE PLAN

N.T.S.

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

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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

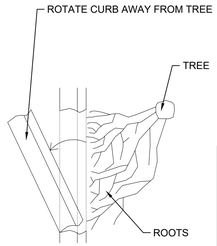
1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NOT PROCEED WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
2. TREES TO REMAIN SHALL BE PROTECTED BY 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

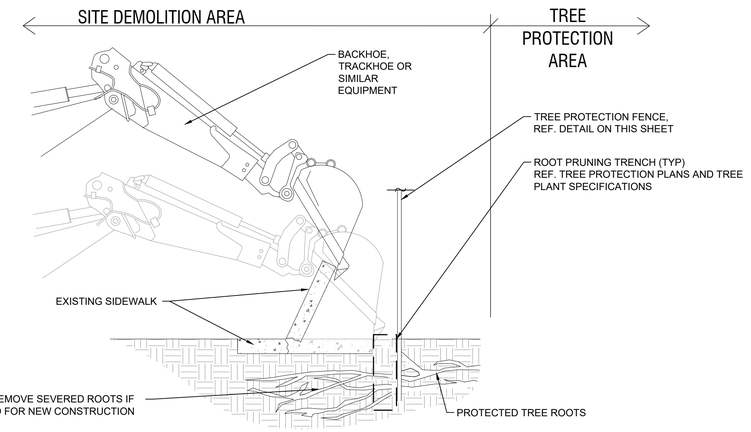
TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	REMOVE/RETAIN
1	*PYRUS CALLERYANA*	CALLERY PEAR	4.2	RETAIN
2	*PYRUS CALLERYANA*	CALLERY PEAR	8	RETAIN
3	*PYRUS CALLERYANA*	CALLERY PEAR	7.2	RETAIN
4	*CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD	17.8	RETAIN
5	*JACARANDA MIMOSIFOLIA*	BLUE JACARANDA	19.6	RETAIN
6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



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

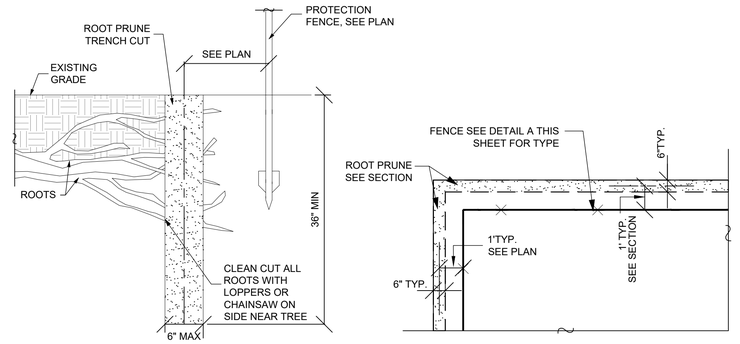
NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR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

PLAN VIEW

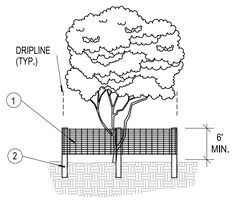


B CURB AND SIDEWALK DEMOLITION W/ LANDSCAPE PROTECTION

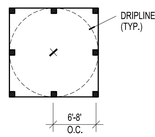
NTS



SECTION PLAN



ELEVATION



PLAN VIEW



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

C ROOT PRUNING

NTS

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

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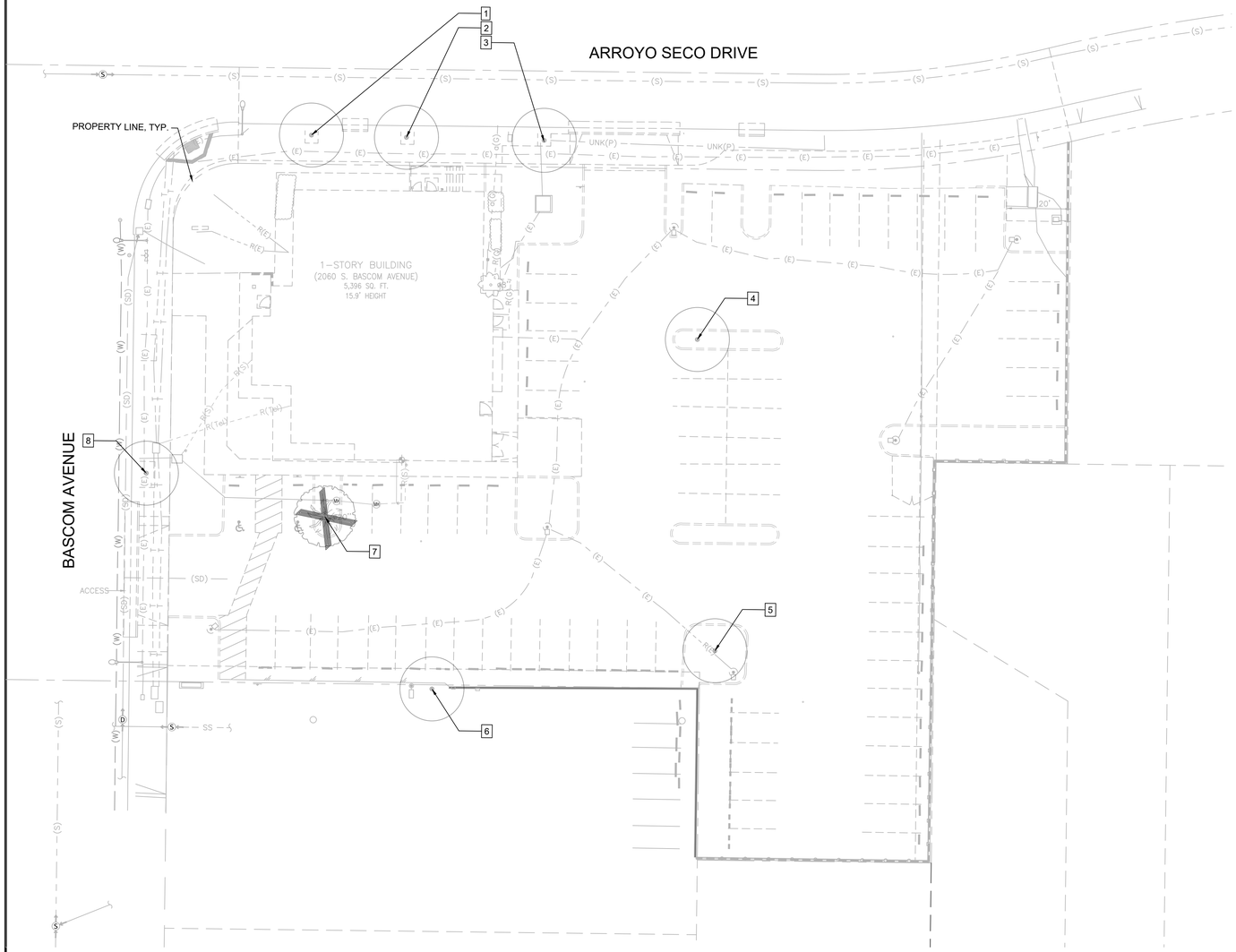
PROJECT MANAGER:	DISCIPLINE LEAD:
TL	CG
DESIGNER:	REVIEWER:
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	194751001

SHEET NAME:
TREE DISPOSITION NOTES, SCHEDULE, & DETAILS

DRAWING NUMBER:
L1.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

TREE DISPOSITION LEGEND

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

EXISTING TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	REMOVE/RETAIN
1	*PYRUS CALLERYANA*	CALLERY PEAR	4.2	RETAIN
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8	*GEIJERA PARVIFLORA*	AUSTRALIAN WILLOW	9.9	RETAIN

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

CHASE

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LICENSED LANDSCAPE ARCHITECT
Signature
Date
STATE OF CALIFORNIA

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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 PLAN

DRAWING NUMBER:
L1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

GENERAL LANDSCAPE NOTES

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

LANDSCAPE ARCHITECT NOTES

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

PRELIMINARY PLANT SCHEDULE

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

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

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

CHRISTOPHER GIBSON LANDSCAPE ARCHITECT
Date License Renewal 08/31/2027
Signature
Date
STATE OF CALIFORNIA

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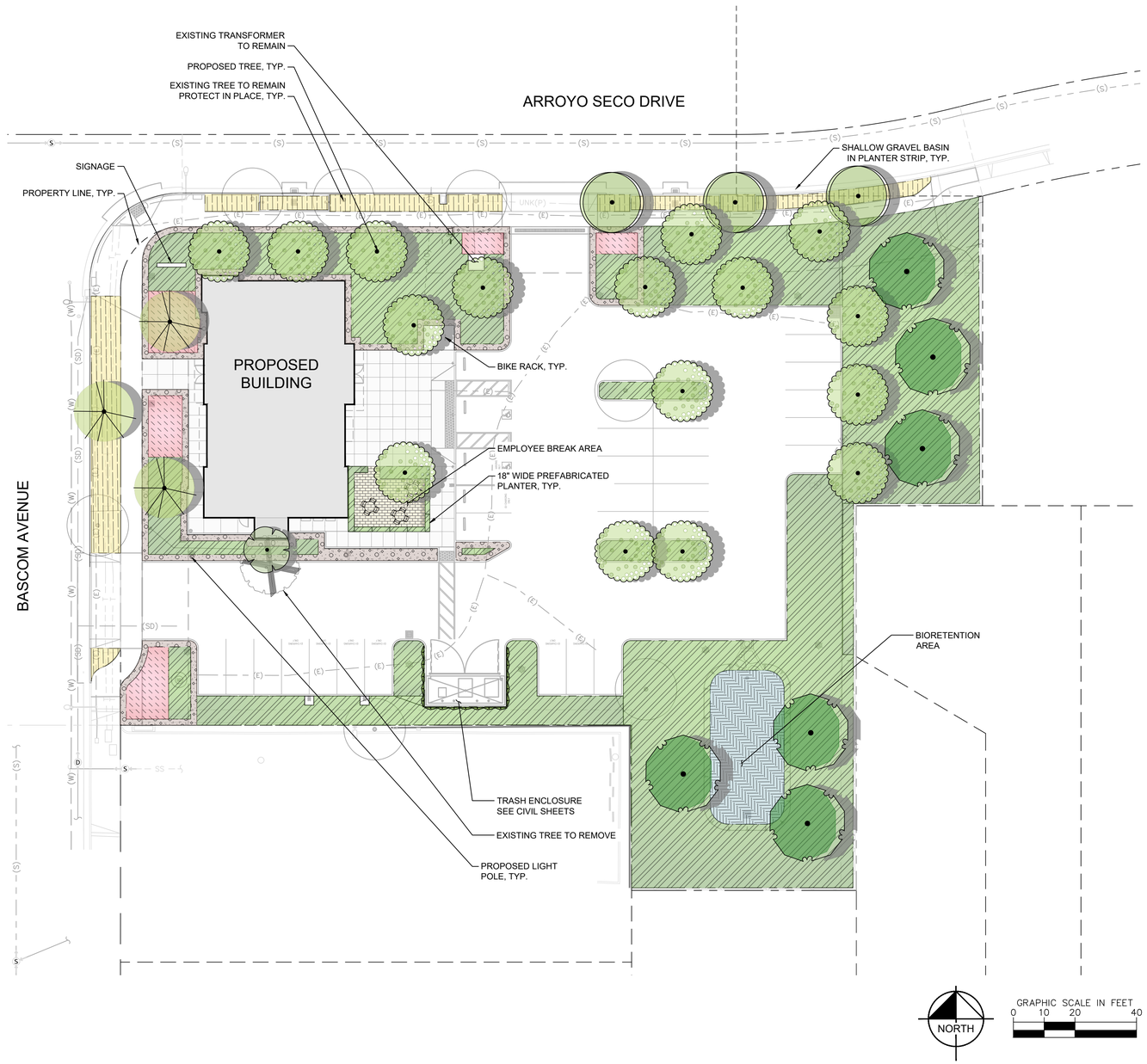
PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001

SHEET NAME:
PRELIMINARY LANDSCAPE SCHEDULE AND NOTES

DRAWING NUMBER:
L2.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



PRELIMINARY PLANT LEGEND

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

LANDSCAPE TABULATIONS

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

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

CHASE

NEW CHASE BANK
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2060 S Bascom Ave, Campbell,
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LICENSED LANDSCAPE ARCHITECT
Signature
Date
STATE OF CALIFORNIA

FOR REVIEW ONLY

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

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

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

DRAWING NUMBER:
L2.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

TREES



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



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



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



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



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



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



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



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

VINES



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

SHRUBS



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



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



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



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



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



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



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



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



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



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



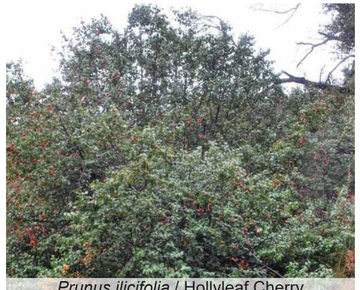
Juncus patens / California Gray Rush
1-3' Tall, 2-3' Wide



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



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



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



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



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



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

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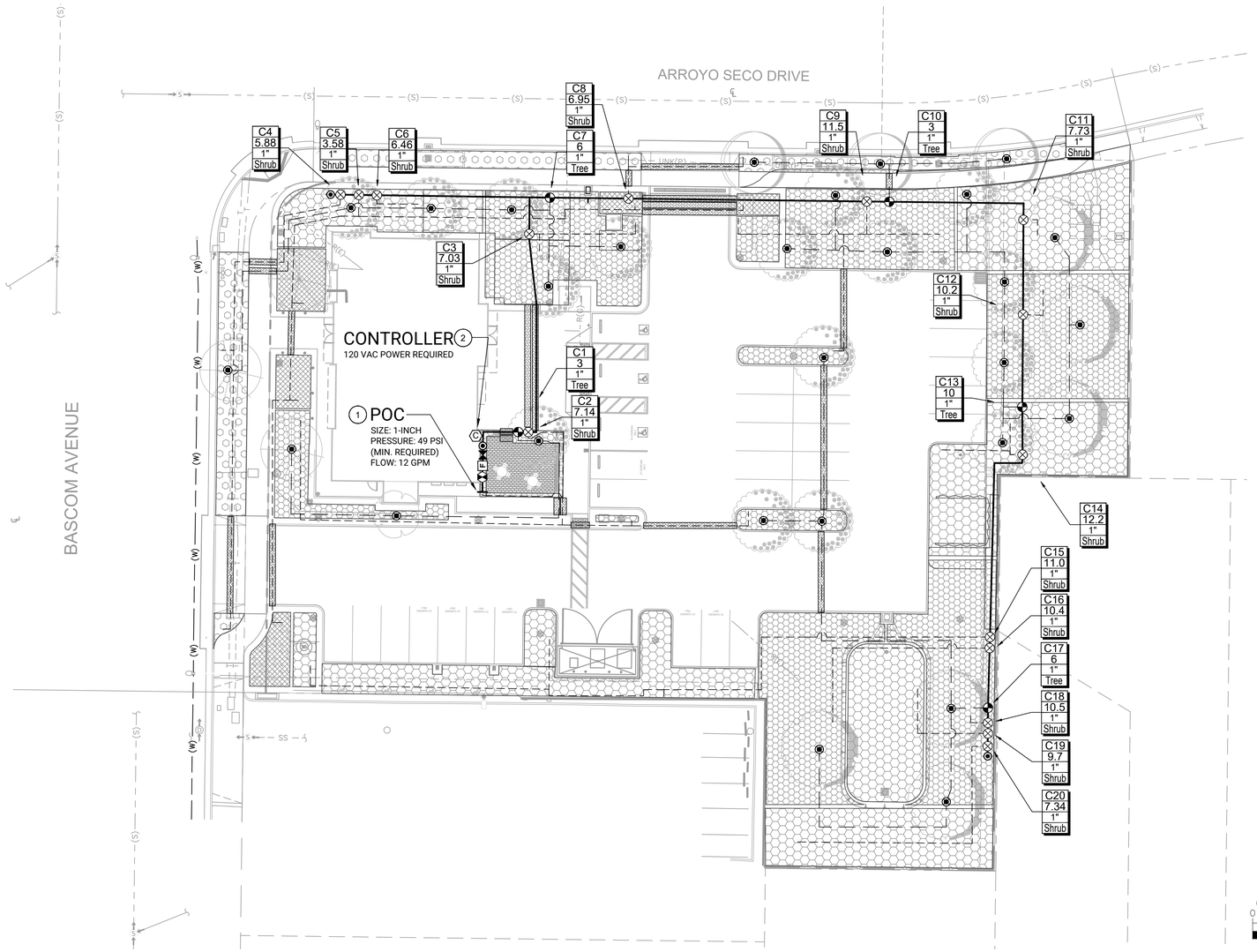
PRELIMINARY LANDSCAPE IMAGERY BOARD

DRAWING NUMBER:

L2.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



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
- (F) 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
- A1: INDICATES CONTROLLER AND STATION NUMBER
- 14: INDICATES LATERAL DISCHARGE (GPM)
- 1": INDICATES VALVE SIZE (INCHES)
- Turf: 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.

