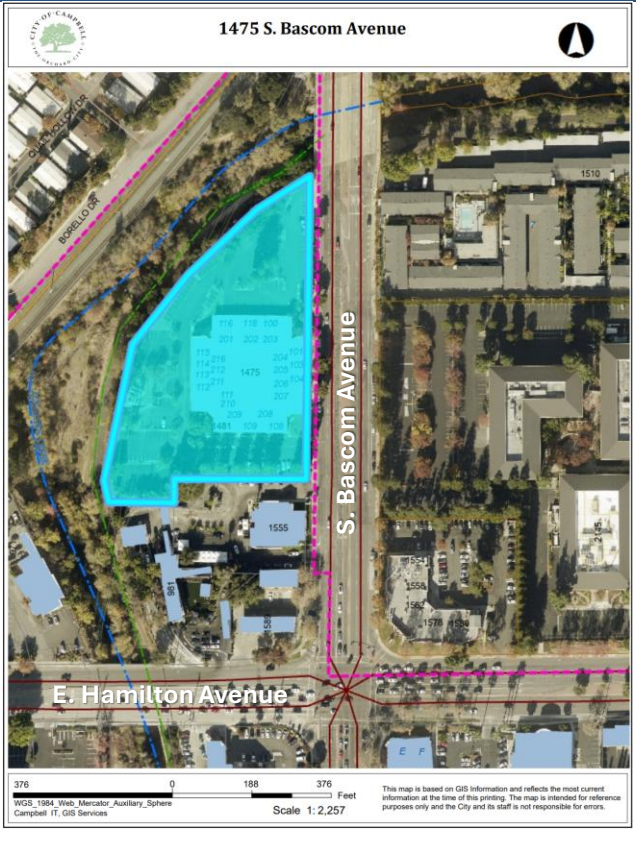
Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident, **September 5, 2026**

The City of Campbell Planning Division has received an application for a proposed project near you.

To learn more, scan the QR code below to view the project plans or contact the Project Planner listed. You will receive another notice before the City makes a decision on the project.

PROJECT INFO

Project Address: 1475 S. Bascom Avenue
Zoning | Area Plan: CC-MU / T5N-O | Future Hamilton PIP
Neighborhood Association(s): N/A
Council District: 2
File No.: PLN-2026-88
APN: 282-24-011
Applicant: Andrew Rosenberg, Pacific Development
Property Owner: Creekside Business Mall LLC
Application Type: Minor Housing Development Project Permit

PROJECT DESCRIPTION

To permit the construction of an eight-story housing development project consisting of 444 residential units and 464 parking spaces, along with associated site improvements. The project is utilizing State Density Bonus Law and the City's Small Scale Housing Density Bonus Program to facilitate the project as designed.

CONTACT

Project Planner: Stephen Rose, Senior Planner
stephenr@campbellca.gov
(408) 866-2142

No decision is being made at this time. This notice is provided as a courtesy only. Before a decision is reached, you will receive a formal notice with another opportunity to submit public comments. For project status, contact the Project Planner.

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

CREEKSIDE CAMPBELL

1475 SOUTH BASCOM AVE, CAMPBELL, CA



All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

STAMP

STAMP

UNIT AND AREA SUMMARY

PACIFIC DEVELOPMENT CREEKSIDE

CAMPBELL, CA

LATEST UPDATE: AUGUST 14, 2026

CONSTRUCTION TYPE: TYPE III OVER TYPE I
FLOORS: 5 WOOD OVER 3 CONCRETE

UNIT	TYPE	DESCRIPTION	UNIT AREA	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	ROOF	UNIT TOTAL	% RATIO	TOTAL UNIT AREA (SF)
STUDIO	S1.1*	STUDIO	497	-	-	-	-	-	-	-	1	-	1	0%	497
	S1.2*	STUDIO	512	-	-	1	1	1	1	1	1	-	6	1%	3,072
	S1.3* (a,b,c,d)	STUDIO	581	-	-	5	5	5	5	5	-		25	6%	14,525
	S2.0*	STUDIO	576	-	-	-	3	3	2	2	2	-	12	3%	6,912
	S2.1*	STUDIO	579	-	-	1	1	1	1	1	-	-	5	1%	2,895
	S2.2*	STUDIO	558	-	-	-	-	-	-	-	1	-	1	0%	558
	S2.3* (a)	STUDIO	608	-	-	-	-	-	2	2	2	-	6	1%	3,648
	S3.0*	STUDIO	704	-	-	-	1	1	2	2	2	-	8	2%	5,632
STUDIO SUB-TOTAL		AVERAGE SF	590	0	0	7	11	11	13	13	9	0	**64**	**14%**	**37,739**
1 BEDROOM	A1.1	1 BDRM / 1 BATH	884	-	-	1	1	1	1	1	-	-	5	1%	4,420
	A1.2	1 BDRM / 1 BATH	750	-	-	3	3	3	3	3	-	-	15	3%	11,250
	A1.3 (a)	1 BDRM / 1 BATH	799	7	7	-	-	-	-	-	-	-	14	3%	11,186
	A1.4	1 BDRM / 1 BATH	790	1	1	-	-	-	-	-	-	-	2	0%	1,580
	A1.5 (a)	1 BDRM / 1 BATH	778	4	5	-	-	-	-	-	-	-	9	2%	7,002
	A1.6 (a)	1 BDRM / 1 BATH	750	-	-	5	5	5	5	5	-		25	6%	18,750
	A1.7	1 BDRM / 1 BATH	748	-	-	1	1	1	1	1	-	-	5	1%	3,740
	A1.8 (a)	1 BDRM / 1 BATH	747	-	-	4	4	4	4	4	-	-	20	5%	14,940
	A1.9	1 BDRM / 1 BATH	730	-	-	-	-	-	-	-	1	-	1	0%	730
	A1.10 (a)	1 BDRM / 1 BATH	730	-	-	-	-	-	-	-	12	-	12	3%	8,760
	A2.0*	1 BDRM / 1 BATH	708	-	-	2	14	16	17	17	17	-	83	19%	58,764
	A3.0*	1 BDRM / 1 BATH	748	-	-	-	-	-	1	1	1	-	3	1%	2,244
	A4.0	1 BDRM / 1 BATH	791	1	-	-	-	-	-	-	-	-	1	0%	791
	A5.0* (a)	1 BDRM / 1 BATH	672	-	-	-	2	2	2	2	2	-	10	2%	6,720
	A6.0* (a,b)	1 BDRM / 1 BATH	718	-	-	5	6	6	6	6	-	-	29	7%	20,822
	A6.1* (a,b)	1 BDRM / 1 BATH	699	-	-	-	-	-	-	-	6	-	6	1%	4,194
	A6.2* (a,b)	1 BDRM / 1 BATH	709	-	-	-	2	2	8	8	8	-	28	6%	19,852
1 BEDROOM SUB-TOTAL		AVERAGE SF	730	13	13	21	38	40	48	48	47	0	**268**	**60%**	**195,745**
2 BEDROOM	B1.0 (a,b)	2 BDRM/ 2 BATH	1,154	1	1	1	1	1	1	1	-	-	7	2%	8,078
	B1.1	2 BDRM/ 2 BATH	1,259	-	1	-	-	-	-	-	-	-	1	0%	1,259
	B1.2	2 BDRM/ 2 BATH	1,211	-	-	1	1	1	1	1	-	-	5	1%	6,055
	B1.3	2 BDRM/ 2 BATH	1,109	-	-	1	1	1	1	1	-	-	5	1%	5,545
	B1.4	2 BDRM/ 2 BATH	1,170	-	1	-	-	-	-	-	1	-	2	0%	2,340
	B1.5	2 BDRM/ 2 BATH	1,170	-	1	-	-	-	-	-	1	-	2	0%	2,340
	B1.6	2 BDRM/ 2 BATH	1,225	-	-	1	1	1	1	1	-	-	5	1%	6,125
	B1.7 (a,b)	2 BDRM/ 2 BATH	1,108	-	-	2	3	3	3	3	-	-	14	3%	15,512
	B1.8	2 BDRM/ 2 BATH	1,137	-	1	-	-	-	-	-	1	-	2	0%	2,274
	B1.9	2 BDRM/ 2 BATH	1,076	-	-	-	-	-	-	-	1	-	1	0%	1,076
	B1.10	2 BDRM/ 2 BATH	1,163	-	-	-	-	-	-	-	1	-	1	0%	1,163
	B1.11	2 BDRM/ 2 BATH	1,073	-	-	-	-	-	-	-	1	-	1	0%	1,073
	B1.12	2 BDRM/ 2 BATH	1,113	-	-	-	-	-	-	-	1	-	1	0%	1,113
	B1.13	2 BDRM/ 2 BATH	1,093	-	-	-	4	4	4	4	4	-	20	5%	21,860
	B2.0 (a,b)	2 BDRM/ 2 BATH	1,181	1	1	1	1	1	1	1	-	-	7	2%	8,267
	B2.1	2 BDRM/ 2 BATH	1,265	-	1	-	-	-	-	-	-	-	1	0%	1,265
	B2.2	2 BDRM/ 2 BATH	1,162	-	-	1	1	1	1	1	-	-	5	1%	5,810
	B2.3	2 BDRM/ 2 BATH	1,282	-	-	1	1	1	1	1	-	-	5	1%	6,410
	B2.4	2 BDRM/ 2 BATH	1,216	-	-	-	-	-	-	-	1	-	1	0%	1,216
	B2.5	2 BDRM/ 2 BATH	1,116	-	-	-	-	-	-	-	1	-	1	0%	1,116
	B3.0	2 BDRM/ 2 BATH	1,299	-	-	1	1	1	1	1	-	-	5	1%	6,495
	B3.1	2 BDRM/ 2 BATH	1,351	-	1	-	-	-	-	-	-	-	1	0%	1,351
	B3.2	2 BDRM/ 2 BATH	1,241	-	-	-	-	-	-	-	1	-	1	0%	1,241
	B4.0	2 BDRM/ 2 BATH	1,262	-	-	1	1	1	1	1	-	-	5	1%	6,310
	B5.0	2 BDRM/ 2 BATH	1,180	-	-	-	1	1	1	1	1	-	5	1%	5,900
	B6.0	2 BDRM/ 2 BATH	1,022	-	-	-	1	1	1	1	-	-	4	1%	4,088
	B6.1	2 BDRM/ 2 BATH	1,018	-	-	-	-	-	-	-	1	-	1	0%	1,018
	B7.0	2 BDRM/ 2 BATH	1,189	1	-	-	-	-	-	-	-	-	1	0%	1,189
	B7.1	2 BDRM/ 2 BATH	1,230	-	1	-	-	-	-	-	-	-	1	0%	1,230
	B7.2	2 BDRM/ 2 BATH	1,157	-	-	1	-	-	-	-	-	-	1	0%	1,157
2 BEDROOM SUB-TOTAL		AVERAGE SF	1,160	3	9	12	18	18	18	18	16	0	**112**	**25%**	**129,876**
TOTAL UNITS		**AVERAGE SF**	**818**	**16**	**22**	**40**	**67**	**69**	**79**	**79**	**72**	**0**	**444**	**100%**	**363,360**
SMALL-SCALE UNITS SUB-TOTAL		AVERAGE SF	678	-	-	14	35	37	47	47	43	0	223	50%	151,126
NET RENTABLE RESIDENTIAL AREA IS MEASURED CENTER OF DEMISING WALL, EXTERIOR FACE OF STUD OF EXTERIOR WALL AND CORRIDOR WALLS, EXCLUDING DECKS * SMALL-SCALE UNIT (LIVABLE AREA LESS THAN 625 SF, PER CMC SECTION 21.20.060.B.3)															
NET RENTABLE RESIDENTIAL BY FLOOR (EXCLUDING DECKS)				13,810	21,190	33,880	54,813	56,229	63,283	63,283	56,872	0			**363,360**
RESIDENTIAL AMENITIES				8,520	449	449	6,134	449	449	449	4,083	-			20,982
LEASING OFFICE				2,000	-	-	-	-			-	-			2,000
GARAGE				53,201	52,962	46,316	-	-			-	-			152,479
OTHER (STORAGE, UTILITY ROOMS, CIRCULATION, SHAFTS, UNIT DECKS)				12,542	8,005	10,778	12,154	12,410	12,675	12,675	9,729	-			90,968
TOTAL GROSS				**90,073**	**82,606**	**91,423**	**73,101**	**69,088**	**76,407**	**76,407**	**70,684**	**0**			**629,789**

UNIT AND AREA MATRIX

Resident Assigned Parking				
Stall type	Count		Code %	*Notes*
Resident Total	**459**			
EV Total	**444**		**1:Unit**	**CGBSC 4.106.4**
Covered Residental				
EV Spaces	444			
Access Total (EV)		9	2%	100% Assigned Parking 11A
Access Standard (EV)		0		
Access VAN (EV)		1		
Uncovered Residental				
Parking Space (Non EV)	4			
Access Total (Non EV)		1	2%	100% Assigned Parking 11A
Access Standard		0		
Access VAN		1		
EV Spaces	11			
Access Total (EV)		1	2%	100% Assigned Parking 11A
Access Standard (EV)		0		
Access VAN (EV)		1		

NON RESIDENTIAL PARKING				
Stall type	Count		Code Count	*Notes*
Non Res. Total	**5**			
Non Res. Spaces (Non EV)	5			
Access Total (Non EV)		1	1-25 = 1	CBC TABLE 11B-208.2
Access Standard		0		
Access VAN		1		
Non Res. EV Spaces	0			
EVCPBL	0		0-9 = 0	CALGreen TABLE 5.106.5.3.1
Access Total (EV)		0	0 = 0	CBC TABLE 11B-208.2
Access Standard		0		
Access VAN		0		
EVCS	0		0-9 = 0	CALGreen TABLE 5.106.5.3.1
Access Total (EV)		0	0 = 0	CBC TABLE 11B-208.2
Access Standard (EVCS)		0		
Access VAN (EVCS)		0		

PARKING CALCULATIONS

SHEET INDEX

PROJECT INFORMATION
AP0.00 PROJECT INFORMATION
AP0.05 EXISTING SITE PHOTOS
AP0.06 AREA CIRCULATION DIAGRAMS
AP0.07 AREA CIRCULATION DIAGRAMS
AP0.08 OPEN AREA DIAGRAMS
AP0.09 OPEN AREA DIAGRAMS
AP0.10A FLOOR AREA DIAGRAMS
AP0.10B FLOOR AREA DIAGRAMS
AP0.11 SMALL SCALE UNIT DIAGRAMS
AP0.12 CONSTRUCTION STAGING PLAN
AP0.13 OCCUPANCY PHASING DIAGRAM
AP0.14 ISOMETRIC MASSING PLAN
AP0.16 SITE CIRCULATION
AP0.17 FIRE AERIAL ACCESS DIAGRAMS
AP0.20 ENLARGED BIKE PARKING PLANS

ARCHITECTURE
AP1.00 SITE PLAN - GRADE
AP2.01 FLOOR 1 - PLAN
AP2.02 FLOOR 2 - PLAN
AP2.03 FLOOR 3 - PLAN
AP2.04 FLOOR 4 - PLAN
AP2.05 FLOOR 5 - PLAN
AP2.06 FLOORS 6-7 - PLAN
AP2.07 FLOOR 8 - PLAN
AP2.08 ROOF - PLAN
AP3.00 ELEVATIONS
AP3.01 ELEVATIONS
AP3.11 RENDERINGS
AP3.12 RENDERINGS
AP3.13 RENDERINGS
AP3.14 RENDERINGS
AP3.20 BUILDING SECTIONS
AP3.21 BUILDING FRONTAGE SECTIONS
AP4.00 DETAILS
AP4.01 DETAILS

ELECTRICAL
E0.01 LUMINAIRE SCHEDULE
E1.00 SITE LIGHTING PLAN
E1.01 SITE PHOTOMETRICS

LANDSCAPE
L1 TREE REMOVAL & PROTECTION PLAN
L2 GROUND LEVEL LANDSCAPE PLAN
L3 GROUND LEVEL IRRIGATION PLAN
L4 LEVEL 4 LANDSCAPE PLAN
L5 LEVEL 4 IRRIGATION PLAN
L6 ROOF DECK LANDSCAPE PLAN
L7 ROOF DECK IRRIGATION PLAN
L8 PLANT PALETTE IMAGE BOARD
L9 PLANT PALETTE IMAGE BOARD

CIVIL
C0.0 COVER SHEET
C1.0 BOUNDARY & EXISTING CONDITIONS MAP
C2.0 CREEK SETBACKS
C3.0 DEMOLITION PLAN
C4.0 PRELIMINARY SITE PLAN
C4.1 PRELIMINARY SITE PLAN SECTIONS
C5.0 PRELIMINARY GRADING & DRAINAGE PLAN
C5.1 PRELIMINARY GRADING SECTIONS
C6.0 PRELIMINARY UTILITY PLAN
C7.0 PRELIMINARY STORM WATER CONTROL PLAN
C7.1 PRELIMINARY STORM WATER CONTROL PLAN DETAILS

JOINT TRENCH
JT1.0 JOINT TRENCH COMPOSITE PLAN
JT2.0 JOINT TRENCH GENERAL NOTES AND DETAILS
JT3.0 JOINT TRENCH SECTIONS AND DETAILS
JT4.0 JOINT TRENCH COMPOSITE PLAN

TRASH
TR0.1 TRASH ROUTE/STAGING PLAN LEVEL 1
TR0.2 OVERALL PLAN LEVEL 4
TR1.0 TRASH ROOM PLAN

SHEET INDEX

PLANNING & BUILDING CODE SUMMARY

PROJECT DESCRIPTION
A PRIVATELY FUNDED RESIDENTIAL BULDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW:

- AN 8-STORY RESDIENTIAL BUILDING WITH 5 FLOORS OF TYPIE III-A OVER 3 FLOORS OF TYPE I-A CONSTRUCTION
- RESIDENTIAL AMENITY SPACES AT FLOORS 1-8.
- ENCLOSED ABOVE-GRADE RESIDENT PARKING GARAGE AT FLOORS 1-3.
- GUEST & RESIDENTIAL SURFACE PARKING AT GROUND LEVEL.
- 444 RESIDENTIAL DWELLING UNITS. SEE STATISTICS FOR MORE INFORMATION.

PROJECT LOCATION:	1475 SOUTH BASCOM AVE CAMPBELL, CA 95008
ACCESSORS PARCEL #:	APN 282-24-011
LOT AREA:	154,420 SF (3.545 AC)
PROPOSED NET LOT AREA:	105,668 SF (2.42 AC)
PROPOSED BUILDING USE:	HOUSING-RENTAL
CONSTRUCTION TYPE:	5 STORIES TYPE III-A OVER 3 STORIES TYPE I-A
OCCUPANCY TYPE:	R-2, S-2, A-3
STORIES:	8 STORIES
RESIDENTIAL DENSITY:	444 PROVIDED (125.4 DU/ACRE)
SPRINKLERED:	YES
ELEVATORS:	YES

DEVELOPMENT STANDARDS

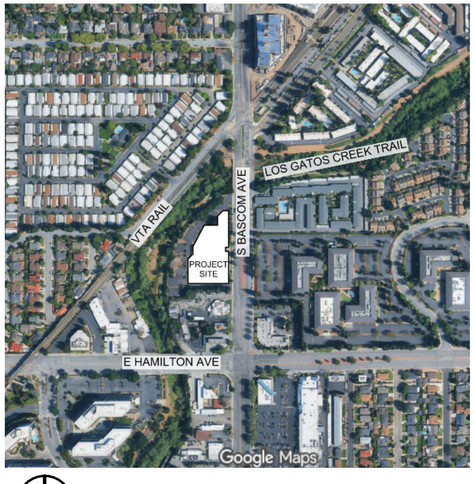
GENERAL PLAN LAND USE:	COMMERICAL CORRIDOR MIXED USE (CC-MU)	
FORM BASED ZONE:	T5 NEIGHBORHOOD (T5N)	
SPECIAL PLANNING AREA:	FUTURE HAMILTON AVENUE PRECISE PLAN OVERLAY	
STANDARD	**REQUIRED**	**PROVIDED**
MAX. HEIGHT:	75'	82'-7"
MAX. WIDTH:	NONE	468'-6"
MAX. DEPTH:	NONE	261'-6"
MAX. LOT COVERAGE:	NONE	90,073 SF
SETBACKS:		
FRONT:	5' MIN. / 15' MAX	7'-6"
SIDE:	5' MIN.	5'-8"
REAR:	10' MIN.	83'-9"
FAR:	3.0 MIN.	3.09
LANDSCAPE COVERAGE:	NONE	44%
PAVING COVERAGE:	NONE	56%

PROPOSED GROSS FLOOR AREA

FLOOR	OCCUPANCY	GROSS AREA
FLOOR 1 RESIDENTIAL	S-2, R-2, A-3	90,073 SF
FLOOR 2 RESIDENTIAL	S-2, R-2	82,606 SF
FLOOR 3 RESIDENTIAL	S-2, R-2	91,423 SF
FLOOR 4 RESIDENTIAL	R-2, A-3	73,101 SF
FLOOR 5 RESIDENTIAL	R-2	69,088 SF
FLOOR 6 RESIDENTIAL	R-2	76,407 SF
FLOOR 7 RESIDENTIAL	R-2	76,407 SF
FLOOR 8 RESIDENTIAL	R-2, A-3	70,684 SF
TOTAL		**629,789 SF**

BELOW MARKET RATE HOUSING UNITS
BMR UNIT FINAL LOCATIONS TO BE COORDINATED IN COLLABORATION WITH CITY HOUSING DEPARTMENT.

PROJECT SUMMARY



NTS

SITE LOCATION MAP



NTS

SITE VICINITY MAP

OWNER:
PACIFIC DEVELOPMENT, LLC
1815 CLEMENT AVE
ALAMEDA, CA 94501
P: 415.371.8477
CONTACT: ANDREW ROSENBERG

ARCHITECT:
BDE ARCHITECTURE
950 HOWARD STREET
SAN FRANCISCO, CA 94103
P: 415.677.0966
CONTACT: RICARDO AYALA

CIVIL ENGINEER:
CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, STE 350
SAN RAMON, CA 94583
P: 925.866.0322
CONTACT: ANGELO OBERTELLO

LANDSCAPE ARCHITECT:
URBAN ARENA
173 FILBERT ST.
OAKLAND, CA 94607
P: 415.857.3388
CONTACT: TONY SCOTELLARO

JOINT TRENCH:
POWER SYSTEMS DESIGN GROUP
1853 BONANZA ST.
WALNUT CREEK, CA 94596
P: 925.933.8485
CONTACT: ADAM VAWTER

TRASH:
AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CA 94608
P: 415.292.5400
CONTACT: CARLA SANCHEZ

PROJECT TEAM

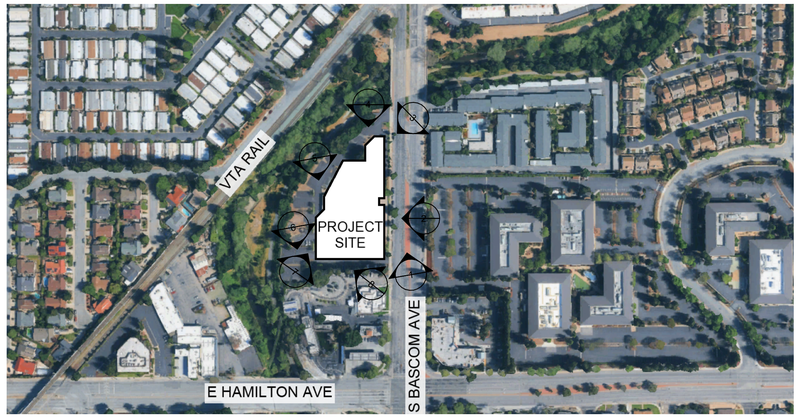
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.











SITE CONTEXT MAP

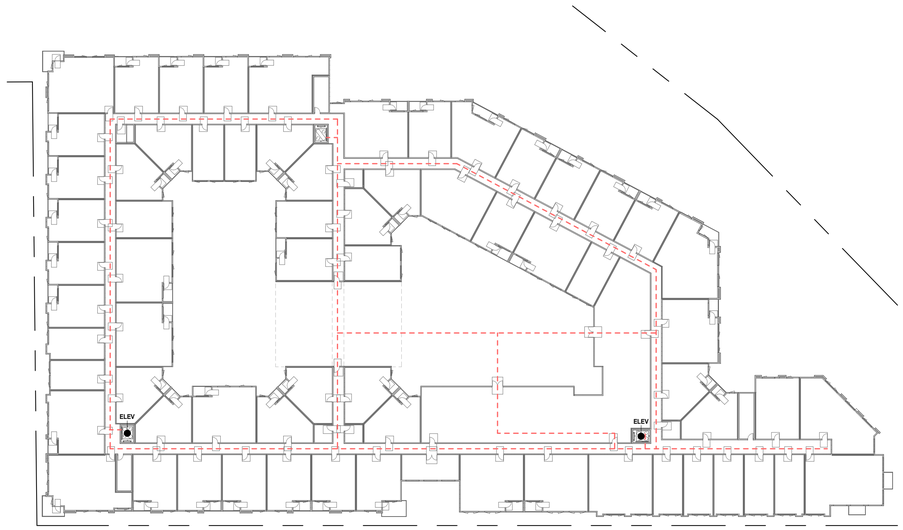




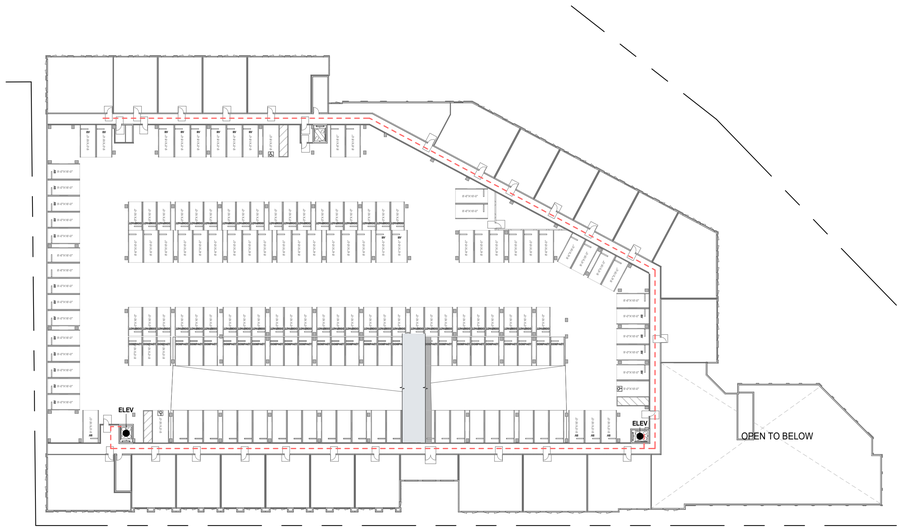




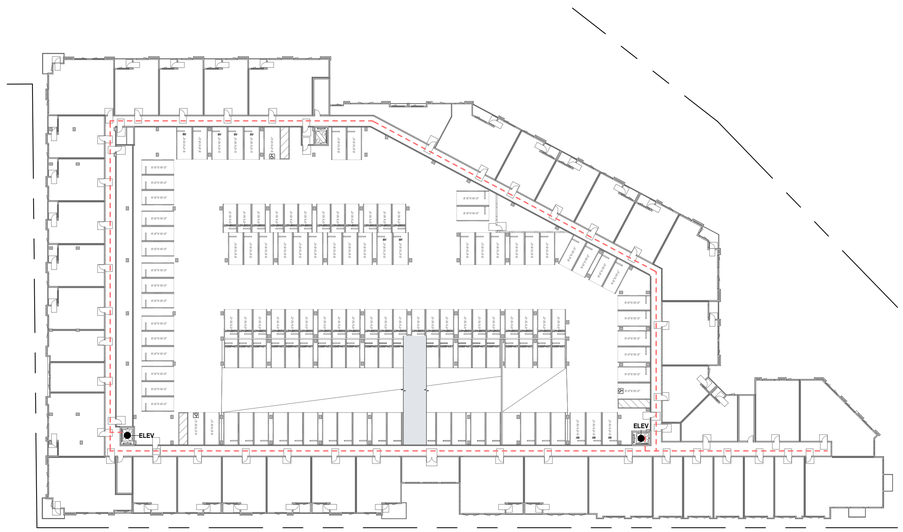
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



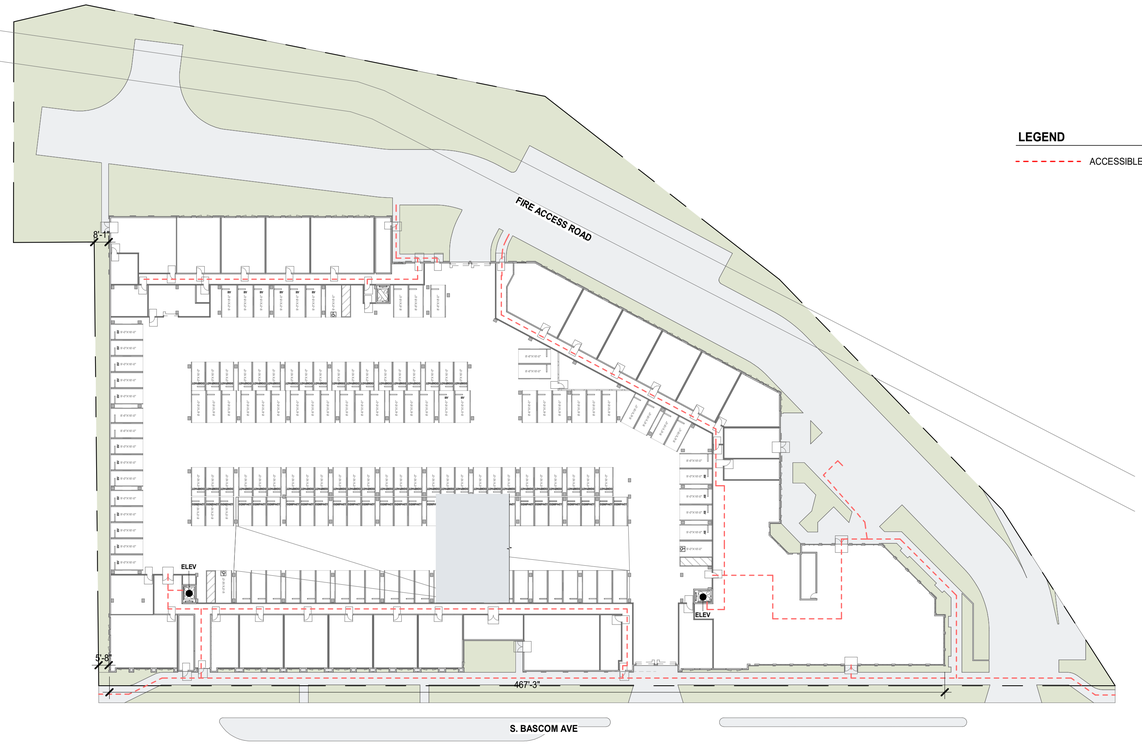
PLANNING - ACCESSIBLE ROUTES - BUILDING PLAN - FLOOR 4 4



PLANNING - ACCESSIBLE ROUTES - BUILDING PLAN - FLOOR 2 2



PLANNING - ACCESSIBLE ROUTES - BUILDING PLAN - FLOOR 3 3



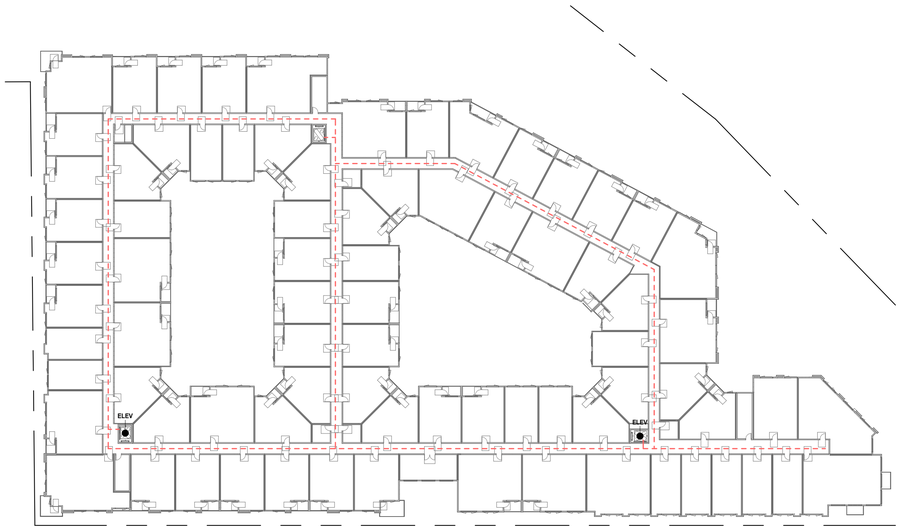
PLANNING - ACCESSIBLE ROUTES - BUILDING PLAN - FLOOR 1 1

