

SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

March 24, 2026

Tuesday

6:00 PM

www.campbellca.gov/SARCsignup

After registering, you will receive a confirmation email containing information about joining the meeting.

SARC AGENDA

Planning Conference Room
70 North First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority, and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:00 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2025-157	Site and Architectural Review Permit & Tree Removal Permit	6:00 PM	Colliers Engineering & Design
Construction of an approximately 3,600 square-foot bank and financial services building, along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California palm tree, on property located at 2060 S. Bascom Avenue . Planner: Daniel Fama, Senior Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **April 14, 2026**, to be held in the Doetsch Conference Room, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

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

MEMORANDUM

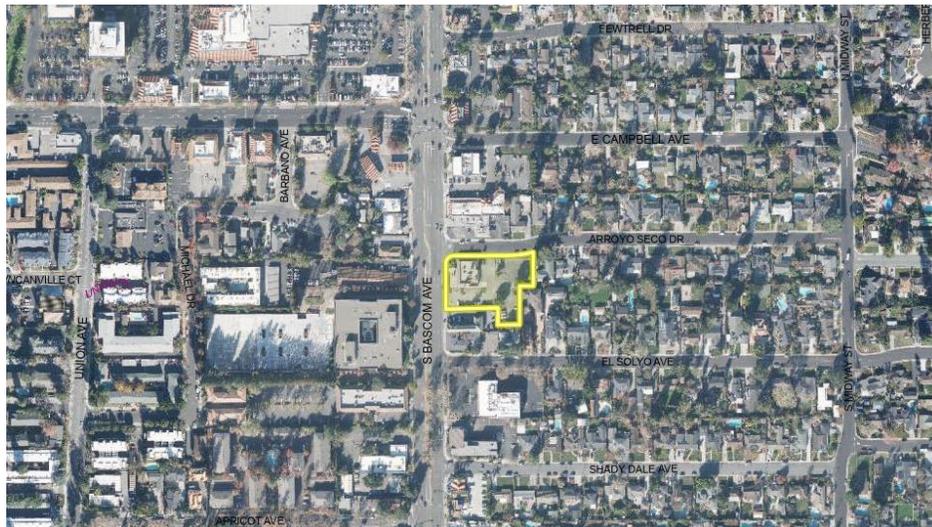


Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** March 24, 2026
From: Daniel Fama, Senior Planner *DF*
Via: Rob Eastwood, Community Development Director *RE*
Subject: Site and Architectural Review Permit and Tree Removal Permit
File No.: PLN2019-146 ~ 981 E Hamilton & 1555 S Bascom

BACKGROUND

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



Background: Six years ago, the City considered a proposal for construction of an approximately 4,550 square-foot drive-through Chick-fil-A restaurant on the project site. Following a 1 ½ year project and environmental review process, the Planning Commission approved the application and adopted an associated Mitigated Negative Declaration (MND) in November 2019. However, in February 2020, upon appeal, the City Council overturned the Commission's decision and denied the proposal due to concerns regarding traffic, parking, and drive-through lane queuing. A proposal for a non-drive through Chick-fil-A restaurant was considered at an October 8, 2024 Planning Commission study session, but the application was subsequently withdrawn.

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

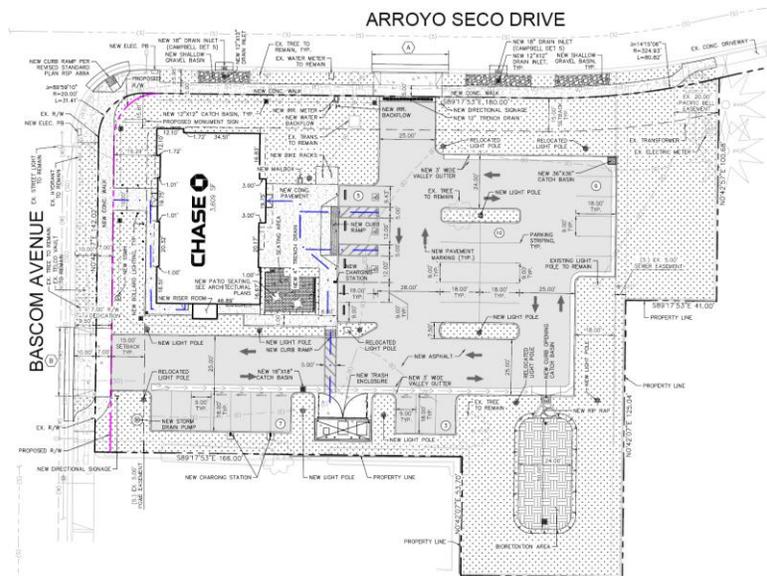
PROJECT DATA

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

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for compatibility with City design standards and guidelines and to make recommendations, as appropriate, to the Planning Commission. To assist the SARC’s review, General Plan policies and actions are noted where applicable.