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

Colliers Engineering & Design
www.colliersengineering.com

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

CHASE

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2060 S Bascom Ave, Campbell, CA 95008-3207

Colliers Engineering & Design

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

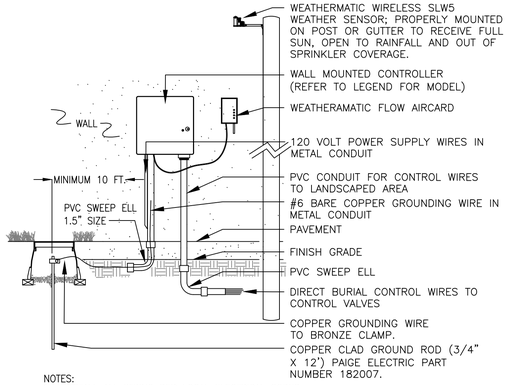
SHEET NAME: IRRIGATION PLAN

DRAWING NUMBER: IR1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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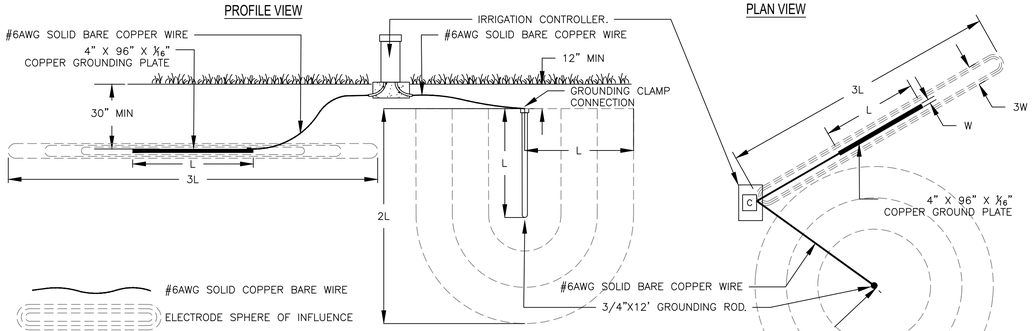


NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

1 WALL MOUNT CONTROLLER ASSEMBLY

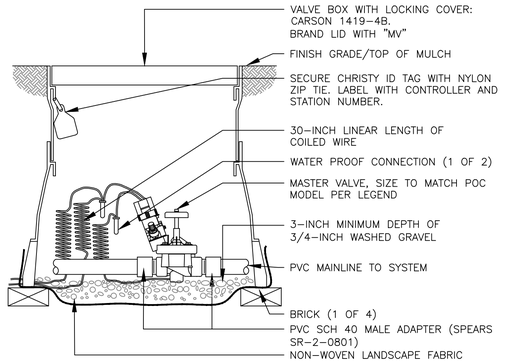
THE WEATHERMATIC IRRIGATION CONTROLLER MEETS CHASE REQUIREMENTS AND WILL PROVIDE UNIQUE CONNECTION TO THE BANK BUILDING MONITORING SYSTEM, LONG-TERM COMMUNICATIONS, AND MANAGED SERVICES. GENERAL CONTRACTOR SHALL ORDER CONTROLLER, AIRCARD AND WEATHER STATION DIRECTLY FROM WEATHERMATIC. ALL OTHER IRRIGATION 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.

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EMAIL: JPMCsupport@weathermatic.com

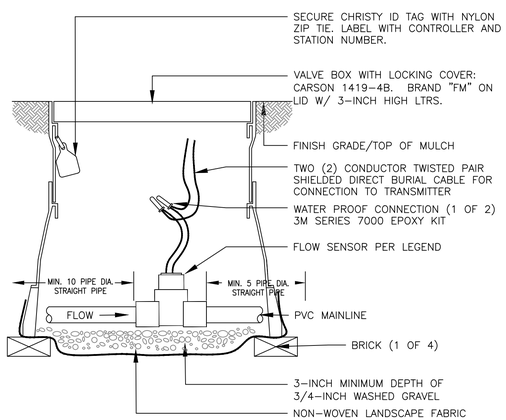


NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR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

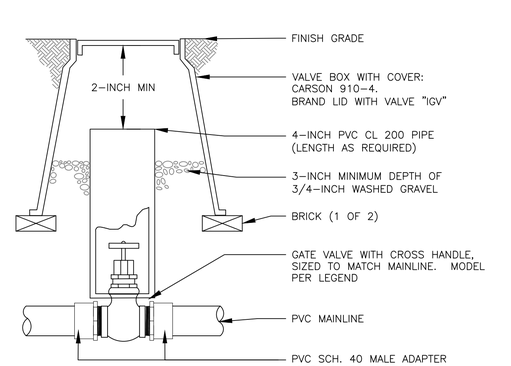
2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



3 MASTER VALVE ASSEMBLY

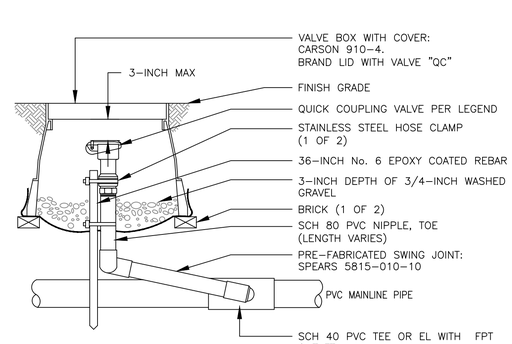


4 FLOW SENSOR ASSEMBLY

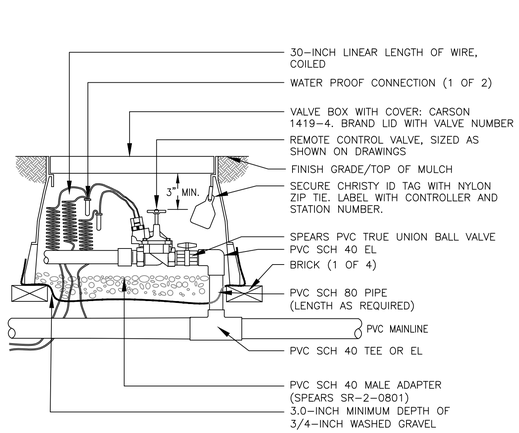


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

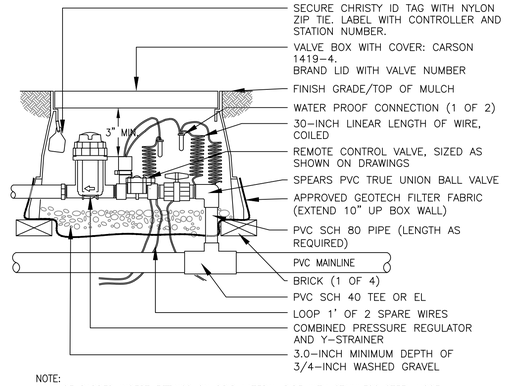
5 ISOLATION GATE VALVE ASSEMBLY



6 QUICK COUPLING VALVE ASSEMBLY

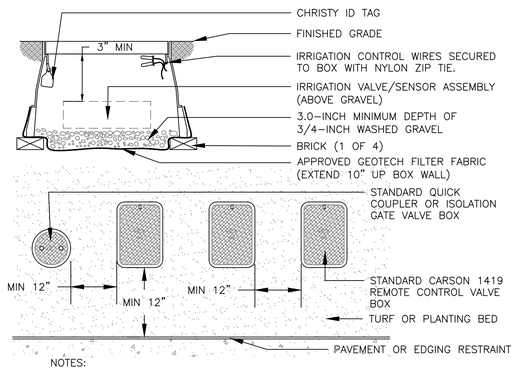


7 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY



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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Web: www.hinesinc.com

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2	02/20/2026	PLANNING REVISION 2

CHASE

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Colliers Engineering & Design

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

SHEET NAME:

IRRIGATION DETAILS

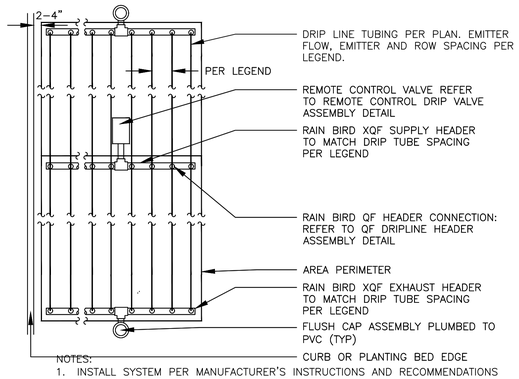
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IR1.2

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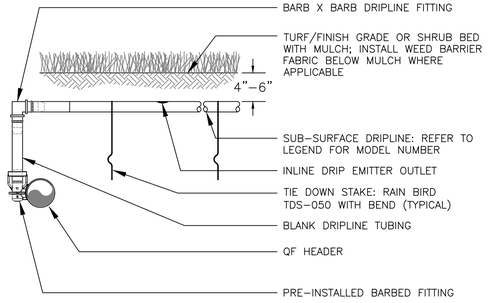
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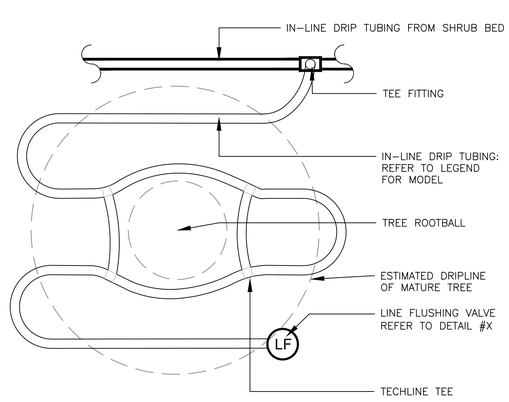
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1–INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
3. INSTALL AT A DEPTH OF 4"–6" IN UNIFORM SOIL.
4. INSTALL WEED BARRIER FABRIC BELOW MULCH IN LANDSCAPE BEDS.

10 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS

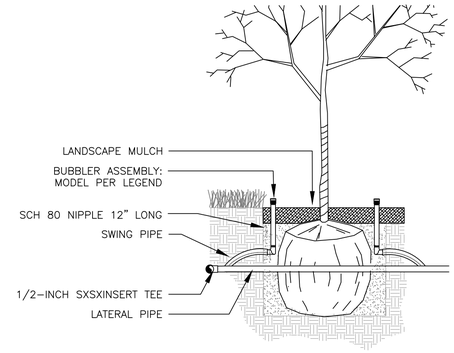


NOTES:
1. PLACE TIE–DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE–DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE–DOWN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

11 QF DRIPLINE HEADER ASSEMBLY

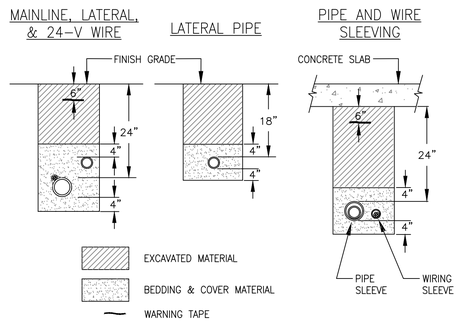


12 INLINE DRIP TREE RING FOR TREES IN SHRUB BED



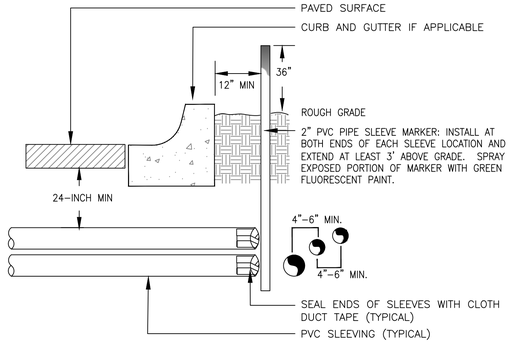
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

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

TOTAL MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

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

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

ESTIMATED TOTAL WATER USE (ETWU): ENTIRE SITE

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

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

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

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

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

DESIGNER STATEMENT

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

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	984	4.62%
LOW WATER USE	20327	95.38%
SLA(HIGH WATER USE)		
	TOTAL=	100.00%

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

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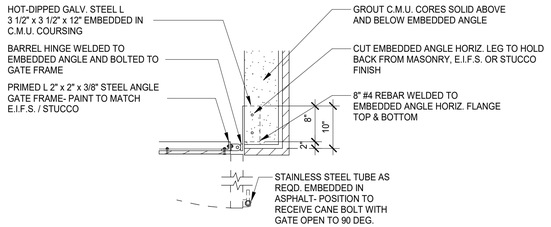
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DESIGNER: YP
REVIEWER: DM
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 25004465A
SHEET NAME: IRRIGATION DETAILS
DRAWING NUMBER: IR1.3

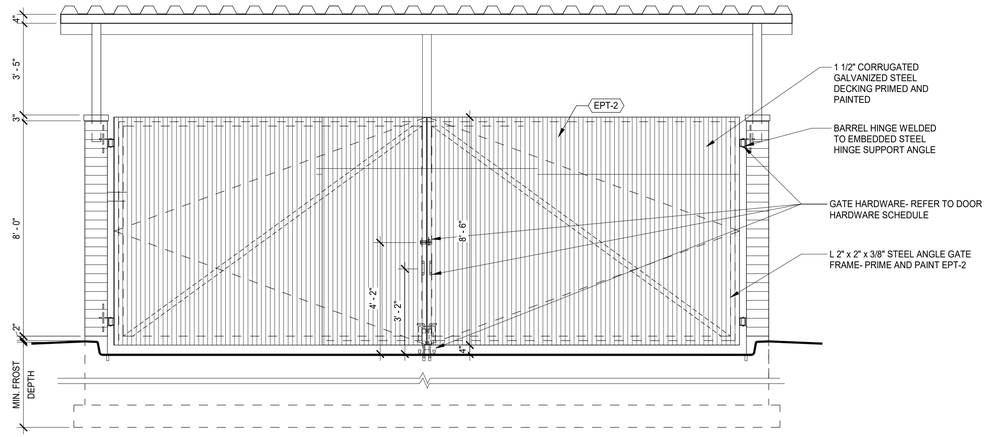
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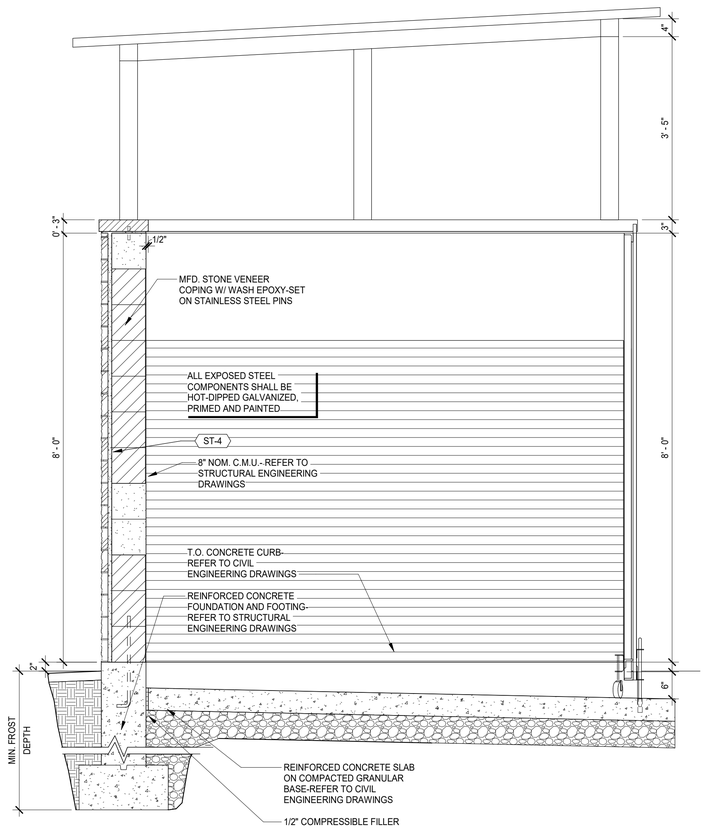
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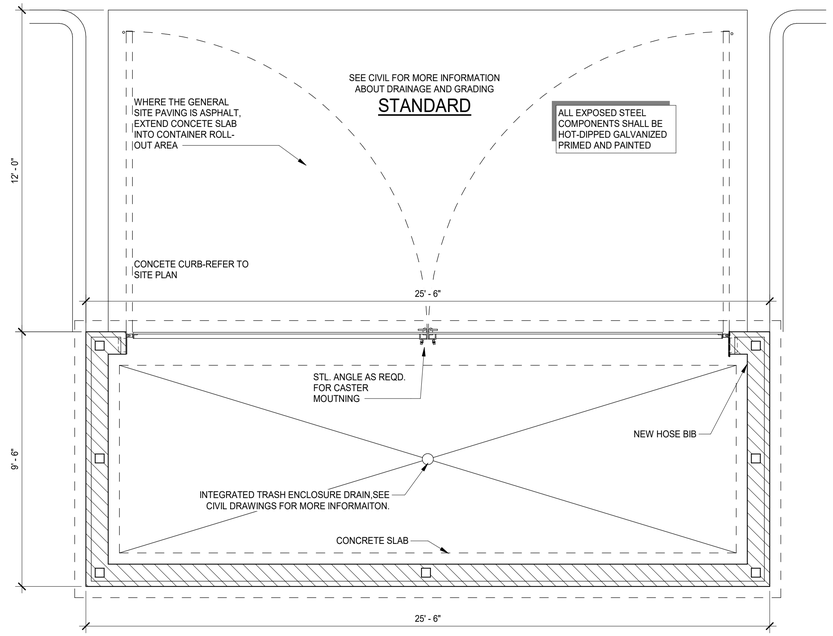
4 TRASH ENCLOSURE - CORNER DETAIL
SCALE : 3/4" = 1'-0"