0' 40' 80'

1"=40'

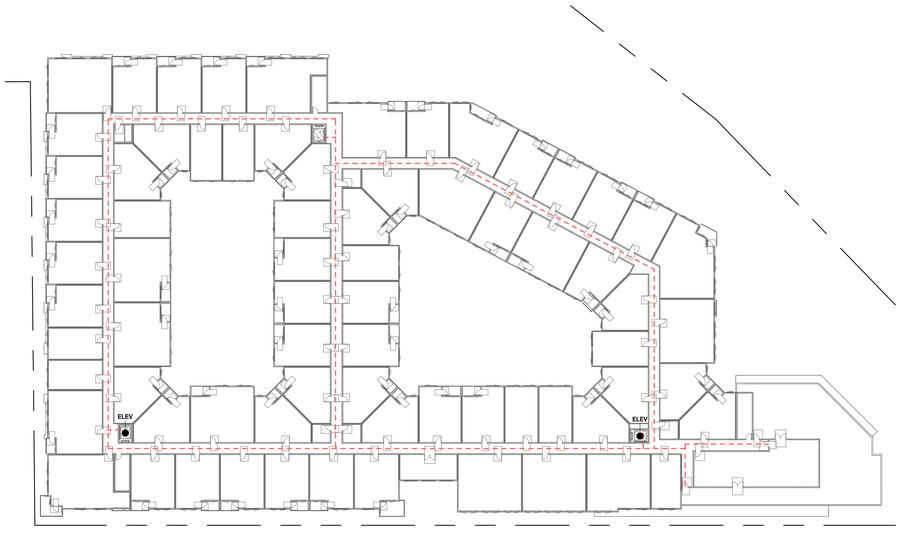
AREA CIRCULATION DIAGRAMS AP0.06

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



PLANNING - ACCESSIBLE ROUTES - BUILDING PLAN - FLOOR 6-7 2

1" = 40'-0"

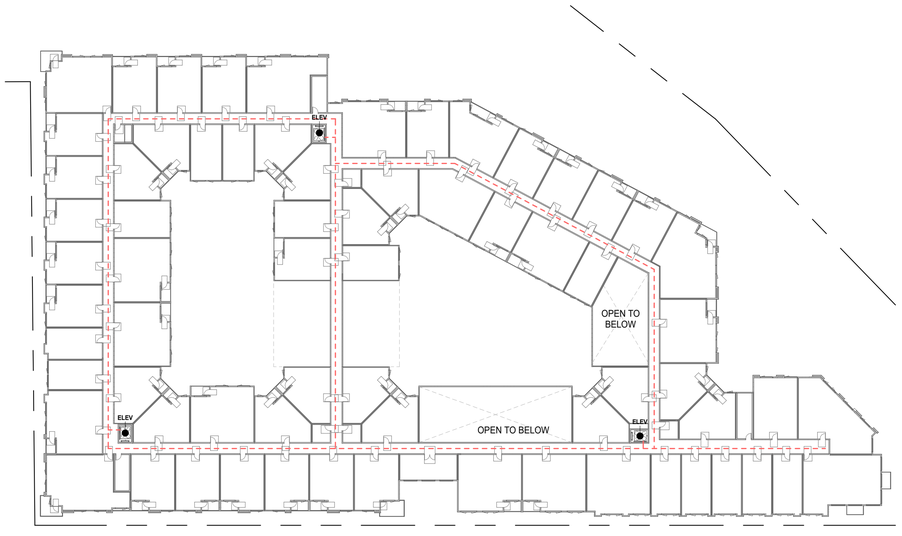


PLANNING - ACCESSIBLE ROUTES - BUILDING PLAN - FLOOR 8 3

1" = 40'-0"

LEGEND

ACCESSIBLE PATH



PLANNING - ACCESSIBLE ROUTES - BUILDING PLAN - FLOOR 5 1

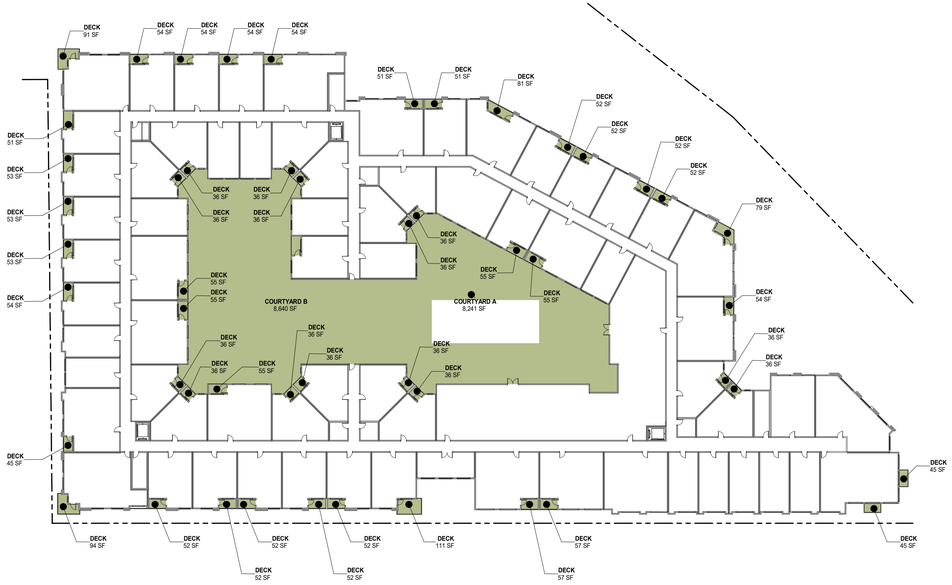
1" = 40'-0"

0' 40' 80'

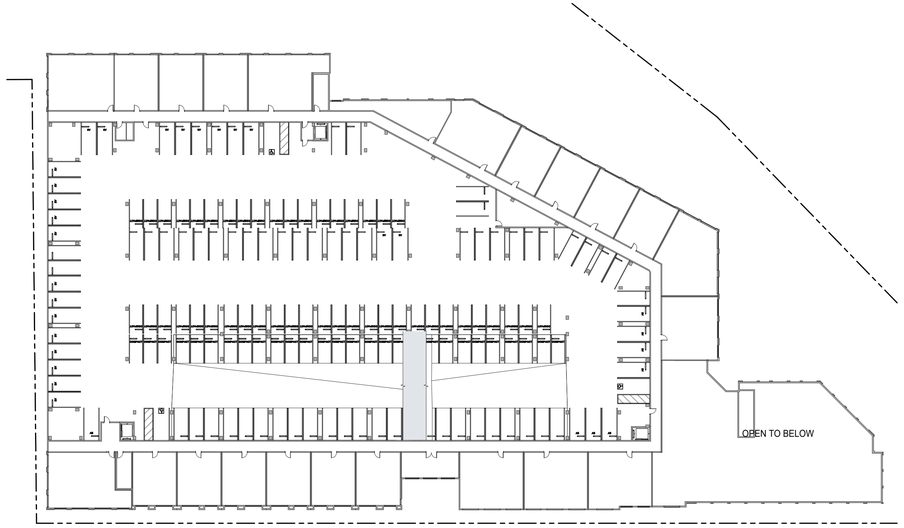
1"=40'

AREA CIRCULATION DIAGRAMS AP0.07

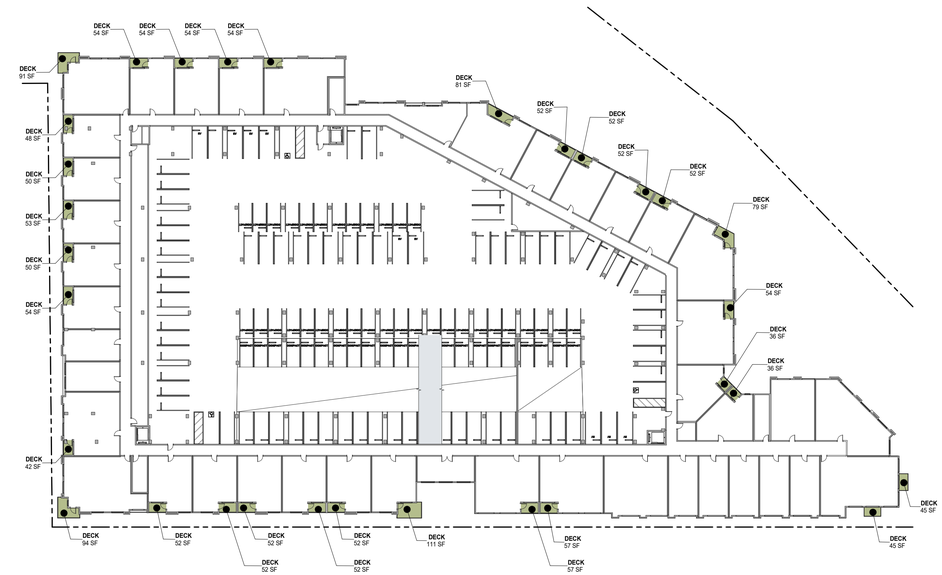
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



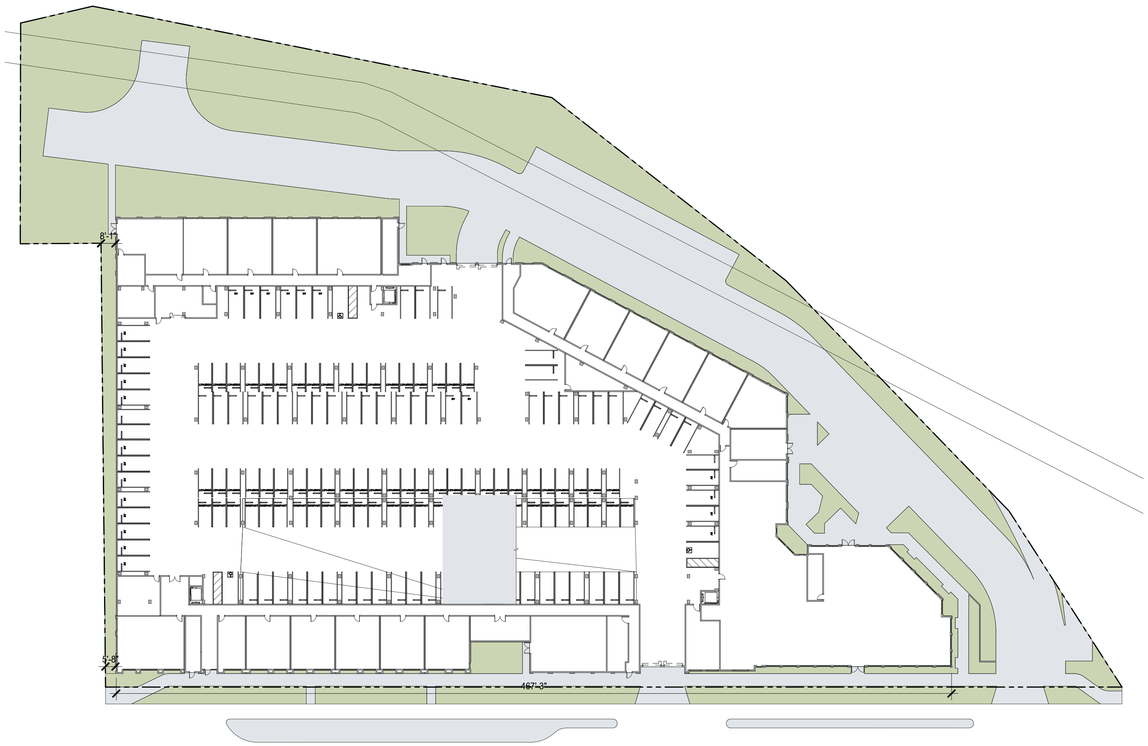
OPEN SPACE - BUILDING PLAN - FLOOR 4 4



OPEN SPACE - BUILDING PLAN - FLOOR 2 2



OPEN SPACE - BUILDING PLAN - FLOOR 3 3



OPEN SPACE - BUILDING PLAN - FLOOR 1 1

0' 40' 80'

1"=40'

OPEN AREA DIAGRAMS AP0.08

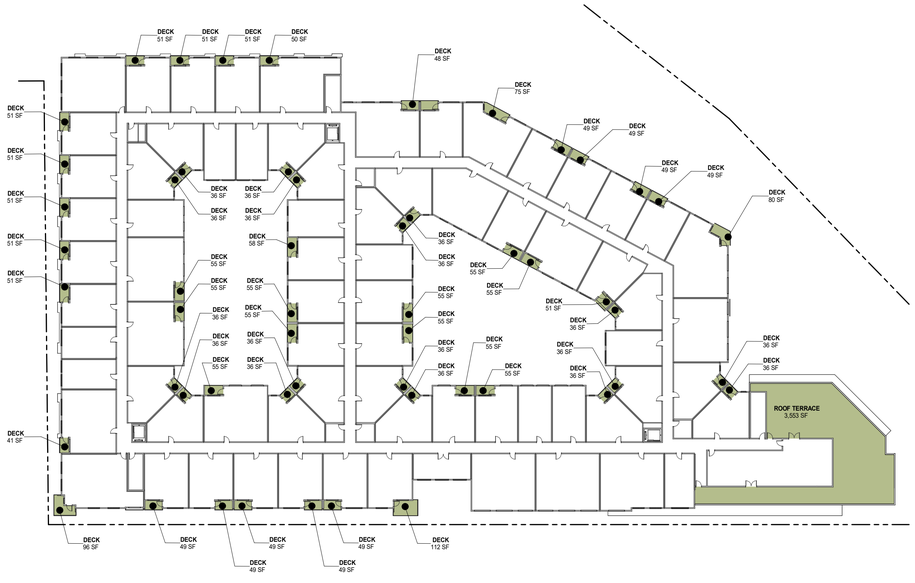
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BUILDING - MARKET RATE

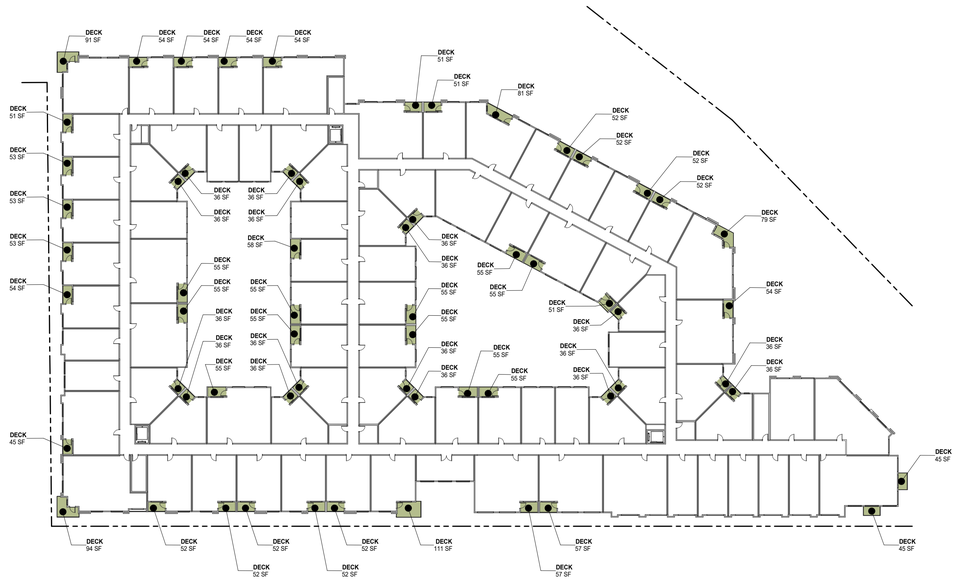
OPEN SPACE SUMMARY

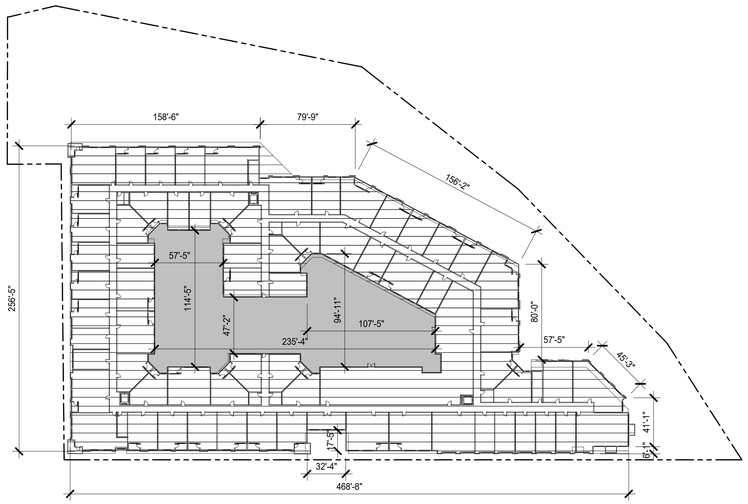
OPEN SPACE			FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	FLOOR 7	FLOOR 8	TOTAL
OPEN SPACE REQUIRED	ON SITE PRIVATE OR COMMON OPEN; MIN. 50 SF PER UNIT		50 SF x 444 UNITS								**22,200**
PRIVATE PROPOSED	UNIT DECK		-	-	1,779	2,651	2,724	3,144	3,144	2,739	**16,181**
COMMON PROPOSED	OUTDOOR	COURTYARD A	-	-	-	9,539	-	-	-	-	9,539
		COURTYARD B	-	-	-	8,499	-	-	-	-	8,499
		ROOF TERRACE	-	-	-	-	-	-	-	3,553	3,553
	TOTAL		**0**	**0**	**0**	**18,038**	**0**	**0**	**0**	**3,553**	**21,591**

TOTAL PROPOSED	37,772



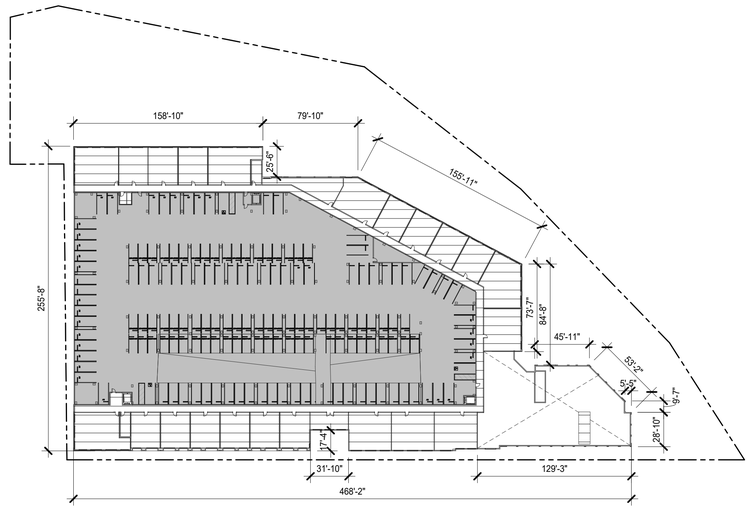
OPEN SPACE - BUILDING PLAN - FLOOR 8 **3**


DECK 91 SF
DECK 54 SF
DECK 54 SF
DECK 54 SF
DECK 54 SF
DECK 51 SF
DECK 51 SF
DECK 81 SF
DECK 51 SF
DECK 53 SF
DECK 53 SF
DECK 53 SF
DECK 53 SF
DECK 54 SF
DECK 52 SF
DECK 52 SF
DECK 52 SF
DECK 52 SF
DECK 79 SF
DECK 54 SF
DECK 36 SF
DECK 36 SF
DECK 36 SF
DECK 36 SF
DECK 36 SF
DECK 36



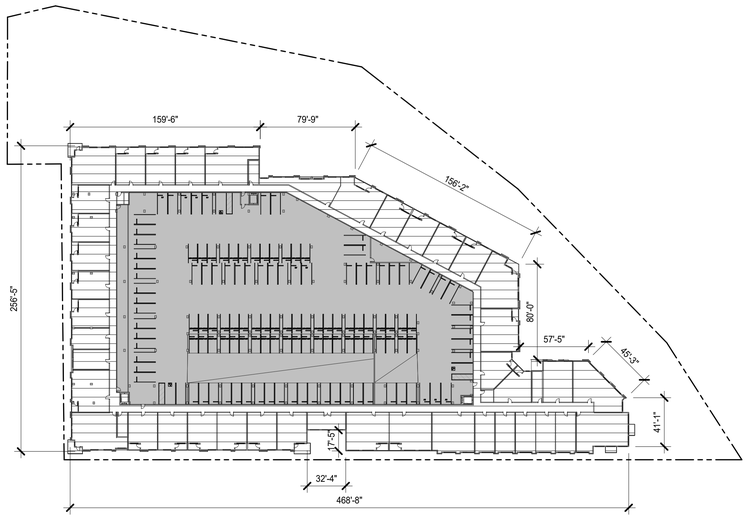
FLOOR AREA DIAGRAM - BUILDING PLAN - FLOOR 4 **4**

1" = 60'-0"



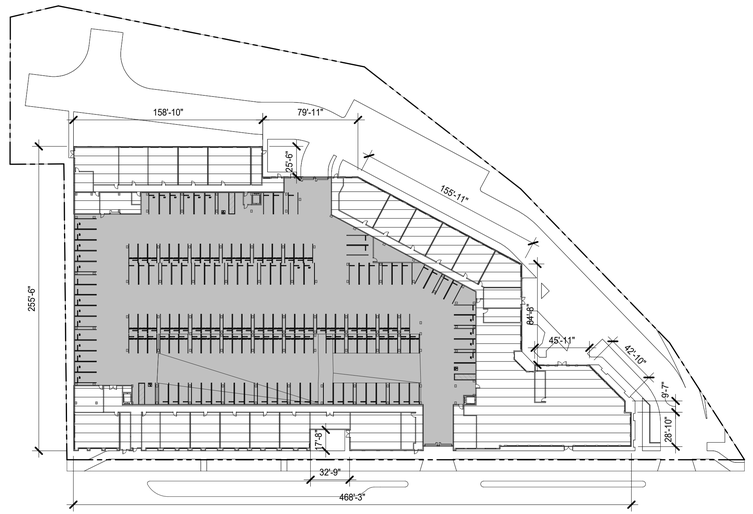
FLOOR AREA DIAGRAM - BUILDING PLAN - FLOOR 2 **2**

1" = 60'-0"



FLOOR AREA DIAGRAM - BUILDING PLAN - FLOOR 3 **3**

1" = 60'-0"



FLOOR AREA DIAGRAM - BUILDING PLAN - FLOOR 1 **1**

1" = 60'-0"

LEGEND

- GARAGE
- RESIDENTIAL

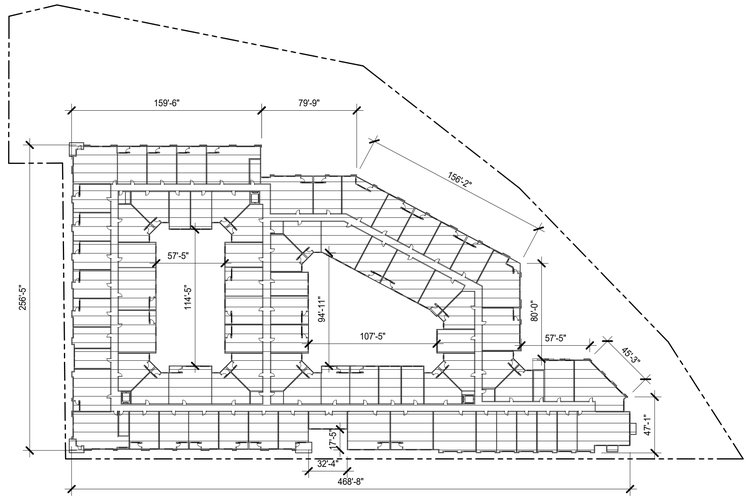
0' 60' 120'

PROJ NORTH
TRUE NORTH
1"=60'

FLOOR AREA DIAGRAMS

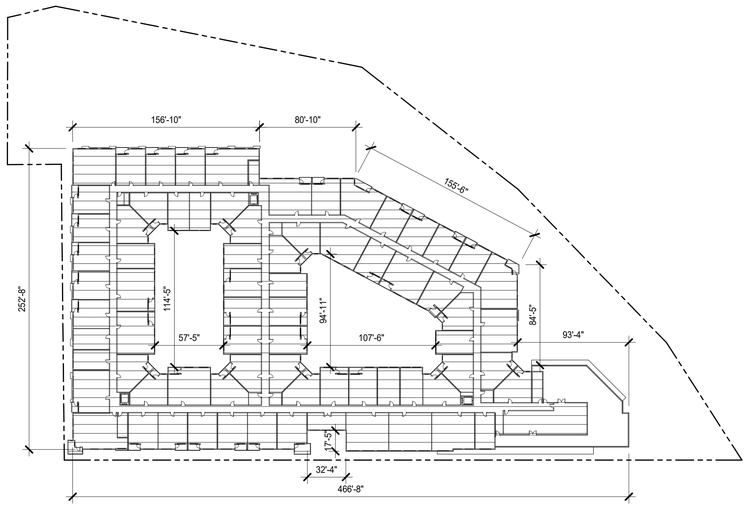
AP0.10A

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



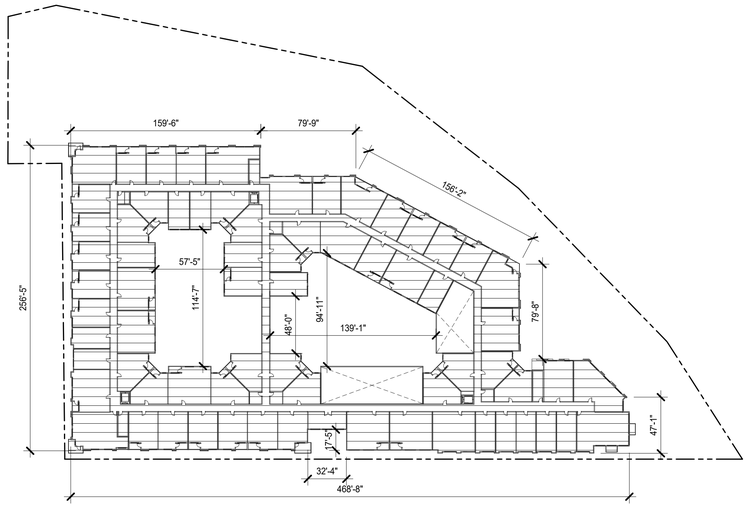
FLOOR AREA DIAGRAM - BUILDING PLAN - FLOOR 6-7 **2**

1" = 60'-0"



FLOOR AREA DIAGRAM - BUILDING PLAN - FLOOR 8 **3**

1" = 60'-0"



FLOOR AREA DIAGRAM - BUILDING PLAN - FLOOR 5 **1**

1" = 60'-0"

LEGEND

- GARAGE
- RESIDENTIAL

0' 60' 120'

1"=60'

FLOOR AREA DIAGRAMS

AP0.10B

BDE PACIFIC DVLPMNT ARCHITECTURE

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



SMALL SCALE UNIT DIAGRAMS - FLOOR 5 3



SMALL SCALE UNIT DIAGRAMS - FLOOR 8 5



SMALL SCALE UNIT DIAGRAMS - FLOOR 4 2



SMALL SCALE UNIT DIAGRAMS - FLOOR 6-7 4



SMALL SCALE UNIT DIAGRAMS - FLOOR 3 1

LEGEND

SMALL SCALE UNITS

0' 60' 120'

1"=60'

SMALL SCALE UNIT DIAGRAMS

AP0.11

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

STAGING AREA

PROPOSED BUILDING

24 Bikes

EQUIPMENT ACCESS PATH FOR:
- FORKLIFTS
- MOBILE CRANES
- PICKUP TRUCKS

TRAIL ENTRANCE OPEN AND MAINTAINED.SIGNAGED FOR PEDESTRIANS TO CROSS STREET TO BE PLACED UP ROAD FURTHER NORTH

24 Bikes

28 Bikes

36 Bikes

DROP OFF & STAGING AREA

BUS STOP TO BE TEMPORARILY RELOCATED DURING CONSTRUCTION

15 MINUTE LOADING

SITE ENTRANCE & EXIT

DELIVERY PATH

LEGEND

MATERIAL DROP-OFF & STAGING | SITE FENCING | DELIVERY PATH | EQUIPMENT PATH

0' 20' 40'

1"=20'

CONSTRUCTION STAGING PLAN

AP0.12

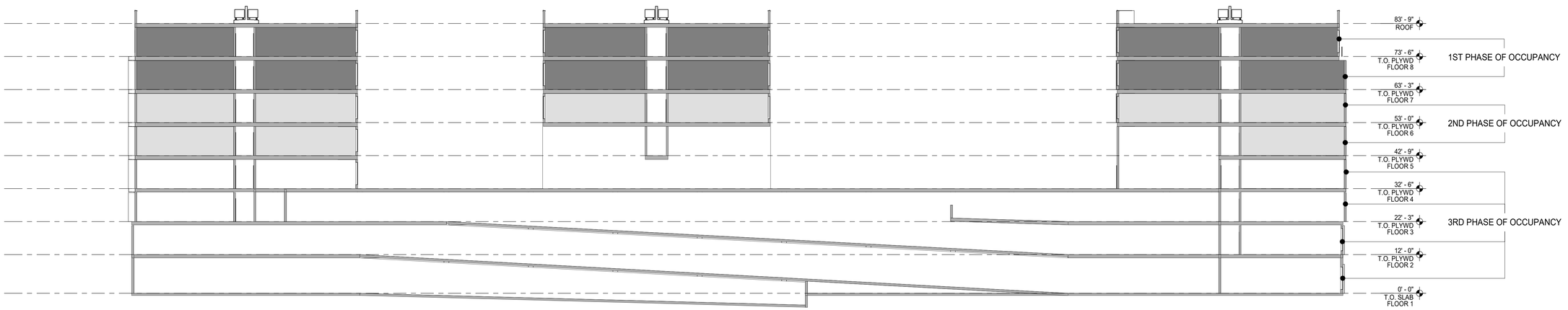
BDE PACIFIC DVLPMNT ARCHITECTURE

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 32' 64'

1/32"=1'-0"

OCCUPANCY PHASING DIAGRAM

AP0.13

BDE ARCHITECTURE PACIFIC DVLPMNT

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



LEGEND

PEDESTRIAN SIDEWALKS/WALKWAYS | VEHICULAR ACCESS | BIKE PATHS

0' 20' 40'

PROJ NORTH
TRUE NORTH

1"=20'

SITE CIRCULATION

AP0.16

PACIFIC DVLPMNT
ARCHITECTURE

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

FIRE AERIAL ACCESS DIAGRAM LEGEND

AERIAL ACCESS ZONE (15'-30' FROM DRIVEABLE SURFACE)

572'-9" LINEAR FEET ACCESSIBLE BY AERIAL ACCESS APPARATUS

TRANSMISSION LINES
TRANSMISSION LINES
TRANSMISSION TOWER
TRANSMISSION LINES
TRANSMISSION LINES
HAMMERHEAD TURNAROUND
70'-0"
30'-0"
60'-0"
120'-0"
60'-0"
26'-0" DRIVE AISLE
120'-5"
15'-0"
15'-0"
ELECTRICAL ROOM
STAIR
FIRE ACCESS ROAD
PARKING
21'-7"
24 Bikes
12'-7"
26'-0" DRIVE AISLE
LEVELS 3-7
42'-10"
15'-0"
15'-0"
STAIR
LEASING/LOBBY/CO-WORK
15'-0"
15'-0"
38'-5"
ELEV
STAIR
WATER PUMP
MECH/ELEC
24 Bikes
36 Bikes
28 Bikes
15'-0"
15'-0"
15'-0"
79'-6"
18'-10"
236'-6"
15 MINUTE LOADING
MOUNTABLE CURB
MOUNTABLE CURB
S. BASCOM AVE
MOUNTABLE CURB