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



The interior of the site would be improved with a surface parking lot providing 31 parking stalls arranged around the building. Vehicular access to the site would be provided by driveways along both Bascom Avenue and Arroyo Seco Drive, allowing for two-way circulation through the parking area. ADA-accessible parking spaces are located near the rear entrance to provide direct access to the building. A small outdoor patio seating area is also proposed adjacent to the rear entrance along the south side of the building.

Additional site improvements include new lighting, landscaping, a trash enclosure, and EV charging spaces within the parking area. The site layout has been designed to accommodate emergency vehicle access consistent with the requirements of the Santa Clara County Fire District, while also allowing maneuvering space for delivery and refuse collection vehicles. The parking lot layout complies with the applicable parking stall and drive aisle dimensional standards and provides the required number of accessible and EV charging parking spaces.

Accordingly, the proposed site layout is consistent with the following General Plan policies and actions:

- Policy CD-1.5** Orient building entrances toward the street and provide parking to the side of, in the rear of, or below buildings, wherever possible.
- Policy CD-3.5** Design commercial and office buildings city-wide to have minimal setbacks from the sidewalk except to allow for pedestrian oriented features such as plazas, recessed entryways, and wider sidewalks for outdoor cafes. Discourage parking areas between the public right-of-way and the front façade of the building.
- Action T-4.i:** Design parking lots to minimize impacts on the street system by providing adequately sized driveways, sufficient queuing, and efficient circulation.
- Action T-4.k:** Require all new developments to provide adequate emergency access.

Architectural Design: The proposed building incorporates a contemporary commercial design expressed through a combination of varied wall planes, parapet height changes, and a restrained palette of exterior materials. As shown in the architectural renderings and finish schedule, the building would utilize manufactured stone veneer in a light beige color, dark and light fiber cement panel cladding with a wood-grain appearance, aluminum composite material accents, and black roof coping. These materials are arranged to distinguish the building entry and to break down the building mass into smaller components, creating a more articulated and visually interesting form.



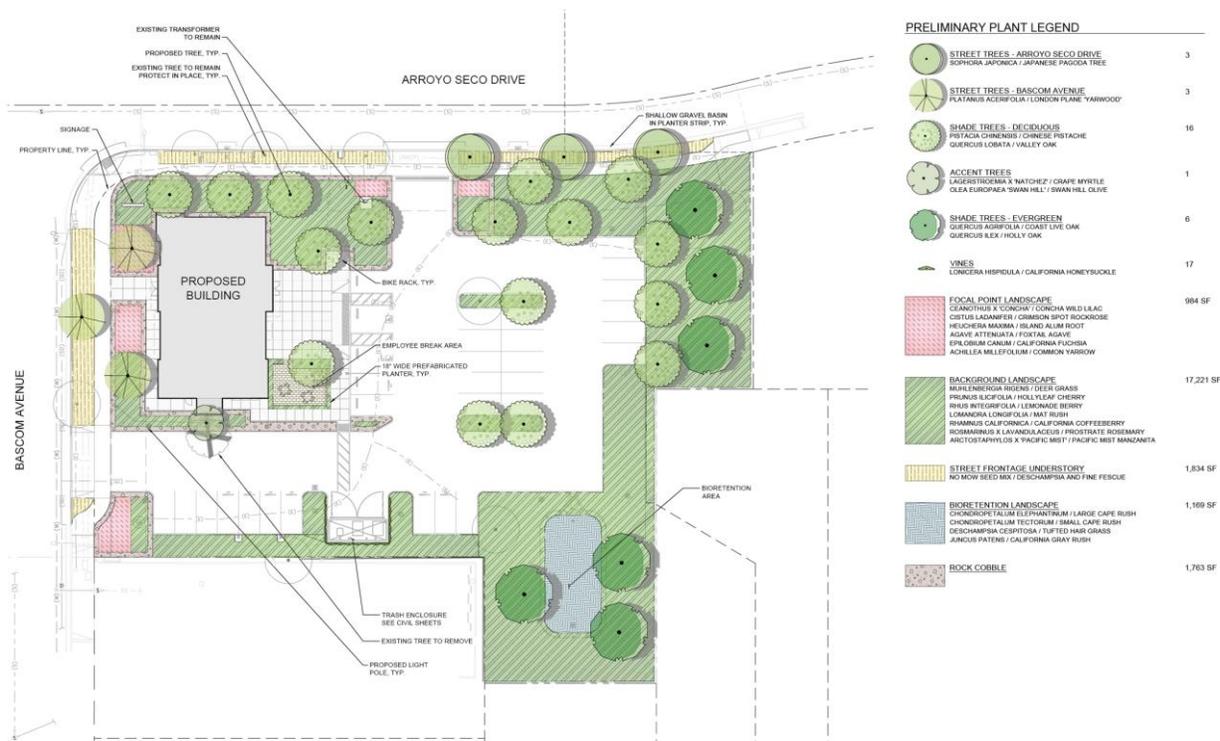
The primary entrance is emphasized through a taller entry volume, storefront glazing, and contrasting material treatments that provide a clear focal point along the street-facing elevations. Additional expanses of glazing at the corner further activate the building frontage and contribute to a more transparent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