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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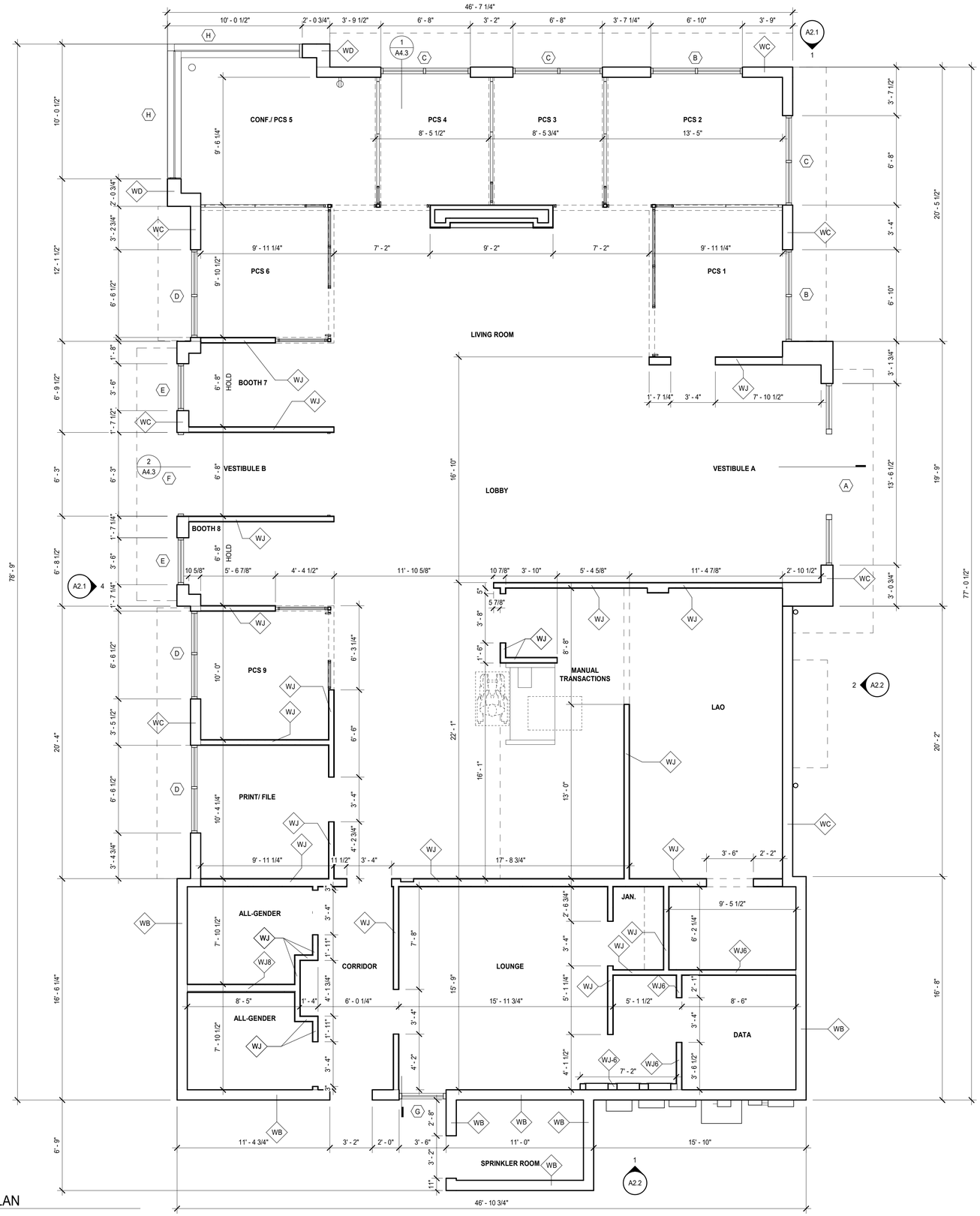
TRASH ENCLOSURE, PAVING DETAILS

DRAWING NUMBER:

A0.4

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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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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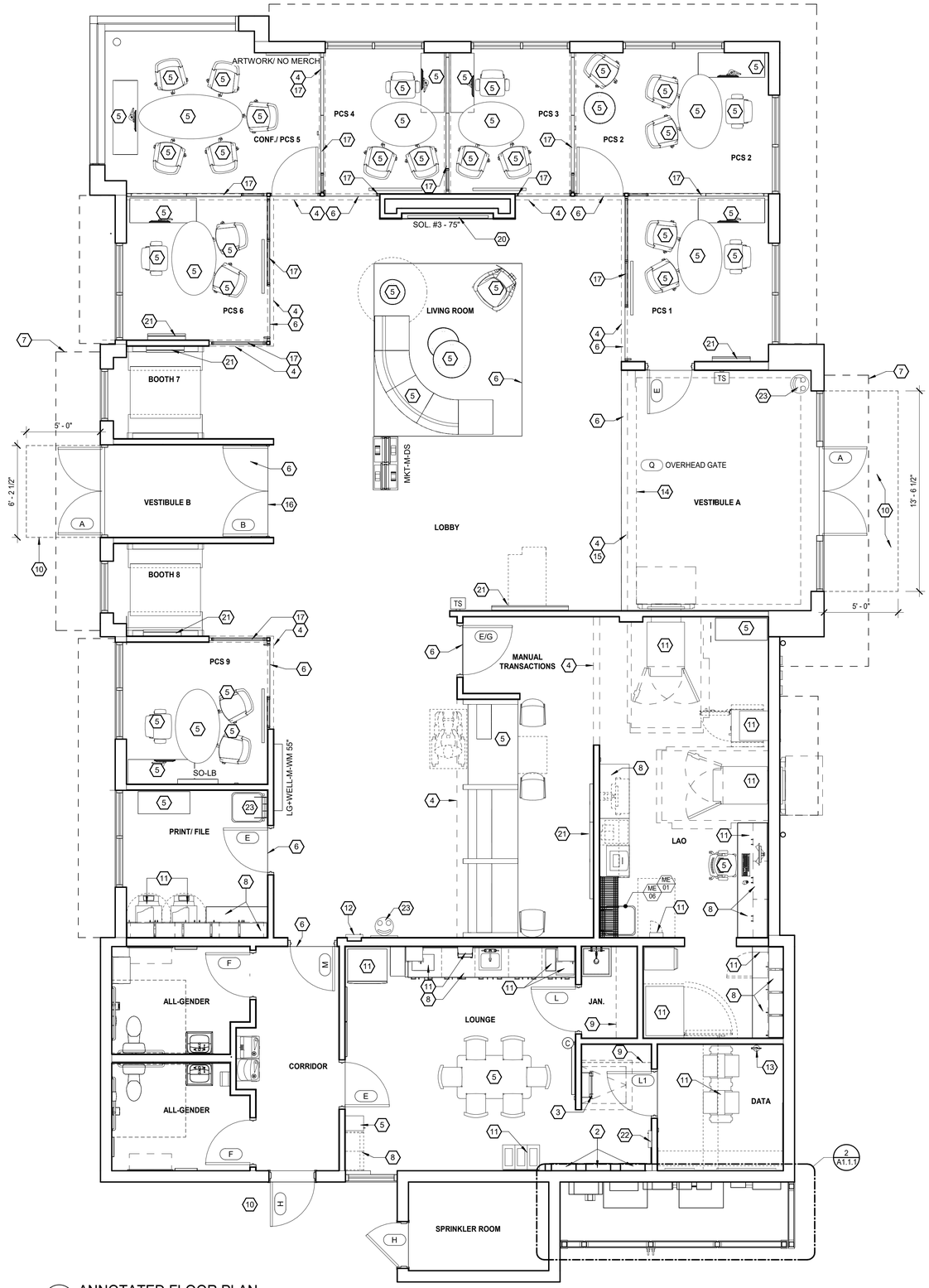
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PROJECT NUMBER: 25004465A
SHEET NAME: CONSTRUCTION PLAN
DRAWING NUMBER: A1.1.0

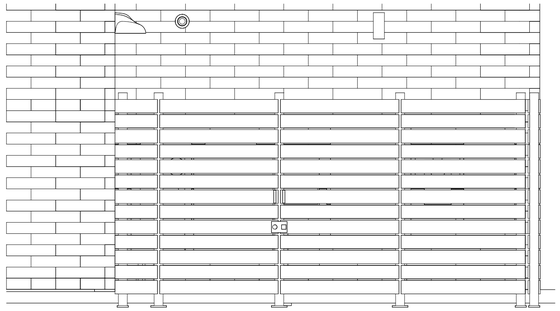
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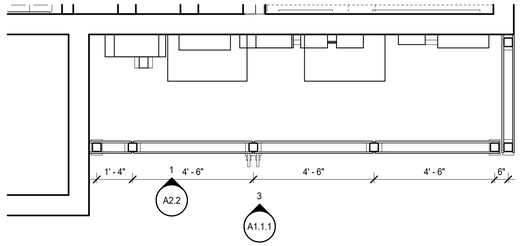
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1 ANNOTATED FLOOR PLAN
SCALE : 1/4" = 1'-0"



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

16 STOREFRONT GLAZING SYSTEM INTERIOR PARTITION- REFER TO INTERIOR ELEVATIONS

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

20 AUDIO/VIDEO EQUIPMENT: REFER TO INTERIOR ELEVATIONS

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

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

23 REFUSE BIN- REFER TO MISCELLANEOUS EQUIPMENT SCHEDULE

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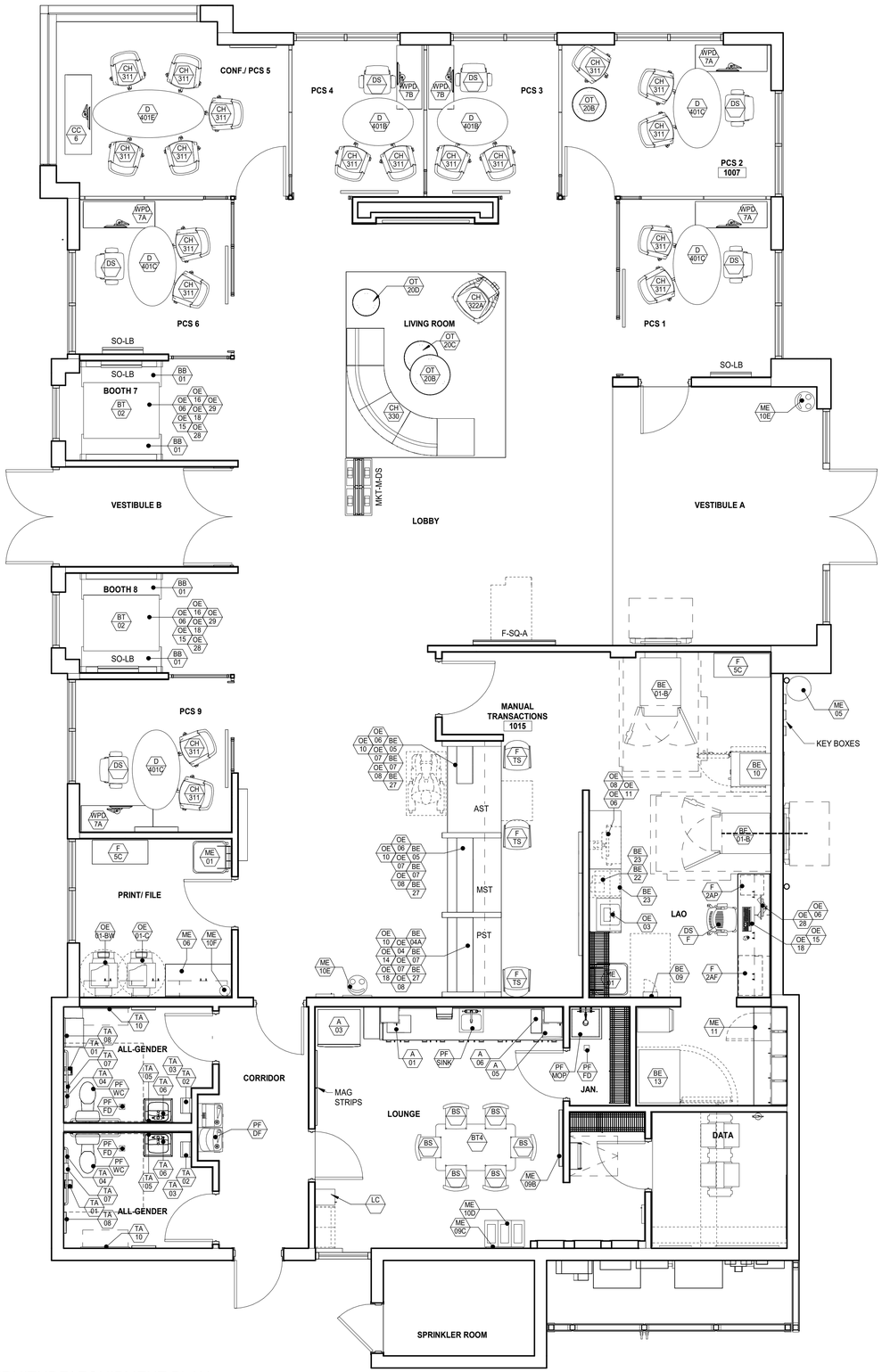
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SHEET NAME: ANNOTATED FLOOR PLAN
DRAWING NUMBER: A1.1.1

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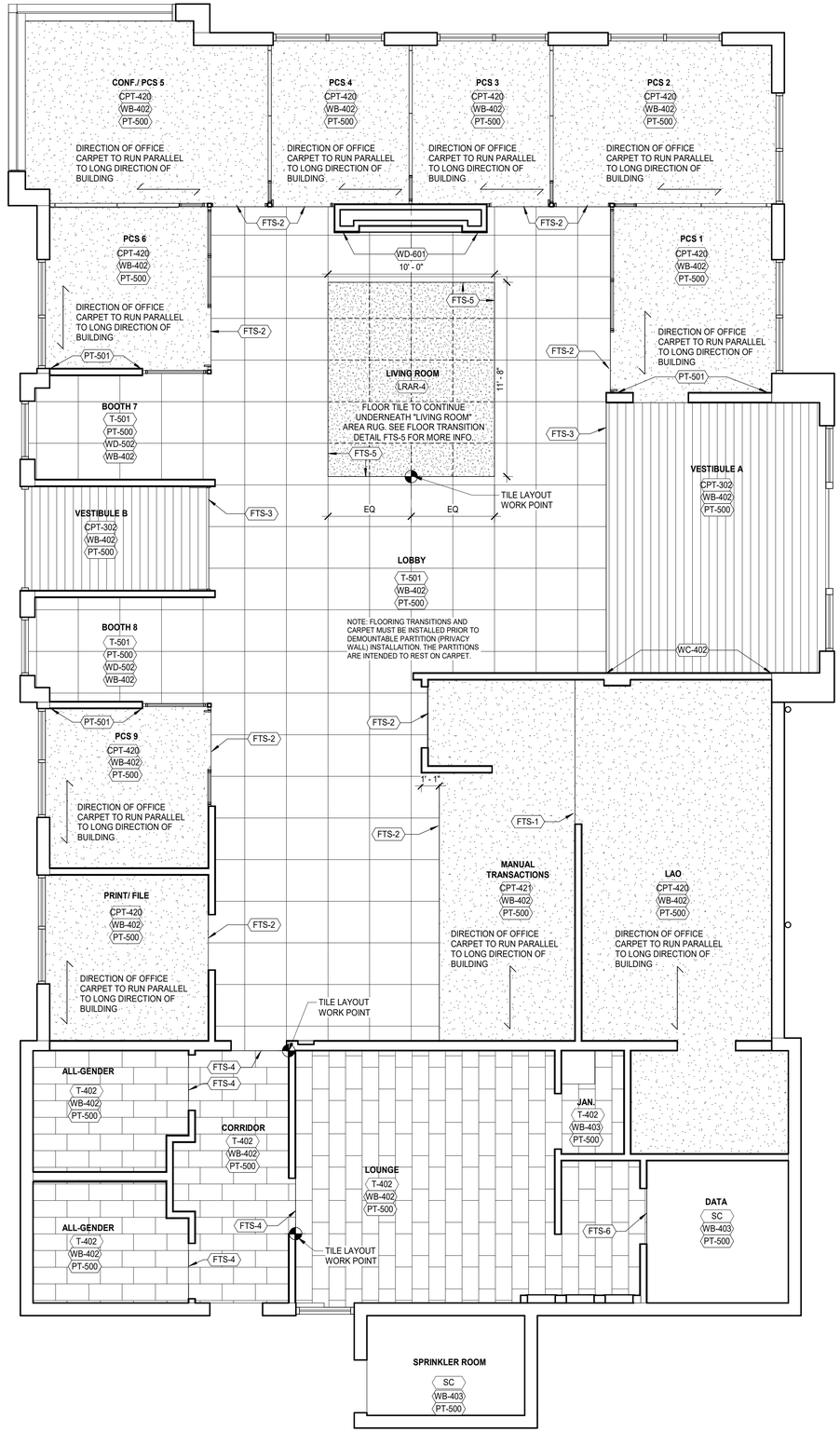
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SHEET NAME: FURNITURE / EQUIPMENT PLAN
DRAWING NUMBER: A1.1.2