0' 20' 40'

1"=20'

FIRE AERIAL ACCESS DIAGRAM

AP0.17

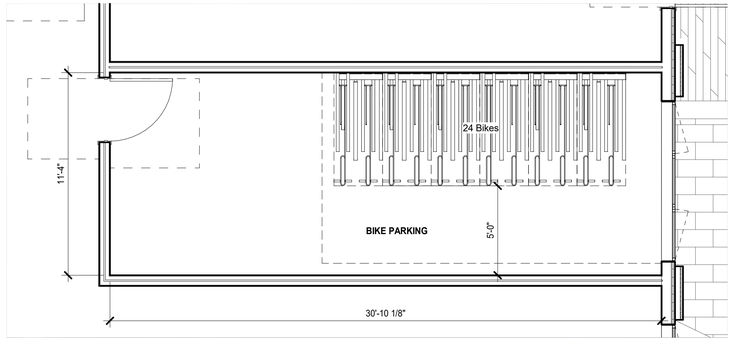
CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

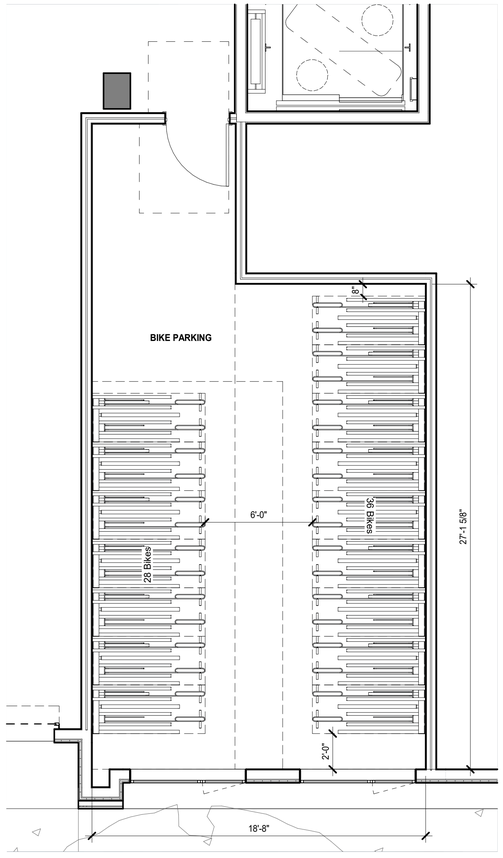
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

BIKE PARKING COUNT	
	# OF BIKE PARKING
TOTAL BICYCLE REQUIRED:	111
TOTAL BICYCLE PROVIDED:	112



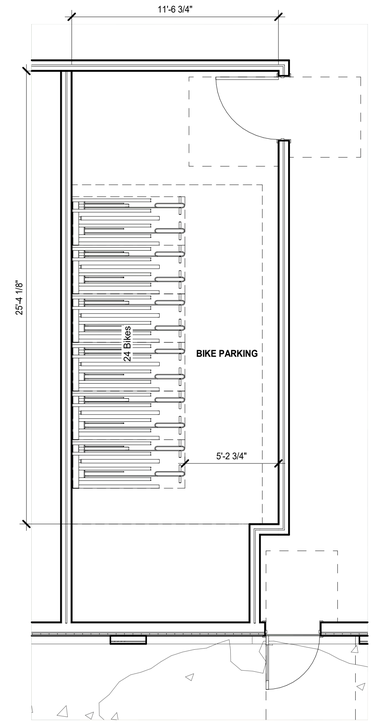
ENLARGED BIKE PARKING PLAN 3

1/4" = 1'-0"



ENLARGED BIKE PARKING PLAN 2

1/4" = 1'-0"



ENLARGED BIKE PARKING PLAN 1

1/4" = 1'-0"

0' 2' 4' 8'

ENLARGED BIKE PARKING PLANS 1/4"=1'-0" AP0.20

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 32' 64'

1/32"=1'-0"

SITE PLAN - GRADE

AP1.00

BDE PACIFIC DVLPMNT ARCHITECTURE

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 20' 40'

1"=20'

FLOOR 1 - PLAN

AP2.01

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 20' 40'

1"=20'

PROJ NORTH
TRUE NORTH

FLOOR 2 - PLAN

AP2.02

PACIFIC DEVELOPMENT
ARCHITECTURE

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 20' 40'

1"=20'

FLOOR 3 - PLAN

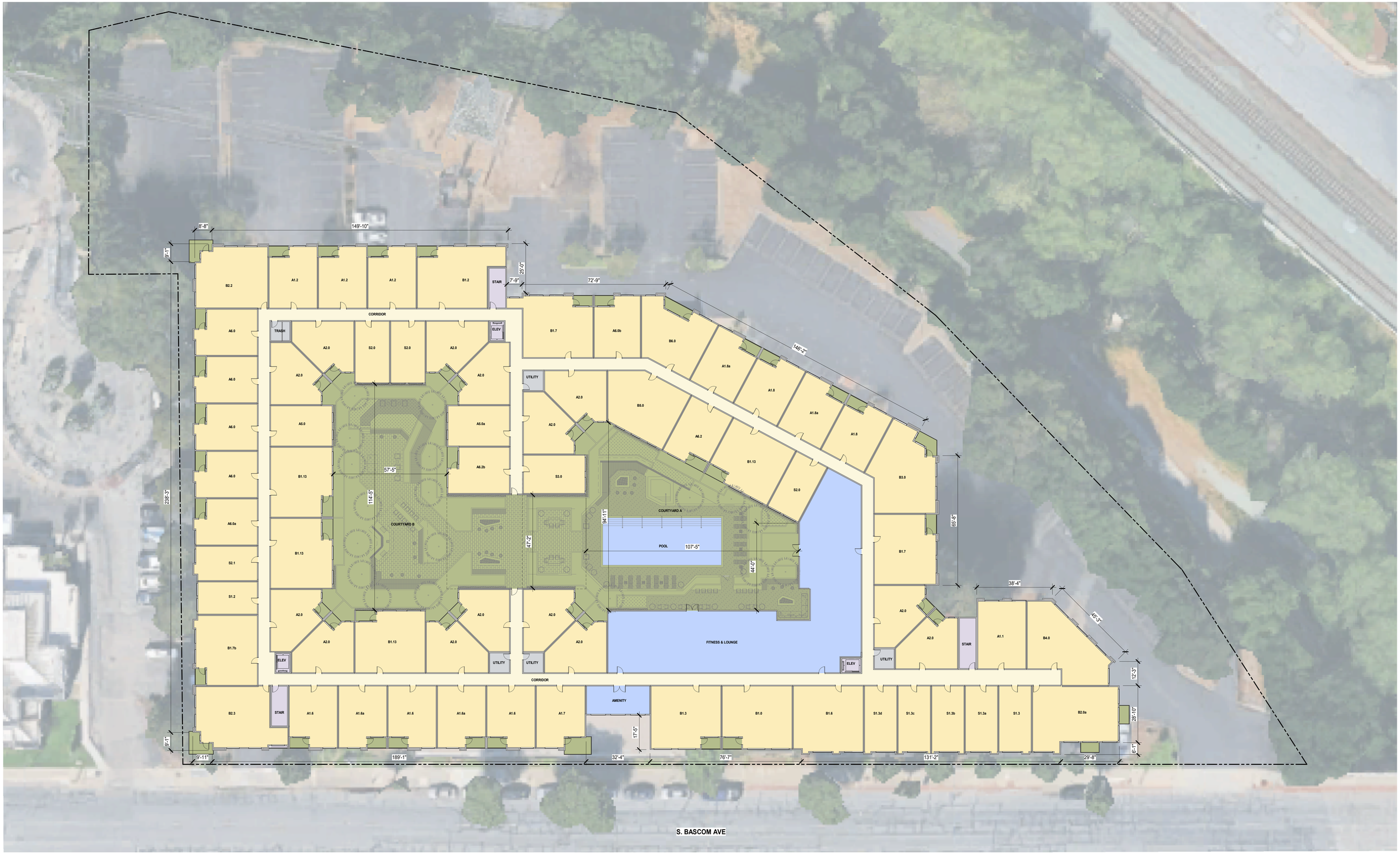
AP2.03

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 20' 40'

1"=20'

FLOOR 4 - PLAN

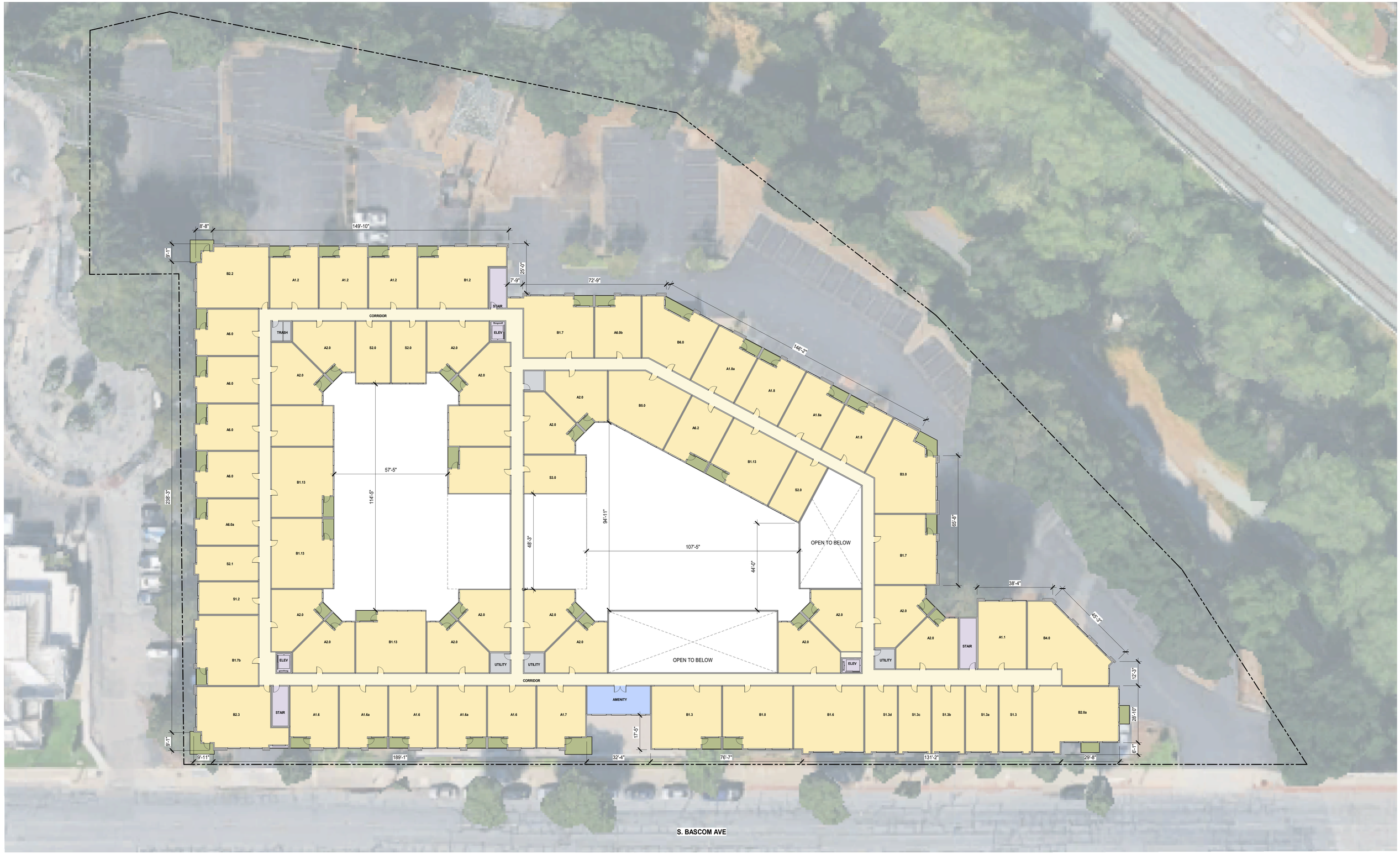
AP2.04

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 20' 40'

1"=20'

FLOOR 5 - PLAN

AP2.05

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 20' 40'

1"=20'

FLOORS 6-7 - PLAN

AP2.06

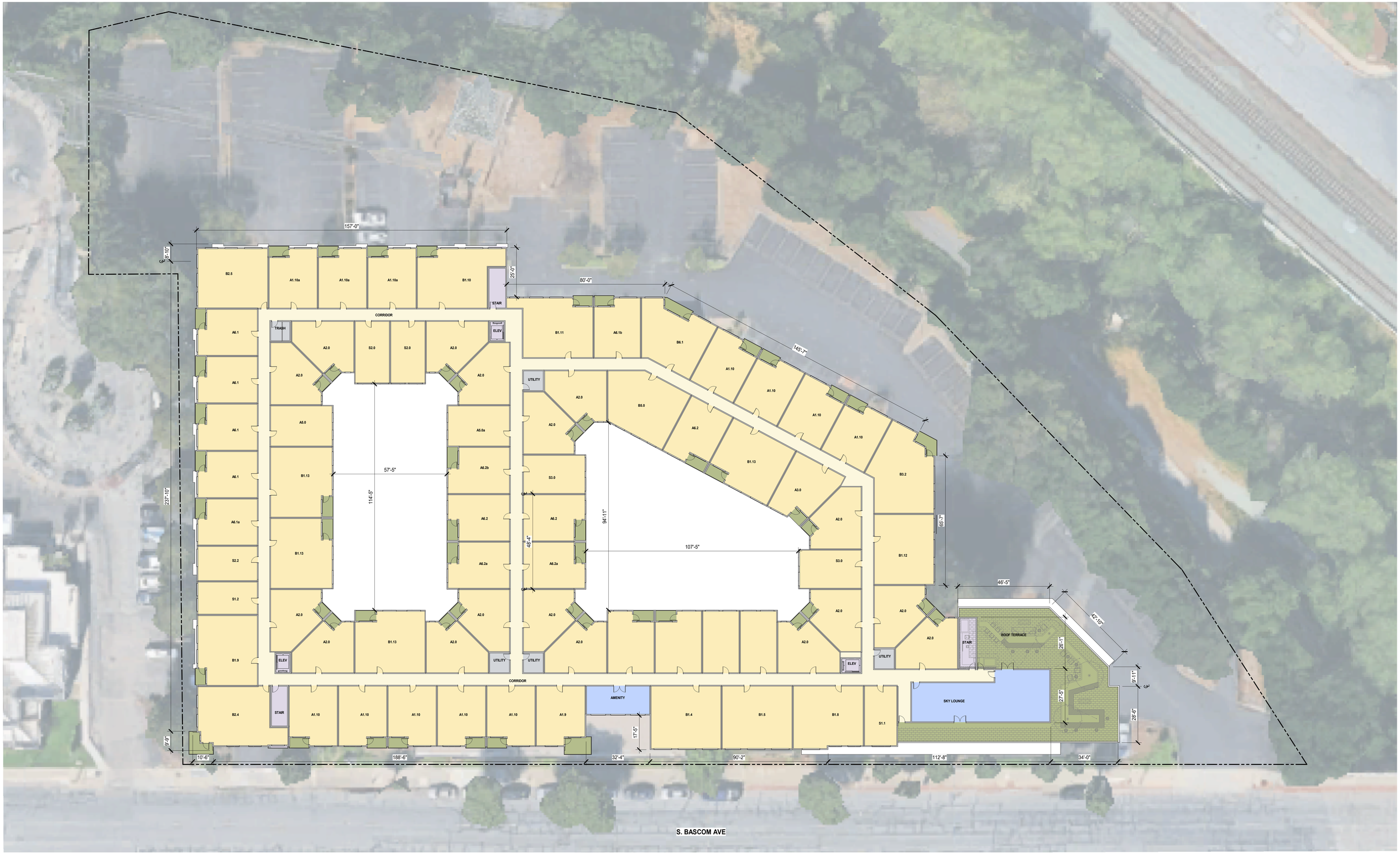
3DE PACIFIC DVLPMNT ARCHITECTURE

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



0' 20' 40'

1"=20'

FLOOR 8 - PLAN

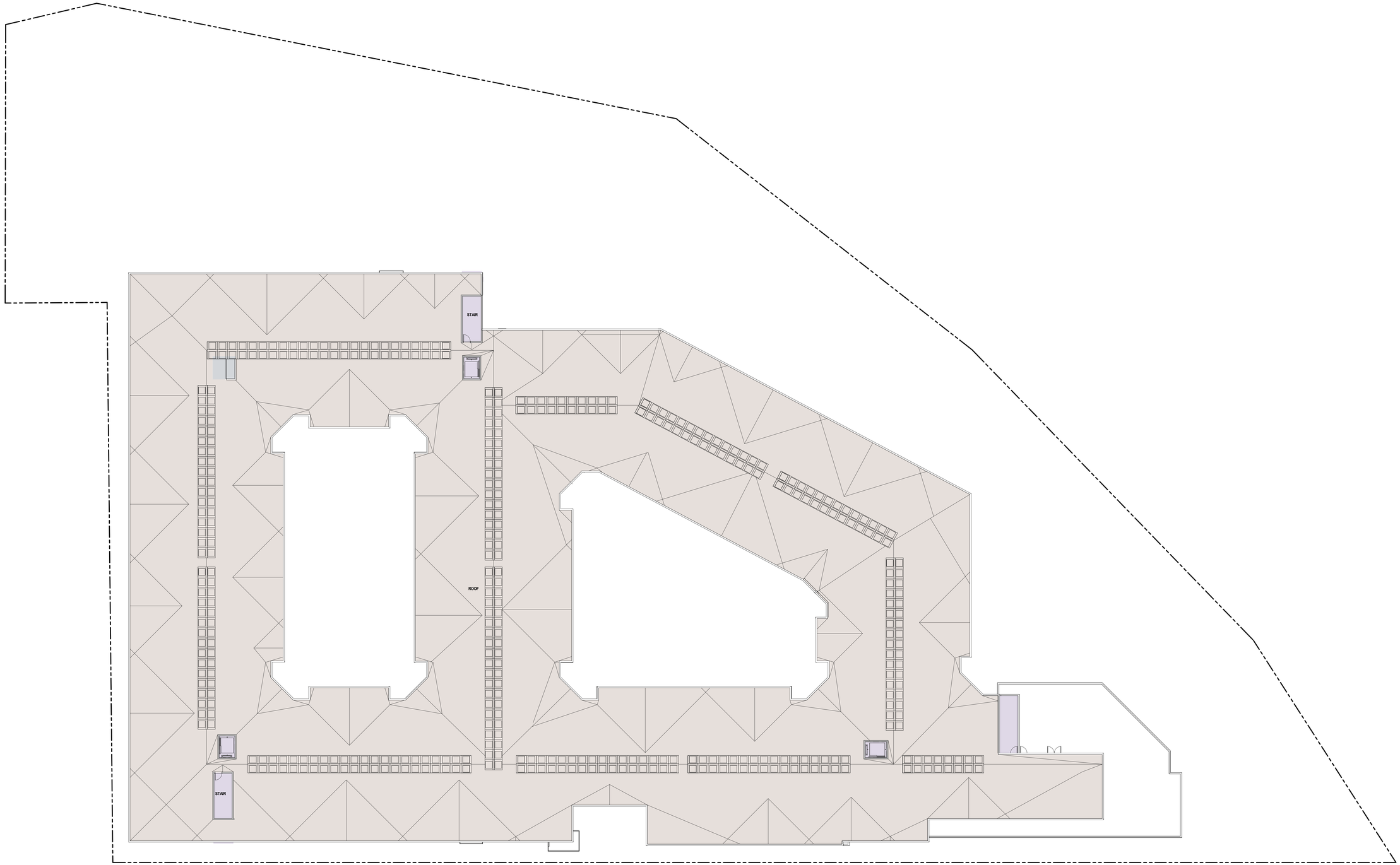
AP2.07

CREEKSIDE CAMPBELL

CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



S. BASCOM AVE

0' 20' 40'

1"=20'

ROOF - PLAN

AP2.08

CREEKSIDE CAMPBELL

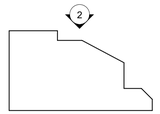
CAMPBELL, CALIFORNIA

AUGUST 14, 2026

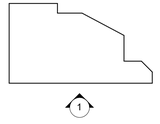
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



BUILDING ELEVATION - NORTH 2



BUILDING ELEVATION - SOUTH 1



MATERIAL LEGEND


1 CEMENT PLASTER


2 METAL PANEL


3 TILE VENEER


4 VINYL WINDOW BLACK OR DARK BRONZE

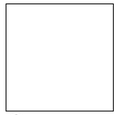

5 ALUMINUM STOREFRONT DARK BRONZE


6 METAL CANOPY DARK BRONZE


7 GLASS & METAL RAILING


8 PERFORATED METAL RAILING


9 PERFORATED METAL SCREEN


A LIGHT TONE


B LIGHT-MEDIUM TONE


C MEDIUM TONE


D DARK TONE


E ACCENT TONE

0' 20' 40'

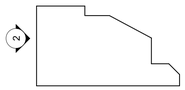
1"=20'

ELEVATIONS AP3.00

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

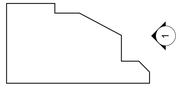


BUILDING ELEVATION - WEST **2**



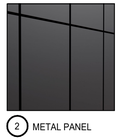


BUILDING ELEVATION - EAST **1**



MATERIAL LEGEND


1 CEMENT PLASTER


2 METAL PANEL


3 TILE VENEER


4 VINYL WINDOW BLACK OR DARK BRONZE

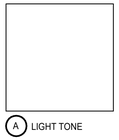

5 ALUMINUM STOREFRONT DARK BRONZE

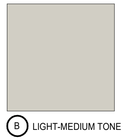

6 METAL CANOPY DARK BRONZE


7 GLASS & METAL RAILING


8 PERFORATED METAL RAILING


9 PERFORATED METAL SCREEN


A LIGHT TONE


B LIGHT-MEDIUM TONE


C MEDIUM TONE


D DARK TONE


E ACCENT TONE

0' 20' 40'

1"=20'

ELEVATIONS AP3.01

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



SOUTH BASCOM AVE PERSPECTIVE

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



NORTH BASCOM AVE PERSPECTIVE

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



EAST PERSPECTIVE

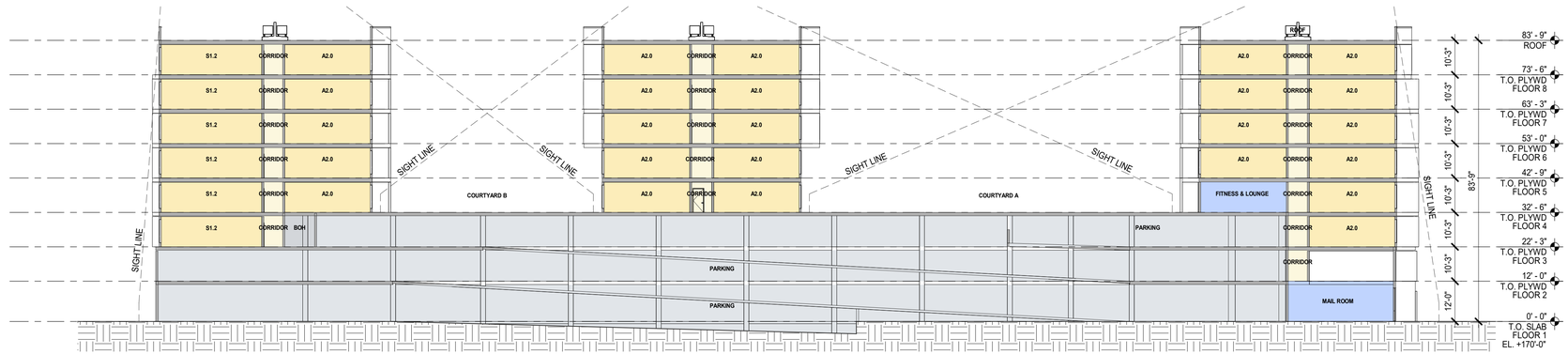
RENDERING AP3.13

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

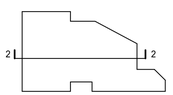


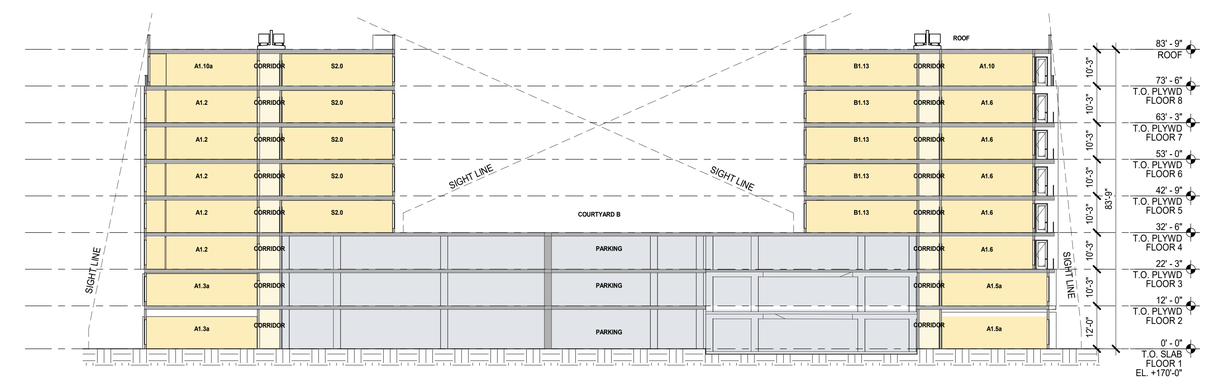
ROOFTOP TERRACE BASCOM AVE PERSPECTIVE

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

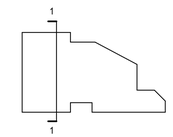


BUILDING SECTION - N-S **2**





BUILDING SECTION - E-W **1**



0' 20' 40'

1"=20'

PROJ NORTH
TRUE NORTH

BUILDING SECTIONS **AP3.20**

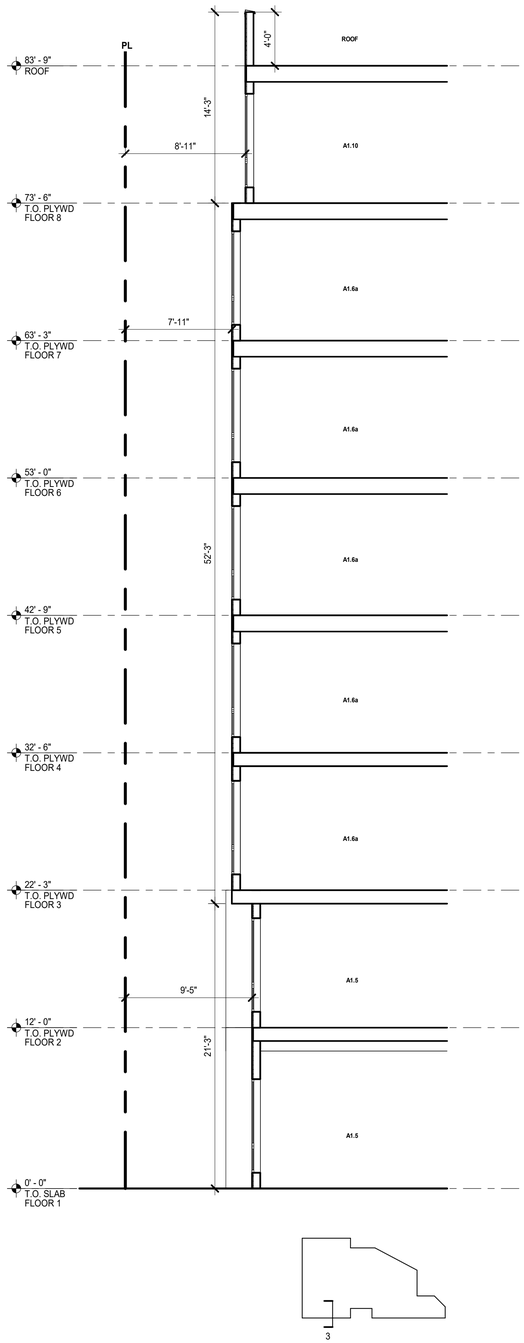
BDE PACIFIC DVLPMNT ARCHITECTURE

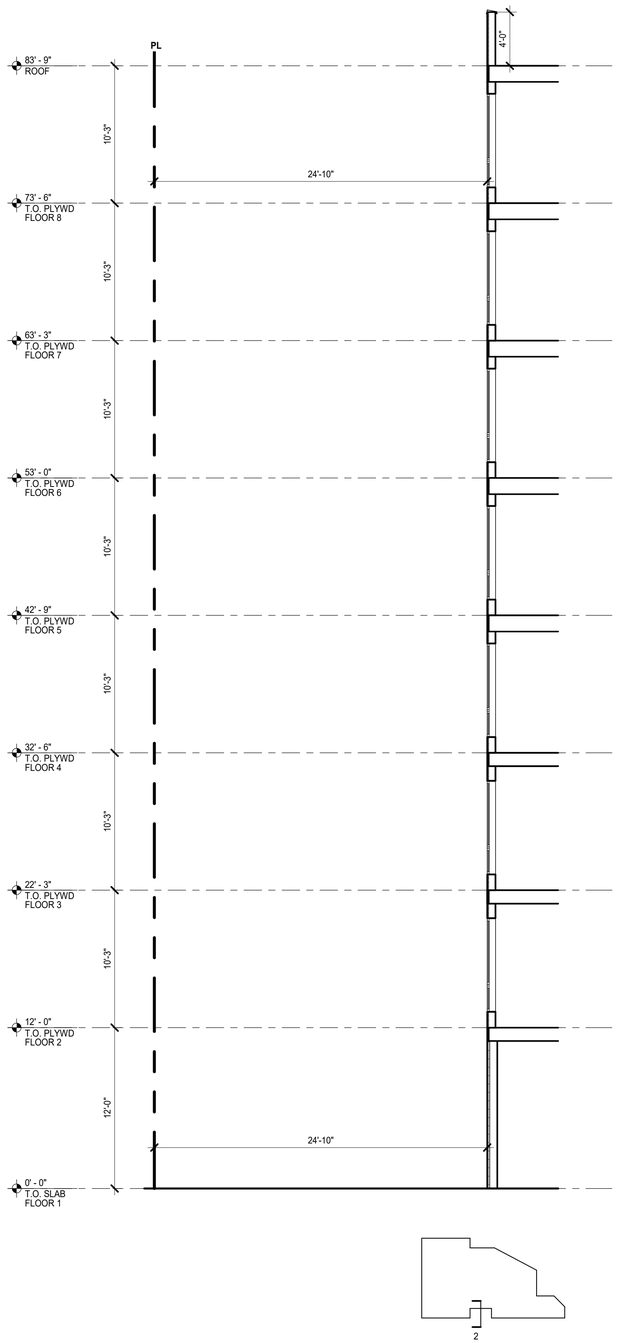
CREEKSIDE CAMPBELL

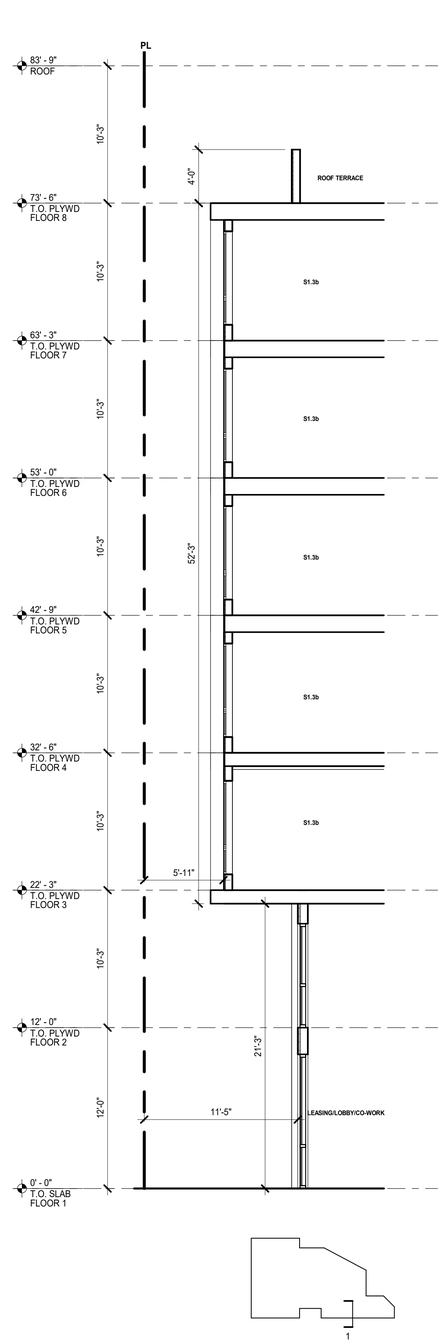
CAMPBELL, CALIFORNIA

AUGUST 14, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.