Based on the quality of the material palette, the articulated building form, and the incorporation of pedestrian amenities, the project may be found consistent with the following General Plan policies and actions:

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

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

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



The landscape plan indicates approximately 23,000 square feet of landscaped area, or approximately 50 percent of the site, far exceeding the Zoning Code requirement that a minimum of 12 percent of the site be landscaped. Landscaping within the bioretention area is designed to support the site’s stormwater treatment function. Accordingly, the application is consistent with the following General Plan policies:

- Policy CSF-5.2:** Require all development projects to demonstrate how stormwater runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process and as required by the San Francisco Bay Region Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit.
- Policy COS-4.4:** Require the use of primarily locally-sourced native and drought-tolerant plants and trees for landscaping on public projects, if feasible, and strongly encourage their use for landscaping on private projects.

SUMMARY

The SARC should discuss the proposed project's design approach and site layout. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design for review by the Planning Commission.

Attachments

- A. Project Plans



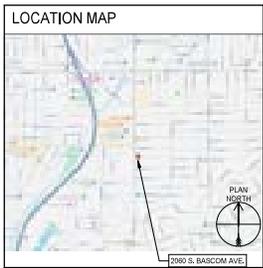
2060 S Bascom Ave, Campbell, CA 95008-3207

PROJECT CONTACTS

CLIENT: CBE TURNER AND TOWNSEND / J.P. MORGAN CHASE
SR. PROJECT MANAGER: PATRICK ONBILL
PROJECT MANAGER: COLLIER ENGINEERING & DESIGN

PROJECT NOTES

LEGAL DESCRIPTION: PARCEL A OF PARCEL MAP RECORDED 05191975 IN BOOK 385, PAGE 24
SCOPE OF WORK: FULL SITE CIVIL, STRUCTURAL, ARCHITECTURAL, CONSTRUCTION, TRADES TO INCLUDE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE ALARMS.



ARCHITECT: MEG2
3333 MICHELSON DR, SUITE 100, IRVINE, CA 92612

APPLICABLE CODE: BUILDING CODE: 2025 CALIFORNIA BUILDING STANDARDS CODE (CAL CODE REGS. TITLE 24) W/ LOCAL AMENDMENT
FIRE PREVENTION CODE: 2025 CALIFORNIA FIRE PREVENTION CODE

CIVIL: KIMBLEY HORN
1100 W TOWN AND COUNTRY ROAD, SUITE 700, ORANGE, CA 92668

CODE SUMMARY: USE GROUP: 8 BUSINESS
BUILDING HEIGHT: 1 STORY ACTUAL - UNLIMITED
BUILDING AREA: 3,609 SF ACTUAL - UNLIMITED

STRUCTURAL ENGINEER: KIMBLEY HORN
1100 W TOWN AND COUNTRY RD, SUITE 700, ORANGE, CA 92668

CONTRACTOR RESPONSIBILITIES: LEED SUBMITTALS AND DOCUMENTATION
ON-SITE WASTE AND RECYCLING STORAGE AND SORTING AND DISPOSAL
COORDINATE WITH COMMISSIONING AGENT AND FLUSH-OUT OR RAG TESTING ACTIVITIES

DRAWING SYMBOLS LEGEND: VIEW TITLE, SECTION MARKER, DETAIL SECTION, DETAIL CALLOUT, ELEVATION MARKER, CEILING HEIGHT, CONSTRUCTION TYPE

DRAWING SYMBOLS LEGEND - CIVIL: PROPERTY LINE, CENTER LINE, EASEMENT OR SETBACK LINE, APPROXIMATE CIVIL LIMIT OF WORK LINE, PROPOSED CONTOUR, EXISTING CONTOUR, PROPOSED ROOF DRAIN DOWNPOUT LOCATION

DRAWING LIST: SHEET NAME, DATE, REV #, DESCRIPTION. Includes architectural details, electrical, and landscape sheets.