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

GENERAL NOTES

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

FINISH PLAN NOTES

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

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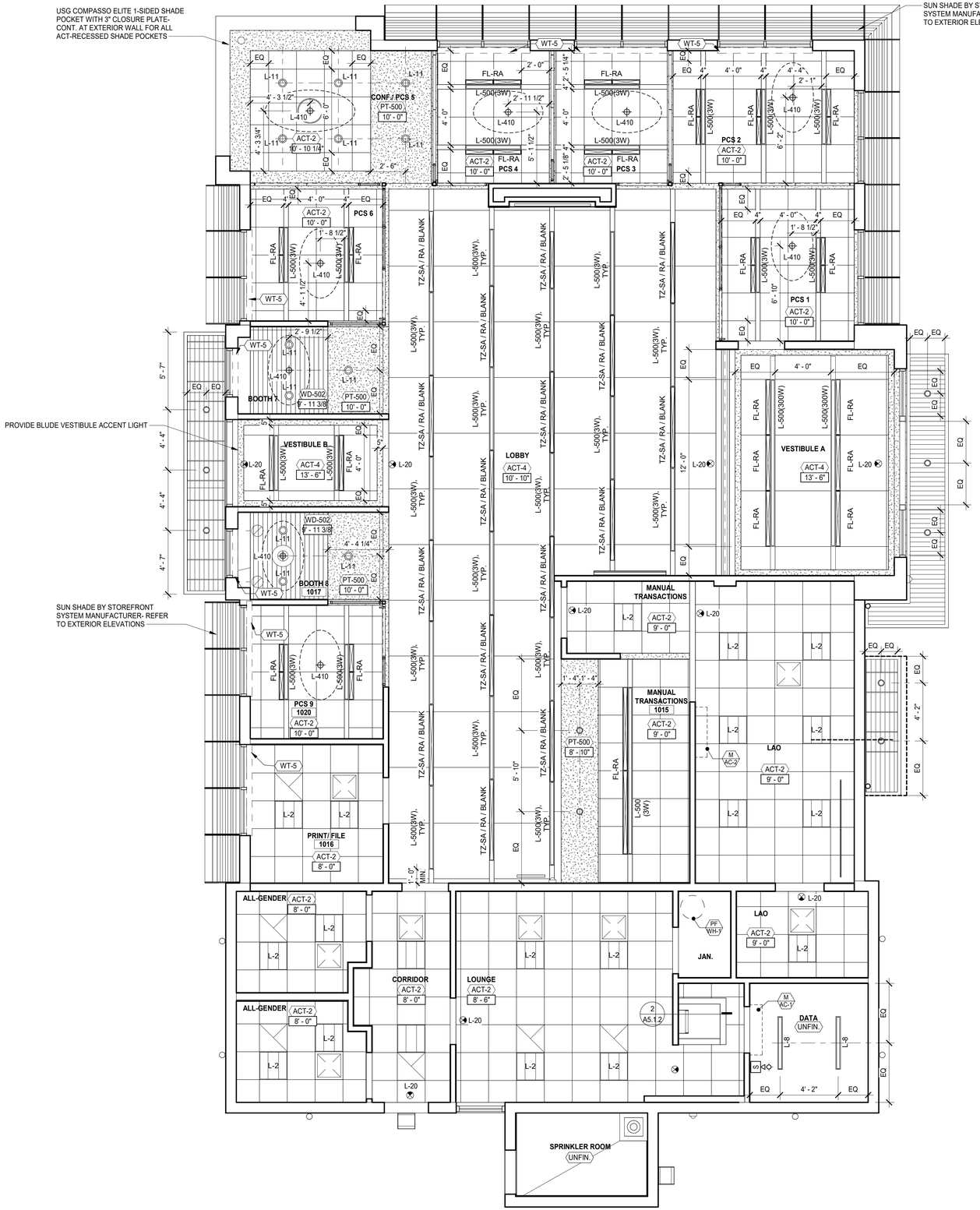
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SHEET NAME: FINISH PLAN
DRAWING NUMBER: A1.1.3

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1 REFLECTED CEILING PLAN

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

GENERAL NOTES

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

RCP NOTES

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

WATER HEATER

TAG	BASIS OF DESIGN MANUFACTURER	MODEL	TANK SIZE (GAL)	POWER (KW)	RECOVERY CAPACITY (GPH)	TANK DIAMETER (INCH)	TANK HEIGHT (INCH)	POWER SUPPLY (V/PH/HZ)
WH-1	A.O. SMITH	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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1	01/16/2026	PLANNING REVISION 1
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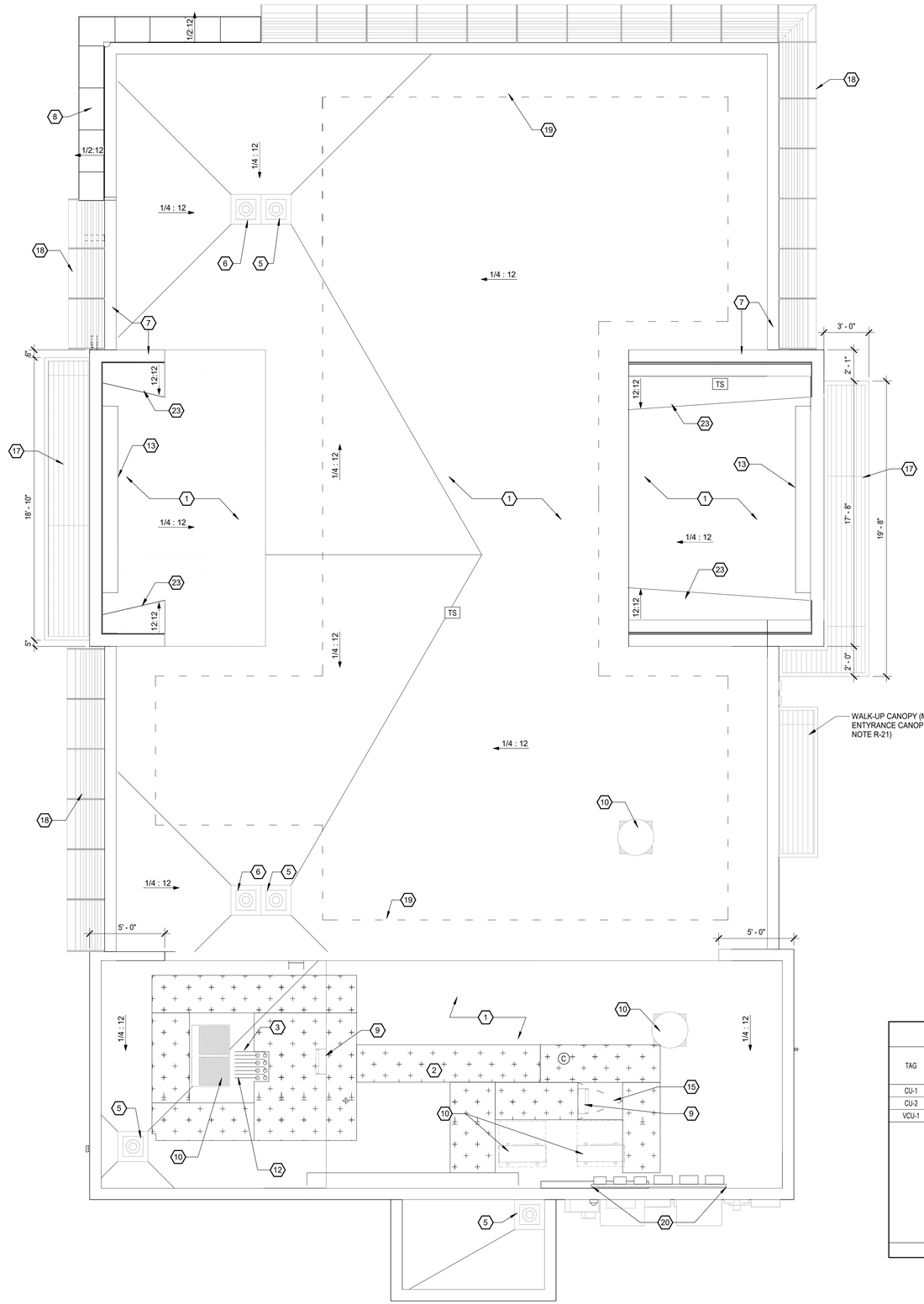
PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: REFLECTED CEILING PLAN
DRAWING NUMBER: A1.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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

KEYNOTES (#)

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

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

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

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

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

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

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

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

10 MECHANICAL EQUIPMENT:
VENTILATION UNIT, PACKAGED ROOFTOP HEATING AND COOLING UNIT OR SPLIT-SYSTEM A/C UNIT MOUNTED TO SHOP-FAB. VIBRATION-ISOLATING RAIL OR INSULATED CURB UNIT- LAP FLASH WATER-TIGHT TO ROOFING MEMBRANE. REFER TO DETAILS 1A/M2 AND 1B/M2

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

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

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

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

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

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

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

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

AIR CONDITIONER CONDENSING UNIT

TAG	SERVES	TYPE	BASIS OF DESIGN MANUFACTURER	MODEL	COOLING CAPACITY (BTU/HR)	HEATING CAPACITY (BTU/HR)	IEER / SEER	WEIGHT (LB)	MCA (A)	MOCP (A)	POWER SUPPLY (V/PH/HZ)	NOTES
CU-1	IT ROOM	MINI SPLIT HEAT PUMP	DAIKIN	RKF18BVJU9	18000	0	21	113	21.4	25	208/1/60	1,2,4-7
CU-2	ATM EQUIPMENT ROOM	MINI SPLIT HEAT PUMP	DAIKIN	RXF24AXVJU	24000	23300	21	101	16	20	208/1/60	1-7
VCU-1	VRF INDOOR UNITS	HEAT RECOVERY VRF	DAIKIN	REYQ144AATJB	144,000	162,000	21.5	785	47.8	50	208/3/60	1,2,4-6

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

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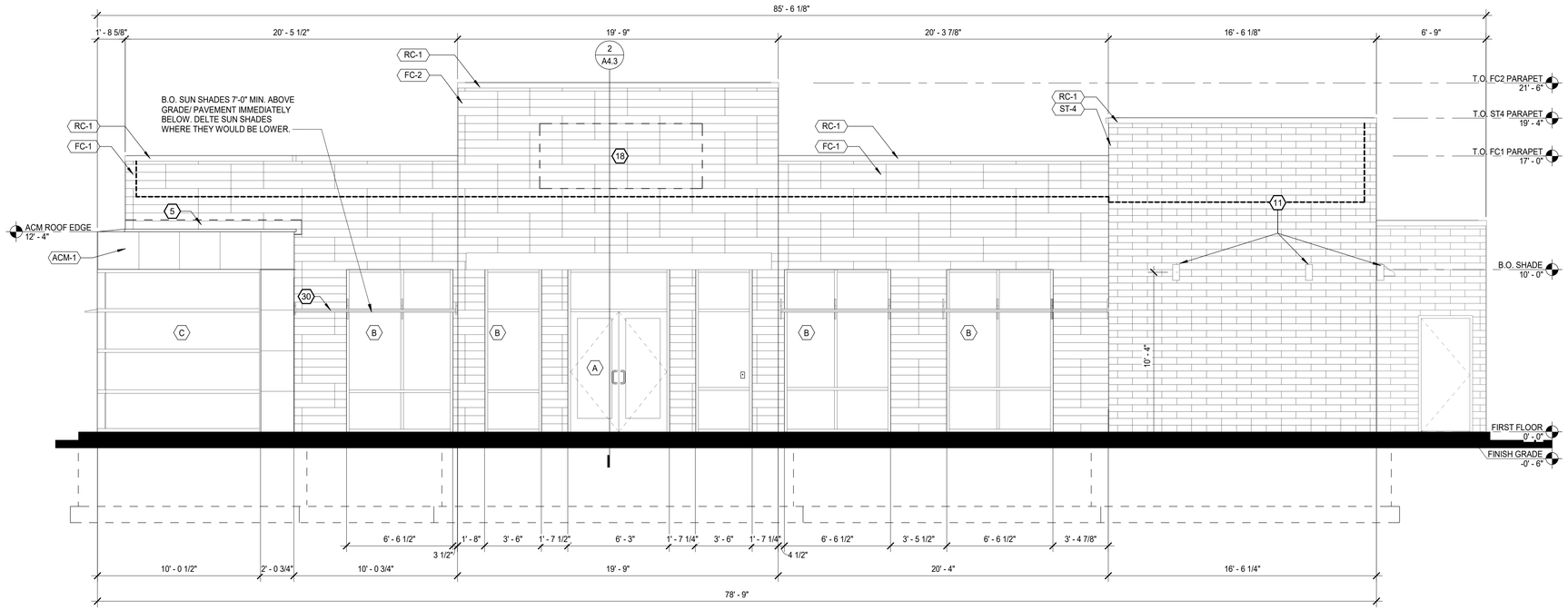
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PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER: Dooseup Kim
REVIEWER: Hunter Decker
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: ROOF PLAN
DRAWING NUMBER: A1.3

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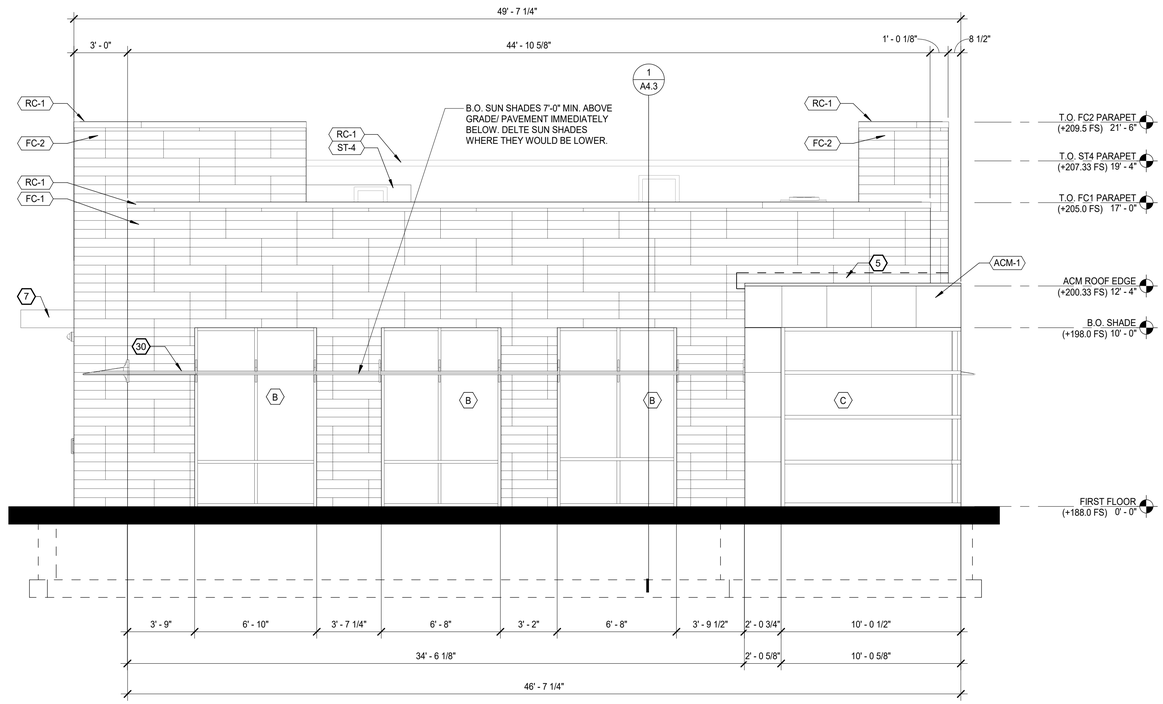
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4 EXTERIOR ELEVATION - WEST

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 (#)

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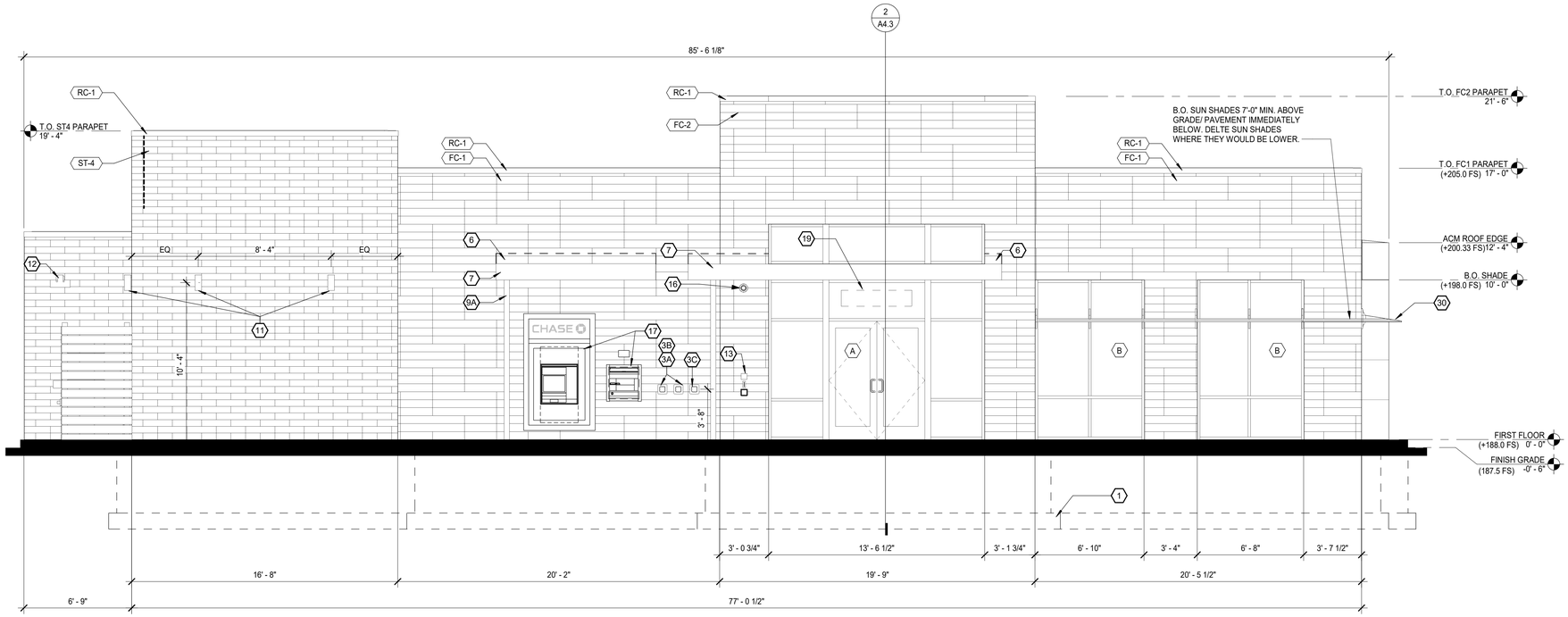
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PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: EXTERIOR ELEVATIONS
DRAWING NUMBER: A2.1