WALL SECTION 3 **3**

WALL SECTION 2 **2**

WALL SECTION **1**

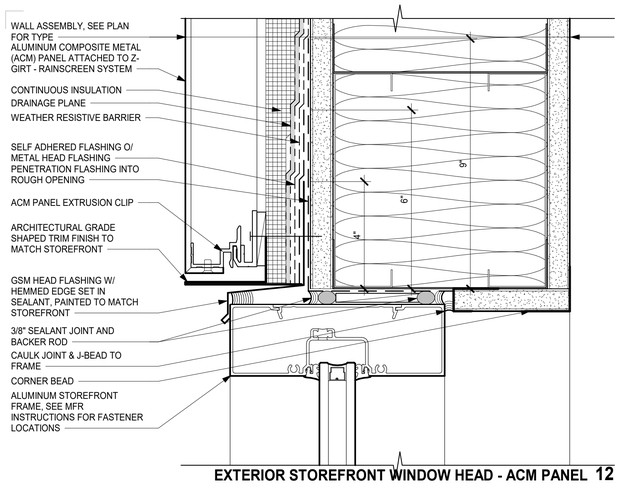
0' 1' 2' 4'

3/16"=1'-0"

BUILDING FRONTAGE SECTIONS

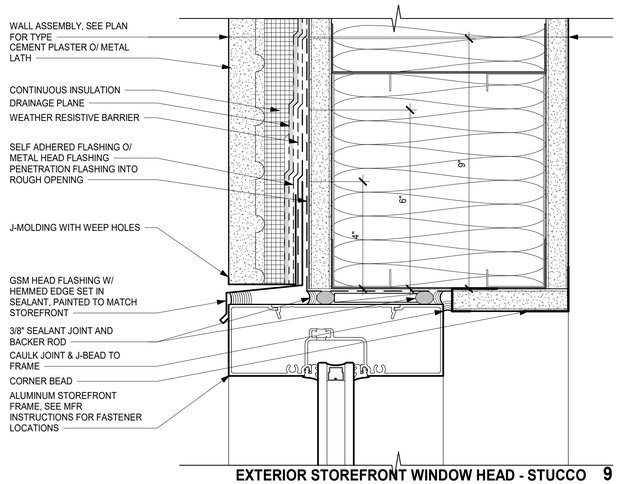
AP3.21

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



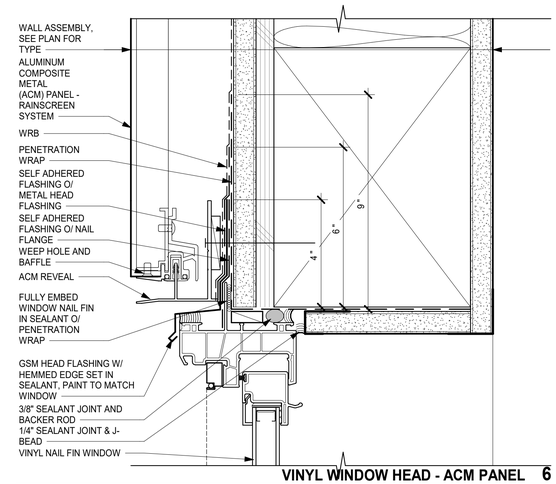
EXTERIOR STOREFRONT WINDOW HEAD - ACM PANEL 12

6" = 1'-0"



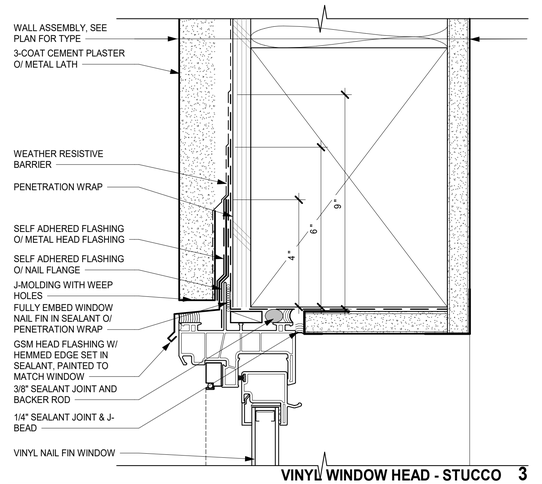
EXTERIOR STOREFRONT WINDOW HEAD - STUCCO 9

6" = 1'-0"



VINYL WINDOW HEAD - ACM PANEL 6

6" = 1'-0"



VINYL WINDOW HEAD - STUCCO 3

6" = 1'-0"

EXTERIOR STOREFRONT WINDOW JAMB - ACM PANEL 11

6" = 1'-0"

EXTERIOR STOREFRONT WINDOW JAMB - STUCCO 8

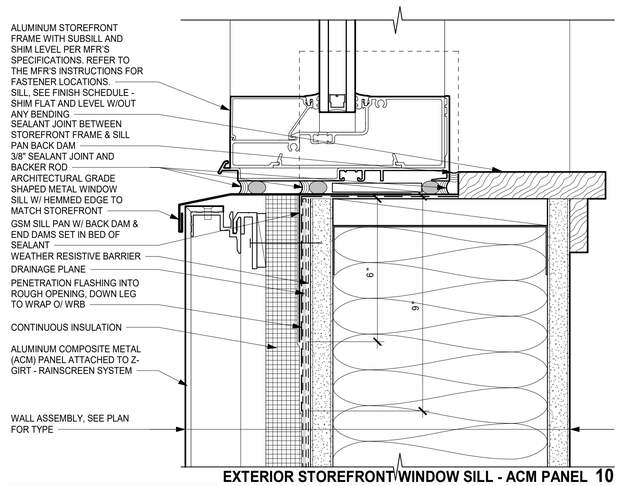
6" = 1'-0"

VINYL WINDOW JAMB - ACM PANEL 5

6" = 1'-0"

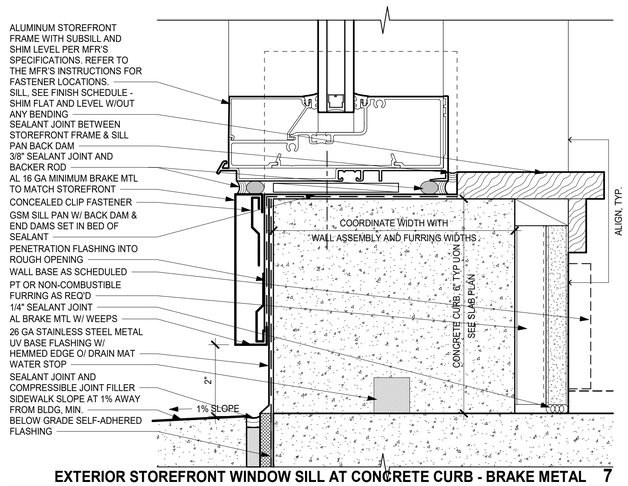
VINYL WINDOW JAMB - STUCCO 2

6" = 1'-0"



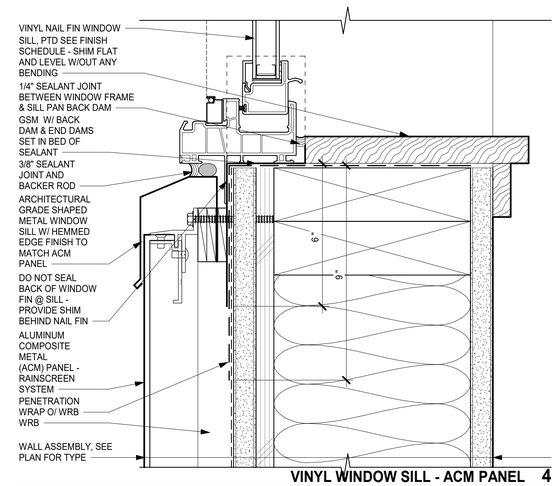
EXTERIOR STOREFRONT WINDOW SILL - ACM PANEL 10

6" = 1'-0"



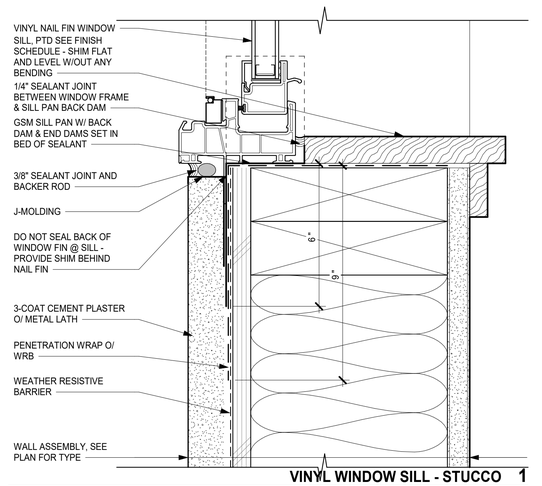
EXTERIOR STOREFRONT WINDOW SILL AT CONCRETE CURB - BRAKE METAL 7

6" = 1'-0"



VINYL WINDOW SILL - ACM PANEL 4

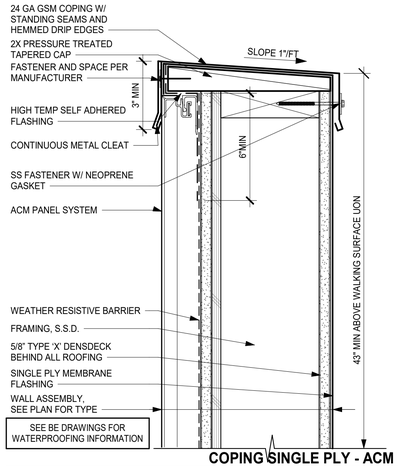
6" = 1'-0"



VINYL WINDOW SILL - STUCCO 1

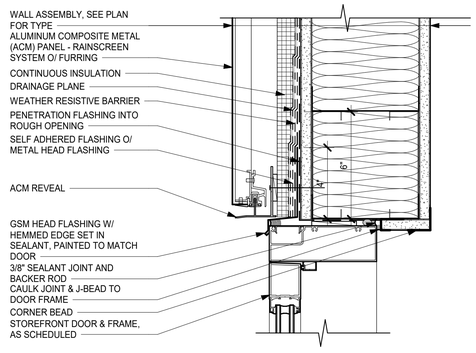
6" = 1'-0"

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



COPING SINGLE PLY - ACM PANEL 6

3" = 1'-0"

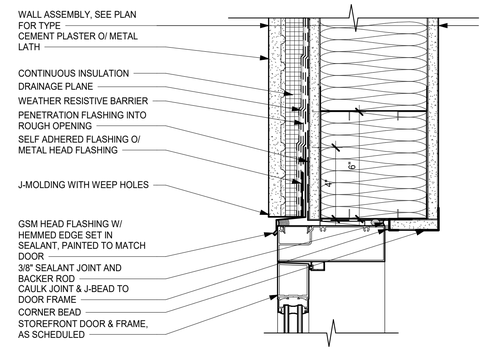


SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

NOTES:
A. SEE PLAN FOR DOOR SWING DIRECTION.

EXTERIOR STOREFRONT SWING DOOR HEAD - ACM 4

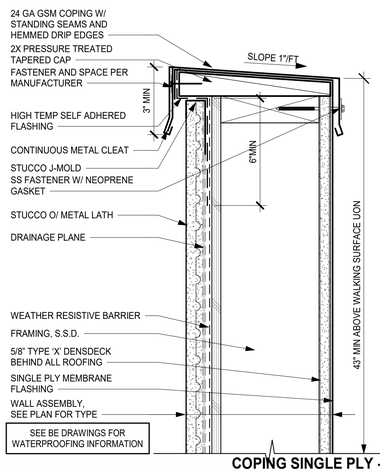
3" = 1'-0"



NOTES:
A. SEE PLAN FOR DOOR SWING DIRECTION.

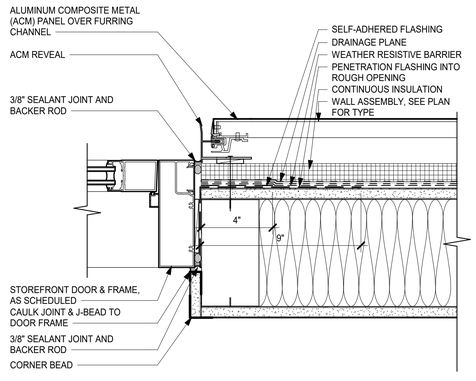
EXTERIOR STOREFRONT SWING DOOR HEAD - STUCCO 2

3" = 1'-0"



COPING SINGLE PLY - STUCCO 5

3" = 1'-0"

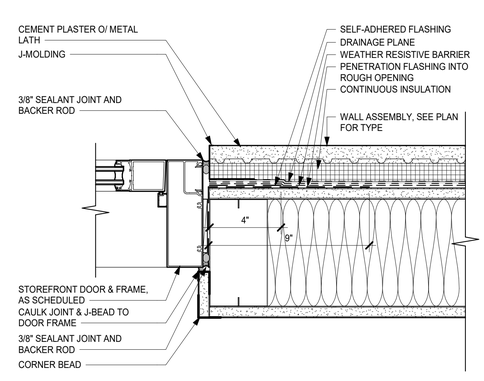


SEE BE DRAWINGS FOR WATERPROOFING INFORMATION

NOTES:
A. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE.
B. SEE PLAN FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY.

EXTERIOR STOREFRONT SWING DOOR JAMB - ACM 3

3" = 1'-0"



NOTES:
A. SEE FLOOR PLAN FOR FRAME WIDTH & WALL TYPE.
B. SEE PLAN FOR DOOR SWING & COORDINATE JAMB ACCORDINGLY.

EXTERIOR STOREFRONT SWING DOOR JAMB - STUCCO 1

3" = 1'-0"

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	LAMP	BALLAST	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTES
Z9	▭	LINEA POLE MOUNT 20' HEIGHT BY HESS	(1) 144W LED 3000K	0-10V DIM	POLE	HESS LN600 4-30K-DIM-UNV-T3-S-20'-X-BC-MK-XX-XX	144	MULTIPLE	CAMPBELL 20' POLE HEIGHT MAX
Z10	▬	LINEA POLE MOUNT 15' PEDESTRIAN HEIGHT BY HESS	(1) 144W LED 3000K	0-10V DIM	POLE	HESS LN600 4-30K-DIM-UNV-T3-S-15'-X-BC-MK-XX-XX	144	MULTIPLE	CAMPBELL 20' POLE HEIGHT MAX
Z11	▪	HESS LINEA BOLLARD WHITE INTERIOR / CLEAR FLAT PLASTIC LENS	(1) 17W LED 3000K	0-10V DIM	BOLLARD	HESS LN950-IF-S-SO-30K-DIM-UNV-XX-XX	16	MULTIPLE	36"
Z12	▪	MAXIM CULVER 15" TALL ADA COMPLIANT LED OUTDOOR WALL SCONCE	(2) 7W LED 3000K	DIMMING	CEILING	FANTAS LED, 86421BK-3000K	15.4	120V 1P 2W	

LINEA 600
Pole Mounted Luminaire

.hess

DESCRIPTION

The LINEA series features distinctly linear design qualities and exceptional versatility. Perceptively capturing today's minimal design philosophy, the reduced form is sure to retain its validity far into the future. It is available in three mounting heights in single or twin mounting configurations. The pedestrian-scale model is 15 feet, with intermediate and larger sizes at 20 and 26 feet, respectively, giving proper scale for a variety of applications. Units for bi-level mounting are available, where the street-side luminaire is mounted high and a second fixture is mounted on the sidewalk side at a lower height for pedestrian illumination. An LED illuminating bollard for low-level pathway illumination complements the family of products. CSA Listed for Wet Locations.



PROTECTED BY PRIMAR®

ORDERING INFORMATION

LUMINAIRE

MODEL	LED MODULE	CCT	CONTROL	VOLTAGE	OPTICS	MOUNTING	POLE HEIGHT	POLE MATERIAL	BASE COVER	MOUNTING KIT	FINISH	OPTION
LN600 Linea 600	3 3 Modules	30K 3000K	DIM 0-10v Dimming	UNV 120-277v	T2 Type II	S Single	20 20' Straight Rectangular	A Aluminum[1] (BAA & BABAA)	BC Base Cover	MK Mounting Kit (Anchor Bolts + Templates)	BL Black	3PR 3-Pin NEMA Photocontrol Receptacle
	4 4 Modules	40K 4000K			T3 Type III	D Double/Twin	XX Custom Height; Specify in Feet	S Steel[1] (TAA)			DB Dark Bronze	7PR 7-Pin NEMA Photocontrol Receptacle
					T4 Type IV						DG Dark Grey	GFCI GFCI Receptacle
					T5 Type V						GG Graphite Grey	HSS House Side Shield
											SG Silver Grey	MS Motion Sensor
											CC Custom RAL Color	TVSS20 20KV Surge Suppressor

Custom options are available; consult factory for assistance via phone at (864) 487-3535 ext. 258 or via email at DesignServices@EXP-Brands.com.

BANNER ARM ACCESSORY

MODEL[1]	STYLE	BANNER WIDTH	BANNER LENGTH	ORIENTATION[2]	HEIGHT TO TOP OF BANNER	FINISH
BA-LN Linea Banner Arm Set	S Single Banner Arm Set	18 18 Inches	30 30 Inches	0 0°	XX[3]	BL Black
	D Double Banner Arm Set	24 24 Inches	48 48 Inches	90 90°		DB Dark Bronze
			60 60 Inches	180 180°		DG Dark Grey
			72 72 Inches	270 270°		GG Graphite Grey
						SG Silver Grey
						CC Custom RAL Color

[1]Set includes upper and lower breakaway banner arms.
[2]Orientation is relative to handhole position, which is located at 0°. See Plan View drawing on Page 5 for details.
[3]Specify, in inches, the desired height from the bottom of the pole to the top of the banner. Factory will determine mounting location of lower banner arm based on the banner length.

LINEA 950
Illuminating Bollard

.hess

DESCRIPTION

The simple linear form of LINEA combined with LED illumination provides a synergy of form and function. High-power LEDs provide a wide asymmetric distribution while generating no light above ninety degrees horizontal. Bollard housing and shaft are single-piece and finished in finely textured paint. All hardware is stainless steel.



PROTECTED BY PRIMAR®

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____

ORDERING INFORMATION

LUMINAIRE

MODEL	CONFIGURATION	OUTPUT	CCT	CONTROL	VOLTAGE	FINISH	OPTION
LN950-IF Linea 950 with Internal Flange Mount	S Single Head	SO Standard Output	30K 3000K	DIM 0-10v Dimming	UNV 120-277v	BL Black	GFCI GFCI Receptacle
LN950-EF Linea 950 with External Flange Mount	D Dual Head	HO High Output	40K 4000K			DB Dark Bronze	OCC Occupancy Sensor
			A True Amber[1] (590-595nm)			DG Dark Grey	TVSS20 20KV Surge Suppressor
			[1]Amber available in Standard Output only.			GG Graphite Grey	BSS Beach-Side Shield[2]
						SG Silver Grey	[2]Available with Single Head Amber Bollard Only
						CC Custom RAL Color	

MOUNTING KIT (Required, Ordered Separately)

MODEL
LN950-IF-MK Mounting Kit for Linea 950 with Internal Flange Mount (Includes (4x) ø0.5" x 15" x 3" Anchor Bolts and Hot-dip Galvanized Steel Mounting Plate)
LN950-EF-MK Mounting Kit for Linea 950 with External Flange Mount (Includes (4x) ø0.375" x 8" x 1.5" Anchor Bolts and Hot-dip Galvanized Steel Mounting Plate)

Consult factory for availability of custom options. Factory assistance is available via phone at (864) 487-3535 ext. 258 or via email at DesignServices@EXP-Brands.com.

Culvert | 86423ABZ

Job Name:_____ Job Type:_____ Quantity:_____ Comments:_____







PRODUCT DESCRIPTION
Smaller square profiles extend vertically with ample lighting cast both upward and downwards. The scale of the product is designed to meet ADA requirements, while providing generous light for outdoor applications. Concealed within the frame, there is a range voltage 120-277V LED driver making this a great option for light commercial as well as residential applications. Available in Matte Black, Architectural Bronze and White outdoor powder coat finishes.

MEASUREMENTS

DIMENSION	: 2.5" W x 15" H x 3.25" Ext
BACK PLATE	: 4.5" W x 4.5" H x 7.5" HCO
HANGING WEIGHT	: 2.6 lb

LAMPING

INPUT VOLTAGE	: 120-277V
LUMENS	: 1,400 Rated (1,190 Del.)
BULB	: 2 x 7W LED DC Integrated , 14W Total
BULB INCLUDED	: (Integrated)
DIMMABLE	: Triac or ELV at 120V
CRI	: 90 CRI
COLOR_TEMP	: 3000K
LIGHTING_DIRECTION	: Up&Down

FINISHES OPTION
Architectural Bronze (ABZ)
Black (BK)
White (WT)

MATERIAL
Aluminum, Glass

RATINGS
cETLus
Wet Location
CA Title 24
ADA

ADDITIONAL
INSTALL UP/DOWN: Down
RATED LIFE 25000 Hours
OPERATING TEMPERATURE: -20°C (-4°F), 40°C (104°F)

Always consult a qualified electrician before installing any lighting product.

MAXIM®

WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE I CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
101 GARDNER PARK | PEACHTREE CITY, GA 30269

TRANSMISSION LINES

TRANSMISSION LINES

TRANSMISSION TOWER

TRANSMISSION LINES

UTILITY POLE

TRANSMISSION LINES

FIRE ACCESS ROAD

ELECTRICAL ROOM

STAIR

UTILITIES

TRASH TERMINATION

B8.0

A1.0

A1.0

A1.0

A5.0

ELECTRICAL ROOM

UTILITY

PARKING

LEASING/LOBBY/CO-WORK

STAIR

MAINTENANCE ROOM

ELEV VESTIBULE

ELEV

B2.0

STAIR

WATER PUMP

A1.5

A1.5

A1.5

A1.5

A1.0

BOH

MECH/ELEC

8'-1"

5'-8"

17'-6"

467'-3"

S. BASCOM AVE

0' 20' 40'

1"=20'

SITE LIGHTING PLAN

E1.00

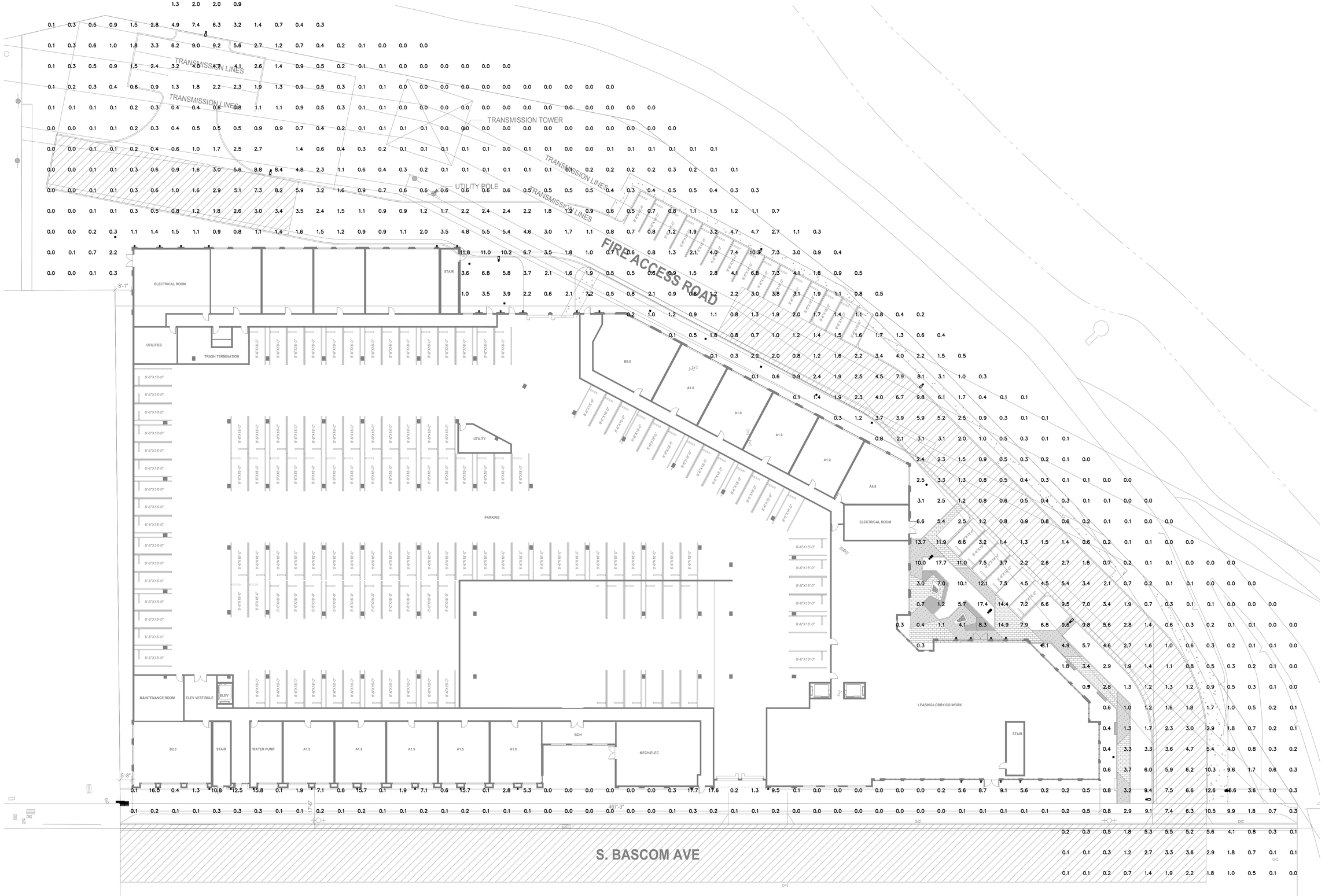
CAMPBELL, CA

AUG 14, 2026

CREEKSIDE CAMPBELL

BDE PACIFIC DVLPMNT ARCHITECTURE

EMERALD CITY ENGINEERS, INC



0' 20' 40'

1"=20'

SITE PHOTOMETRICS E1.01

CAMPBELL, CA AUG 14, 2026

CREEKSIDE CAMPBELL

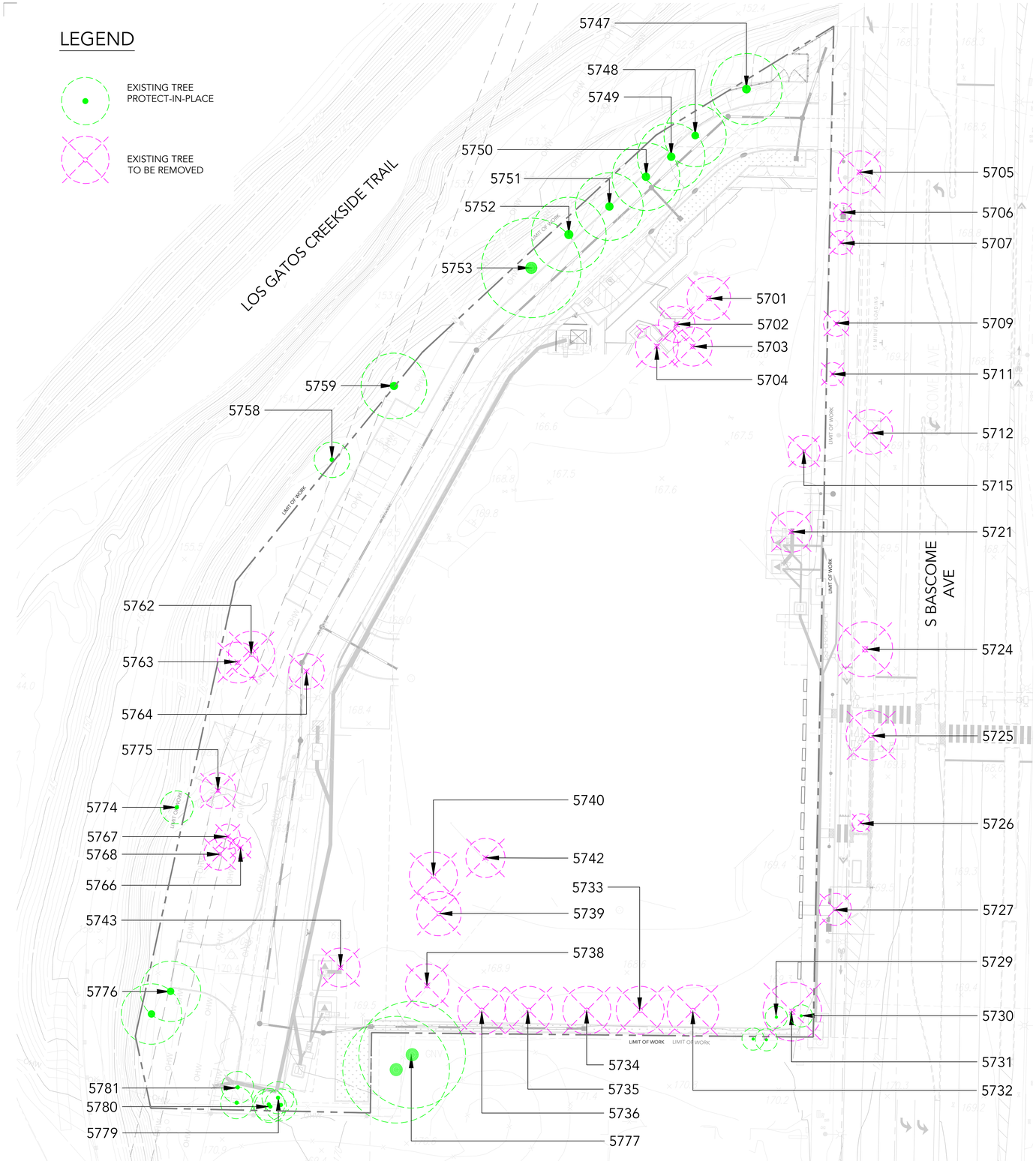
BDE PACIFIC DVLPMNT ARCHITECTURE

EMERALD CITY ENGINEERS, INC

LEGEND

EXISTING TREE
PROTECT-IN-PLACE

EXISTING TREE
TO BE REMOVED



TREE SURVEY MATRIX

SEE THE ARBORIST REPORT PREPARED BY DREW MORGAN FROM DUDEK, CERTIFIED ARBORIST WE-15945A, FOR COMPLETE SUMMARY OF OBSERVATIONS AND RECOMMENDATIONS.