GENERAL NOTES

- 1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. THE ARCHITECT OF RECORD SHALL DESIGN AND THE GENERAL CONTRACTOR SHALL CONSTRUCT THE BUILDING TO CONFORM TO THE LEAST RESTRICTIVE AND MOST ECONOMICAL E.I.C. CONSTRUCTION TYPE PERMITTED BY AUTHORITIES HAVING JURISDICTION.

CIVIL ABBREVIATIONS

Table of Civil Abbreviations: AB AGGREGATE BASE, AC ASPHALT CONCRETE, AHJ AUTHORITY HAVING JURISDICTION, BC BACK OF CURB, etc.

ARCHITECTURAL ABBREVIATIONS

Table of Architectural Abbreviations: A ANNEAL, AC AIR CONDITIONING, ACT ACQUISITION CURB TILE, AFF ABOVE FINISHED FLOOR, etc.

Table of Abbreviations: CHASE ABBREVIATIONS: ABCM ASSISTANT BANKING CENTER MANAGER, AND AFTER/HOUR DESKTOPARY, ATM AUTOMATED TELLER MACHINE, etc.



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Table with columns: REV, DATE, DESCRIPTION. Shows revision history.



PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION SUBMISSION



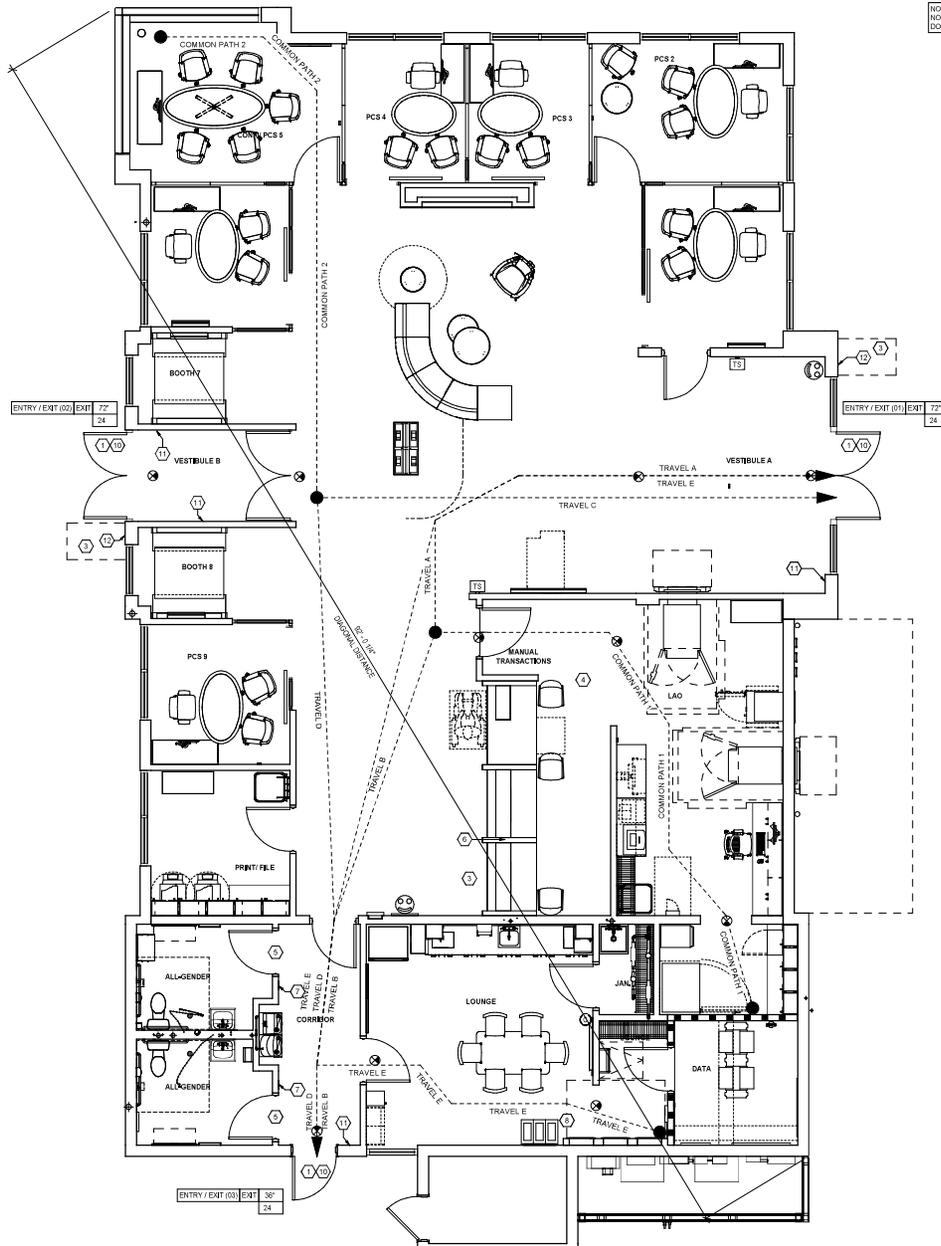
PROJECT MANAGER: COLLIERIA LEAD
DESIGNER: HUNTER DECKER
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A