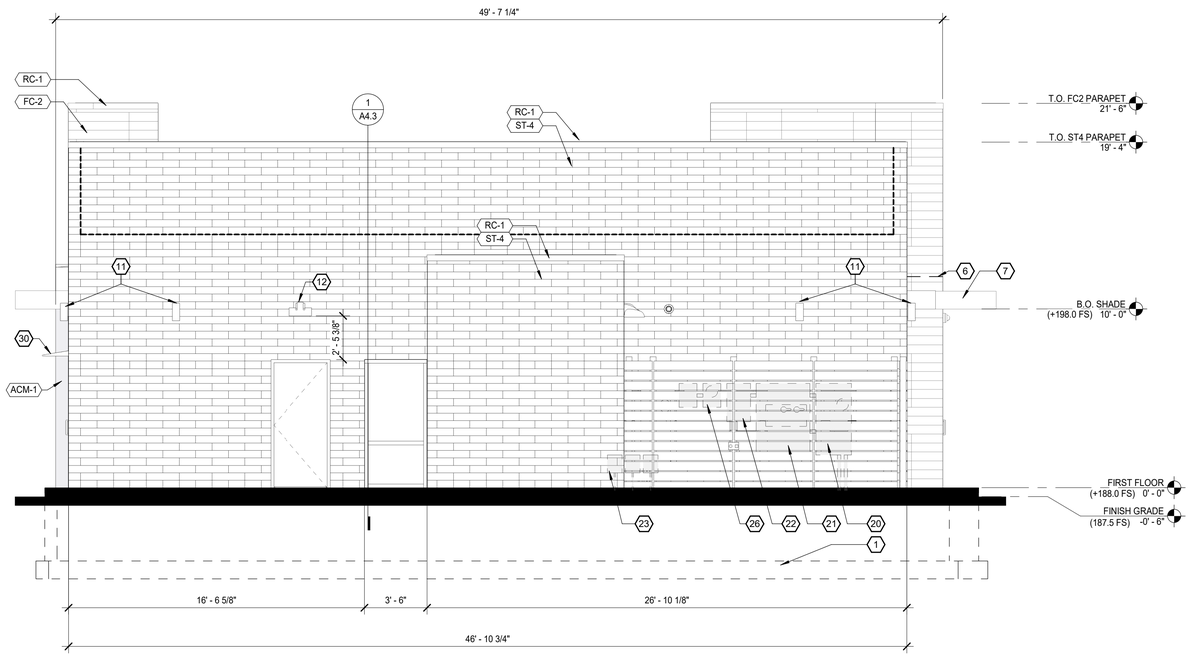
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2 EXTERIOR ELEVATION - EAST
SCALE : 1/4" = 1'-0"



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 (#)

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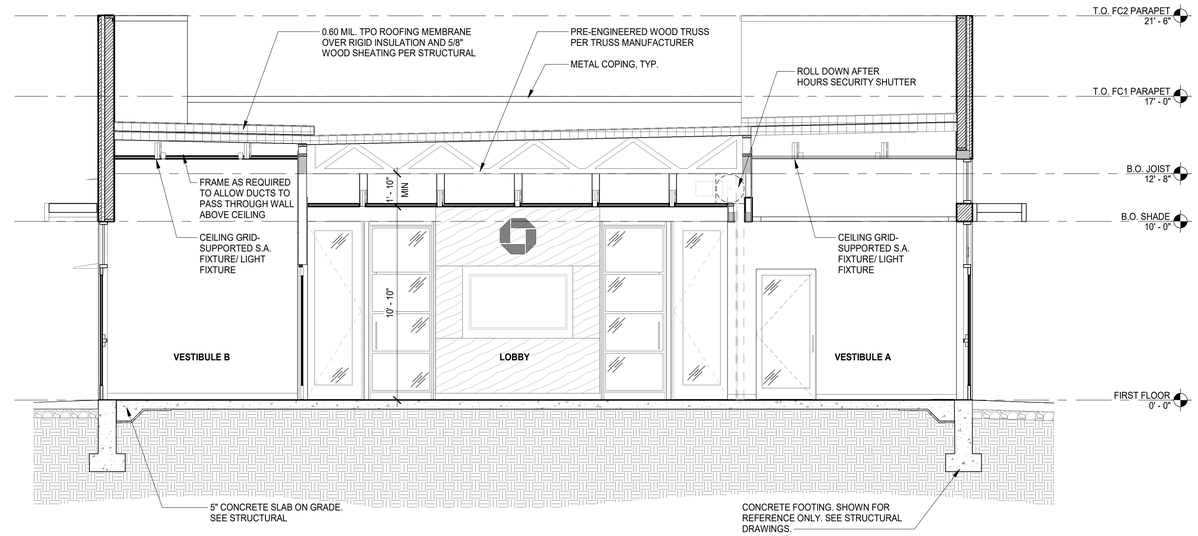
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PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: EXTERIOR ELEVATIONS
DRAWING NUMBER: A2.2

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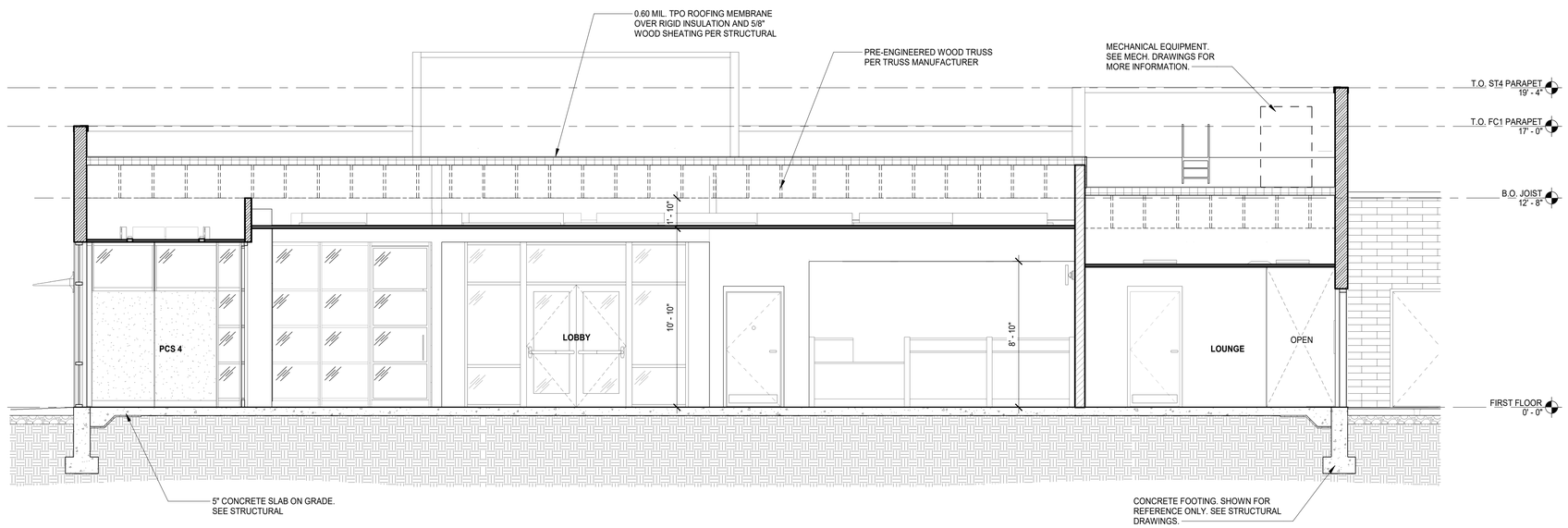
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2 EAST - WEST SECTION

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



1 NORTH-SOUTH SECTION

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

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1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

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Colliers Engineering & Design

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

BUILDING SECTIONS

DRAWING NUMBER:

A4.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



VIEW 1



VIEW 2



VIEW 3



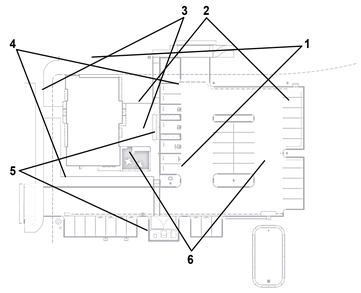
VIEW 4



VIEW 5



VIEW 6



Key Plan

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DRAWING NUMBER: A7.1

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ARCH D 24x36

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



1 COLORED FRONT ELEVATION

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PROJECT NUMBER: 25004465A
SHEET NAME: COLORED FRONT ELEVATION
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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ARCH D 24x36



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



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

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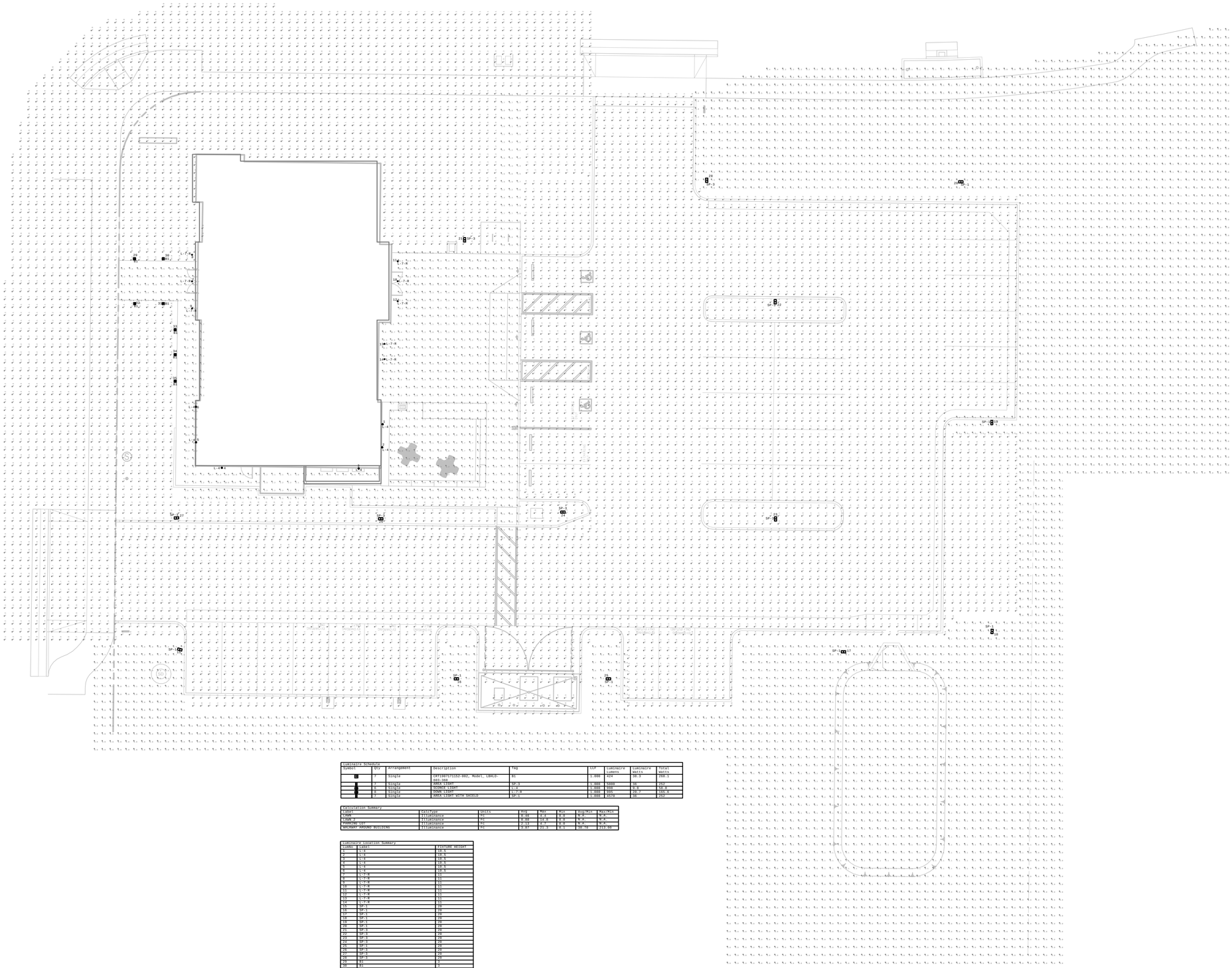
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PROJECT NUMBER: 25004465A
SHEET NAME: STREETSCAPE DRAWINGS
DRAWING NUMBER: A7.4

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Luminaire Schedule								
Symbol	Qty	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	Single	CRT19971/3153-992, Model, LBHLO-603-360	B1	1.000	N/A	38.1	266.1
	7	Single	AREA LIGHT	SP-3	1.000	5000	36	252
	5	Single	SCONCE LIGHT	L-7	1.000	900	9.7	48.5
	5	Single	LOOK LIGHT	L-7.8	1.000	1065	10.7	53.5
	5	Single	AREA LIGHT WITH SHIELD	SP-1	1.000	4570	36	332

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LAWN	Illuminance	Fc	0.40	4.4	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.03	4.4	0.8	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.03	4.4	0.8	N.A.	N.A.
WALKWAY AROUND BUILDING	Illuminance	Fc	1.87	21.5	0.5	30.70	219.00

Luminaire Location Summary		
Number	Label	Fixture Height
1	L-1	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-1	20
22	SP-1	20
23	SP-1	20
24	SP-1	20
25	SP-1	20
26	SP-1	20
27	SP-1	20
28	SP-1	20
29	SP-1	20
30	B1	3
31	B1	3
32	B1	3
33	B1	3
34	B1	3
35	B1	3
36	B1	3

1 SITE PLAN PHOTOMETRIC

SCALE : NTS

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Formerly Known as BERGMANN

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Colliers Engineering & Design, Inc.

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

SHEET NAME:

SITE PLAN PHOTOMETRIC

DRAWING NUMBER:

E1.1

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TYPES SP-1 AND SP-3:

Evolve®

CUSTOMER NAME
PROJECT NAME
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EACL® Series
LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

Construction

Housing:	Die-cast aluminum housing with integral heat sink for maximum heat transfer
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
Weight:	18 lbs (8.16 kg) Max depending on configuration

Optical System

Lumens:	2,900 - 20,400
Distribution:	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
Efficacy:	123 - 143 LPW
CCT:	3000K, 4000K, 5000K
CRI:	≥70

Electrical

Input Voltage:	120-277V & 347-480V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	< 20% at rated watts

Surge Protection*

TYPICAL (120 STRIKES)	ENHANCED (40 STRIKES)
☐ 6kV/3kA*	☐ 10kV/5kA*

*Per ANSI C136.2-2015

Warranty

☐ 5 Year (Standard)

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

Note: Projected Lxx based on LM80 (> 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

Ratings

Operating Temperature:	-40°C to 50°C
Vibration:	3G vibration per ANSI C136.31-2018
LM-79:	Testing in accordance with IESNA Standards

Controls

Dimming:	Standard - 0-10V ☐ Optional - DALI (Option U) ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible

BAA · DLC LISTED · UL LISTED · CSA CERTIFIED · UL1598 · IP66 Optical Only · IK08

Not all product variations listed on this page are DLC qualified. Visit www.designlights.org/search to confirm qualifications.