PROJECT#: 26-052
DATE: 08/12/26

PROTECTED TREE INFORMATION

TAG	SPECIES	COMMON NAME	HEALTH	STRUCTURE	STEM	CUMULATIVE DIAMETER (IN.)	STATUS	REPLACEMENT TREE SIZE (*BOX)
5701	SEQUOIA SEMPERVIRENS	COAST REDWOOD	GOOD	GOOD	1	29	REMOVE	36
5702	SEQUOIA SEMPERVIRENS	COAST REDWOOD	GOOD	GOOD	1	25	REMOVE	36
5703	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	23	REMOVE	24
5704	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	24	REMOVE	24
5705	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	POOR	1	14	REMOVE	24
5706	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	13	REMOVE	24
5707	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	12	REMOVE	24
5709	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	13	REMOVE	24
5711	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	12	REMOVE	24
5712	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	19	REMOVE	24
5715	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	14	REMOVE	24
5716	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	15	REMOVE	24
5721	ACER PALMATUM	JAPANESE MAPLE	GOOD	GOOD	2	19	REMOVE	24
5724	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	22	REMOVE	24
5725	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	17	REMOVE	24
5726	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	FAIR	GOOD	1	12	REMOVE	24
5727	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	GOOD	GOOD	1	19	REMOVE	24
5729	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	GOOD	2	32	PROTECT	NA
5730	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	GOOD	1	18	PROTECT	NA
5731	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	44	REMOVE	36
5732	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	37	REMOVE	36
5733	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	30	REMOVE	36
5734	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	31	REMOVE	36
5735	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	31	REMOVE	36
5736	SEQUOIA SEMPERVIRENS	COAST REDWOOD	FAIR	GOOD	1	33	REMOVE	36
5738	PYRUS CALLERYANA	CALLERY PEAR	GOOD	GOOD	1	14	REMOVE	24
5739	PYRUS CALLERYANA	CALLERY PEAR	GOOD	GOOD	1	14	REMOVE	24
5740	PYRUS CALLERYANA	CALLERY PEAR	GOOD	GOOD	1	17	REMOVE	24
5742	PYRUS CALLERYANA	CALLERY PEAR	GOOD	GOOD	1	13	REMOVE	24
5743	PYRUS CALLERYANA	CALLERY PEAR	GOOD	GOOD	1	12	REMOVE	24
5747	QUERCUS AGRIFOLIA	COAST LIVE OAK	POOR	GOOD	1	23	PROTECT	NA
5748	QUERCUS AGRIFOLIA	COAST LIVE OAK	POOR	GOOD	1	19	PROTECT	NA
5749	QUERCUS AGRIFOLIA	COAST LIVE OAK	FAIR	GOOD	1	21	PROTECT	NA
5750	QUERCUS AGRIFOLIA	COAST LIVE OAK	POOR	GOOD	1	20	PROTECT	NA
5751	QUERCUS AGRIFOLIA	COAST LIVE OAK	FAIR	GOOD	1	13	PROTECT	NA
5752	QUERCUS AGRIFOLIA	COAST LIVE OAK	FAIR	FAIR	1	22	PROTECT	NA
5753	QUERCUS AGRIFOLIA	COAST LIVE OAK	FAIR	FAIR	1	33	PROTECT	NA
5758	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	POOR	1	15	PROTECT	NA
5759	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	GOOD	1	13	PROTECT	NA
5762	PINUS RADIATA	MONTERY PINE	FAIR	FAIR	1	15	REMOVE	24
5763	QUERCUS AGRIFOLIA	COAST LIVE OAK	FAIR	FAIR	1	19	REMOVE	24
5764	PISTACIA CHINENSIS	CHINESE PISTACHE	GOOD	POOR	1	12	REMOVE	24
5766	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GOOD	FAIR	1	24	REMOVE	24
5767	QUERCUS AGRIFOLIA	COAST LIVE OAK	FAIR	FAIR	1	14	REMOVE	24
5768	QUERCUS AGRIFOLIA	COAST LIVE OAK	FAIR	POOR	1	12	REMOVE	24
5774	QUERCUS AGRIFOLIA	COAST LIVE OAK	GOOD	GOOD	1	14	PROTECT	24
5775	QUERCUS AGRIFOLIA	COAST LIVE OAK	GFAIR	GOOD	1	15	REMOVE	24
5776	PINUS RADIATA	MONTERY PINE	GOOD	GOOD	1	18	PROTECT	NA
5777	PINUS RADIATA	MONTERY PINE	GOOD	FAIR	1	40	PROTECT	NA
5779	SEQUOIA SEMPERVIRENS	COAST REDWOOD	CRITICAL	POOR	1	17	PROTECT	NA
5780	SEQUOIA SEMPERVIRENS	COAST REDWOOD	CRITICAL	POOR	1	13	PROTECT	NA
5781	SEQUOIA SEMPERVIRENS	COAST REDWOOD	CRITICAL	POOR	1	19	PROTECT	NA

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. PROTECTIVE FENCING SHALL BE INSTALLED AS FOLLOWED:
   - 1.1. THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE.
   - 1.2. THE FENCE SHALL BE CHAIN LINK WITHOUT SLATS TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
   - 1.3. THERE SHALL BE NO STORAGE OF ANY KIND PRIOR TO OR AT SUCH TIME AFTER THE PROTECTIVE FENCING IS INSTALLED.
   - 1.4. THE FENCE MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE WORK APPROVED WITHIN THE
   - 1.5. DRIPLINE PROVIDED ANY EXCAVATION IS DONE IN ACCORDANCE WITH INSTRUCTIONS DIRECTED BY A QUALIFIED ARBORIST.
2. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WHEN IT IS REASONABLY DEMONSTRATED THAT THE ALTERNATE GRADE WILL NOT DAMAGE THE HEALTH OF THE TREE.
3. DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A PROTECTED TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
5. TREES CANNOT BE PRUNED TO ACCOMMODATE GRADING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY. UPON RECEIPT OF WRITTEN APPROVAL, PRUNING OF TREES MUST BE UNDERTAKEN IN ACCORDANCE WITH “PRUNING STANDARDS” OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MUST BE CARRIED OUT BY A LICENSED ARBORIST.
6. SOIL COMPACTION OF THE AREA UNDER THE DRIPLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
7. NO SOIL STERILANTS OR WEED KILLER THAT WILL INHIBIT OR RESTRICT THE TREE’S GROWTH MAY BE APPLIED IN THE ROOT AREA.
8. NO SIGNS, WIRES OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
9. ANY OTHER MEASURES DEEMED NECESSARY BY A QUALIFIED ARBORIST AND SPECIFIED IN ANY REPORT PREPARED FOR DEVELOPMENT PROJECTS WITH CITY REVIEW AND APPROVAL.
10. THE APPLICANT SHALL PROVIDE THE PROJECT PLANNER WITH PHOTOS OF THE INSTALLED PROTECTIVE FENCING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

* THE TREE CANOPY SIZES FOR EXISTING TREES ON THIS PLAN ARE ESTIMATES BASED ON AERIAL IMAGES OF THE SITE.

** THIS PLAN IS FOR REFERENCE ONLY, ALL TREE INFORMATION IS TAKEN FROM THE PROJECT ARBORIST REPORT. FOR ADDITIONAL INFORMATION, SEE PROJECT ARBORIST REPORT.

0′ 30′ 60′

1′=30′ - 0″

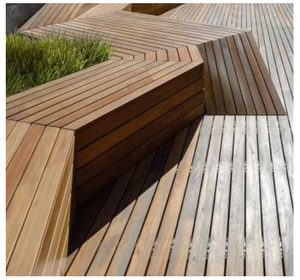
TREE REMOVAL & PROCTECTION PLAN

L1

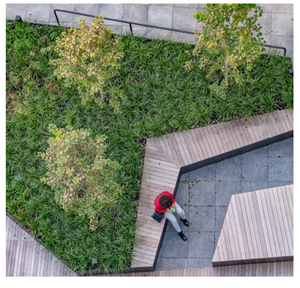
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

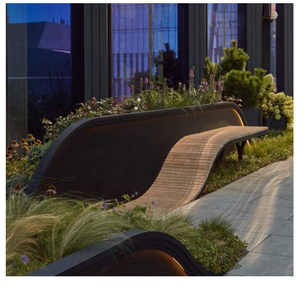
CONCEPTUAL IMAGERY













REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	UTILITES
2	ENHANCED PAVING A
3	ENHANCED PAVING B
4	ENHANCED BANDING
5	SEAT WALL
6	FIREPIT
7	MAINTENANCE FENCE & GATE
8	SIDEWALK
9	SCREEN
10	ROAD
11	BIORETENTION
12	TRANSMISSON TOWER
13	WATER FEATURE
14	PLANTING AREA
15	VEHICULAR DRIVEWAY
16	PATH CONNECTION TO LOS GATOS CREEK TRAIL

CONCEPT PLANT SCHEDULE

STREET TREES
PLATANUS X ACERIFOLIA / LONDON PLANE TREE

PLAZA TREES
ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE
GINKGO BILOBA / MAIDENHAIR TREE

ROAD TREES
PYRUS CALLERYANA / CALLERY PEAR
QUERCUS AGRIFOLIA / COAST LIVE OAK

TYPICAL PLANTING AREA GRASSES & SHRUBS
ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE
ARCTOSTAPHYLOS DENSIFLORA 'HARMONY' / HARMONY VINE HI
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MAN
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION
CAREX TUMULICOLA / FOOTHILL SEDGE
CEANOTHUS THYRSIFLORUS 'SKYLARK' / SKYLARK BLUEBLOSSOM
FESTUCA GLAUCA / BLUE FESCUE
FESTUCA MAIREI / ATLAS FESCUE
LOMANDRA CONFERTIFOLIA 'POM POM' / SHORTY MAT RUSH
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH
MUHLENBERGIA RIGENS / DEER GRASS
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS GRAHAM SAGE
VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA

BIORETENTION BASIN GRASSES & SHRUBS
BACCHARIS PILULARIS 'TWIN PEAKS' / TWIN PEAKS COYOTE BRUSH
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS
DIETES BICOLOR / FORTNIGHT LILY
JUNCUS PATENS / CALIFORNIA GRAY RUSH
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS

0′ 20′ 40′

PROJ NORTH
TRUE NORTH

1′=40′ - 0″

GROUND LEVEL LANDSCAPE PLAN

L2

BDE PACIFIC DVLPMNT ARCHITECTURE
URBAN ARENA

CREEKSIDE CAMPBELL

CAMPBELL, CA

AUGUST 12, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o)		42.9	PROJECT TYPE	Non-Residential			0.45
HYDROZONE #/ PLANTING DESCRIPTION[a]	PLANT FACTOR (PF)	IRRIGATION METHOD[b]	IRRIGATION EFFICIENCT (IE)[c]	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)[d]
REGULAR LANDSCAPE AREAS							
GROUND- ML1- SHRUBS	0.35	DRIP	0.81	0.43	32162	13897	369637
GROUND- L1- SHRUBS (BIORETENTION)	0.2	DRIP	0.81	0.25	2690	664	17666
GROUND- M1- TREES	0.5	DRIP	0.81	0.62	384	237	6305
LEVEL 4- ML1- SHRUBS	0.35	DRIP	0.81	0.43	4651	2010	53454
LEVEL 4- L1- SHRUBS (BIORETENTION)	0.2	DRIP	0.81	0.25	1003	248	6587
LEVEL 4- M1- TREES	0.5	DRIP	0.81	0.62	288	178	4729
LEVEL 4- H1- POOL & SPA	1		1	1.00	1535	1535	40828
ROOF DECK- ML1- SHRUBS	0.35	DRIP	0.81	0.43	405	175	4655
ROOF DECK- M1- TREES	0.5	DRIP	0.81	0.62	48	30	788
				TOTALS	43166	18973	504648
						ETWU TOTAL	504648
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)[e]			516658

ETAF CALCULATIONS	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	18973
TOTAL AREA	43166
AVERAGE ETAF	0.44
ALL LANDSCAPE AREAS	
TOTAL ETAF X AREA	18973
TOTAL AREA	43166
AVERAGAE ETAF	0.44

OF TREE - 24

DRIP SHRUB - 32546 SQ FT

DRIP BASIN - 2690 SQ FT

MAINT

MOEP

UTIL

TRASH

MAINT

WATER

BOH

MECH/ELEC

LEASING/LOBBY/CO-WORK

S BASCOME AVE

15 MINUTE LOADING

0′ 20′ 40′

1′=40′ - 0″

GROUND LEVEL IRRIGATION PLAN

L3

BDE PACIFIC DVLPMNT ARCHITECTURE

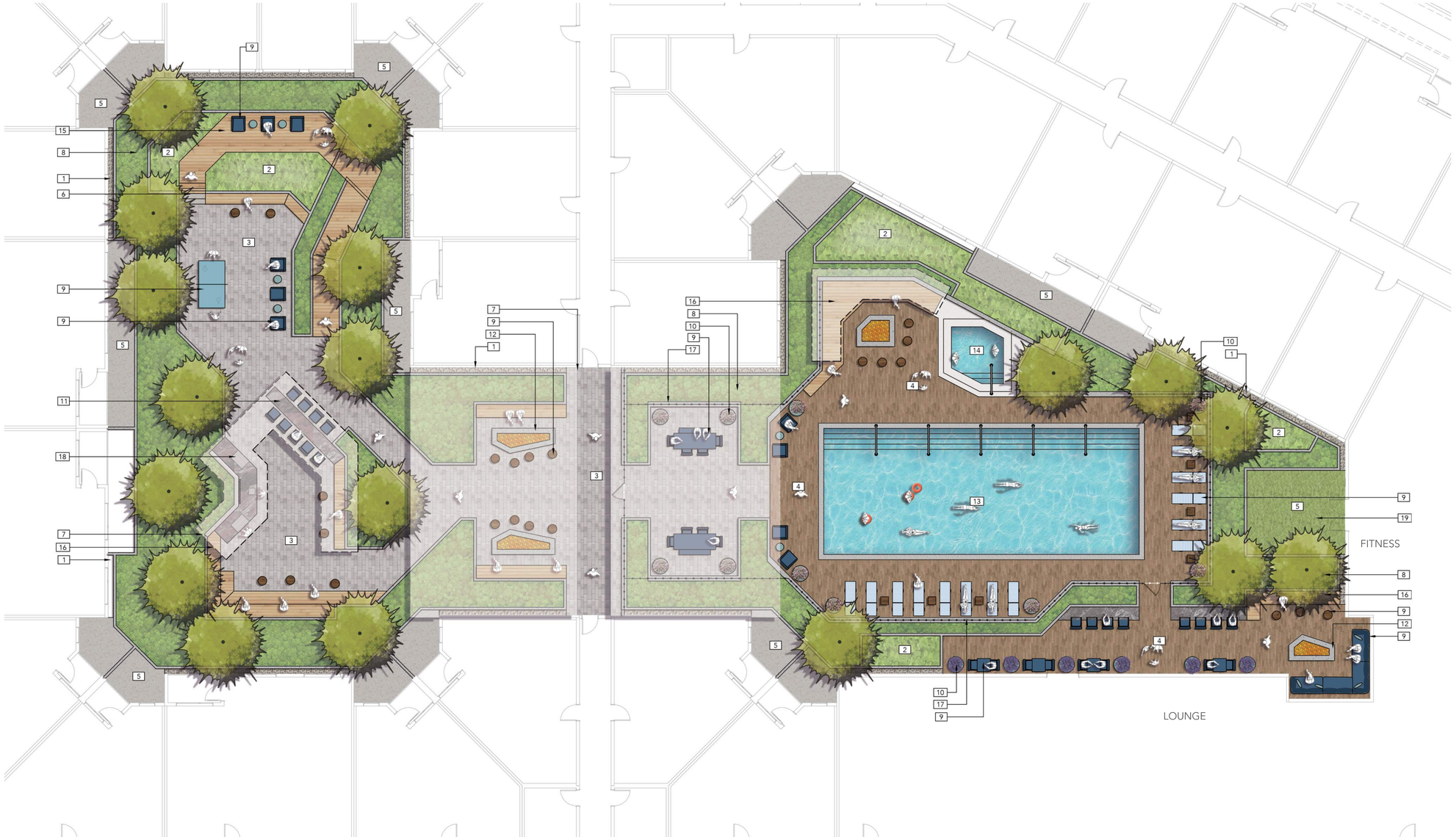
URBAN ARENA

CREEKSIDE CAMPBELL

CAMPBELL, CA

AUGUST 12, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	COBBLE
2	BIORETENTION
3	ENHANCED PAVING A
4	ENHANCED PAVING B
5	CONCRETE
6	STAIRS
7	OVERHEAD
8	PLANTER
9	SITE FURNISHING
10	PLANTER POT
11	BAR COUNTER
12	FIREPIT
13	POOL
14	SPA
15	BOARDWALK
16	SEAT WALL
17	FENCE & GATE
18	BBQ AREA
19	OUTDOOR FITNESS AREA

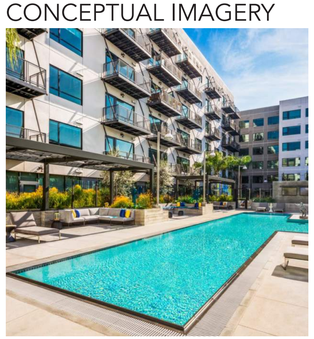
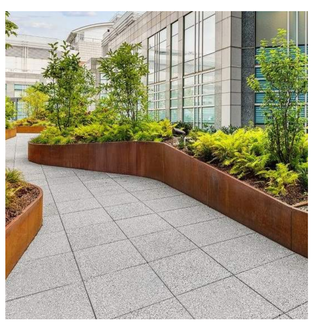
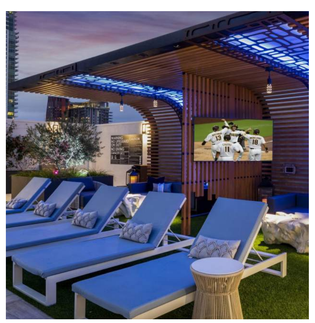
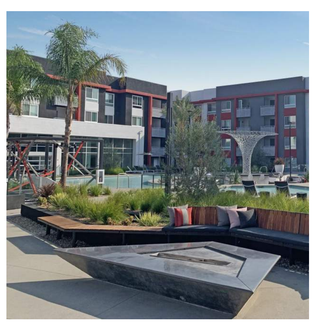
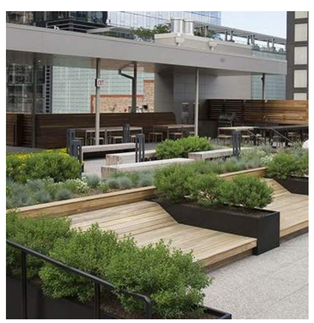
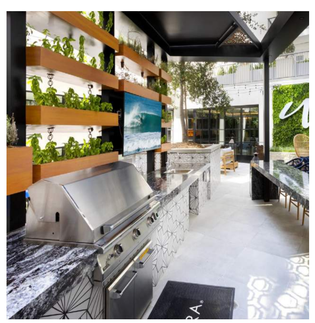
CONCEPT PLANT SCHEDULE

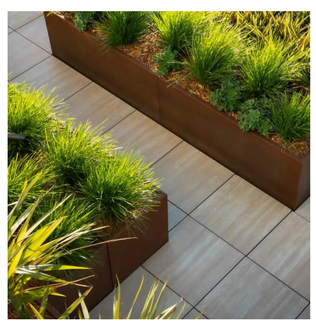
TREE
CORNUS X 'EDDIE'S WHITE WONDER' / EDDIE'S WHITE WONDER DOGWOOD
TRISTANIA LAURINA 'ELEGANT' / ELEGANT WATER GUM

TYPICAL PLANTING AREA GRASSES & SHRUBS
ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE
FESTUCA MAIREI / ATLAS FESCUE
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY VARIEGATED MAT RUSH
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
SALVIA GREGGII / AUTUMN SAGE
WESTRINGIA FRUTICOSA 'GREY BOX' / GREY BOX COAST ROSEMARY
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
CEANOTHUS THYRSIFLORUS 'SKYLARK' / SKYLARK BLUEBLOSSOM
DIANELLA CAERULEA 'DBB03' / CASSA BLUE™ FLAX LILY
LOMANDRA CONFERTIFOLIA 'SEASCAPE' / SEASCAPE MAT RUSH
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH
MUHLENBERGIA RIGENS / DEER GRASS
PHILODENDRON XANADU / XANADU PHILODENDRON
POLYSTICHUM MUNITUM / WESTERN SWORD FERN
RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY
SANSEVIERIA TRIFASCIATA / SNAKE PLANT
ZAMIOCULCAS ZAMIIFOLIA / ZZ PLANT

BIORETENTION BASIN GRASSES & SHRUBS
CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH
ACHILLEA MILLEFOLIUM / COMMON YARROW
DIETES BICOLOR / FORTNIGHT LILY
JUNCUS PATENS / CALIFORNIA GRAY RUSH
MUHLENBERGIA RIGENS / DEER GRASS
RIBES SANGUINEUM / RED FLOWERING CURRANT

CONCEPTUAL IMAGERY



0′ 10′ 20′

PROJ NORTH / TRUE NORTH

1′=10′ - 0″

LEVEL 4 LANDSCAPE PLAN

L4

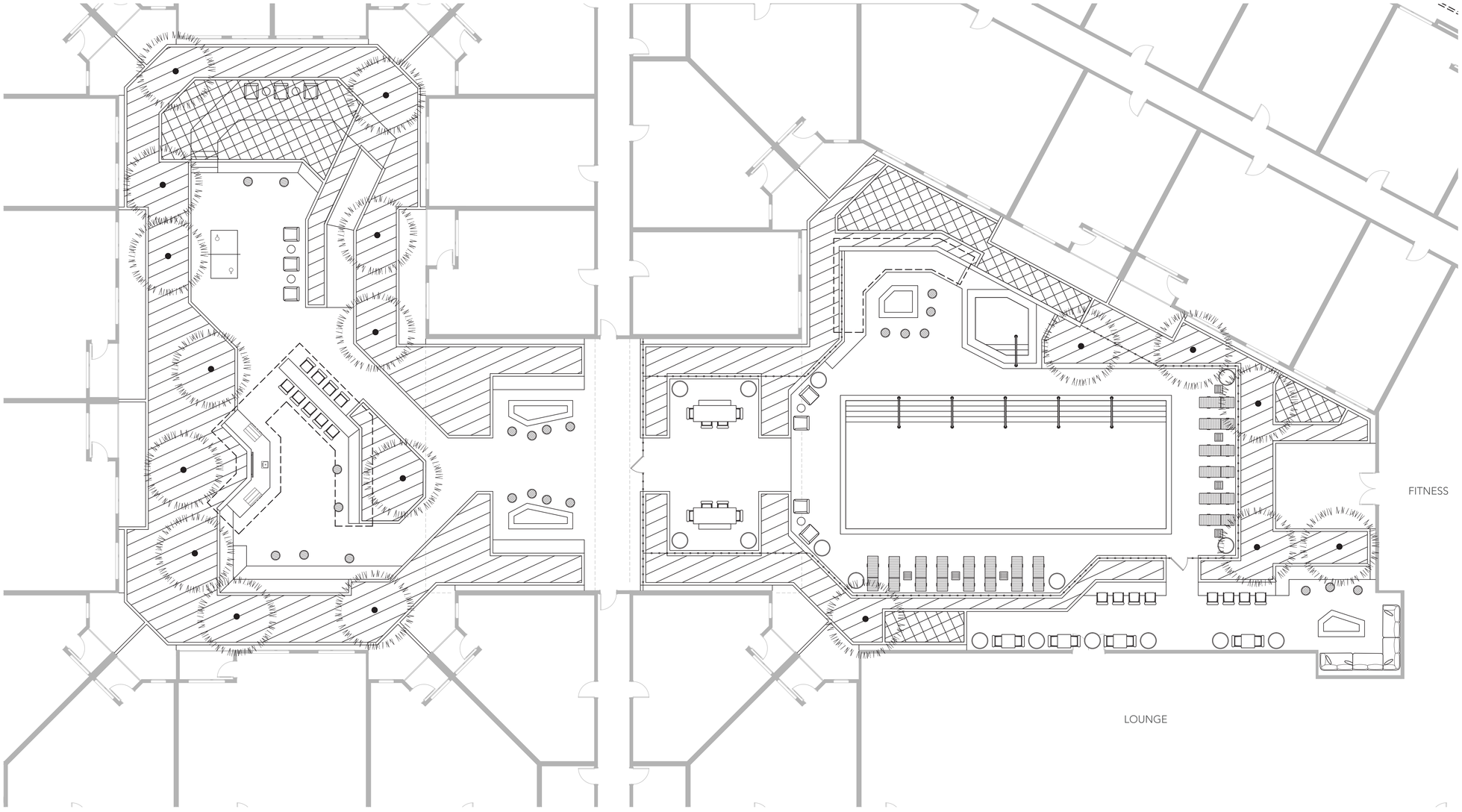
3DE ARCHITECTURE | PACIFIC DVLPMNT | URBAN ARENA

CREEKSIDE CAMPBELL

CAMPBELL, CA

AUGUST 12, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o) 42.9 PROJECT TYPE Non-Residential 0.45

HYDROZONE #/ PLANTING DESCRIPTION[a]	PLANT FACTOR (PF)	IRRIGATION METHOD[b]	IRRIGATION EFFICIENCY (IE)[c]	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)[d]
REGULAR LANDSCAPE AREAS							
GROUND- ML1- SHRUBS	0.35	DRIP	0.81	0.43	32162	13897	369637
GROUND- L1- SHRUBS (BIORETENTION)	0.2	DRIP	0.81	0.25	2690	664	17666
GROUND- M1- TREES	0.5	DRIP	0.81	0.62	384	237	6305
LEVEL 4- ML1- SHRUBS	0.35	DRIP	0.81	0.43	4651	2010	53454
LEVEL 4- L1- SHRUBS (BIORETENTION)	0.2	DRIP	0.81	0.25	1003	248	6587
LEVEL 4- M1- TREES	0.5	DRIP	0.81	0.62	288	178	4729
LEVEL 4- H1- POOL & SPA	1		1	1.00	1535	1535	40828
ROOF DECK- ML1- SHRUBS	0.35	DRIP	0.81	0.43	405	175	4655
ROOF DECK- M1- TREES	0.5	DRIP	0.81	0.62	48	30	788
				TOTALS	43166	18973	504648
						ETWU TOTAL	504648
			MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)[e]				516658

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	18973
TOTAL AREA	43166
AVERAGE ETAF	0.44
ALL LANDSCAPE AREAS	
TOTAL ETAF X AREA	18973
TOTAL AREA	43166
AVERAGAE ETAF	0.44

OF TREE - 18

DRIP SHRUB - 4939 SQ FT

DRIP BASIN - 1003 SQ FT

0′ 10′ 20′

PROJ NORTH / TRUE NORTH

LEVEL 4 IRRIGATION PLAN

1′=10′ - 0″

L5

3DE ARCHITECTURE PACIFIC DVLPMNT

URBAN ARENA

CREEKSIDE CAMPBELL

CAMPBELL, CA

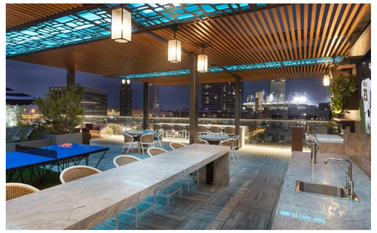
AUGUST 12, 2026

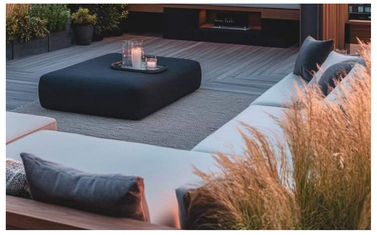
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

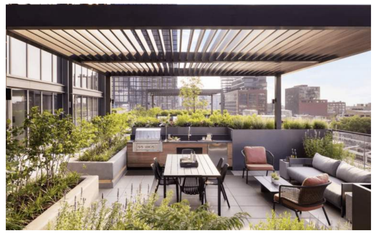
CONCEPTUAL IMAGERY













REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1	ENHANCED PAVING A
2	PLANTER
3	OVERHEAD
4	SITE FURNISHING
5	BBQ AREA
6	MOUNTED TV
7	COBBLE
8	FIREPIT
9	BAR COUNTER
10	STRING LIGHTS & POLE
11	SEATWALL

CONCEPT PLANT SCHEDULE

TREE
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD

TYPICAL PLANTING AREA GRASSES & SHRUBS
ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE
DIANELLA CAERULEA 'DBB03' / CASSA BLUE™ FLAX LILY
FESTUCA MAIREI / ATLAS FESCUE
LOMANDRA CONFERTIFOLIA 'POM POM' / SHORTY MAT RUSH
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY' / VARIEGATED DWARF MAT RUSH
SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY



0′ 4′ 8′

PROJ NORTH
TRUE NORTH

ROOF DECK LANDSCAPE PLAN

1′=1/4′ - 0″

L6

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

CALIFORNIA WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET_o)		42.9	PROJECT TYPE	Non-Residential			0.45
HYDROZONE #/ PLANTING DESCRIPTION[A]	PLANT FACTOR (PF)	IRRIGATION METHOD[D]	IRRIGATION EFFICIENCY (IE)[E]	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)[F]
REGULAR LANDSCAPE AREAS							
GROUND- ML1- SHRUBS	0.35	DRIP	0.81	0.43	32162	13897	369637
GROUND- L1- SHRUBS (BIORETENTION)	0.2	DRIP	0.81	0.25	2690	664	17666
GROUND- M1- TREES	0.5	DRIP	0.81	0.62	384	237	6305
LEVEL 4- ML1- SHRUBS	0.35	DRIP	0.81	0.43	4651	2010	53454
LEVEL 4- L1- SHRUBS (BIORETENTION)	0.2	DRIP	0.81	0.25	1003	248	6587
LEVEL 4- M1- TREES	0.5	DRIP	0.81	0.62	288	178	4729
LEVEL 4- H1- POOL & SPA	1		1	1.00	1535	1535	40828
ROOF DECK- ML1- SHRUBS	0.35	DRIP	0.81	0.43	405	175	4655
ROOF DECK- M1- TREES	0.5	DRIP	0.81	0.62	48	30	788
				TOTALS	43166	18973	504648
					ETWU TOTAL		504648
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)[B]			516658

ETAF CALCULATIONS	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	18973
TOTAL AREA	43166
AVERAGE ETAF	0.44
ALL LANDSCAPE AREAS	
TOTAL ETAF X AREA	18973
TOTAL AREA	43166
AVERAGAE ETAF	0.44

OF TREE - 3

DRIP SHRUB - 405 SQ FT

SKY LOUNGE

0′ 4′ 8′

1′=1/4″ - 0″

PROJ NORTH / TRUE NORTH

ROOF DECK IRRIGATION PLAN

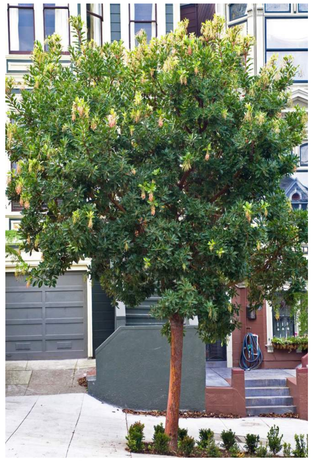
L7

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

TREES



OCTOBER GLORY RED MAPLE
ACER RUBRUM 'OCTOBER GLORY'



MARINA STRAWBERRY TREE
ARBUTUS X 'MARINA'



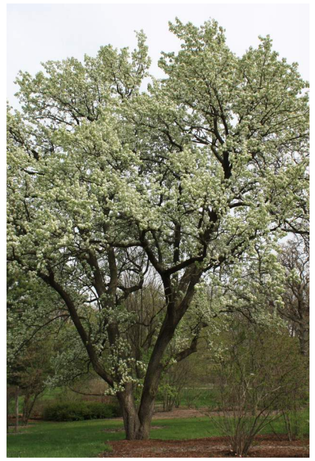
EDDIE'S WHITE WONDER DOGWOOD
CORNUS X 'EDDIE'S WHITE WONDER'



MAIDENHAIR TREE
GINKGO BILOBA



LONDON PLANE TREE
PLATANUS X ACERIFOLIA



CALLERY PEAR
PYRUS CALLERYANA



COAST LIVE OAK
QUERCUS AGRIFOLIA



ELEGANT WATER GUM
TRISTANIA LAURINA 'ELEGANT'

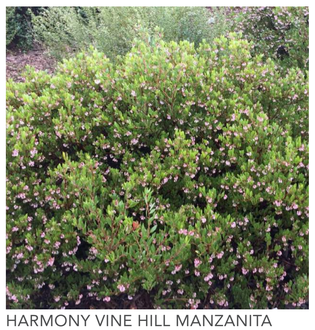
GRASSES AND SHRUBS



COUSIN IT LITTLE RIVER WATTLE
ACACIA COGNATA 'ACCOG01'



DWARF STRAWBERRY TREE
ARBUTUS UNEDO 'COMPACTA'



HARMONY VINE HILL MANZANITA
ARCTOSTAPHYLOS DENSIFLORA 'HARMONY'



EMERALD CARPET MANZANITA
ARCTOSTAPHYLOS x 'EMERALD CARPET'



BLONDE AMBITION BLUE GRAMMA
BOUTELOUA GRACILIS 'BLONDE AMBITION'