CITY APPROVAL

CITY APPROVAL

DRAWING NUMBER: G0.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

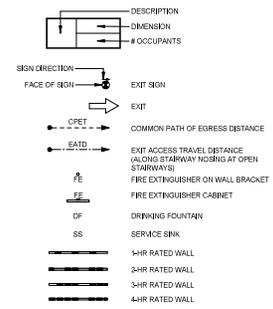


NOTE: EMERGENCY LIGHTINGS NOTED ON E.O. OF THE CONTRACT DOCUMENT SET

CODE SUMMARY

USE GROUP	B BUSINESS	CBC 902.1
BUILDING HEIGHT	1 STORY ACTUAL - UNLIMITED	CBC TABLE 504.3
BUILDING AREA	3,609 SF ACTUAL - UNLIMITED	CBC TABLE 506.2
CONSTRUCTION TYPE	W-B	CBC TABLE 601
FIRE RESISTANCE RATINGS	EXT. FIRE SEP. > 30" NOT REQUIRED	CBC TABLE 601.705.5
SCIENCE WALL CEILING	EXT. PROTECTED - 1 HR FIRE RATED	CBC TABLE 705.4
FIRE PROTECTION	NOT UNPROTECTED NOT REQUIRED	CBC CHAPTER 8
INTERIOR FINISHES	ROOMS AND ENCLOSED SPACES - CLASS C	CBC TABLE 903.13
OCCUPANCY	BUSINESS USE - 100 PERSON	CBC TABLE 1005.1
EGRESS WIDTH	3,609 OSF/HQ SF = 24 PERSONS MAXIMUM	CBC TABLE 1006.1
ACCESSIBLE ENTRANCES & 100'	100' ACTUAL - 32" MINIMUM (0.2' X 23=4.6')	CBC TABLE 1006.1.1
ACCESSIBLE ENTRANCES & 100'	2 ACTUAL - 1 REQUIRED	CBC TABLE 1006.1.2
SPACES WITH 1 EXIT	24 PERSONS ACTUAL - 40 MAXIMUM	CBC TABLE 1006.2.1
EXIT SEPARATION	60" ACTUAL, TRAVEL DISTANCE = 100' MAX	CBC TABLE 1007.1.1
EXIT SEPARATION	50" ACTUAL OF 60" - 47" MIN.	CBC TABLE 1007.2
EXIT TRAVEL DISTANCE	NON-SPRINKLER 0.2" MAX - 200' MAX. ALLOWABLE	CBC CH.1B
ACCESSIBILITY	SEE THIS SHEET FOR DETAILS	

LEGEND



EXIT ROUTE	TRAVEL DISTANCE	MEETS CODE
COMMON PATH 1	40' - 7 1/2"	Yes
COMMON PATH 2	40' - 2"	Yes
TRAVEL A	35' - 11"	Yes
TRAVEL B	37' - 2 1/2"	Yes
TRAVEL C	35' - 8"	Yes
TRAVEL D	42' - 3 1/2"	Yes
TRAVEL E	51' - 7"	Yes

COMMON PATH 1 + TRAVEL A = 75' - 5 1/2"
 COMMON PATH 1 + TRAVEL B = 72' - 10"
 COMMON PATH 2 + TRAVEL C = 75' - 10"
 COMMON PATH 2 + TRAVEL D = 87' - 5 1/2"