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Evolve®
EACL® Series
LED Area Light/Compact Low Wattage
CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information

EACL 01 - - 7 - - - - - - - - - - - -

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING[2]	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve AC = Compact Area Light L = Low Voltage	01	0 = 120-277V [1] H = 347-480V [1] E = 277-480V [4] 1 = 120V 2 = 208V 3 = 240V 4 = 277V 5 = 480V D = 347V	Ax=3000 lm Bx=5000 lm Cx=7500 lm Dx=10000 lm Ex=10000 lm Fx=15000 lm Hx=20000 lm	AF = Asymmetric Forward AW = Asymmetric Wide AN = Asymmetric Narrow/Auto	7 = 70	30 = 3000K [4] 40 = 4000K 50 = 5000K	N = Dimming thru PE receptacle D = External Dimming 18/2-3ft cable X = No External Dimming Leads	1 = None A = ANSI 7-pin PE receptacle (no control) D = ANSI 7-pin PE receptacle with shorting cap provided E = ANSI C136.41 7-pin with Non-Dimming PE Control [3]	CT = Integral Slip-fitter for 1.25"- 2" Pipe (1.66in. OD - 2.378 in. OD) [4] DT = Universal Mounting Arm, fitted for round or square pole mounting [4] KT = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon [4,5] ST = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon [4,5] VT = Knuckle Wall Mount [4,5]	GRAY = Gray BLCK = Black DKBZ = Dark Bronze WHTE = White	F = Fusing [6] HI = Motion Sensor w/LightGrid [8] H2 = Motion Sensor (Daintree) [8] H4 = Motion Sensor (Wattstopper) [8] J = cUL/Canada L = Tool-Less Entry R= Enhanced Surge Protection (10kV/5kA) U = DALI dimming [7] V = 3-Position Terminal Block Y = Coastal Finish [10] XXX = Special Options

[1] **Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code**
[2] **Note Standard Dimming is 0-10V**
[3] **PE Control only available for 120-277V, 347V or 480V Discrete Voltage.**
[4] **Supplied with 3ft leads**
[5] **Supplied with 15/3 ft Cable**
[6] **Restricted Aiming Angle of 0-45°**
[7] **Compatible with LightGrid+™ Wireless Control Nodes, Not Compatible with Motion Sensor Control**
[8] **H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)**
[10] **Recommended for installations within 750 feet from coast. Lead time varies, check with factory.**
[4] **Select 3000K CCT for IDA approved fixtures.**
[10] **Fusing not available with the following options: optical codes AX, BX; voltage options 347V, 480V**
[10] **For optical codes AX or BX: only available in 120-277V, not available with fusing, terminal board, or R surge.**
[10] **Not available in Ax, Bx, or Cx optic codes.**

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OPTICAL CODE	DIST CODE	CLASSIFICATION	TYPICAL LUMENS		TYPICAL SYSTEM WATTAGE		BUG RATING	
			3000K	4000K &5000K	120-277V	347-480V	3000K	4000K &5000K
A4	AF	TYPE IV	2900	2900	21	23	B1-U0-G1	B1-U0-G1
B4			4900	4900	36	38	B1-U0-G1	B1-U0-G1
C4			7300	7300	55		B1-U0-G2	B1-U0-G2
D4			9800	9800	73		B2-U0-G2	B2-U0-G2
E4			12200	12200	95		B2-U0-G2	B2-U0-G2
F4			14700	14700	122		B2-U0-G2	B2-U0-G2
H4			19000	19000	153		B3-U0-G3	B3-U0-G3
A3	AW	TYPE III	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B3			4900	5100	36	38	B1-U0-G1	B1-U0-G1
C3			7400	7600	55		B1-U0-G2	B1-U0-G2
D3			9900	10200	73		B2-U0-G2	B2-U0-G2
E3			12400	12700	95		B2-U0-G2	B2-U0-G2
F3			14900	15300	122		B2-U0-G2	B2-U0-G2
H3			19300	20400	153		B3-U0-G2	B3-U0-G2
A2	AN	TYPE II	2900	3000	21	23	B1-U0-G1	B1-U0-G1
B2			4900	5000	36	38	B1-U0-G1	B1-U0-G1
C2			7300	7500	55		B2-U0-G1	B2-U0-G2
D2			9800	10100	73		B2-U0-G2	B2-U0-G2
E2			12300	12600	95		B2-U0-G2	B2-U0-G2
F2			14700	15100	122		B3-U0-G2	B3-U0-G3
H2			19100	20200	153		B3-U0-G3	B3-U0-G3

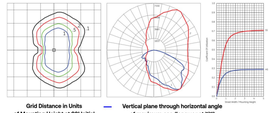
For additional information on Non-Shielded and Shielded EACL IES files, please refer to LED.com

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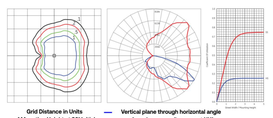
EACL - Type II - Very Short

15,100 lumens
EACL01_F2AN750_ _ _.IES



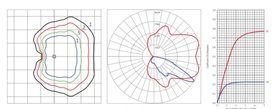
EACL - Type III - Short

15,300 lumens
EACL01_F3AW750_ _ _.IES



EACL - Type III - Very Short

15,000 lumens
EACL01_F4AF750_ _ _.IES

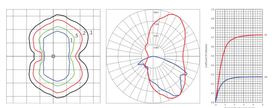


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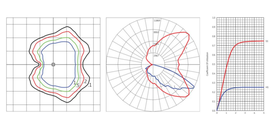
EACL - Type II- Very Short

20,200 lumens
EACL01_H2AN750_ _ _.IES



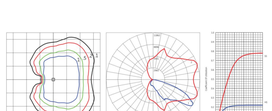
EACL - Type III - Short

20,400 lumens
EACL01_H3AW750_ _ _.IES



EACL - Type IV - Very Short

20,000 lumens
EACL01_H4AF750_ _ _.IES

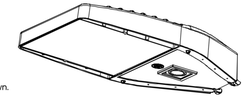


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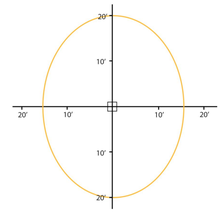
H-Motion Sensing Option

- Recommended Mounting Height: 15-30' (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20' (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – Integral PE Sensor.
  – 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.



H1/4 - Motion Sensing Option (WattStopper)

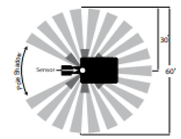
- Recommended Mounting Height: 15-30' (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Coverage Radius: 15-20' (4.6-6.1 m).
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 10%
  – PE Sensor: Disabled
  – Ramp/Fade: Disabled
- Adds < 1W to fixture power rating
- Field programmable using FSIR-100 hand held programmer



H2 - Motion Sensing Option (Daintree)

- Recommended Mounting Height: 15-30' (4.6-9.1m
- For mounting heights exceeding 30 ft., pole mounted sensors are recommended
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m)
- Provides 270 degree of coverage (approx 90 is blocked by the pole)
- Default Settings:
  – Output: Occupied - 100%/Unoccupied - 50%
  – PE Sensor: None
  – Ramp/Fade: 5 Minutes/5 Minutes
- Adds < 1W to fixture power rating
- Requires Daintree Enterprise and wide area control (WAC)

Sensing Pattern Area Fixture
Up to 30 ft. Mounting Height



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Formerly Known as BERGMANN

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

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Phone: 517.272.9835

Colliers Engineering & Design, Inc.

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

SHEET NAME:

LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER:

E1.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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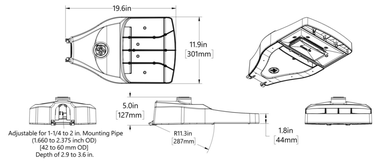
ARCH D 24x36

TYPES SP-1 AND SP-3:

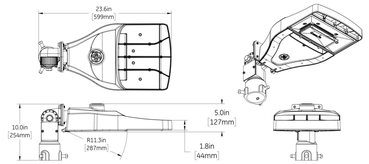
Evolve®
EACL® Series
LED Area Light/Compact Low Wattage

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

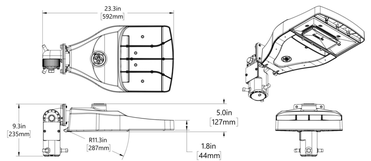
Integral Slipfitter: C1



Knuckle Slipfitter: S1



Knuckle Slipfitter: K1



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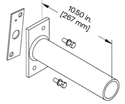
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CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Mounting Arms for Slipfitter Order separately with Mounting Option C1 (Slipfitter)

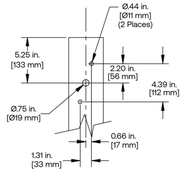
Square pole mounting arm

• 3.5 to 4.5-inch (89 to 114mm) square (will allow 4 fixtures per pole @ 90 degrees.)



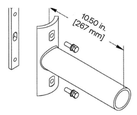
Order separately from fixture as catalog number
- SPA-EAMT10BLCK "Black"
- SPA-EAMT10DKBZ "Dark Bronze"
- SPA-EAMT10WHTE "White"
- SPA-EAMT10GRAY "Gray"

Square pole mounting drilling template



Round Pole Mounting Arm

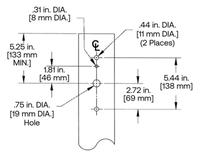
• 3.5 to 4.5-inch (89 to 114mm) od (will allow 4 fixtures per pole @ 90 degrees.)



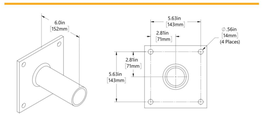
Order separately from fixture as catalog number
- RPA-EAMT10BLCK "Black"
- RPA-EAMT10DKBZ "Dark Bronze"
- RPA-EAMT10WHTE "White"
- RPA-EAMT10GRAY "Gray"

Round Pole Mounting Drilling Template

• 3.5 TO 4.5-inch (89 to 114mm) OD round pole mounting arm



Wall MOUNTING Bracket Hole Pattern



Wall Mounting Bracket Adapter Plate
Order seperately from fixture as catalog number
WMB-EAMT06

***NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.**

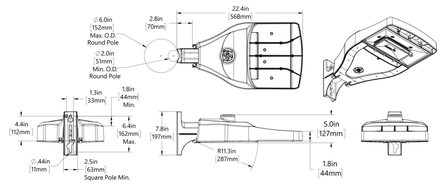
Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

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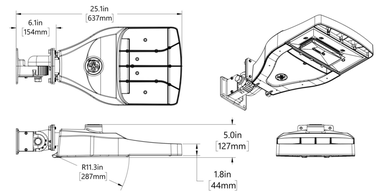
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PROJECT NAME
DATE TYPE
CATALOG NUMBER

Universal Mounting Arm: D1



Knuckle Wall Mount: V1



Weight

- 18 lbs (8.16 kg) Max depending on configuration

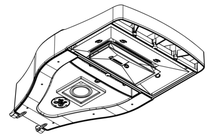
Effective Projected Area

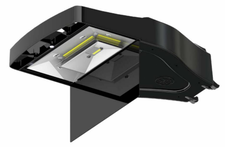
- Integral Slipfitter C1, EPA = 0.31 Min/0.37 Max
- Universal Arm Mount D1, EPA = 0.31 Min / 0.52 Max
- Knuckle Slipfitter S1, K1 downward aim, EPA = 0.46 Min / 0.56 Ma
- Knuckle Slipfitter S1, K1 45° aim, EPA = 0.56 Min / 1.03 Max

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CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER





PE Accessories (To Be Order Separately)

SAP NUMBER	PART NUMBER	DESCRIPTION
93123552	WANSI - 277	ANSI 136.41 Dimming PE Dantree Enable, 105-305V
93123553	WANSI - 480	ANSI 136.41 Dimming PE Dantree Enable, 312-530V
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP NUMBER	PART NUMBER	DESCRIPTION
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shied

SHIELD ORIENTATIONS	CUTOFF DISTANCE	SHIELD ORDER LOGIC
Back	Long	ELS-EACL-RBL-BLCK

For SP-1 fixtures only

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TECHLIGHT

Catalog Number
Project
Type

FEATURES & SPECIFICATIONS

20' Steel 4" Square 11 Gauge Pole
SSP SERIES

POLE — The pole shaft is fabricated from hot rolled carbon steel having a minimum yield of 50,000 PSI and conforms to ASTM A500 grade C requirements. The shaft construction is a single piece of formed steel welded longitudinally. The hand hole is located 1' above the pole base. A ground lug is provided standard.

ANCHOR BASE — The anchor base is fabricated from a structural quality hot rolled carbon steel plate that has a minimum yield strength of 36,000 PSI. The anchor base telescopes the pole shaft and has a circumferential weld on the top and bottom.

BASE COVER — A full base cover is provided which encapsulates the base plate and anchor bolts to provide a clean transition from pier to pole.

FINISH — A Super Durable Polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request. Galvanizing treatments available upon request. Additional warranty extensions available with these treatments.



Mounting Options



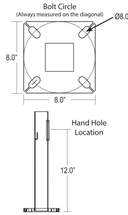


Technical Data

Nominal Pole Height	20'-0"
Shaft Dimensions	20' x 4"
Wall Gauge	11 Gauge
Bolt Circle	8.0"
Bolt Size	3/4" x 18" x 3"
Base Plate Dimensions	8.0" sq. x .75" thk.
Est. Shipping Weight	149 lbs

Max EPA (1.3 Gust)

90 mph	9.2
100 mph	6.6
110 mph	4.7
120 mph	3.2
130 mph	2.1
140 mph	1.2



Drilling Locations

Sides	A	B	C	D
Hand Hole	X			
DM1	X			
DM290	X	X		
DM2180		X		X
DM390	X	X		X
DM490	X	X	X	X

ORDERING INFORMATION

Example: **SSP 20 4 11 BZ T238**

Choose the bold face options for the appropriate pole configuration for your application and enter on the line above each pole attribute. Accessories may be factory installed, depending on the particular accessory chosen, but must still be ordered as a separate line item.

SSP

Series	Pole Height	Pole Size	Pole Gauge	Color	Mounting	Drill Pattern
SSP	**20** 20' Nominal	**4** 4" Square	**11** 11 Gauge	**BK** Black **BZ** Bronze **WH** White **GR** US Green **GLV** Galvanized **GLVP**[1] Galvanized and Painted **SP** Special	**DM1** Drill One Side **DM290** Drill 2 Sides at 90˚ **DM2180** Drill 2 Sides at 180˚ **DM390** Drill 3 Sides at 90˚ **DM490** Drill 4 Sides at 90˚ **T238** 2-3/8" OD Tenon (Standard) **T278** 2-7/8" OD Tenon **T312** 3-1/2" OD Tenon **ND** No Drilling	**Blank** None - for Tenon Mounting **SSA** SSA Drill Mount Pattern **VSA** VSA Drill Mount Pattern

NOTE: ANCHOR BOLT KITS MUST BE ORDERED AS A SEPARATE LINE ITEM. EACH KIT IS PROVIDED WITH A RIGID TEMPLATE FOR INSTALLATION. SEE ACCESSORIES FOR KIT PART NUMBERS. PLEASE NOTE ON PURCHASE ORDER IF ANCHOR BOLTS AND TEMPLATES ARE TO BE PRE-SHIPPED.

Options (Include in Pole Ordering String Above)

TLGFIA	Ground Fault Receptacle
PHH[2]	Additional Hand Hole
AVD20[3]	Poles Anti Vibration Device
BABA[4]	Build America, Buy America Act Compliant

Accessories (Order as separate line items)

KAB3418G08R	AB Kit (4) 3/4" x 18" Galvanized Bolts and Rigid Template
KAB3418G08RUSA	USA Anchor Bolt Kit part for the Anchor Bolts+Template

NOTES
1 For 'Galvanized and Painted' option. You must specify a paint color code as the suffix in addition to the GLVP coating option. (Example: GLVPBZ).
2 Please note location for additional hand hole when ordering. See Drilling Locations diagram for location designations.
3 See Page 2 for details.
4 **BABA Compliant**. Ensures all steel and components are U.S.-sourced and includes full compliance documentation (self-certification and mill certifications). May affect pricing and lead time.

Techlight
2909 McKenzie Drive Suite 110, Carrollton, TX 75006
PH: 214.350.0591 EMAIL: Techlight@techlight.com

www.techlight.com

All dimensions and specifications are subject to change without notice.

REV: 20251203-04

TECHLIGHT

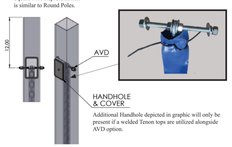
Catalog Number
Project
Type

SSP SERIES 20' Steel 4" Square 11 Gauge Pole

Accessories (Order as separate line items)

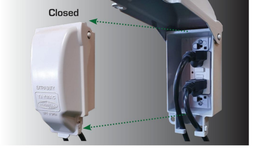
AVD20 - Anti vibration device for 20ft pole

PN#	Pole Height(ft)	CHAIN LENGTH (ft)
AVD20	30	13



Additional Handhole depicted in graphic will only be present if a welded Tenon tops are utilized alongside AVD option.

TL-GFIA - Ground Fault Receptacle



The **GFIA** (*Ground Fault Circuit Interrupter*) comes with a die cast aluminum in-use cover.

For Refrence Only: The ASCE 7 Hazard Tool is the official source of information for pole selection when identifying wind speed zone limits within North America.

https://ascehazardtool.org/

Techlight
2909 McKenzie Drive Suite 110, Carrollton, TX 75006
PH: 214.350.0591 techlight@techlight.com

www.techlight.com

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REV: 20251203-04

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

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Phone: 517.272.9835

Colliers Engineering & Design, Inc.

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

SHEET NAME:

LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER:

E1.3

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NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

TYPE L-4:

Job Name :
Manufacturer : LUMIERE
Model Number : 9004-W1-RW-LED4080-W-CS-L1-UNV-WIS

Datasheet Type : L4

LANTERRA 9004

DESCRIPTION

Lanterra 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminiare comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics and premium color tuning option. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

Lumiere

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.

Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compalint chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.

Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal stock.

Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Trailing Edge), ELV (Forward phase) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.

Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. Options to meet Buy American Act requirements

Warranty
Lumiere warrants the Lantera series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.





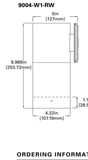
Lanterra 9004

LED
INTERIOR / EXTERIOR
CYLINDER FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598

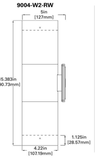
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS Compliant
10W LED, L70/102,000@25° Celcius
20W LED, L70/102,000@25° Celcius
30W LED, L70/102,000@25° Celcius

DIMENSIONS

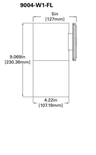
9004-W1-RW



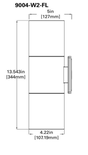
9004-W2-RW



9004-W1-FL



9004-W2-FL



ORDERING INFORMATION

DOMESTIC PREFERENCES ‡	SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACE-ABLE OPTIC †	FIELD RE-PLACEABLE OPTIC †	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
Blank=Standard **BAA**=Buy American Act	9004	W1 Up or W2 † Down Up and Down	RW Standard Recessed Lens with weep holes for Outdoor RI Recessed Lens with no weep holes for Indoor FL Flush lens hood	**Standard CRI** LED 2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 90 CRI LED 5080 - 5000K, 90 CRI **Premium CRI** LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide Flood	S Spot M Medium F Flood W Wide Flood	**Standard Face Finish** BK Black BZ Bronze SL Silver WH White	L1 Light Level 1 (10W) L2 Light Level 2 (20W) L3 Light Level 3 (30W) LC1 Light Level Color 1 (12W) LC2 Light Level Color 2 (20W)	UNV 120-277V	RSM Round Surface Mount- mounts directly to junction box Thermal Limitations (unless otherwise noted WC) 9004-W1 ven L2 ven RSM (WC) 9004-W1 ven L3 ven RSM (WC) 9004-W2 ven L2 ven RSM (WC) **Remote Driver Housing** WRR † Remote Driver Hoasing - Round Wall Plate WRS † Remote Driver Housing - Square Wall Plate Thermal Limitations (unless otherwise noted WC) 9004-W1 ven L2 ven WRx (WC) 9004-W1 ven L3 ven WRx (WC) 9004-W2 ven L2 ven WRx (WC) **Integral Driver Mount** IWS ‡ Wall Integral Driver Plate Thermal Limitations (unless otherwise noted WC) 9004-(W1,W2)-ven-L3-ven-WIS (WC)	SVPD2* Stand-alone integral sensor

Notes: 1. Order CC remote separately
2. Only available for double hood option (W2)
3. 9004-W1 not available in LC2, L3
4. 9004-W2 not available in LC2, L3, LC1 and LC2
5. Only available for Single hood, Up or down (W1) with RSM only.
6. WC denotes heat ventilage holed
7. Only available for UL924
8. Remote Driver Distance up to 60', For L3 (90W) remote distance up to 15'
9. Only product configurations with this designation are compliant with the Buy American Act of 1933 (BAA). Please refer to A1000121 or the TCI Built to Comply Guide for more information. Consult factory for further information.
10. Only available for Single hood, Up or down (W1) with RSM only.