FOOTHILL SEDGE
CAREX TUMULICOLA



SKYLARK BLUEBLOSSOM
CEANOTHUS THYRSIFLORUS 'SKYLARK'



CASSA BLUE™ FLAXLILY
DIANELLA CAERULEA 'D8803'



BLUE FESCUE
FESTUCA GLAUCA



ATLAS FESCUE
FESTUCA MAIREI



SHORTY MAT RUSH
LOMANDRA CONFERTIFOLIA 'POM POM'



SEASCAPE MAT RUSH
LOMANDRA CONFERTIFOLIA 'SEASCAPE'



BREEZE™ MAT RUSH
LOMANDRA LONGIFOLIA 'BREEZE'



PLATINUM BEAUTY DWARF MAT RUSH
LOMANDRA LONGIFOLIA 'ROMA 13'



DEER GRASS
MUHLENBERGIA RIGENS



LITTLE OLLIE® OLIVE
OLEA EUROPAEA 'MONTRA'

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

GRASSES AND SHRUBS CONTINUED



XANADU PHILODENDRON
PHILODENDRON XANADU



WESTERN SWORD FERN
POLSTICHUM MUNITUM



CALIFORNIA COFFEEBERRY
RHAMNUS CALIFORNICA



TUSCAN BLUE ROSEMARY
ROSMARINUS OFFICINALIS
'TUSCAN BLUE'



AUTUMN SAGE
SALVIA GREGGII



HOT LIPS GRAHAM SAGE
SALVIA MICROPHYLLA 'HOT LIPS'



SNAKE PLANT
SANSEVIERIA TRIFASCIATA



BLUE FESCUE
FESTUCA GLAUCA



DE LA MINA LILAC VERBENA
VERBENA LILACINA 'DE LA MINA'



GREY BOX COAST ROSEMARY
WESTRINGIA FRUTICOSA
'GREY BOX'



MORNING LIGHT COAST ROSEMARY
WESTRINGIA FRUTICOSA
'MORNING LIGHT'



ZZ PLANT
ZAMIOCULCAS ZAMIIFOLIA

BIORETENTION BASIN GRASSES & SHRUBS



COMMON YARROW
ACHILLEA MILLEFOLIUM



TWIN PEAKS COYOTE BRUSH
BACCHARIS PILULARIS
'TWIN PEAKS'



LARGE CAPE RUSH
CHONDROPETALUM
ELEPHANTINUM



SMALL CAPE RUSH
CHONDROPETALUM TECTORUM



TUFTED HAIR GRASS
DESCHAMPSIA CESPITOSA



FORTNIGHT LILY
DIETES BICOLOR



CALIFORNIA GRAY RUSH
JUNCUS PATENS



DEER GRASS
MUHLENBERGIA RIGENS

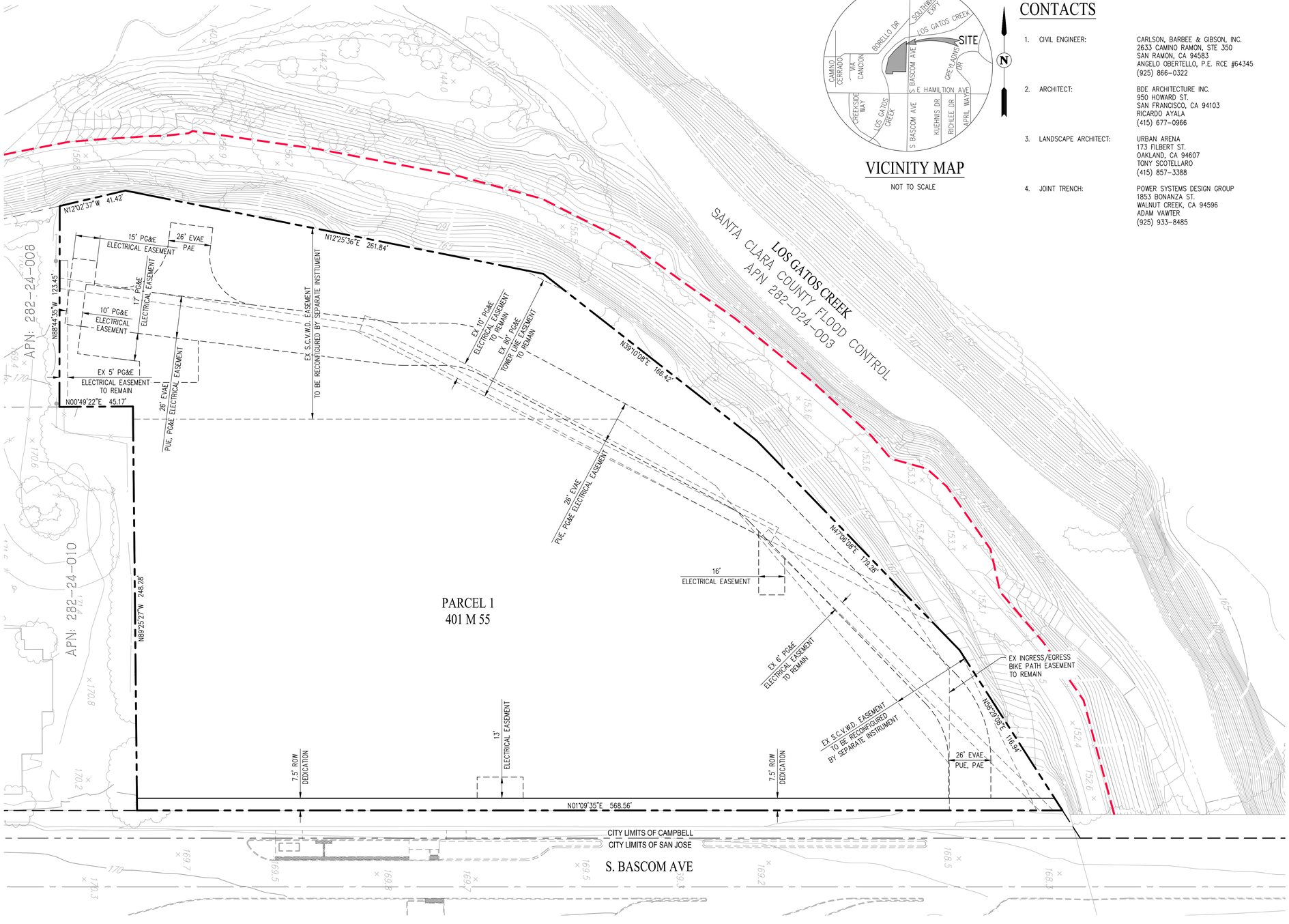


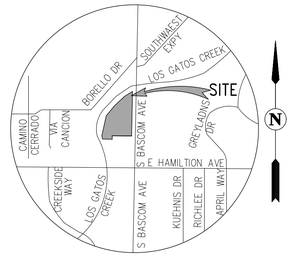
RED FLOWERING CURRANT
RIBES SANGUINEUM



AUTUMN MOOR GRASS
SESLERIA AUTUMNALIS

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.





VICINITY MAP

NOT TO SCALE

CONTACTS

1.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, STE 350 SAN RAMON, CA 94583 ANGELO OBERTELLO, P.E. RCE #64345 (925) 866-0322
2.	ARCHITECT:	BDE ARCHITECTURE INC. 950 HOWARD ST. SAN FRANCISCO, CA 94103 RICARDO AYALA (415) 677-0966
3.	LANDSCAPE ARCHITECT:	URBAN ARENA 173 FILBERT ST. OAKLAND, CA 94607 TONY SCOTELLARO (415) 857-3388
4.	JOINT TRENCH:	POWER SYSTEMS DESIGN GROUP 1853 BONANZA ST. WALNUT CREEK, CA 94596 ADAM VAWTER (925) 933-8485

GENERAL NOTES

1.	ASSESSORS PARCEL NO.	282-24-011
2.	PROJECT ADDRESS:	1475 SOUTH BASCOM AVE CAMPBELL, CA 95008
3.	SITE AREA:	3.56 AC± (GROSS) / 3.46 AC± (NET)
4.	PARCELS:	PARCEL 1 PER 401 M 55
5.	DWELLING UNITS:	444 RESIDENTIAL UNITS
6.	SITE DENSITY:	128.3 DU/AC
7.	EXISTING ZONING: PROPOSED ZONING:	COMMERCIAL CORRIDOR MIXED-USE (CC-MU) HIGH DENSITY RESIDENTIAL (HDR)
8.	EXISTING LAND USE: PROPOSED LAND USE:	COMMERCIAL CORRIDOR MIXED-USE APARTMENTS
9.	BASIS OF BEARINGS:	THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON A FOUND DRILLED HOLE IN A GRANITE MONUMENT LOCATED IN A MONUMENT WELL AT THE INTERSECTION OF HAMILTON AVENUE AND BASCOM AVENUE AND A FOUND DRILLED HOLE IN A GRANITE MONUMENT LOCATED IN A MONUMENT WELL ALONG BASCOM AVENUE, BEING NORTH 01°09'35" EAST AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 785 OF MAPS AT PAGES 1 THROUGH 34, SANTA CLARA COUNTY RECORDS.
10.	BENCHMARK:	NGS PID NO. HS3124 BENCHMARK DISK LOCATED 0.9 MILES NORTHEAST ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE CROSSING OF CAMPBELL AVENUE AT CAMPBELL. ABOUT 9 POLES NORTHEAST OF MILEPOLE 50, AT THE CROSSING OF BASCOM AVENUE, IN THE TOP OF THE CONCRETE BASE FOR THE NORTH LEG OF TOWER 0/4 OF A POWER TRANSMISSION LINE, 68 FEET SOUTHEAST OF THE SOUTHEAST RAIL, 60 FEET SOUTHWEST OF THE CENTER LINE OF THE AVENUE, ABOUT 2 FEET LOWER THAN THE TRACK, AND 2 FEET ABOVE THE GROUND. ELEVATION: 173.92 FEET (NAVD 88)
11.	EXISTING STRUCTURES:	ALL EXISTING BUILDINGS, STRUCTURES, AND PAVEMENT WITHIN THE PROJECT BOUNDARY TO BE REMOVED
12.	EXISTING UTILITIES:	EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED
13.	EXISTING TREES:	EXISTING TREES WITHIN THE PROJECT BOUNDARY WILL BE REMOVED, EXCEPT AS NOTED
14.	WALLS:	ALL WALLS WILL BE PRIVATELY OWNED AND PRIVATELY MAINTAINED
15.	LANDSCAPING:	ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED
16.	FLOOD ZONE:	ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0241H DATE: MAY 18, 2009
17.	WELLS ONSITE:	NONE
18.	PRIVATE UTILITIES:	ALL ONSITE STORM DRAIN IS PRIVATELY OWNED AND MAINTAINED. ALL ONSITE DOMESTIC WATER MAINS WILL BE PUBLIC UP TO EACH INDIVIDUAL METER OR FIRE SERVICE BACKFLOW DEVICE. ALL ONSITE SANITARY SEWER WILL BE PUBLIC TO THE UNIT CLEANOUT. PROJECT SHALL BE ALL ELECTRIC (NO GAS). UTILITY SIZING AND LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
19.	UTILITIES:	
	WATER	SAN JOSE WATER COMPANY
	SEWER	WEST VALLEY SANITATION DISTRICT
	STORM DRAIN	PRIVATE ON-SITE/SCVWD OFF-SITE
	GAS	PG&E
	ELECTRIC	PG&E
	TELEPHONE	AT&T
	CABLE TV	COMCAST
20.	DIMENSIONS:	ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
21.	EXISTING RIGHT OF WAYS:	THERE ARE NO EXISTING RIGHT OF WAYS WITHIN THE PROPERTY.

ABBREVIATIONS

AC	ACRES
APN	ACCESS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
DU	DWELLING UNITS
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SSE	SANITARY SEWER EASEMENT

LEGEND

- BOUNDARY
- CITY LIMIT LINE
- ADJACENT PARCEL LINE
- CREEK TOP OF BANK

0' 30' 60'

1"=30'

PROJ. NORTH
TRUE NORTH

COVER SHEET C0.0

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON RECORD INFORMATION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PACIFIC DEVELOPMENT GROUP IN AUGUST 2026.

DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

MARK H. WEHBER, P.L.S.
L.S. NO. 7960
EXPIRES 3/31/2028

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON A FOUND DRILLED HOLE IN A GRANITE MONUMENT LOCATED IN A MONUMENT WELL AT THE INTERSECTION OF HAMILTON AVENUE AND BASCOM AVENUE AND A FOUND DRILLED HOLE IN A GRANITE MONUMENT LOCATED IN A MONUMENT WELL ALONG BASCOM AVENUE, BEING NORTH 01°09'35" EAST AS SHOWN ON THE RECORD OF SURVEY MAP FILED IN BOOK 785 OF MAPS AT PAGES 1 THROUGH 34, SANTA CLARA COUNTY RECORDS.

BENCHMARK:

NGS PID NO. HS3124
BENCHMARK DISK LOCATED 0.9 MILES NORTHEAST ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE CROSSING OF CAMPBELL AVENUE AT CAMPBELL. ABOUT 9 POLES NORTHEAST OF MILEPOLE 50, AT THE CROSSING OF BASCOM AVENUE, IN THE TOP OF THE CONCRETE BASE FOR THE NORTH LEG OF TOWER 0/4 OF A POWER TRANSMISSION LINE, 68 FEET SOUTHEAST OF THE SOUTHEAST RAIL, 60 FEET SOUTHWEST OF THE CENTER LINE OF THE AVENUE, ABOUT 2 FEET LOWER THAN THE TRACK, AND 2 FEET ABOVE THE GROUND.
ELEVATION: 173.92 FEET (NAVD 88)

LEGEND

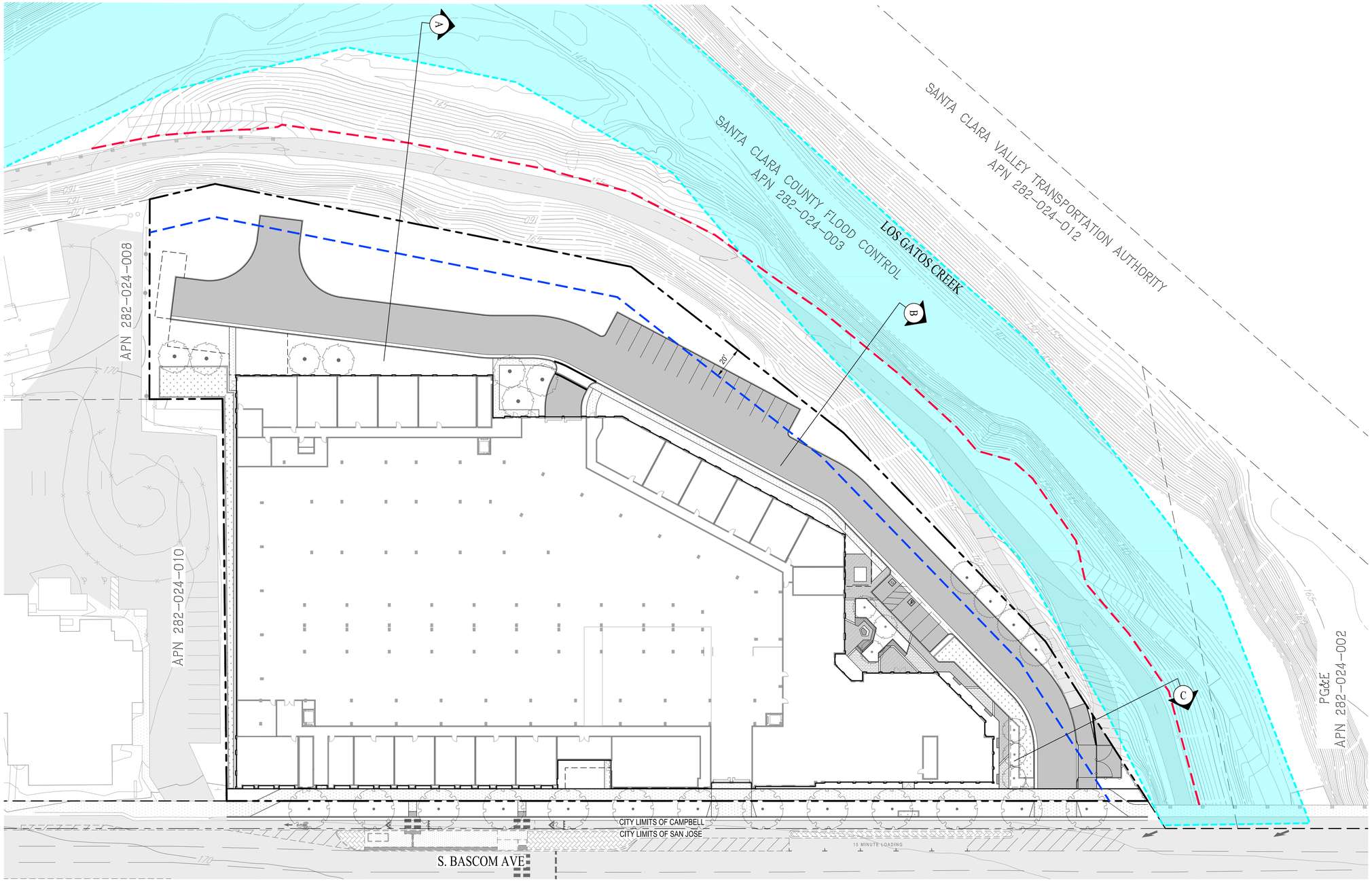
- BOUNDARY
- CITY LIMIT LINE
- EX RIGHT OF WAY
- ADJACENT PARCEL LINE
- CREEK TOP OF BANK
- PAVEMENT
- EXISTING SIDEWALK
- PG&E ELECTRICAL EASEMENT IN FAVOR OF CITY OF CAMPBELL PER INSTRUMENT NO. 402 OR 626
- PG&E ELECTRICAL EASEMENT IN FAVOR OF CITY OF CAMPBELL PER INSTRUMENT NO. 8626 OR 310
- FLOOD CONTROL/STORMWATER DRAINAGE EASEMENT IN FAVOR OF SANTA CLARA VALLEY WATER DISTRICT PER INSTRUMENT D 757 P 660
- PG&E TOWER LINE EASEMENT IN FAVOR OF CITY OF CAMPBELL PER INSTRUMENT NO. 4079 OR 175
- INGRESS/EGRESS BIKE PATH EASEMENT IN FAVOR OF CITY OF CAMPBELL PER INSTRUMENT L066 OR 1818

N12°02'37"W 41.42'
N88°44'35"W 123.45'
EX 5' PG&E ELECTRICAL EASEMENT TO REMAIN
N00°49'22"E 45.17'
EX CL POLE LINE EASEMENT TO BE QUITCLAIMED
N12°25'36"E 261.84'
EX ELECTRICAL TOWER
EX S.C.V.W.D. EASEMENT TO BE RECONFIGURED BY SEPARATE INSTUMENT
EX 15' PG&E ELECTRICAL EASEMENT TO REMAIN
EX 80' PG&E TOWER LINE EASEMENT TO REMAIN
N39°10'08"E 186.42'
N47°06'08"E 179.29'
EX 6' PG&E ELECTRICAL EASEMENT TO REMAIN
EX OL POLE LINE EASEMENT TO BE QUITCLAIMED
EX INGRESS/EGRESS BIKE PATH EASEMENT TO REMAIN
N58°23'08"E 116.94'
N89°25'27"W 248.28'
N01°09'35"E 568.56'
APN: 282-24-008
APN: 282-24-010
SANTA CLARA COUNTY FLOOD CONTROL
APN 282-024-003
LOS GATOS CREEK
PARCEL 1
401 M 55
CITY LIMITS OF CAMPBELL
CITY LIMITS OF SAN JOSE
15 MINUTE LOADING
S. BASCOM AVE

0' 20' 40'
1"=20'

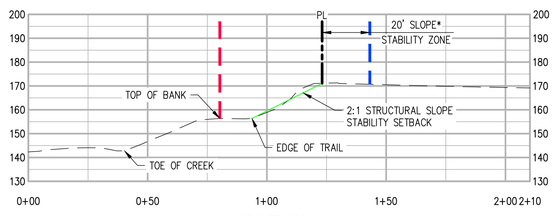
BOUNDARY & EXISTING CONDITIONS MAP C1.0

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

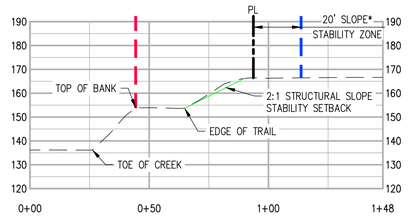


LEGEND

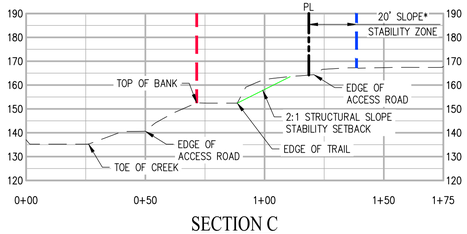
- PROJECT BOUNDARY
- TOP OF BANK
- SLOPE STABILITY SETBACK
- FEMA FLOOD PLAIN ZONE A
- CITY LIMIT LINE
- RIGHT OF WAY
- ADJACENT PARCEL LINE



SECTION A



SECTION B



SECTION C

*20' SLOPE STABILITY ZONE SETBACK PER SCVWD GUIDELINES & STANDARDS FOR LAND USE NEAR STREAMS CHAPTER 3B SECTION II.B.1.2) (REVISED JULY 2006)

0' 30' 60'

1"=30'

CREEK SETBACKS

C2.0

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- EX 8" SS — EXISTING SANITARY SEWER PIPE
- EX 42" SD — EXISTING STORM DRAIN PIPE
- EX 8" W — EXISTING WATER PIPE
- EXISTING MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- OHW — EXISTING OVERHEAD WIRES
- EXISTING SIDEWALK
- EXISTING PAVEMENT/CONCRETE TO BE DEMOLISHED
- EXISTING STRUCTURES TO BE DEMOLISHED
- EXISTING UTILITY TO BE DEMOLISHED
- EXISTING TREE TO BE REMOVED

NOTE:
EXISTING TREE WITHIN PROPERTY LINE WILL BE REMOVED.

APN: 282-24-008

APN: 282-24-010

SANTA CLARA COUNTY FLOOD CONTROL
APN 282-024-003

LOS GATOS CREEK

EXISTING OHW TO BE PRESERVED

EXISTING HIGH VOLTAGE TOWER TO BE PRESERVED

EXISTING FENCE TO BE PRESERVED

EXISTING POLES TO BE PRESERVED

EXISTING FENCE TO BE PRESERVED

EXISTING POLES TO BE PRESERVED

EXISTING OHW TO BE UNDERGROUND

EXISTING PG&E WIRE TO BE DEMOLISHED

EXISTING PARKING LOT LIGHT TO BE DEMOLISHED

EXISTING POLES AND GUY WIRES TO BE DEMOLISHED

EXISTING PARKING LOT LIGHT TO BE DEMOLISHED

EXISTING PAVEMENT TO BE DEMOLISHED

EXISTING TRANSFORMER TO BE DEMOLISHED

EXISTING BUILDING TO BE DEMOLISHED

EXISTING FENCE TO BE PRESERVED

EXISTING PARKING LOT LIGHT TO BE DEMOLISHED

EXISTING PARKING LOT LIGHT TO BE DEMOLISHED

EXISTING ELEC BOX TO REMAIN

EXISTING PAVEMENT TO BE DEMOLISHED

EXISTING TRAIL AND MAINTENANCE ROAD TO BE REMAINED

EXISTING GAS SERVICE TO BE CUT AND CAPPED AT THE PROPERTY LINE

EXISTING PARKING LOT LIGHT TO BE DEMOLISHED

DEMO 85 LF EX RETAINING WALL

DEMO 52 LF EX FENCE

EXISTING TRAIL AND MAINTENANCE ROAD TO BE DEMOLISHED

EXISTING MALL SIGN TO BE DEMOLISHED

EXISTING TREE TO BE REMOVED (TYP)

EXISTING TELECOM BOX TO BE PRESERVED

EXISTING SIDEWALK TO BE DEMOLISHED

EXISTING ELECTRICAL SERVICE TO BE CUT AND CAPPED AT PROPERTY LINE

EXISTING WATER AND FIRE SERVICES AND APPURTENANCES TO BE DEMOLISHED

EXISTING DRIVEWAY TO BE DEMOLISHED

EXISTING FIRE HYDRANT TO BE PRESERVED

EXISTING ELEC BOX TO REMAIN

EXISTING TRAFFIC BOX TO BE PRESERVED

EXISTING MAILBOX TO BE RELOCATED

EXISTING TELECOM BOX TO BE PRESERVED

EXISTING ELEC BOX TO BE PRESERVED

EXISTING ELEC VAULT TO BE PRESERVED

EXISTING STREET LIGHT AND FIRE HYDRANT TO BE PRESERVED

EXISTING STREET LIGHT BOX TO BE PRESERVED

EXISTING STREET LIGHT TO BE PRESERVED

EXISTING SANITARY SEWER FACILITIES TO BE PRESERVED

EXISTING TELECOM BOX TO BE PRESERVED

EXISTING STREET LIGHT TO BE PRESERVED

CITY LIMITS OF CAMPBELL

CITY LIMITS OF SAN JOSE

S. BASCOM AVE

15 MINUTE LOADING

EX 6" SS

EX 15" SD

EX 12" SD

EX ELEC

EX GAS

EX W

0' 20' 40'

1"=20'

DEMOLITION PLAN

C3.0

CREEKSIDE CAMPBELL

AUGUST 12, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

LEGEND

- ACCESSIBLE PARKING STALL
- EV PARKING STALL
- ELECTRIC VEHICLE AND ACCESSIBLE PARKING SPACE
- STANDARD PARKING SPACE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		RIGHT OF WAY
		CITY LIMIT LINE
		ADJACENT PARCEL LINE
		CREEK TOP OF BANK
		SLOPE STABILITY SETBACK
		ASPHALT PAVEMENT
		CONCRETE SIDEWALK
		STORMWATER FACILITY
		PAVERS (S.L.P.)
		TREE (S.L.P.)

PRELIMINARY GUEST PARKING SUMMARY

PARKING TYPE	PROPOSED
ACCESSIBLE (INCLUDES 1 EV)	2
STANDARD	18
TOTAL	20

EX ELECTRICAL TOWER
APN: 282-24-008
APN: 282-24-010
15' PG&E ELEC ESMT
26' EVAE PAE
70'
120'
10' PG&E ELEC ESMT
26' EVAE PG&E ELEC ESMT
17' PG&E ELEC ESMT
EX 5' PG&E ELEC ESMT
EX S.C.V.W.D. EASEMENT TO BE RECONFIGURED BY SEPARATE INSTUMENT
82.1'
10'
4.5' S/W
22' TC-TC
EX 10' PG&E ELEC ESMT
EX 80' PG&E TOWER LINE EASEMENT
18' TYP
8.5' TYP
4.5' S/W
6.6' LS
26'
42.5'
26' EVAE PG&E ELEC ESMT
16' PG&E ELEC ESMT
9'
8'
9'
18' TYP
8.5' TYP
RECONFIGURED S.C.V.W.D. EASEMENT
EX 6' PG&E ELEC ESMT
157.6'
EX INGRESS/EGRESS BIKE PATH EASEMENT TO REMAIN
CHAIN LINK FENCE
10' TRAIL
MAINTENANCE ROAD ACCESS GATE
15' MAINTENANCE ROAD ACCESS
7' LS
5.6'
7.5' R/W DEDICATION
7' S/W
13' ELECTRICAL EASEMENT
10' LS
7.5' R/W DEDICATION
7' S/W
10' LS
CITY LIMITS OF CAMPBELL
CITY LIMITS OF SAN JOSE
24.5' DRIVEWAY
47' PL-CL
15 MINUTE LOADING
26' DRIVEWAY
S. BASCOM AVE
SANTA CLARA COUNTY FLOOD CONTROL APN 282-024-003
LOS GATOS CREEK
091
165
110
120
130
140
150
175
G C4.1
B C4.1
C C4.1
H C4.1
D C4.1
F C4.1
E C4.1
A C4.1

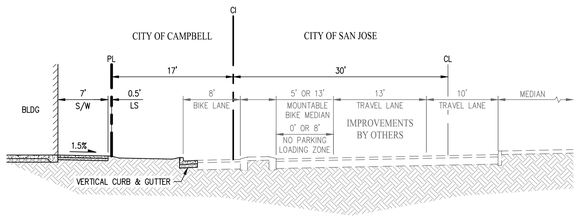
0' 20' 40'

1"=20'

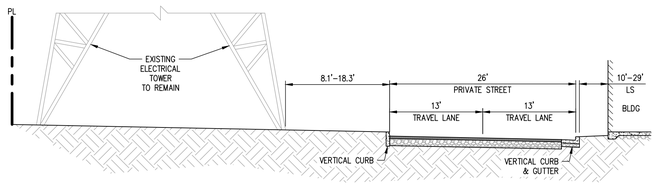
PRELIMINARY SITE PLAN

C4.0

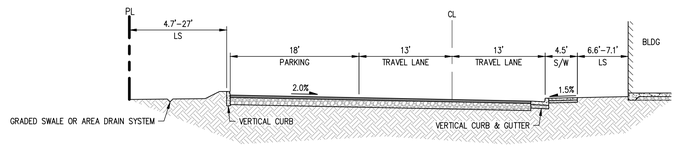
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



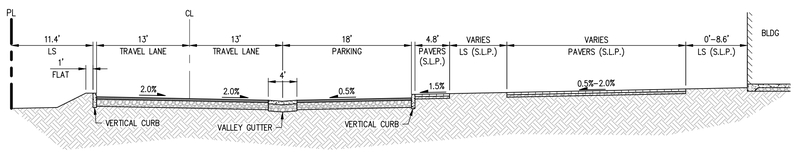
SECTION A
SOUTH BASCOM AVE
NOT TO SCALE



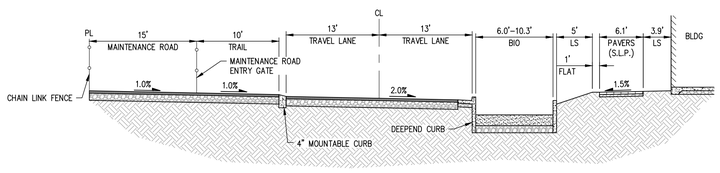
SECTION B
TYPICAL 26' ALLEY
NOT TO SCALE



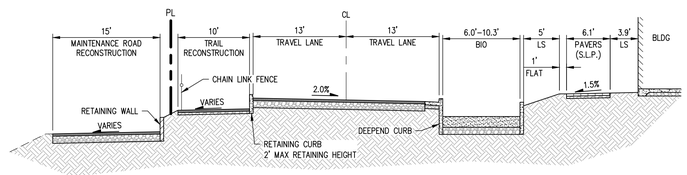
SECTION C
TYPICAL 26' ALLEY WITH CREEKSIDE PARKING
NOT TO SCALE



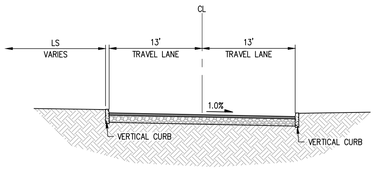
SECTION D
TYPICAL 26' ALLEY WITH PARKING
NOT TO SCALE



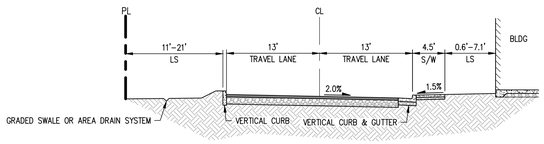
SECTION E
TYPICAL 26' ALLEY BY MAINTENANCE ROAD DRIVEWAY
NOT TO SCALE



SECTION F
TYPICAL 26' ALLEY BY TRAIL AND MAINTENANCE ROAD
NOT TO SCALE



SECTION G
TYPICAL EVA TURN-AROUND
NOT TO SCALE



SECTION H
TYPICAL 26' ALLEY
NOT TO SCALE

NOTE:
SEE PRELIMINARY SITE PLAN ON SHEET C4.0 FOR EASEMENT LOCATIONS.