- THRESHOLD TO BE BARRIER FREE COMPLIANT PER ALL APPLICABLE CODES.
- 30" X 48" CLEAR FOR WHEELCHAIR ACCESS.
- 60" DIAMETER MINIMUM TURN RADIUS FOR WHEELCHAIR ACCESS.
- 32" MINIMUM CLEAR AT RESTROOM DOOR.
- POST TRANSACTION PLANE TO BE 34" ABOVE FINISH FLOOR FOR WHEELCHAIR ACCESSIBILITY.
- PROVIDE BARRIER-FREE SIGNAGE AT ADA RESTROOM PER ALL APPLICABLE CODES.
- 36" CLEAR FOR ELECTRICAL PANEL ACCESS.
- PROVIDE TACTILE 'EXIT' SIGNAGE WITH SYMBOL OF ACCESSIBILITY.
- LOCATION OF INTERIOR MOUNTED ACTUATOR PUSH BUTTON AND PUSH KEY SWITCH.
- LOCATION OF EXTERIOR MOUNTED ACTUATOR PUSH BUTTON.

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



PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

**NOT FOR CONSTRUCTION
 90% SUBMISSION
 SUBMISSION**

PROJECT MANAGER: DISCIPLINE LEAD
 HUNTER DECKER
 DESIGNER: REVIEWER:

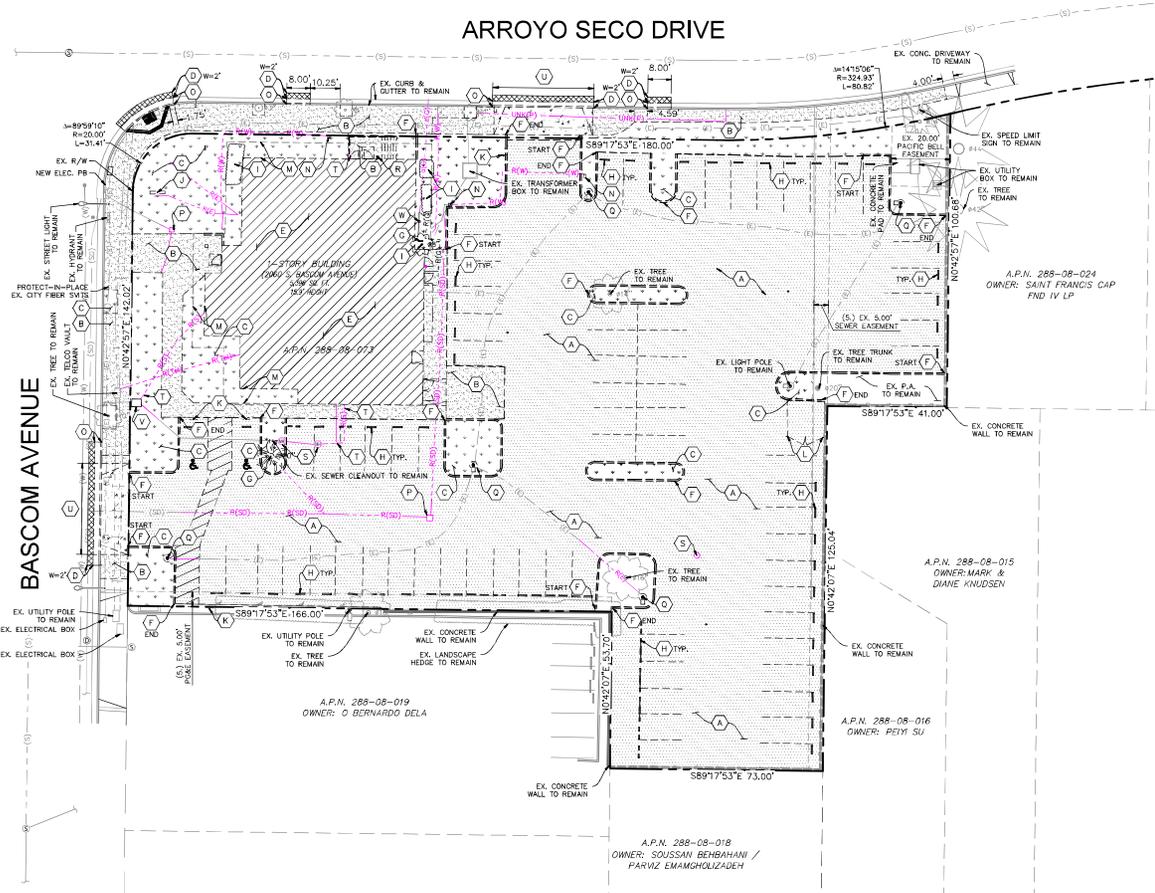
DATE ISSUED: PROJECT NUMBER:
 01/27/2026 25004465A
 SHEET NAME:

LIFE SAFETY PLAN

DRAWING NUMBER: **LS.1**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

1 LIFE SAFETY PLAN
 SCALE: 1/8" = 1'-0"



UTILITY DEMOLITION LEGEND

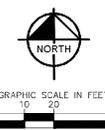
SYMBOL	DESCRIPTION
---	EXISTING PROPERTY LINE
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	EXISTING ELECTRICAL LINE
---	EXISTING DOMESTIC WATER LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRICAL/COMM. LINE TO BE REMOVED
---	EXISTING WATER LINE TO BE REMOVED
---	EXISTING STORM DRAIN LINE TO BE REMOVED
---	EXISTING SANITARY SEWER LINE TO BE REMOVED
---	EXISTING COMMUNICATIONS LINE TO BE REMOVED
---	EXISTING GAS LINE TO BE CAPPED & ABANDONED
---	EXISTING UTILITY LINE TO BE CAPPED & ABANDONED

EXISTING UTILITY NOTE:

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

DEMOLITION KEYNOTES

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



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



NEW CHASE BANK PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207



1100 W Town & Country Road, Suite 700, Orange, CA 92668 714-938-1030

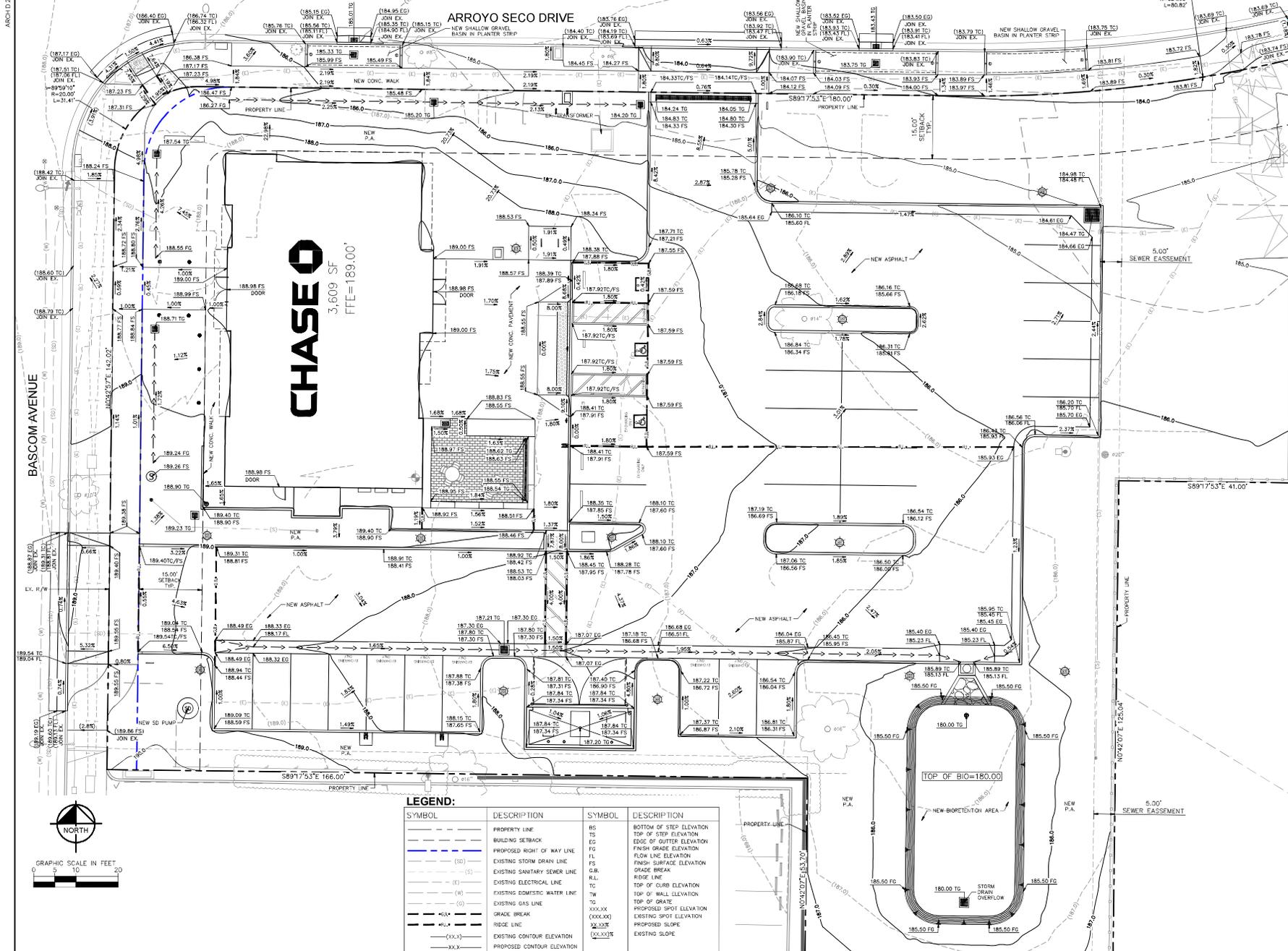
PROJECT MANAGER	DESIGNER/LEAD
MG	BBG
DESIGNER	REVIEWER
DATE ISSUED: 10/31/2025	PROJECT NUMBER: 194751001
SHEET NAME	