Job Name :
Manufacturer : LUMIERE
Model Number : 9004-W1-RW-LED4080-W-CS-L1-UNV-WIS
Datasheet Type : L4
LANTERRA 9004

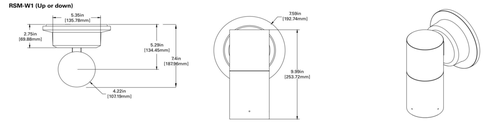
ACCESSORIES - ORDER SEPARATELY

ACCESSORIES *						OPTICS	
LCTL1R2RT4SZL-PK	Light Comissioning Tool (LCT)	**Filters**		**Lens**		**Louver**	LLR-S-3-4	15° Spot
ISHNXFLUM	Programming Remote for sensor	F71-4	Peach Dichroic	LSL-4	Linear Spread Lens	LVR-4 45° Hex Cell Louver	LLR-K-3-4	25° Medium
ISHNXLUM	Personal Control Remote for sensor	F72-4	Amber Dichroic	DSF-4	Diffused Lens		LLR-F-3-4	40° Flood
		F73-4	Green Dichroic	OSL-4	Overall Spread Lens		LLR-W-3-4	99° Wide Flood
		F74-4	Medium Blue				LLR-K-3-4	Spot, Medium, Flood, Wide Flood Optic Kit
		F75-4	Yellow Dichroic					
		F76-4	Red Dichroic				LLR-S-LC-3-4	29° Spot - Color tuning optic
		F77-4	Dark Blue Dichroic				LLR-M-LC-3-4	37° Medium - Color tuning optic
		F78-4	Light Blue Dichroic				LLR-F-LC-3-4	42° Flood - Color tuning optic
		F79-4	Neutral Density Dichroic				LLR-W-LC-3-4	99° Wide Flood - color tuning optic
		F80-4	Magenta Dichroic				LR-K-LC-3-4	Spot, Medium, Flood, Wide Flood Color tuning optic Kit
		F81-4	Pink Color					
		F23-4	Blue Color					
		F44-4	Green Color					
		F93-4	Yellow Color					
		F66-4	Mercury Color					

MOUNTINGS

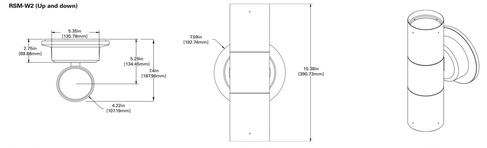
ROUND SURFACE MOUNT (RSM)

RSM-W1 (Up or down)



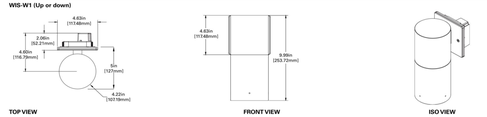
ROUND SURFACE MOUNT (RSM)

RSM-W2 (Up and down)



WALL INTEGRAL DRIVER PLATE (WIS)

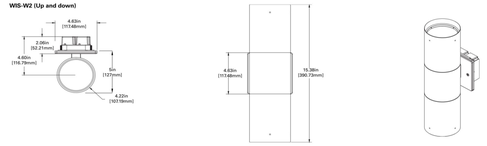
WIS-W1 (Up or down)



Job Name :
Manufacturer : LUMIERE
Model Number : 9004-W1-RW-LED4080-W-CS-L1-UNV-WIS
Datasheet Type : L4
LANTERRA 9004

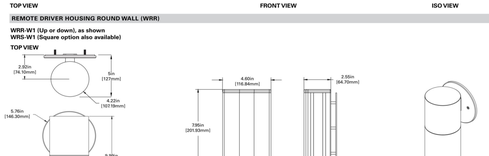
WALL INTEGRAL DRIVER PLATE (WIS)

WIS-W2 (Up and down)



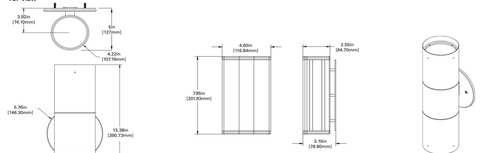
REMOTE DRIVER HOUSING ROUND WALL (WRR)

WRR-W1 (Up or down), as shown
WRS-W1 (Square option also available)



REMOTE DRIVER HOUSING ROUND WALL (WRR)

WRR-W2 (Up and down)
WRS-W2 (Square option also available)



Job Name :
Manufacturer : LUMIERE
Model Number : 9004-W1-RW-LED4080-W-CS-L1-UNV-WIS
Datasheet Type : L4
LANTERRA 9004

PHOTOMETRICS

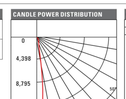
Test Number	P29496
Lumcat	9004-(W1-X-FL-LED4080-S-BK-L3-UNV
Lumens	2801 Lm
Watts	28.6 W
LPW	97.9 Lm/W
CCT	4000K
SC (0/90/45)	0.27 / 0.27 / 0.27
Beam Angle	15.9°

COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4



CANDLE POWER DISTRIBUTION



15°

CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	4397.5	0.4	0.4
4'	1099.4	1	1
6'	488.6	1.6	1.6
8'	274.8	2	2
10'	175.9	2.6	2.6
15'	78.2	4	4
20'	44	5.4	5.4
30'	19.5	8.2	8.2
40'	11	10.8	10.8

CANDELA TABLE

Angle	0-deg
0	17590
5	13640
10	5616
15	2329
20	1555
30	1057
40	161
50	11
60	4
70	1
80	0
90	0

Test Number	29497
Lumcat	9004-(W1-X-FL-LED4080-M-BK-L3-UNV
Lumens	2826 Lm
Watts	28.6 W
LPW	98.8 Lm/W
CCT	4000K
SC (0/90/45)	0.43 / 0.43 / 0.44
Beam Angle	25.5°

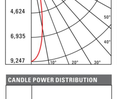
COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4



25°

CANDLE POWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	2311.8	0.8	0.8
4'	577.9	1.6	1.6
6'	256.8	2.4	2.4
8'	144.5	3.4	3.4
10'	92.5	4.2	4.2
15'	41.1	6.4	6.4
20'	23.1	8.6	8.6
30'	10.3	12.8	12.8
40'	5.8	17.2	17.2

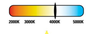
CANDELA TABLE

Angle	0-deg
0	9247
5	8453
10	6140
15	3566
20	1860
30	1098
40	170
50	13
60	4
70	1
80	0
90	0

Test Number	P29498
Lumcat	9004-(W1-X-FL-LED4080-F-BK-L3-UNV
Lumens	2871 Lm
Watts	28.5 W
LPW	100.7 Lm/W
CCT	4000K
SC (0/90/45)	0.58 / 0.58 / 0.56
Beam Angle	35.1°

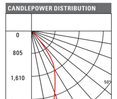
COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4



36°

CANDLE POWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	1595.8	1	1
4'	398.9	2.2	2.2
6'	177.3	3.4	3.4
8'	99.7	4.6	4.6
10'	63.8	5.8	5.8
15'	28.4	8.6	8.6
20'	16	11.6	11.6
30'	7.1	17.4	17.4
40'	4	23.2	23.2

CANDELA TABLE

Angle	0-deg
0	6383
5	6141
10	5349
15	4027
20	2423
30	1153
40	178
50	6
60	4
70	1
80	0
90	0

Test Number	P29499
Lumcat	9004-(W1-X-FL-LED4080-W-BK-L3-UNV
Lumens	2790 Lm
Watts	28.5 W
LPW	97.9 Lm/W
CCT	4000K
SC (0/90/45)	0.86 / 0.86 / 0.91
Beam Angle	58.5°

COLOR METRIC SUMMARY

TM-30-15	Rf = 82.5
	Rg = 94.3
CRI/CIE	Ra = 83.1
	R9 = 11.4

60°

CANDLEPOWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	799.9	1.6	1.6
4'	199.2	3.4	3.4
6'	88.5	5	5
8'	49.8	6.8	6.8
10'	31.9	8.4	8.4
15'	14.2	12.9	12.8
20'	8	17	17
30'	3.5	25.6	25.6
40'	2	34.2	34.2

CANDELA TABLE

Angle	0-deg
0	3173
5	3220
10	3082
15	2784
20	2321
30	1560
40	366
50	95
60	25
70	3
80	0
90	0

CCT/CRI	LED2790	LED3090	LED3590	LED4080	LED5080	LED2797	LED3097	LED3597	LED4097
FC Multiplier	0.754	0.798	0.808	1.000	1.039	0.699	0.706	0.801	0.793

Light Level	L1	L2	L3
FC Multiplier	0.418	0.772	1.000

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

Job Name :
Manufacturer : LUMIERE
Model Number : 9004-W1-RW-LED4080-W-CS-L1-UNV-WIS
Datasheet Type : L4
LANTERRA 9004

PHOTOMETRICS (PREMIUM COLOR TUNING)

Test Number	P29571
Lumcat	9004-(W1-X-FL-(LEDCB, LEDCR)-S-BK-LC-UNV
Lumens	853 Lm
Watts	24 W
LPW	35.5 Lm/W
CCT	3500K
SC (0/90/45)	0.41 / 0.41 / 0.45
Beam Angle	24.1°

COLOR METRIC SUMMARY

TM-30-15	Rf = 90.6
	Rg = 100.4
CRI/CIE	Ra = 92.7
	R9 = 67.5



20°

CANDLEPOWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	817.8	0.8	0.8
4'	204.4	1.6	1.6
6'	90.9	2.4	2.4
8'	51.1	3.2	3.2
10'	32.7	4	4
15'	14.5	6	6
20'	8.2	8	8
30'	3.6	12	12
40'	2	16.2	16.2

CANDELA TABLE

Angle	0-deg
0	3271
5	2929
10	2021
15	1231
20	747
30	227
40	5
50	1
60	0
70	0
80	0
90	0

Test Number	P29572
Lumcat	9004-(W1-X-FL-(LEDCB, LEDCR)-M-BK-LC-UNV
Lumens	853 Lm
Watts	24 W
LPW	35.5 Lm/W
CCT	3500K
SC (0/90/45)	0.55 / 0.55 / 0.58
Beam Angle	33.7°

COLOR METRIC SUMMARY

TM-30-15	Rf = 90.6
	Rg = 100.4
CRI/CIE	Ra = 92.7
	R9 = 67.5



32°

CANDLEPOWER DISTRIBUTION

CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	553.2	1	1
4'	138.3	2.2	2.2
6'	61.5	3.2	3.2
8'	34.6	4.4	4.4
10'	22.1	5.4	5.4
15'	9.8	8.2	8.2
20'	5.5	11	11
30'	2.5	16.4	16.4
40'	1.4	22	22

CANDELA TABLE

Angle	0-deg
0	2213
5	2126
10	1754
15	1279
20	845
30	288
40	3
50	1
60	1
70	0
80	0
90	0

Test Number	P29573
Lumcat	9004-(W1-X-FL-(LEDCB, LEDCR)-F-BK-LC-UNV
Lumens	834 Lm
Watts	24 W
LPW	34.8 Lm/W
CCT	3500K
SC (0/90/45)	0.72 / 0.72 / 0.71
Beam Angle	44.7°

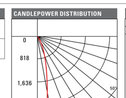
COLOR METRIC SUMMARY

TM-30-15	Rf = 90.6
	Rg = 100.4
CRI/CIE	Ra = 92.7
	R9 = 67.5



42°

CANDLEPOWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	367.2	1.4	1.4
4'	91.8	2.8	2.8
6'	40.8	4.2	4.2
8'	23	5.6	5.6
10'	14.7	7	7
15'	6.5	10.6	10.6
20'	3.7	14.2	14.2
30'	1.6	21.4	21.4
40'	0.9	28.6	28.6

CANDELA TABLE

Angle	0-deg
0	1469
5	1425
10	1324
15	1135
20	865
30	368
40	36
50	3
60	3
70	0
80	0
90	0

Test Number	P29574
Lumcat	9004-(W1-X-FL-(LEDCB, LEDCR)-W-BK-LC-UNV
Lumens	806 Lm
Watts	24 W
LPW	33.6 Lm/W
CCT	3500K
SC (0/90/45)	0.85 / 0.85 / 0.86
Beam Angle	55.8°

COLOR METRIC SUMMARY

TM-30-15	Rf = 90.6
	Rg = 100.4
CRI/CIE	Ra = 92.7
	R9 = 67.5

56°

CANDLEPOWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor

MH	FC	L	W
2'	243.5	1.6	1.6
4'	60.9	3.4	3.4
6'	27.1	5	5
8'	15.2	6.8	6.8
10'	9.7	8.4	8.4
15'	4.3	12.9	12.8
20'	2.4	17	17
30'	1.1	25.6	25.6
40'	0.6	34	34

CANDELA TABLE

Angle	0-deg
0	974
5	968
10	910
15	835
20	715
30	424
40	157
50	6
60	4
70	3
80	0
90	0

Note: Photometric tables show lumen output for W1 only. For W2 (Up and Down) option, uplight and downlight both match lumen output as W1.

Job Name :
Manufacturer : LUMIERE
Model Number : 9004-W1-RW-LED4080-W-CS-L1-UNV-WIS
Datasheet Type : L4
LANTERRA 9004

LUMEN TABLE

		9004-(W1) Regressed Hood - Black							
		L1 - 10 W			L2 - 20 W			L3 - 30W	
		CSCP	Lumens	LPW	CSCP	Lumens	LPW	CSCP	Lumens	LPW
Spot 15°	LED2790	5564	783	79.5	10310	1445	71.9	13357	1872	65.7
	LED3090	5907	828	84.1	10906	1529	76.1	14130	1981	69.5
	LED3590	5983	839	85.1	11047	1549	77.0	14311	2006	70.4
	LED4080	7401	1038	105.3	13666	1916	95.3	17705	2482	87.1
	LED5080	7689	1078	109.4	14197	1990	99.0	18393	2578	90.5
	LED2797	5175	726	73.7	9556	1340	66.6	12380	1736	60.9
	LED3097	5224	732	74.4	9646	1352	67.3	12497	1752	61.5
	LED3597	5926	831	84.3	10941	1534	76.3	14175	1987	69.7
	LED4097	5869	823	83.5	10836	1519	75.6	14038	1968	69.1
Medium Flood 25°	LED2790	2907	781	79.2	5368	1441	71.7	6954	1867	65.5
	LED3090	3075	826	83.8	5678	1525	75.8	7357	1975	69.3
	LED3590	3115	836	84.9	5751	1544	76.8	7451	2001	70.2
	LED4080	3853	1035	105.0	7115	1910	95.0	9218	2475	86.8
	LED5080	4003	1075	109.1	7391	1984	98.7	9576	2571	90.2
	LED2797	2695	723	73.4	4975	1336	66.5	6446	1731	60.7
	LED3097	2720	730	74.1	5022	1348	67.1	6505	1747	61.3
	LED3597	3085	828	84.1	5696	1529	76.1	7380	1981	69.5
	LED4097	3056	820	83.3	5642	1515	75.4	7309	1962	68.9
Flood 36°	LED2790	3205	792	80.4	2754	1463	72.8	4799	1895	66.3
	LED3090	3122	838	85.1	3018	1547	77.0	5079	2004	70.1
	LED3590	2149	849	86.2	3969	1567	78.0	5142	2030	71.0
	LED4080	2659	1050	106.6	4910	1939	96.4	6361	2512	87.8
	LED5080	2762	1091	110.7	5101	2014	100.2	6606	2609	91.2
	LED2797	1859	734	74.5	3233	1356	67.4	4448	1756	61.4
	LED3097	1877	741	75.2	3466	1368	68.1	4490	1773	62.0
	LED3597	2129	841	85.3	3931	1552	77.2	5093	2011	70.3
	LED4097	2108	832	84.5	3893	1537	76.5	5044	1991	69.6
Wide Flood 60°	LED2790	1012	703	76.4	1869	1390	69.2	2422	1801	63.0
	LED3090	1071	796	80.8	1977	1470	73.2	2562	1905	66.6
	LED3590	1095	807	81.9	2023	1489	74.1	2595	1929	67.5
	LED4080	1342	998	101.3	2478	1842	91.7	3210	2387	83.5
	LED5080	1394	1037	105.2	2574	1914	95.2	3335	2480	86.7
	LED2797	938	698	70.8	1733	1288	64.1	2245	1669	58.4
	LED3097	947	704	71.5	1749	1300	64.7	2266	1685	58.9
	LED3597	1074	799	81.1	1984	1475	73.4	2570	1911	66.8
	LED4097	1064	791	80.3	1965	1461	72.7	2545	1893	66.2

TM30 DATA

	CCT-CRI	Rf	Rg	Ra	R9
90CRI	2790	90.9	98.9	91.7	58.3
	3090	90.8	99.1	92.5	62.6
	3590	90.6	100.4	92.7	67.5
	4080	82.5	94.3	83.1	11.4
	5080	81.6	94.1	82	6
97CRI	2797	94.9	100	96.1	86.9
	3097	94	100.3	97.8	88.9
	3597	92.9	99.3	97.2	89.1
	4097	91.5	99.7	95.4	84

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C, 40°C, 50°C	> 87%	> 102,000

POWER

ARCH D 24x36

TYPE L-4:

Job Name :
Manufacturer : LUMIERE
Model Number : 9004-W1-RW-LED4080-W-CS-L1-UNV-WIS

Datasheet Type : L4

LANTERRA 9004

INTEGRATED SENSOR - SVPD2

The Lanterra Cylinder 9004 with Integrated Sensor technology provides automatic energy savings without sacrificing performance. Traditionally, these types of energy savings required coordination between the luminaire and a lighting control system. The Lanterra Cylinder 9004 delivers superior lighting with integrated PIR occupancy sensing and daylighting controls.