0' 20' 40'
1"=20'

PROJ NORTH
TRUE NORTH

PRELIMINARY SITE PLAN SECTIONS C4.1

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

EARTHWORK SUMMARY

CUT (CY)	3,250
FILL (CY)	3,000
NET (CY)	6,250

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		RIGHT OF WAY
		CITY LIMIT LINE
		ADJACENT PARCEL LINE
		ACCESSIBLE PATH OF TRAVEL
EX 12" SD	12" PSD	STORM DRAIN PIPE
	AD	AREA DRAIN PIPE
		STORM DRAIN MANHOLE
		CATCH BASIN
		FIELD INLET
		CURB CUT
		AREA DRAIN
		PAVEMENT
		SIDEWALK
		STORMWATER FACILITY
		OVERLAND RELEASE ARROW
		RETAINING WALL
		CHAIN LINK FENCE

APN 282-024-008

APN 282-024-010

LOS GATOS CREEK

SANTA CLARA COUNTY FLOOD CONTROL

APN 282-024-003

TSM 169.2

TSM 165.0

FFE 170.0
P 169.0

FFE 170.0
P 169.0

FFE 167.0

RAMP INTERNAL TO BLDG

RAMP INTERNAL TO BLDG

EXISTING PG&E ELECTRICAL TOWER

DEEPEND CURB (2" MAX RETAINING HEIGHT)

RETAINING WALL (2' MAX RETAINING HEIGHT)

4" MOUNTABLE CURB

TO CREEK OUTFALL

CITY LIMITS OF CAMPBELL

CITY LIMITS OF SAN JOSE

S. BASCOM AVE

15 MINUTE LOADING

PARKWAY STRIP DEPRESSED 3" BELOW TC FOR STORMWATER COMPLIANCE

SELF-RETAINING AREA DRAIN INLET

7.5' ROW DEDICATION

0' 20' 40'

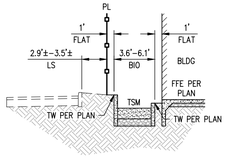
1"=20'

PRELIMINARY GRADING & DRAINAGE PLAN C5.0

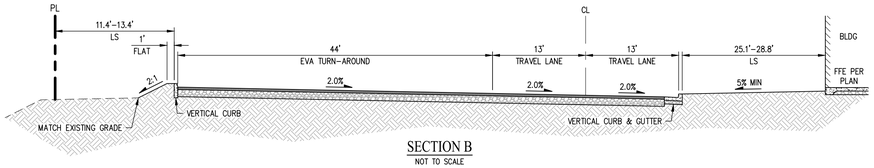
CREEKSIDE CAMPBELL

AUGUST 12, 2026

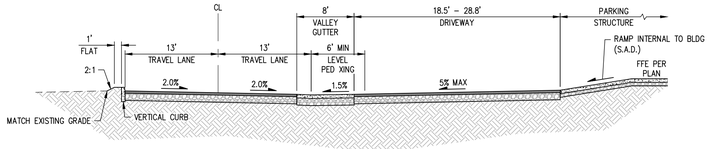
All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



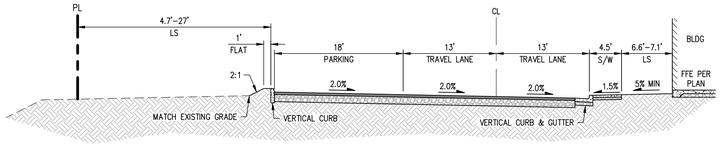
SECTION A
NOT TO SCALE



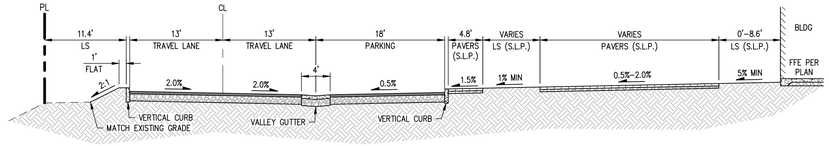
SECTION B
NOT TO SCALE



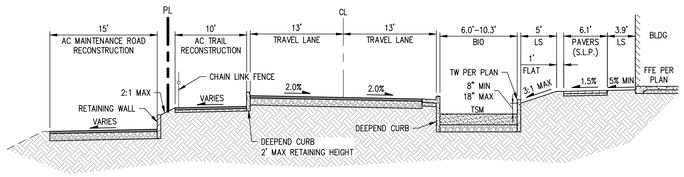
SECTION C
NOT TO SCALE



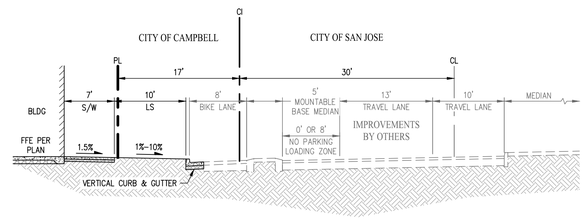
SECTION D
NOT TO SCALE



SECTION E
NOT TO SCALE



SECTION F
NOT TO SCALE



SECTION G
NOT TO SCALE

0' 20' 40'

1"=20'

PRELIMINARY GRADING SECTIONS C5.1

CREEKSIDE CAMPBELL

AUGUST 12, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

ABBREVIATIONS

APN	ACCESS PARCEL NUMBER
BPA	BACKFLOW PREVENTER ASSEMBLY
CO	CLEAN OUT
DW	DOMESTIC WATER
EX	EXISTING
FW	FIRE WATER
FH	FIRE HYDRANT
JT	JOINT TRENCH
LAT	LATERAL
MH	MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
TG	TOP OF GRATE ELEVATION
TSM	TOP OF SOIL MIX

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		RIGHT OF WAY
		CITY LIMIT LINE
		ADJACENT PARCEL LINE
		EX CREEK TOP OF BANK
EX WT		WATER PIPE
	4" DW	DOMESTIC WATER PIPE
	8" FW	FIRE WATER PIPE
	4" AD	AREA DRAIN PIPE
		AREA DRAIN
	12" PSD	STORM DRAIN PIPE
		STORM DRAIN CATCH BASIN
		WATER METER
		WATER BACKFLOW PREVENTER
		WATER VALVE
		STORM DRAIN FIELD INLET
		FIRE HYDRANT
EX 30"SS	8" SS	SANITARY SEWER PIPE
		SANITARY SEWER/STORMDRAIN MANHOLE
		CURB CUT
		SANITARY SEWER CLEANOUT
		JOINT TRENCH
	7	ELECTRIC BOX

APN 282-024-008

APN 282-024-010

SANTA CLARA COUNTY FLOOD CONTROL
APN 282-024-003

LOS GATOS CREEK

15' PG&E ELECTRICAL EASEMENT

10' PG&E ELECTRICAL EASEMENT

17' PG&E ELECTRICAL EASEMENT

EXISTING PG&E ELECTRICAL TOWER

SDMH RIM 170.4
INV 12" SD IN 163.5
INV 12" SD OUT 163.5

SDMH RIM 169.0
INV 12" SD IN 162.7
INV 12" SD OUT 162.7

SDMH RIM 168.7
INV 12" SD IN 162.5
INV 12" SD OUT 162.5

SDMH RIM 168.5
INV 12" SD IN 162.4
INV 12" SD IN 162.4
INV 12" SD OUT 162.4

SDMH RIM 167.8
INV 12" SD IN 163.7
INV 12" SD OUT 163.7

SDFI TG 169.7
TSM 169.2
INV 12" SD IN 164.1
INV 12" SD OUT 164.1

FH CONNECTED TO BUILDING FIRE SPRINKLER SYSTEM

SD STUB
INV 12" SD 162.8
CONNECT TO BUILDING PLUMBING

PUE 26' EVAE ELECTRICAL EASEMENT

EX NO. 7 BOX TO REMAIN

FH CONNECTED TO BUILDING FIRE SPRINKLER SYSTEM

16' PG&E ELECTRICAL EASEMENT

SDMH RIM 167.0
INV 12" SD IN 161.5
INV 12" SD OUT 161.5

SDFI TG 169.7
TSM 169.2
INV 12" SD OUT 164.7

SDMH RIM 166.2
INV 12" SD IN 160.3
INV 12" SD IN 160.3
INV 12" SD OUT 160.3

SDFI TG 165.5
TSM 165.0
INV 12" SD OUT 160.4

SDMH RIM 166.5
INV 12" SD IN 160.0
INV 12" SD OUT 160.0

SDFI TG 168.6
INV 12" SD IN 162.5
INV 12" SD OUT 162.5

SDFI TG 165.5
TSM 165.0
INV 12" SD OUT 160.0

SDMH RIM 168.0
INV 12" SD IN 159.1
INV 12" SD IN 159.1
INV 15" SD OUT 159.1

EX SDMH RIM 168.5
INV 15" SD IN 158.8
INV 15" SD IN 158.1
INV 15" SD OUT 158.1

TO CREEK OUTFALL

EX SSMH RIM 169.7
INV 6" SS IN 159.7
INV 6" SS OUT 159.7

4" DOMESTIC WATER SERVICE

FIRE PUMP ROOM

8" FIRE WATER SERVICE

7.5' ROW DEDICATION

EXISTING TELECOM BOX TO BE PRESERVED

SELF-RETAINING AREA DRAIN INLET (TYP)

12" PUE

6" SS SERVICE

EXISTING GAS LINE TO BE CAPPED

EX TELECOM FACILITIES

1.5" MAX IRR SERVICE

SSMH RIM 169.3
INV 6" SS IN 161.5
INV 6" SS IN 161.5
INV 6" SS OUT 161.5

EX SSMH RIM 169.4
INV 6" SS IN 161.8
INV 6" SS OUT 161.7

SDFI TG 168.10
TSM 167.6
INV 12" SD OUT 162.6

EX FIRE HYDRANT

EX STREETLIGHT VAULT

EX STREETLIGHT VAULT

EX SDFI TG 152.0
INV 15" SD IN 148.8
INV 15" SD OUT 148.6

EX SDCB TC 169.2
INV 12" SD OUT 165.6

CITY LIMITS OF CAMPBELL

CITY LIMITS OF SAN JOSE

S. BASCOM AVE

SDFI TG 168.2
INV 12" SD IN 162.5
INV 12" SD OUT 162.5

SDMH RIM 169.3
INV 12" SD IN 161.4
INV 12" SD IN 161.4
INV 12" SD OUT 161.4

EX SDMH RIM 169.6
INV 12" SD IN 163.3
INV 12" SD IN 163.4
INV 12" SD OUT 163.2

EX SDMH RIM 168.4
INV 12" SD IN 160.1
INV 12" SD IN 163.2
INV 15" SD OUT 160.1

SELF-RETAINING AREA DRAIN INLET (TYP)

EX SL TO REMAIN (TYP)

EX ELEC VAULT

EX SSMH RIM 169.7
INV 6" SS IN 159.7
INV 6" SS OUT 159.7

SDFI TG 169.7
TSM 169.2
INV 12" SD OUT 164.7

0' 20' 40'

1"=20'

PRELIMINARY UTILITY PLAN

C6.0

CREEKSIDE CAMPBELL

AUGUST 12, 2026

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		RIGHT OF WAY
		CITY LIMIT LINE
		ADJACENT PARCEL LINE
		CREEK TOP OF BANK
		DRAINAGE MANAGEMENT AREA BOUNDARY
EX 12" SD	12" PSD	STORM DRAIN PIPE
	AD	AREA DRAIN PIPE
○	●	STORM DRAIN MANHOLE
□	■	CATCH BASIN
⊠	⧓	FIELD INLET
	⬭	CURB CUT
	◦	AREA DRAIN
		PAVEMENT
		SIDEWALK
		STORMWATER FACILITY
		SELF RETAINING AREA
	DMA#	DRAINAGE MANAGEMENT AREA DESIGNATION

APN 282-024-008

APN 282-024-010

APN 282-024-003

SANTA CLARA COUNTY FLOOD CONTROL

LOS GATOS CREEK

EXISTING PG&E ELECTRICAL TOWER

DMA1

DMA2

DMA3

DMA4

DMA5

DMA6

DMA7

DMA8

DMA9

IMP2

IMP3

IMP4

IMP5

IMP9

TO CREEK OUTFALL

CITY LIMITS OF CAMPBELL

CITY LIMITS OF SAN JOSE

S. BASCOM AVE

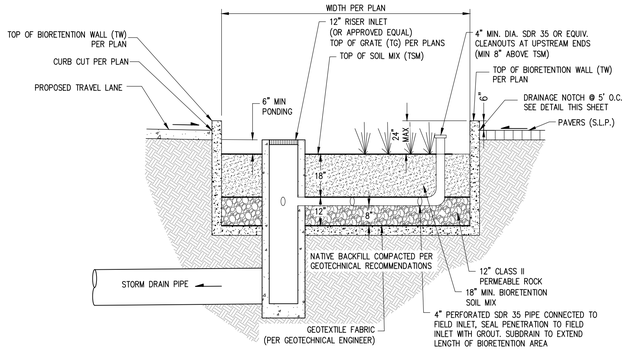
0' 20' 40'

1"=20'

PRELIMINARY STORMWATER CONTROL PLAN

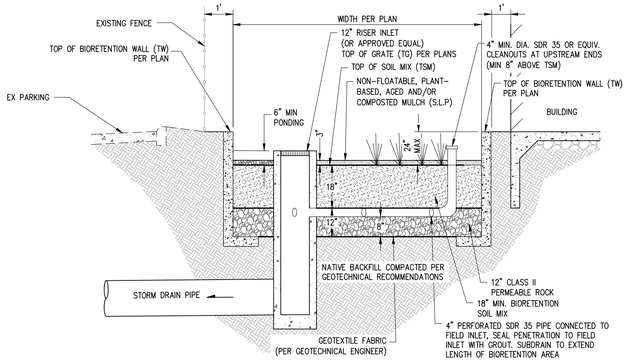
C7.0

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



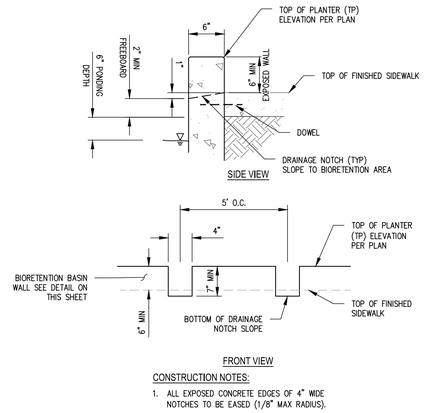
BIORETENTION AREA ADJACENT TO STREET

NOT TO SCALE



BIORETENTION AREA ADJACENT TO BUILDING

NOT TO SCALE



CONSTRUCTION NOTES:

1. ALL EXPOSED CONCRETE EDGES OF 4" WIDE NOTCHES TO BE EASED (1/8" MAX RADIUS).

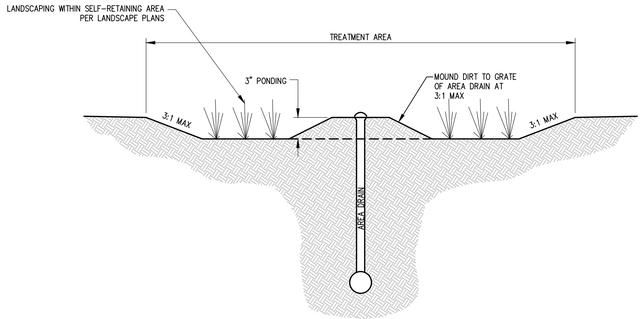
DRAINAGE NOTCH

NOT TO SCALE



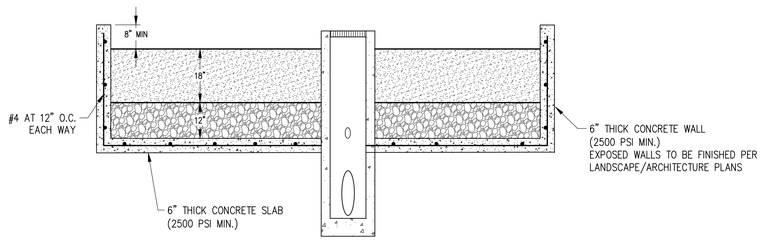
STORM DRAIN MARKER (OR APPROVED EQUAL)

NOT TO SCALE



SELF RETAINING AREA IN PARKWAY STRIP

NOT TO SCALE



RAISED FLOW-THROUGH PLANTER AT BUILDING COURTYARD

NOT TO SCALE

DRAINAGE MANAGEMENT AREA SUMMARY TABLE

DMA	TOTAL AREA (SF)	PROPOSED IMPERVIOUS AREA (SF)	PROPOSED PERVIOUS AREA (SF)	TREATMENT AREA PROVIDED (SF)	TREATMENT TYPE
1	18,326	323	18,003	0	SELF-TREATING
2	36,438	27,937	8,501	1,000	AT-GRADE BIORETENTION
3	59,832	50,436	9,396	1,695	AT-GRADE BIORETENTION
4	16,637	16,360	277	511	RAISED FLOW-THROUGH PLANTER (LOCATED IN BUILDING COURTYARD)
5	17,254	16,760	494	494	RAISED FLOW-THROUGH PLANTER (LOCATED IN BUILDING COURTYARD)
6	5,836	2,281	3,555	0	SELF-RETAINING
7	4,663	1,935	2,728	0	SELF-RETAINING
8	1,258	1,192	66	0 (IN-LIEU TREATMENT PROVIDED AT DMA 9)	N/A
9	1,236	1,200	36	36 (IN-LIEU TREATMENT FOR DMA 8)	AT-GRADE FLOW THROUGH PLANTER

0' 20' 40'

1"=20'

PRELIMINARY STORMWATER CONTROL PLAN DETAILS

C7.1

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.

PSD JOB#: 26-020

1475 SOUTH BASCOM

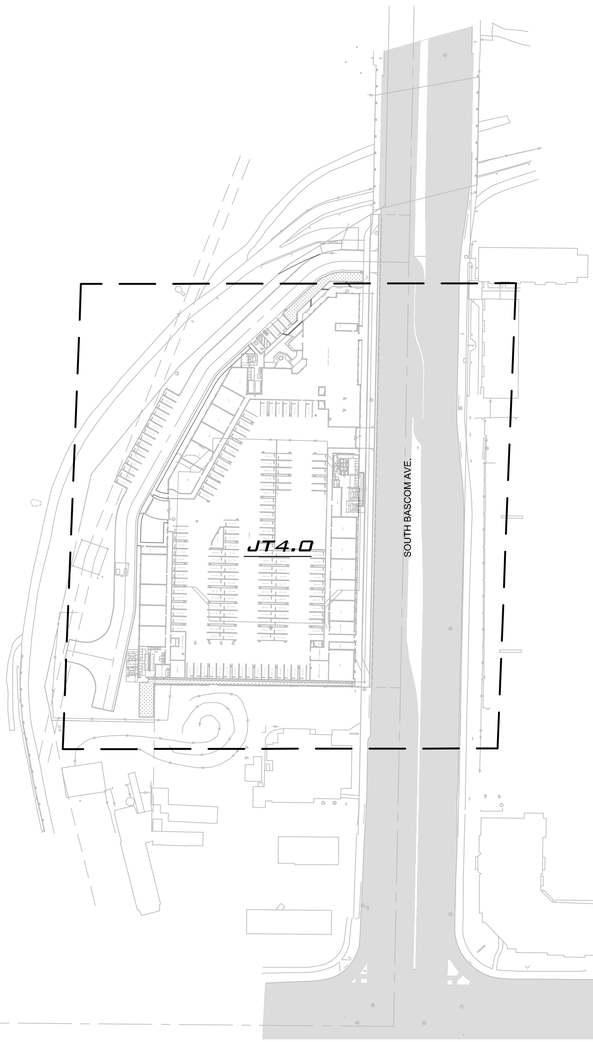
CITY CAMPBELL CALIFORNIA



VICINITY MAP
NOT TO SCALE

LEGEND

EX UG	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	106"x90" PAD, PG&E PAD MOUNT TRANSFORMER (STYLE IIE)
7	4'6"x8'6"x6'0" PG&E BOX (U.O.N)
PM2	PG&E L.B.J. PAD 72"X36"
(U.O.N.)	UNLESS OTHERWISE NOTED
(F.V.T.)	FULL VEHICULAR TRAFFIC RATING



INDEX MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES & DETAILS
JT3	JOINT TRENCH SECTIONS & DETAILS
JT4	JOINT TRENCH COMPOSITE PLAN

PG&E PM NO.	
ELECTRIC	
RULE 15:	
RULE 16:	
RULE 13:	
RELOC:	
WRO:	
GAS	
RULE 15:	
RELOC:	

PROJECT TEAM CONTACTS		
COMPANY	CONTACT	PHONE
CBG ENGINEERS	ANGELO O'BERTELLO	(925) 866-0322
PG&E		
PG&E ELEC DESIGN: C/O PSD	JERRY JONES	(925) 933-8485
POWER SYSTEMS DESIGN	ADAM VAWTER	(925) 933-8485

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

CERTIFIED BY:

REGISTERED PROFESSIONAL ENGINEER
DALE D. NEWKIRK
EXP. 6-30-28
C33388
CIVIL
STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION	BY

POWER SYSTEMS DESIGN
PSD GROUP
1855 BONANZA STREET
WALNUT CREEK, CA 94596
TEL: 925-933-8485
WWW.POWERSYSTEMSDESIGN.NET
PLANNING • TRANSMISSION • DISTRIBUTION • SUBSTATION • DRY UTILITY DESIGN

FILE: _____
DRAWN BY: RS
CHECKED BY: AV
SCALE: N/A

JOINT TRENCH COMPOSITE PLAN
1475 SOUTH BASCOM
CITY OF CAMPBELL CALIFORNIA

SHEET
JT1.0
OF 4 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

DATE LAST MODIFIED: 07-27-26 RS

PSD JOB#: 26-020

LABOR & CONSTRUCTION RESPONSIBILITY

JOINT TRENCH	P.G&E.	ELECTRIC	P.G&E.	GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING: EXCAVATE, BACKFILL AND COMPACT	☐	☐	☐	☐	☐	☐	■
GAS MATERIAL:							
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
ELECTRIC CABLE:							
SUPPLY	☐	☐	☐	☐	☐	☐	■
INSTALL	☐	☐	☐	☐	☐	☐	■
ELECTRIC CONDUIT:							
SUPPLY	☐	☐	☐	☐	☐	☐	■
INSTALL	☐	☐	☐	☐	☐	☐	■
ELECTRIC SPLICE BOXES:							
EXCAVATE	☐	☐	☐	☐	☐	☐	☐
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
ELECTRIC TFMR. ENCLS.:							
EXCAVATE	☐	☐	☐	☐	☐	☐	☐
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
ELECTRIC EQUIP. ENCLS.:							
EXCAVATE	☐	☐	☐	☐	☐	☐	☐
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
ELECTRIC TFMR. PADS:							
GRADE	☐	☐	☐	☐	☐	☐	■
SUPPLY	☐	☐	☐	☐	☐	☐	■
INSTALL	☐	☐	☐	☐	☐	☐	■
ELECTRIC SWITCH PADS:							
GRADE	☐	☐	☐	☐	☐	☐	■
SUPPLY	☐	☐	☐	☐	☐	☐	■
INSTALL	☐	☐	☐	☐	☐	☐	■
TELEPHONE CONDUIT:							
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
TELEPHONE CABLE:							
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
TELEPHONE SPLICE BOX:							
EXCAVATE	☐	☐	☐	☐	☐	☐	☐
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
TELEPHONE P.F.P. PADS:							
GRADE	☐	☐	☐	☐	☐	☐	☐
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
CATV CONDUITS:							
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐
CATV SPLICE BOXES:							
EXCAVATE	☐	☐	☐	☐	☐	☐	☐
SUPPLY	☐	☐	☐	☐	☐	☐	☐
INSTALL	☐	☐	☐	☐	☐	☐	☐

STREET LIGHTING SYSTEM

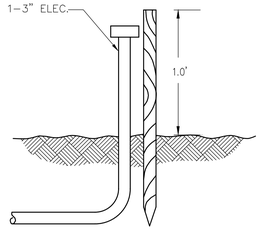
P.G.&E. RATE SCHEDULE: NA
INSTALL IN JOINT TRENCH: NA
INSTALL IN SEPARATE TRENCH: NA

	P.G&E.	CONTRACTOR
WIRE:		
SUPPLY	☐	☐
INSTALL	☐	☐
CONDUIT:		
SUPPLY	☐	☐
INSTALL	☐	☐
BASES	☐	☐
LUMINAIRES	☐	☐
SPLICE BOX	☐	☐
ST. LT. POLES	☐	☐

PARTICIPATING UTILITIES:
ELECTRIC COMPANY: PG&E
GAS COMPANY:
TELEPHONE COMPANY:
CATV COMPANY:

ADDITIONAL NOTES:
– ELECTRIC FACILITIES TO BE APPLICANT INSTALLED PER RULE 15 & 16

THE ■ ABOVE DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.

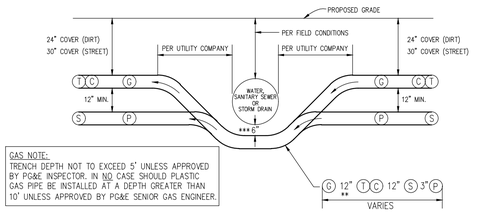


1. STUB ELEC. CONDUIT WITH PULL ROPE AND STAKE AS SHOWN.
2. CATV PED OR IRRIGATION CONTROLLER, WITH METERED SERVICE CABINET, AND PAD TO BE INSTALLED BY OTHERS. (SEE PLANS BY OTHERS.) J.T. CONTRACTOR TO INSTALL SERVICE CABLE TO METER. (REFER TO CITY STANDARDS)
3. TELEPHONE CABLE TO BE INSTALLED BY OTHERS IF APPLICABLE.

DETAIL 2 / N.T.S. / JT2

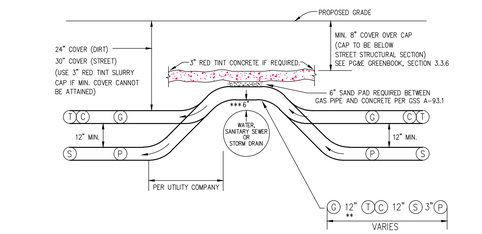
IRRIGATION CONTROLLER OR CATV METERED SERVICE PEDESTAL

N.T.S.



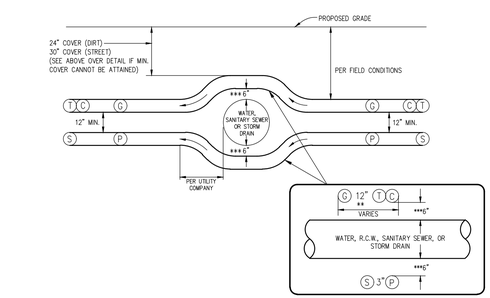
JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
ALTERNATE METHOD #1

* SEE MINIMUM COVER & CLEARANCE CHART



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
ALTERNATE METHOD #2

* SEE MINIMUM COVER & CLEARANCE CHART



JOINT TRENCH OVER/UNDER WATER, SANITARY SEWER OR STORM DRAIN
PREFERRED METHOD

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).

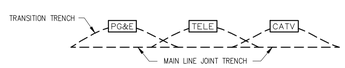
*** 6" MINIMUM REQUIRED BY PG&E–ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY. BED THE BOTTOM OF THE TRENCH WITH IMPORTED SAND, INSTALL THE CONDUIT AND/OR GAS PIPE, COVER THE FACILITY WITH THE SAME IMPORTED SAND AND MECHANICALLY COMPACT USING A VIBRATORY TYPE COMPACTOR.

JOINT TRENCH CONTRACTOR SHALL NOT ASSUME THAT ANY OF THE METHODS PROVIDED WILL BE ACCEPTABLE TO PG&E AND THE UTILITIES. J.T. CONTRACTOR IS REQUIRED TO COORDINATE WITH THE LOCAL INSPECTOR PRIOR TO INSTALLING DRY UTILITIES ACROSS WATER, RECYCLED WATER, SANITARY SEWER, STORM DRAIN, OR ANY OTHER FACILITY WITH ANY ISSUE RELATING TO COVERS LESS THAN THE MINIMUM OR COVERS REQUIRING SHOWING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.

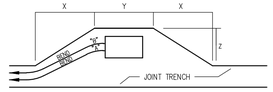
DETAIL 1 / N.T.S. / JT2

NOTE: CROSSING METHODS ARE NOT LIMITED TO THE ABOVE DETAILS. OTHER APPROVED CONFIGURATIONS MAY BE USED. CONTRACTOR TO VERIFY METHOD OF CROSSING WITH GOVERNING AGENCY AND/OR UTILITY COMPANIES AS REQUIRED PRIOR TO CONSTRUCTION.

JOINT TRENCH TRANSITION



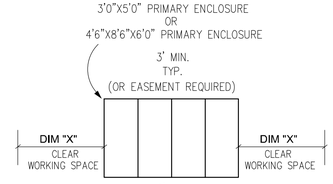
1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN–LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.



PRIMARY BOX SIZE	DISTANCE "X"	WHEN CONDUIT ENTERS BOX @ "A" "Y"	"Z"
3'x5'	24'	7'	5'
4'6"x8'6"	24'	11'	7'
PRIMARY BOX SIZE	DISTANCE "X"	WHEN CONDUIT ENTERS BOX @ "B" "Y"	"Z"
3'x5'	32'	7'	5'
4'6"x8'6"	32'	11'	7'

TYPICAL PRIMARY BOX EXCAVATION USING A CONDUIT SYSTEM

NOT TO SCALE



DIM "X"

3' MIN. 3'0"X5'0" ENCLOSURES
5' MIN. 4'6"X8'6"X6'0" ENCLOSURES

PG&E PRIMARY ENCLOSURE CLEARANCES

N.T.S.

SUBSTRUCTURE VERIFICATION STAMP:

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER, ALL COSTS TO RELOCATE OR RE–ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUP. VERIFY THE CORRECTED GRADE OF ALL ENCLOSURES AND BOXES AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED_____

DATED_____

GENERAL NOTES

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH P.G. & E. UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY OR COUNTY INSPECTORS.
3. NO BACK FILLING SHALL BE PERFORMED UNLESS THE INSPECTOR IS PRESENT OR THE TRENCHING AGENT HAS RECEIVED PRIOR CONSENT FROM THE INSPECTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL INSTALLATIONS INSPECTED PRIOR TO ANY BACK FILLING.
4. BACK FILL MATERIAL SHALL BE APPROVED BY THE PARTICIPATING UTILITIES, SOILS ENGINEER AND CITY OR COUNTY. CONSULT LOCAL AGENCIES FOR COMPACTION METHODS.
5. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES AND A SAND CUSHION FOR AT LEAST FOUR (4) INCHES MAY BE REQUIRED AS A PAD ON WHICH UTILITY FACILITIES CAN REST.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CONSTRUCTION DOCUMENTS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITIES INSTALLATIONS.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING PSD.
9. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
10. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO PSD AT THE TIME OF PREPARATION OF THESE PLANS. THEIR LOCATIONS HAVE NOT BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF WORK. CONTACT UNDERGROUND SERVICE ALERT AT LEAST (2) FULL WORKING DAYS IN ADVANCE AT 811.
11. THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA AND ALWAYS COMPLY WITH OSHA REQUIREMENTS.
12. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLIMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY PSD PRIOR TO STARTING WORK.
13. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY. LAYOUTS INDICATE OCCUPANCY ONLY AND DO NOT REPRESENT EXACT CONDUIT QUANTITIES OR SIZES.
14. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...) THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
15. THE QUANTITIES SHOWN ON THESE PLANS ARE ESTIMATES OF WHAT WILL ACTUALLY BE NEEDED TO COMPLETE THIS PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
16. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER (S).
17. PSD ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
18. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE (S) AT TIE IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
19. RECORD DRAWINGS TO BE PROVIDED BY CONTRACTOR AFTER INSTALLATIONS OF P. G. & E. 'S GAS AND ELECTRIC SYSTEMS (PRIOR TO PRIMARY SPLICING).
20. CITY OR COUNTY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH INSPECTOR ANY SERVICES TO BE ABANDONED.
21. CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
22. CLEARANCE:
    - 3' HORIZONTAL CLEARANCE MINIMUM FROM WET UTILITIES
    - 1' SEPARATION FROM FOREIGN ELECTRICAL UTILITIES
    - 2' SEPARATION FROM DRY NON–UTILITY FACILITIES

    NOTE: ADDITIONAL CLEARANCE MAYBE REQUIRED BY UTILITY, CITY, OR COUNTY. CLEARANCE MEASURED FROM EDGE OF FACILITIES. SEE PG&E GREENBOOK & UO STANDARD S5453 FOR REFERENCES AND ADDITIONAL INFORMATION.