Capture the benefits of traditional lighting controls, without complicated circuit planning or special wiring. The Lanterra Cylinder 9004 delivers automatic ON to an energy saving light level, while ensuring lighting is turned OFF when the space is unoccupied.

The SVPD2 sensor is configured for outdoor use, so the integral daylight sensor will enable the luminaire to automatically adjust to daylight conditions by turning off when sufficient sunlight is present. Consult factory for indoor configuration.

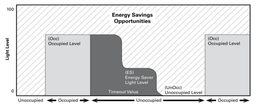
Occupied light levels and unoccupied light levels can be adjusted using the integrated sensor programming remote (Catalog Number: ISHH01LUM). While the default unoccupied level is OFF, a lower light level can be saved instead using the programming remote. The integrated sensor personal remote (Catalog Number: ISHH02LUM) provides code compliant manual raise, lower, ON, OFF control.

The Lanterra Cylinder 9004 with Integrated Sensor is easy to install with no special wiring and ensures energy savings out-of-the-box with default control settings.



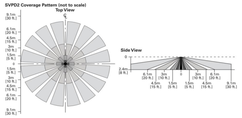
HOW IT WORKS

- As the user enters the space controlled by the integral sensor, the lighting turns ON to the occupied light level.
- Lighting will remain at the occupied level until the space is unoccupied. This will start the occupancy timeout period (default 20 minutes).
- If the space remains unoccupied for half of the timeout period, the lighting will automatically reduce to the Energy Saver light level (default matches occupied level). This adjustable light level is often set to half of the occupied daylight level using the programming remote.
- At the end of the timeout period the lighting will go to the unoccupied light level. This adjustable light level uses the OFF default setting.
- If sufficient sunlight is present, the luminaire will remain OFF, regardless of occupancy.

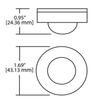


Coverage

SVPD2 Coverage Pattern (not to scale)



Sensor Dimensions



Optional Remote Controls



ISHH01LUM Programming Remote

ISHH02LUM Personal Control Remote

COOPER Lighting Solutions

Specifications and dimensions subject to change without notice.

TD506025EN
12-2021

Index

TYPE L-7-R:

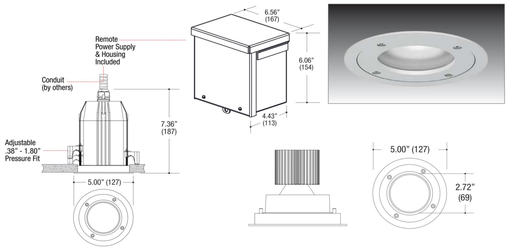
Job Name :
Manufacturer : LF ILLUMINATION
Model Number : 5811-1SA-T-20L-8040-W-DMU-BB

Datasheet Type : L7-R

LF ILLUMINATION

BULLET
OUTDOOR RECESSED FIXED DOWNLIGHT
WET LOCATION - IP66 **LED**

PROJECT	TYPE	CATALOG NUMBER



DOWNLIGHT
- Recessed fixed downlight
- Die-cast aluminum trim
- Powder coat finish

HOUSING
- Extruded aluminum central housing
- Powder coat finish
- Dust and water jet tight sealed
- **Ceiling Cut-Out - Ø4.65"**

LED SOURCE
- Field-changeable optic
- 20W / 1670lm, 80CRI / 3000K

ELECTRICAL
- Remotely installed LED driver included
- Separated primary wiring compartment with power supply
- Double cable entry for through wiring
- Superpure aluminum reflector
- Dimmable

MOUNTING
- Swing out pressure fit mounting clips
- Adjustable up to 1.80" max. ceiling thickness

LABELS
- Suitable for wet location
- IP66 rated

5 YEAR WARRANTY Limited

ORDERING INFO

SERIES	WATTAGE	CRI / COLOR	BEAM	DRIVER	FINISH
5811-1SA-T	20L 20W LED 1670lm nom.	8027 80CRI / 2700K 8030 80CRI / 3000K 8035 80CRI / 3500K 8040 80CRI / 4000K 9027 90CRI / 2700K 9030 90CRI / 3000K 9727 97CRI / 2700K 9730 97CRI / 3000K	N Narrow 25° M Medium 40° W Wide 55°	DMU Dimming Multiple Forward/Reverse (120V only) 0-10V Wires Present (120-277V) D31 Lutron Hi-lume® Forward Phase 2 wire 1% (120V only) DEU Lutron Hi-lume® EcoSystem®, 1% w/Soft-On, Fade-to-Black®, 1% (120-277V)	SS Silver

BULLET Recessed
Die-Cast Aluminum Trim
Fixed Downlight
Trimmed Fixture

Ordering Example: **5811-1SA-T-20L-8030-M-DMU-SS**

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We reserve the right to change or withdraw specifications without prior notice.

HEADQUARTERS
9200 Deering Avenue
Chatsworth CA 91311

Telephone: 818-885-1335
Toll Free: 855-885-1335
Fax: 818-576-1335

www.lfillumination.com
rev: 092921

Index

Job Name :
Manufacturer : LF ILLUMINATION
Model Number : EMREM25 25W MAX (IOTA #IIS-25-I) RUNS 1 FIXTURE

Datasheet Type : L7-R-EM

LF ILLUMINATION

EMERGENCY INVERTERS
LED **ELV** **MLV**

PROJECT	TYPE	CATALOG NUMBER

The emergency inverter provides full power up to its load rating for no less than 90 minutes as prescribed by UL 924 Listed for US and Canada & CSA C22 No. 141 Unit Equipment for Emergency Lighting.

The inverter is installed remotely, behind an access panel or with above ceiling access required (behind grid ceilings are also acceptable). The inverter is not accessible through the fixture opening in the ceiling. The inverters are rated for 120-277V and will work for LED, ELV, MLV, incandescent & fluorescent loads.

The inverter is paired for the connected load wattage of the light source(s).

25W

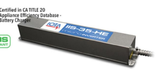


If the load rating requirement is 25W (or less) then we recommend ***LF #EMREM25***

IOTA #IIS-25-I: http://www.iotaengineering.com/iis25.htm
Instructions: http://iotaengineering.com/Inverter/iis25_manual.pdf
Wiring Diagram: http://iotaengineering.com/diagrams/ad10.pdf

35W

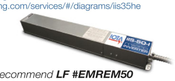
* 35 version features high-efficiency performance to help meet CEC Title 20 efficiency requirements



If the load rating requirement is 25-35W then we recommend ***LF #EMREM35HE***

IOTA #IIS-35-HE: https://www.iotaengineering.com/Inverter/iis35he_spec.pdf
Instructions: https://www.iotaengineering.com/services/#/manuals/iis35he
Wiring Diagram: https://www.iotaengineering.com/services/#/diagrams/iis35he

50W



If the load rating requirement is 35-50W then we recommend ***LF #EMREM50***

IOTA #IIS-50-I: http://iotaengineering.com/Inverter/iis50_spec.pdf
Instructions: http://iotaengineering.com/Inverter/iis50_manual.pdf
Wiring Diagram: http://iotaengineering.com/diagrams/ad10.pdf

Consult LF Illumination for higher wattage inverter offerings.

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Toll Free: 855-885-1335
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www.lfillumination.com
Rev: 080420

Index

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Formerly Known as BERGMANN

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

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

CA ENGINEERING

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Colliers Engineering & Design, Inc.

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

SHEET NAME:
LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER:
E1.5

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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ARCH D 24x36

TYPE B1:

Forms+ Surfaces

PRODUCT DATA
HELIO™ BOLLARD, SERIES 600

Helio Bollards, Series 600 bring an elegant simplicity to public spaces of all kinds. Constructed of stainless steel, fixtures 6" in diameter are available in illuminated and non-illuminated variations with or without an optional embedded security core. Illuminated bollards feature a frosted acrylic lens, 180° or 360° light distribution, and Cree® LEDs in 3000K warm white and 4000K neutral white. Helio Bollards with 3000K LEDs are approved by the International DarkSky Association to minimize light pollution. For expanded performance, the Helio Family also includes security bollards in other sizes and security rating options, all in illuminated and non-illuminated designs.

MATERIAL & CONSTRUCTION DETAILS

CONFIGURATIONS	LED LAMPS & DRIVER	INSTALLATION & MAINTENANCE
• Series 600 Helio Bollards are 40" high x 6" in diameter. • Illuminated bollards are available with 180° and 360° light distribution options. • Non-illuminated versions are also available. • Helio Bollards, Series 600, are available with an optional embedded security core that accommodates two mounting styles: deep set mounting achieves an S10-P1 security rating; shallow mounting achieves an SC30-P1 security rating.	• Custom LED light engine with Cree® LEDs. • 3000K warm white and 4000K neutral white color temperatures. • 424 lumen output. • Less than 5% upward lumen output. • LED driver input voltage is 120-277VAC, -30°C minimum starting temperature. • Driver has reverse-phase, forward-phase, and 0-10V dimming capabilities. • LED driver certifications include: IP66 (waterproof) enclosure, and Class 2 rated output (UL8750).	• Standard mounting is surface mount. • Security bollards with embedded security cores are available for an upcharge and can use either of two mounting styles: deep set or shallow mount. • Installation of a surge protector as part of each unit's wiring is recommended. • Stainless steel mounting hardware sold separately. Templates are available upon request. • See pages 2-4 for more information
MATERIALS & FINISHES		**MAINTENANCE**
• Illuminated bollards have a tubular stainless steel column, frosted acrylic lens, and a stainless steel head cap. • Non-illuminated bollards are tubular stainless steel with welded stainless steel cap. • Stainless steel is standard with a Satin finish and Ceramiloc treatment. See below for details. • For optional powdercoat colors see the Forms+Surfaces Powdercoat Chart. Custom RAL colors are available for an upcharge.		• Metal surfaces can be cleaned as needed using a soft cloth or brush with warm water and a mild detergent. Avoid abrasive cleaners.

CERAMILOC TREATMENT

Ceramiloc is an invisible surface treatment that offers significantly enhanced protection from weather and graffiti and increases the maintenance ease of stainless steel. Ceramiloc combines ceramic durability with an unparalleled ability to lock out water spots, fingerprints, graffiti and more. Patented technology bonds nano-silica particles to the surface of the stainless steel. The treatment minimally alters the surface appearance of the stainless and offers numerous benefits:

- Easily Cleaned: The Ceramiloc treatment creates a surface that simultaneously resists fingerprints and is easy to clean. Water spots, grease marks and more can be quickly wiped away. It also creates an "anti-graffiti" surface — even permanent marker is easily removed with a clean microfiber towel and water.
- Durable: Ceramiloc-treated materials are corrosion- abrasion- and scratch-resistant. The treatment is permanent, UV stable, and will not degrade or discolor over time. Salt spray testing per ASTM B117 showed no change after 240 hours.
- Environmentally Sound: The Ceramiloc treatment is a no-VOC, water-based process. Because Ceramiloc surfaces are so easily maintained, cleaning solutions and maintenance are kept to a minimum.

LIGHT ENGINE DESCRIPTIONS

LED ENGINE	LIGHT DISTRIBUTION	DESCRIPTION	LUMINAIRE LUMENS*	B.U.G. RATINGS
3000K LED	360°	50W LED driver	424	B0-U1-G0
4000K LED	360°	50W LED driver	424	B0-U1-G0
3000K LED	180°	30W LED driver	158	B0-U1-G0
4000K LED	180°	30W LED driver	158	B0-U1-G0

*Luminaire lumens represents the absolute photometry for the luminaire, and indicates the lumens out of the entire fixture.

NOTE: Polar candela and isofootcandle plots can be found on the Helio Bollard, Series 600 product page on our website.

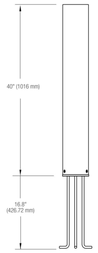
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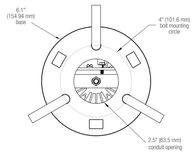
SURFACE MOUNT WITH J-BOLTS

ILLUMINATED BOLLARD



NON-ILLUMINATED BOLLARD

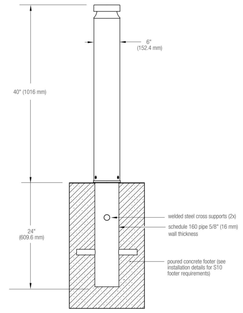




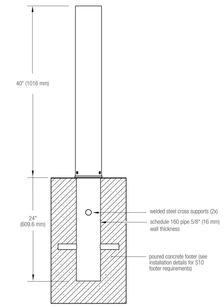
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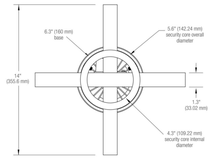
DEEP SET EMBEDDED S10-P1 SECURITY CORE

ILLUMINATED BOLLARD



NON-ILLUMINATED BOLLARD

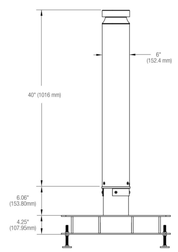




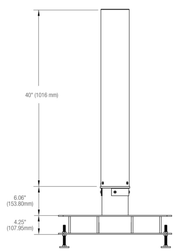
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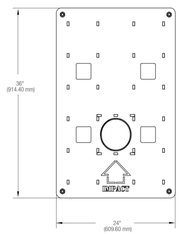
SHALLOW MOUNT EMBEDDED SC30-P1 SECURITY CORE

ILLUMINATED BOLLARD



NON-ILLUMINATED BOLLARD





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OPTIONAL SECURITY CORE

Site security is a major concern in today's unpredictable world. Public and private buildings, government facilities, campuses and public parks are all susceptible to accidental, as well as deliberate, vehicle infringement. Design professionals, city planners, facilities managers and engineers must now be increasingly sensitive to the safety and security requirements of public and private spaces. Security bollards placed at ingress points are an excellent way to guard against vehicle infringement while allowing pedestrian access.

Most security bollards have taken the form of generic pipes and cylinders that offered little in the way of design or lighting functionality. An integral security solution is available as an optional enhancement to Forms+Surfaces' Helio lighting bollards. By adding a pre-engineered and fully-tested security core to the existing Helio design, we can offer a beautiful and efficient lighting bollard that also meets the stringent hi-impact crash requirements normally attained only with unattractive pipe barriers.

Helio S10-P1 and SC30-P1 security bollards have been tested using a Finite Element Analysis (FEA) by a professional engineering consultant. FEA is a software-based tool commonly used in the automotive industry and used extensively for crash test simulations. Tests were performed using our bollard set in permanent concrete footings and struck by a vehicle at a 90 degree impact. The impact simulation found the bollards to be successful in stopping a 5,000 lb. test vehicle going 10 mph (S10-P1) or a 2,430 lb. small passenger car going 30 mph (SC30-P1) with less than one meter penetration.

Please contact us to discuss design and installation considerations for Helio bollards with security cores.

CERTIFICATION

- ETL and C-ETL listed for wet locations.
- Helio Bollard 3000K is International DarkSky Approved

DARKSKY APPROVED
Reduces light pollution
Certified by DarkSky.org

ENVIRONMENTAL CONSIDERATIONS

- Please refer to the Helio Bollard, Series 600 Environmental Data Sheets for detailed environmental impact information.
- Metal components have a long life cycle and are 100% recyclable.
- Standard powdercoat finishes are no-VOC; non-standard powdercoat finishes are no- or low-VOC, depending on color.
- Low maintenance.

MODEL NUMBERS AND DESCRIPTIONS

MODEL	DESCRIPTION
LBHLO-603	Helio Bollard, Series 600, illuminated
LBHLO-603-N	Helio Bollard, Series 600, non-illuminated

PRODUCT OPTIONS

The following options are available for an upcharge

Upgrade to embedded deep set or shallow mount security core	Add powdercoat color from Forms+Surfaces Powdercoat Chart
Add stainless steel mounting hardware	Custom RAL powdercoat color

LEAD TIME: 6 to 8 weeks. Shorter lead times may be available upon request. Please contact us to discuss your specific timing requirements.

PRICING: Please contact us at **800.451.0410** or **sales@forms-surfaces.com**. At Forms+Surfaces, we design, manufacture and sell our products directly to you. Our sales team is available to assist you with questions about our products, requests for quotes, and orders. Territory Managers are located worldwide to assist with the front-end specification and quoting process, and our in-house Project Sales Coordinators follow your project through from the time you place an order to shipment.

TO ORDER SPECIFY: Quantity, model, finish, LED color temperature, light distribution, and mounting. Design Guides are available on our website to lead you through the specification process in a simple checkbox format.

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Formerly Known as BERGMANN

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

CHASE

PRUNEYARD

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Colliers Engineering & Design, Inc.

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

SHEET NAME:

LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER:

E1.6

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