DIAL TOLL FREE 1–800–227–2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

CERTIFIED BY:

REGISTERED PROFESSIONAL ENGINEER
DALE D. NEWKIRK
EXP. 6–30–28
C33388
CIVIL
STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION	BY

POWER SYSTEMS DESIGN PSD GROUP
1855 BONANZA STREET
WALNUT CREEK, CA 94596
TEL: 925-933-6485
WWW.POWERSYSTEMSDESIGN.NET
PLANNING • TRANSMISSION • DISTRIBUTION • SUBSTATION • DRY UTILITY DESIGN

FILE: _____
DRAWN BY: RS
CHECKED BY: AV
SCALE: N/A

JOINT TRENCH GENERAL NOTES AND DETAILS
1475 SOUTH BASCOM
CITY OF CAMPBELL CALIFORNIA

SHEET JT2.0 OF 4 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

DATE LAST MODIFIED: 07–27–26 RS

MINIMUM COVER & CLEARANCES
MINIMUM SEPARATION FROM

UTILITY		G	DU T	DB T	C	F	S	P	SL	MINIMUM COVER
G	(GAS)*	–	12"	12	12"	12"	6"	12"	6"	24"; 30" IN STREET
T	(TELEPHONE, DUCT)	12"	–	1"	1"	1"	12"	1"	12"	24"; 30" IN STREET
T	(TELEPHONE, DIRECT BURY)	12"	1	–	1	1"	12"	12	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	1"	12"	12"	12"	24"; 30" IN STREET
F	(FIBER)	12"	1"	1"	1"	–	12"	12"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	12"	1.5"	2"	1.5"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	12	2"	2"	2"	36"; 36" IN STREET
SL	(PUBLIC STREET LIGHT)	6"	12"	12"	12"	12"	1.5"	2"	1.5"	18"; 24" IN STREET

*MUST BE CONSIDERED A 'UTILITY' AS DEFINED IN UTILITY STANDARD S5453, "JOINT TRENCH."
NOTES 4, 5, 7 AND 13 ARE LOCATED IN UTILITY STANDARD S5453, EXHIBIT B, "JOINT TRENCH CONFIGURATIONS AND OCCUPANCY GUIDE."

**FOR EXCEPTIONS, REFER TO G.O. 128 RULE, SECTION B, ITEMS (1) AND (2)

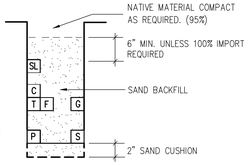
NOTES:

A. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.

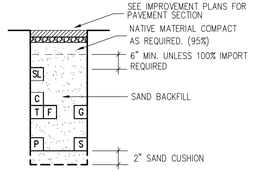
B. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUBBASE DISTURBANCE.

^ WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).

^ WHERE 6" GAS MAIN IS IN JOINT TRENCH 12" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.



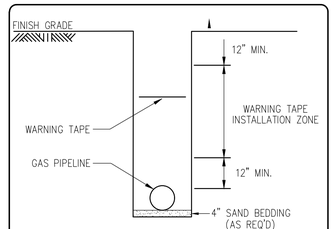
TRENCH IN DIRT AREA



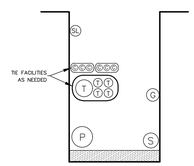
TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- G GAS
- P ELECTRIC PRIMARY
- S ELECTRIC SECONDARY
- T TELEPHONE
- C CATV
- F FIBER
- SL STREET LIGHT



GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION
N.T.S.



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH
N.T.S.

NOTE:

A. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATIONS WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS, OR REDUCED DIMENSIONS, MAY BE USED PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.

B. CONTRACTOR TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.

JOINT TRENCH OCCUPANCY GUIDE					
SECTION	G	T / F	C	S	P
A^	X	X	X	X	X
B^	X	X		X	X
C^	X		X	X	X
D^		X	X	X	X
E^	X			X	X
F^		X		X	X
G^			X	X	X
H^				X	X
I^	X	X	X		
J^	X	X			
K^	X		X		
L^		X	X		
M^	X	X	X	X	
N^	X	X		X	
O^	X		X	X	
P^		X	X	X	
Q^	X			X	
R^		X		X	
S^			X	X	
T^	X				
U^		X			
V^			X		
W^				X	
X#		X			

* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

^ THESE SECTIONS MAY OR MAY NOT CONTAIN FIBER

THIS SECTION CONTAINS ONLY FIBER CONDUIT

TYPICAL DISTRIBUTION TRENCH
Joint Trench - Franchise Area or P.U.E.

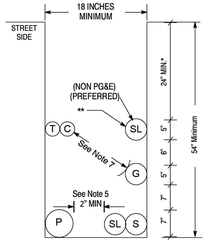
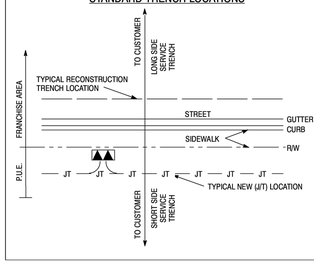


FIG. 1

Placement of the Distribution Trench within a P.U.E. is the preferred method. Trenching in the Franchise Area should only be used when a P.U.E. is unobtainable or otherwise infeasible.
* Increase cover to 30" in the street area (see Note 3).
** Separation must be 12" unless a reduction (6") is mutually agreed upon by affected utilities.

STANDARD TRENCH LOCATIONS



TYPICAL SERVICE TRENCH

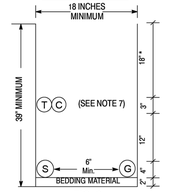


FIG. 2
(View facing Distribution Trench)

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS

			G	DUCT T	DB T	C	S	P
G	(GAS) SEE NOTES 4, 7 & 13		—	12"	12"	12"	6"	12"
T	(TELEPHONE) DUCT		12"	—	1"	1"	12"	12"
T	(TELEPHONE)	DIRECT BURY	12"	1"	—	1"	12"	12"
C	(CATV)		12"	1"	1"	—	12"	12"
S	(ELECTRIC SECONDARY)		6"	12"	12"	12"	1"	2"
P	(ELECTRIC PRIMARY)		12"	12"	12"	12"	2"	2"
SL	(STREETLIGHT)	SEE NOTE 5	6"	12"	12"	12"	1"	2"

SEPARATION AND CLEARANCE DEFINITIONS

Cover:
The term "cover" means the radial distance between the surface of an underground cable, conduit, pipe, or other substructure and the surface elevation (grade).

Backfill:
The term "backfill" refers to the materials used to refill a cut or other excavation, or the act of such refilling after any needed shading is performed.

Shading:
The term "shading" refers to the materials used to provide a measure of separation between facilities installed at different levels within an excavation or cut.

Lift:
The term "lift" is a layer of fill as spread or as compacted or a measurement of material depth that is the rated effective soil depth a compactor can achieve.

Bedding:
The term "bedding" refers to the materials installed beneath facilities at the bottom of a cut or other excavation and intended to provide support and/or protection for those facilities.

SEE UO S5453 FOR ADDITIONAL INFORMATION

THIS AREA INTENTIONALLY LEFT BLANK
FOR FUTURE USE

NOTE:

A.) CALL USA TO FIELD VERIFY EXISTING TRENCH LOCATION(S).
B.) COORDINATE TIE IN WITH UTILITY COMPANY AS REQUIRED.
C.) HAND DIG TO EXPOSE ALL EXISTING FACILITIES.

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

CERTIFIED BY:
REGISTERED PROFESSIONAL ENGINEER
DALE D. NEWKIRK
EXP. 6-30-28
C33388
CIVIL
STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION	BY

POWER SYSTEMS DESIGN
PSD GROUP
1855 BONANZA STREET
WALNUT CREEK, CA 94596
TEL: 925-933-6485
WWW.POWERSYSTEMSDESIGN.NET
PLANNING • TRANSMISSION • DISTRIBUTION • SUBSTATION • DRY UTILITY DESIGN

FILE #:
DRAWN BY: RS
CHECKED BY: AV
SCALE: N/A

JOINT TRENCH SECTIONS AND DETAILS
1475 SOUTH BASCOM
CITY OF CAMPBELL CALIFORNIA

SHEET
JT3.0
OF 4 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

DATE LAST MODIFIED: 07-27-26 RS

PSD JOB#: 26-020

STUB SERVICE COMPLETIONS BY APPLICANT:

CONTRACTOR TO TRENCH, INSTALL FACILITIES AND BACKFILL SERVICE COMPLETIONS.

R/W, P.U.E. & P.U.E. ACQUISITION NOTE:

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

JOINT TRENCH OCCUPANCY GUIDE					
SECTION	G	T / F	C	S	P
A*^	X	X	X	X	X
B*^	X	X		X	X
C*^	X		X	X	X
D*^		X	X	X	X
E*^	X			X	X
F*^		X		X	X
G*^			X	X	X
H*^				X	X
I^	X	X	X		
J^	X	X			
K^	X		X		
L^		X	X		
M^	X	X	X	X	
N^	X	X		X	
O^	X		X	X	
P^		X	X	X	
Q^	X			X	
R^		X		X	
S^			X	X	
T^	X				
U^		X			
V^			X		
W^				X	
X#		X			

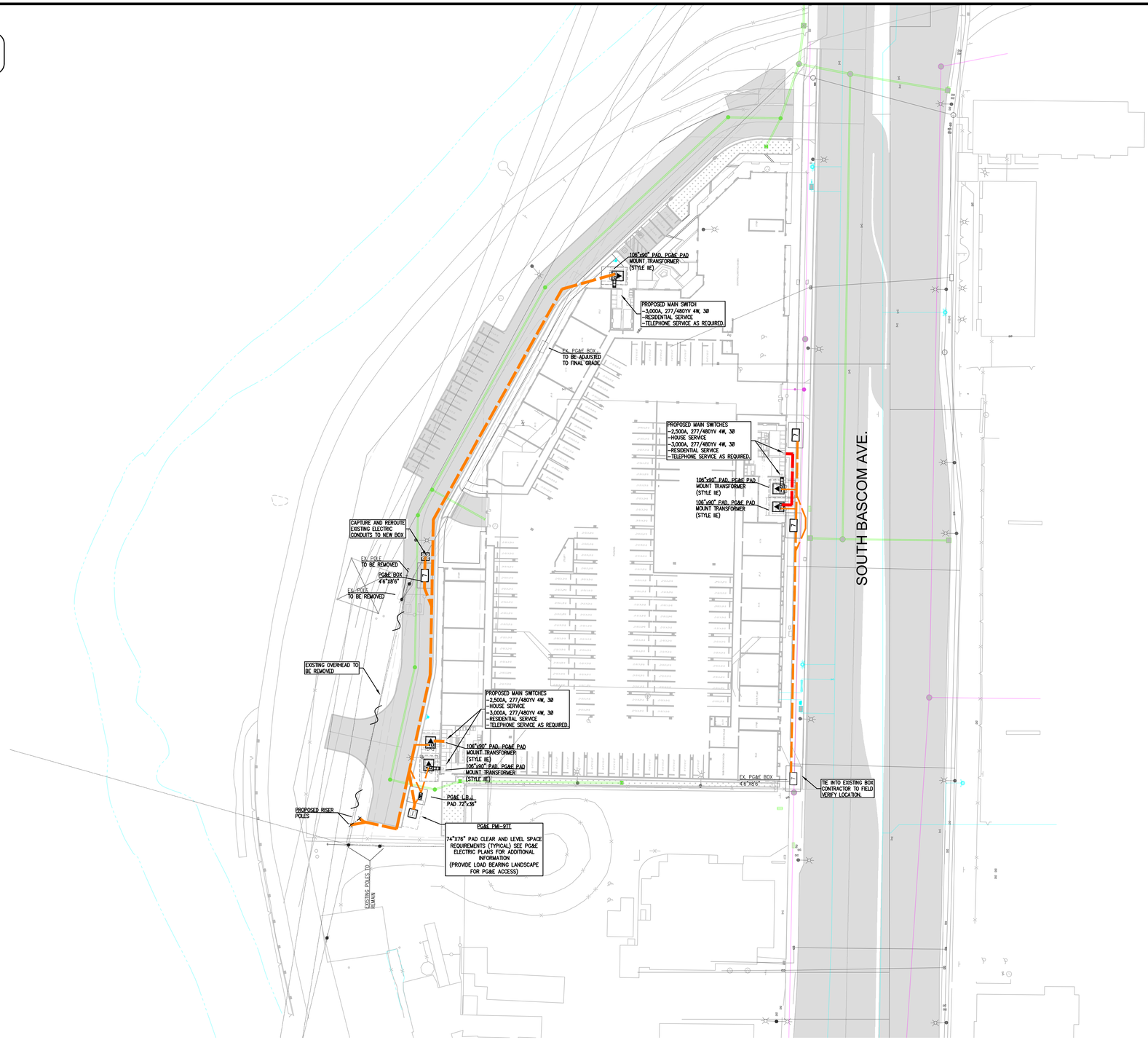
* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

^ THESE SECTIONS MAY OR MAY NOT CONTAIN FIBER

THIS SECTION CONTAINS ONLY FIBER CONDUIT

NOTES:

1. FIELD ADJUST SERVICE XING TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
3. TRANSITION TO VAULTS FROM TRENCH AS SHOWN, SEE TRANSITION DETAIL SHEET JT2 (TYPICAL).
4. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
5. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/ FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
6. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL
7. BE 26" IN DEPTH (TYPICAL).
8. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATING OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
9. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF F.H. AND 3' FROM STREET LIGHT (TYP.) CONTRACTOR TO AVOID DISTURBING F.H. THRUST BLOCK.
10. MAINTAIN CLEAR & LEVEL WORKING SPACE AROUND PRIMARY SPLICE BOXES & XFMRS PER PG&E DOCUMENT 05112.
11. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED. RESPECTIVE UTILITY TO OBTAIN CITY OR COUNTY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. HAND DIG TO EXPOSE ALL EXISTING FACILITIES.
13. CALL USA TO FIELD VERIFY EXISTING TRENCH LOCATION(S).
14. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX. (ADDITIONAL P.U.E MAY BE REQUIRED.)
15. ALL BOXES TO BE INSTALLED WITHIN THE R/W AND/OR PUE AREA.
16. CALL USA TO FIELD VERIFY EXISTING TRENCH LOCATION(S).
17. COORDINATE TIE IN WITH UTILITY COMPANY AS REQUIRED
18. HAND DIG TO EXPOSE ALL EXISTING FACILITIES.



0 40' 80'

CAUTION! ENERGIZED FACILITIES!

CONTRACTOR TO EXERCISE EXTREME CAUTION TO AVOID DAMAGING EXISTING UNDERGROUND UTILITIES. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE DESIGNER ASSUME ANY RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED. POTHOLING IS REQUIRED. HAND EXCAVATE ONLY IN PRESENCE OF UTILITY INSPECTOR.

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

CERTIFIED BY:

REGISTERED PROFESSIONAL ENGINEER
DALE D. NEWKIRK
EXP. 6-30-28
C33388
CIVIL
STATE OF CALIFORNIA

REV.	DATE	DESCRIPTION	BY

POWER SYSTEMS DESIGN
PSD GROUP
1855 BONANZA STREET
WALNUT CREEK, CA 94596
TEL: 925-933-6485
WWW.POWERSYSTEMSDESIGN.NET
PLANNING • TRANSMISSION • DISTRIBUTION • SUBSTATION • DRY UTILITY DESIGN

PM #:
DRAWN BY: RS
CHECKED BY: AV
SCALE: 1"=40'

JOINT TRENCH COMPOSITE PLAN

1475 SOUTH BASCOM CALIFORNIA
CITY OF CAMPBELL

SHEET
JT4.0
OF 4 SHEETS

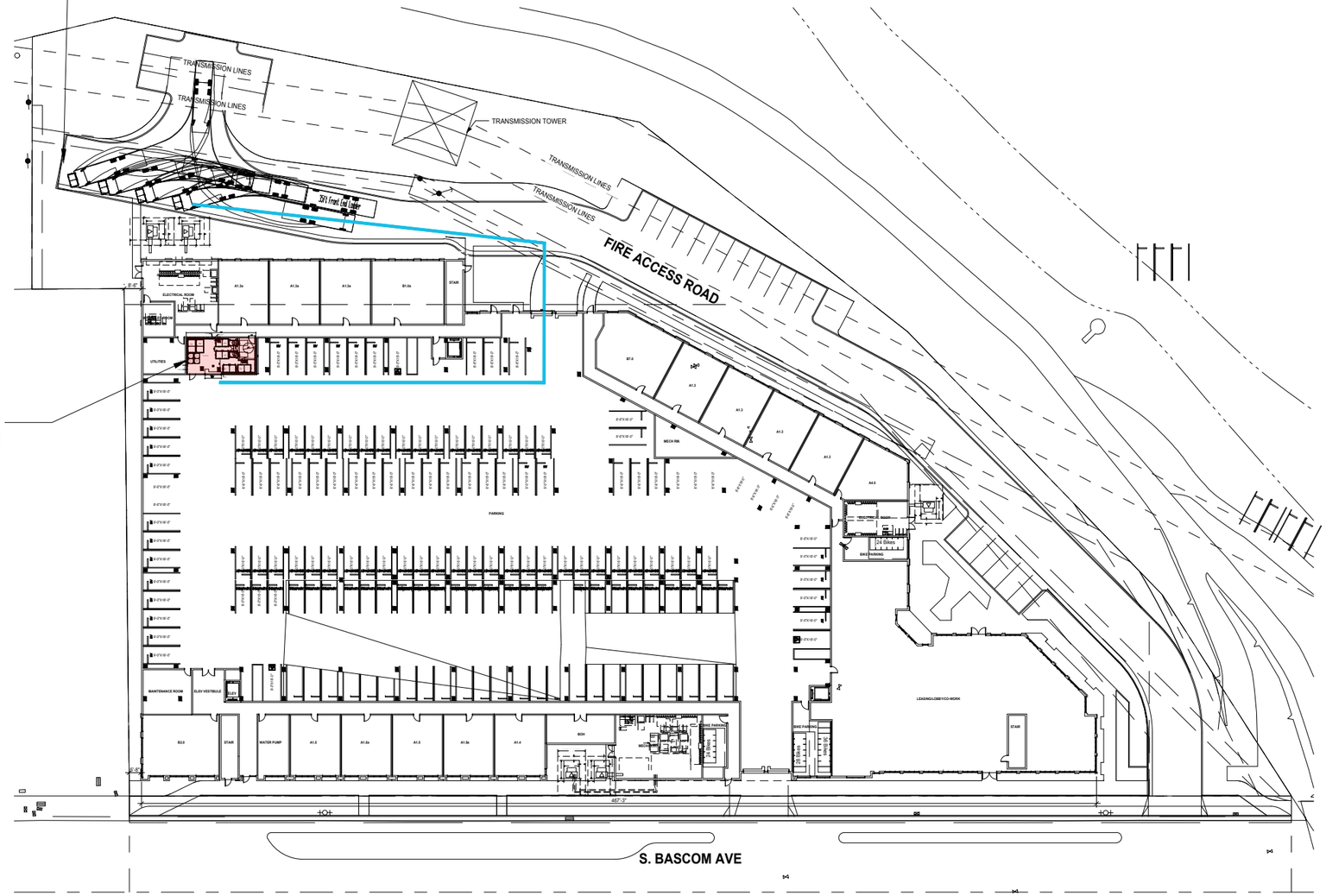
PRELIMINARY NOT FOR CONSTRUCTION

DATE LAST MODIFIED: 07-27-26 RS

STAGING AREA

NOTE: CITY APPROVAL NEEDED TO STAGE BINS IN FIRE ACCESS ROAD

RESIDENTIAL TRASH ROOM PLAN



TRASH ROUTE/STAGING PLAN
LEVEL 1

AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM

CONSULTANT

BDE

ARCHITECT

PACIFIC DEVELOPEMENT

OWNER / DEVELOPER

FOR REFERENCE ONLY

NO.	DATE	ISSUE / REVISION	ISSUED BY

CREEKSIDE 1475 S. CASCOM, CAMPBELL

PROJECT

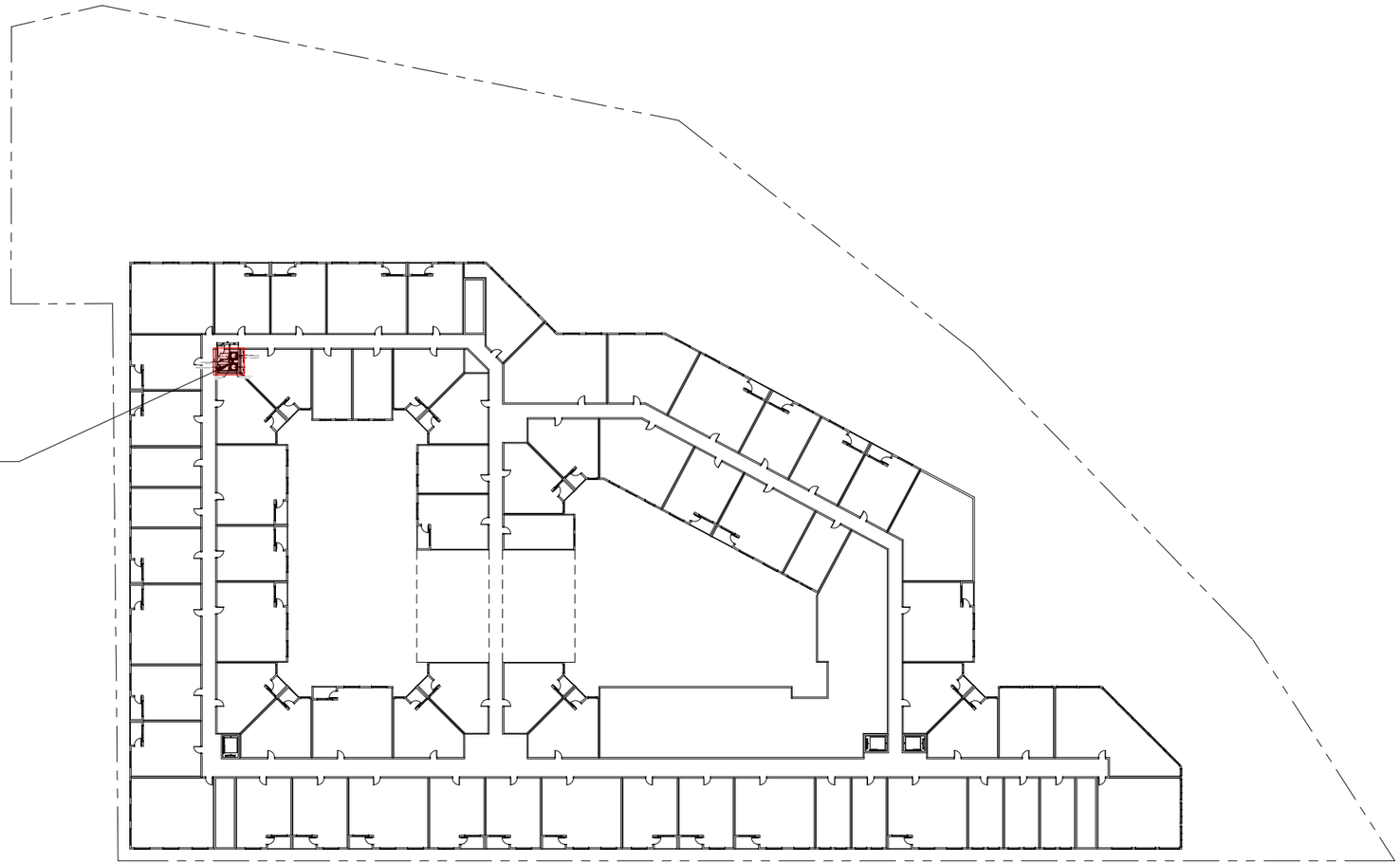
TRASH ROUTE/STAGING PLAN LEVEL 1

DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	CS
DATE	08/13/2026
SCALE	1/64"=1'-0"

DRAWING NO.

TR0.1



OVERALL PLAN
LEVEL 4

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

BDE
ARCHITECT

PACIFIC DEVELOPEMENT
OWNER / DEVELOPER

FOR REFERENCE ONLY

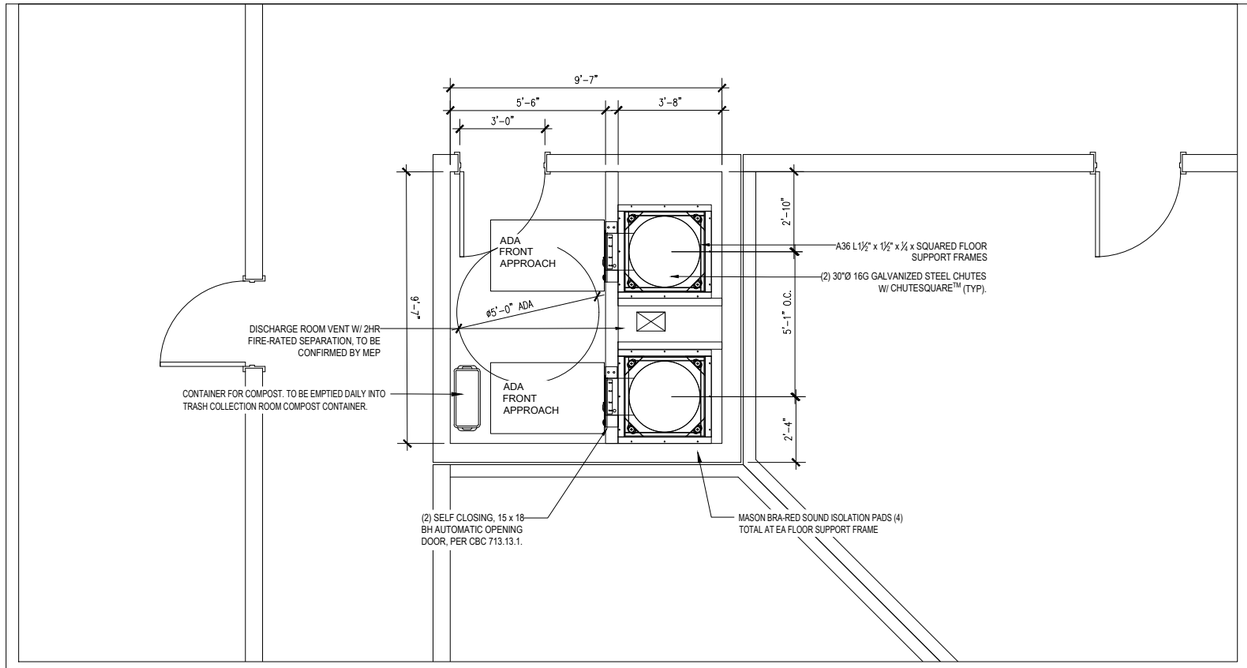
NO.	DATE	ISSUE / REVISION	ISSUED BY

CREEKSIDE 1475 S. CASCOM, CAMPBELL
PROJECT

OVERALL PLAN
LEVEL 4
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	CS
DATE	08/13/2026
SCALE	1/64"=1'-0"

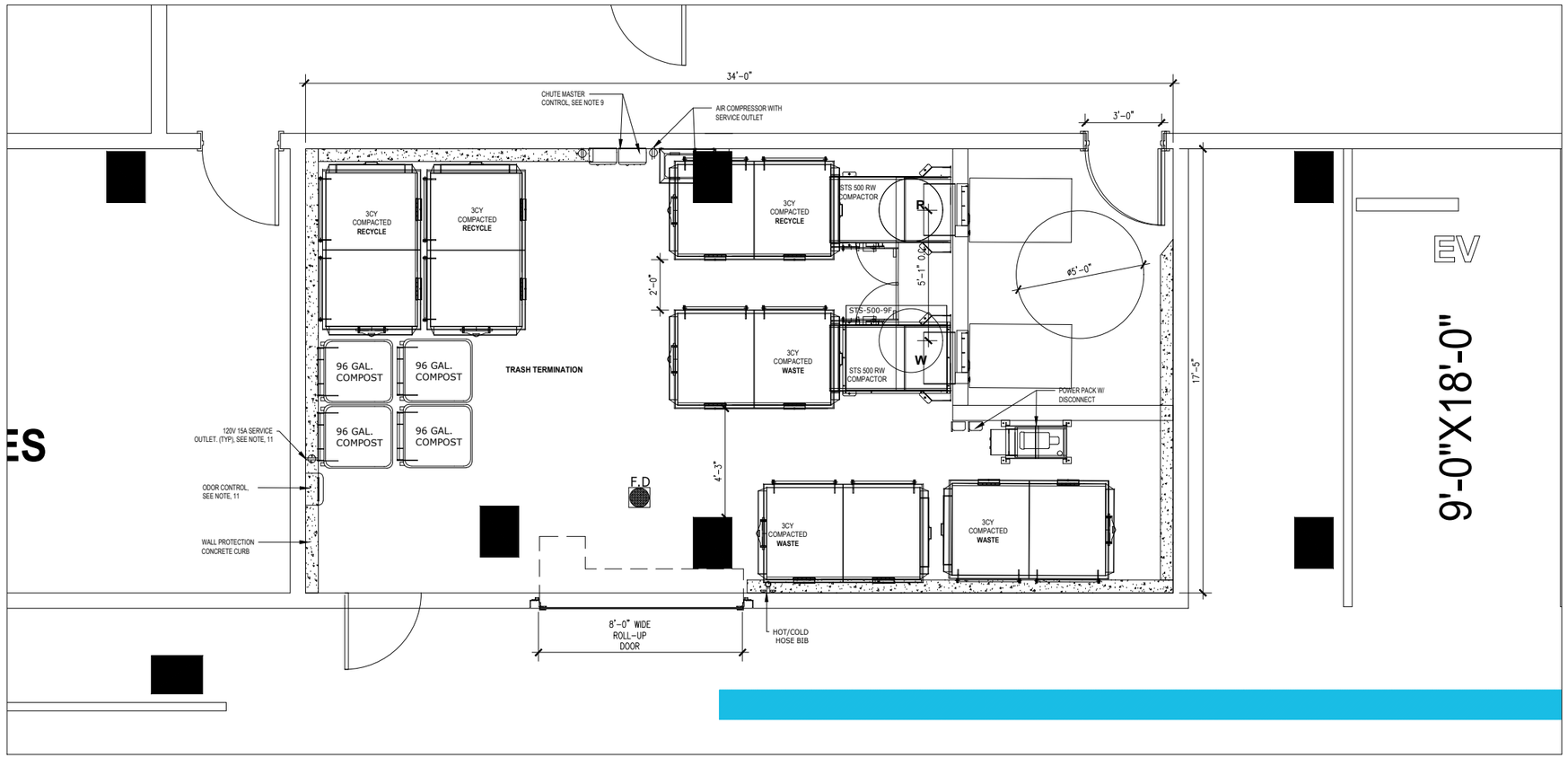
DRAWING NO.
TR0.2



CHUTE VESTIBULE LEVEL 4-
SIMILAR AT UPPER FLOORS

Residential Collection Schedule:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3CY Compacted Waste	2		2		2	
3CY Compacted Recycle	2		2		2	
95G Loose Compost	4		4		4	
Total	**8**	**0**	**8**	**0**	**8**	**0**



TRASH ROOM PLAN LEVEL 1

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
CONSULTINGPROJECTS@TRASHMANAGE.COM
CONSULTANT

BDE
ARCHITECT

PACIFIC DEVELOPEMENT
OWNER / DEVELOPER

FOR
REFERENCE
ONLY

NO.	DATE	ISSUE / REVISION	ISSUED BY

CREEKSIDE 1475 S. CASCOM,
CAMPBELL
PROJECT

TRASH ROOM PLAN
DRAWING TITLE

PROJECT NO.	
DRAWN	PK
APPROVED	CS
DATE	08/13/2026
SCALE	3/16"=1'-0"

DRAWING NO.
TR1.0