EXISTING/DEMOLITION PLAN

DRAWING NUMBER: **C1.0**

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH'D 24/06



ARROYO SECO DRIVE

BASCOM AVENUE

CHASE
3,609 SF
FFE=189,007

LEGEND:

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

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



NEW CHASE BANK PRUNERYARD

2060 S Bascom Ave, Campbell, CA 95008-3207



Kimley-Horn

1100 W Town & Country Road, Suite 700, Orange, CA 92668
714-639-1030

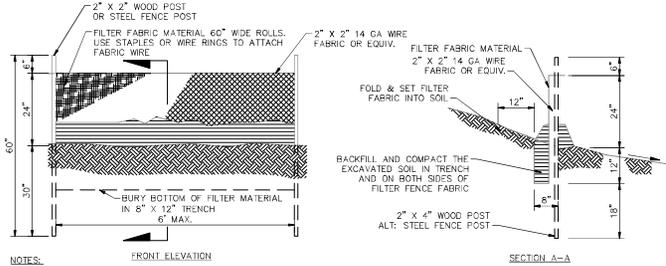
PROJECT MANAGER	DESIGNER/LEAD
MG	BBG
DESIGNER	REVIEWER

DATE ISSUED	PROJECT NUMBER
10/31/2025	194751001

PRELIMINARY DRAINAGE & GRADING PLAN

DRAWING NUMBER: **C4.0**

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

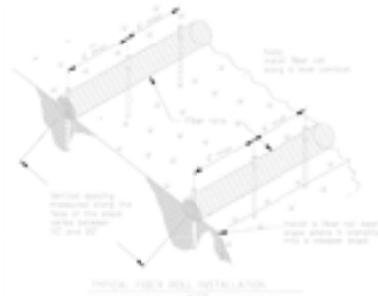


NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES OR WIRE RINGS TO ATTACH FABRIC WIRE.
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRDED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRDED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 65% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

CONSTRUCTION SILT FENCE
N.T.S.

1



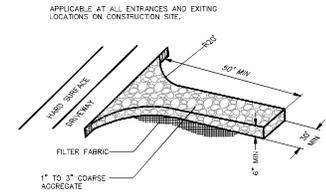
TYPICAL FIBER ROLL INSTALLATION



TYPICAL SLOPE DETAIL

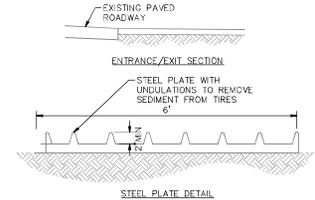
FIBER ROLL
N.T.S.

2



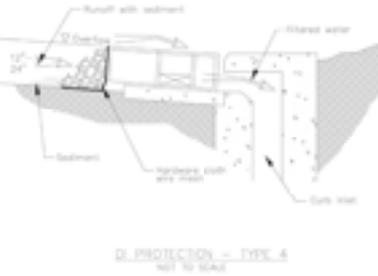
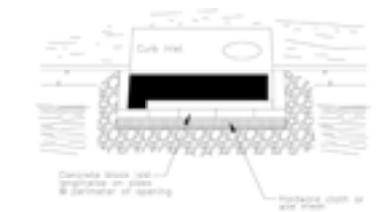
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

3



TIRE WASH RACK
N.T.S.

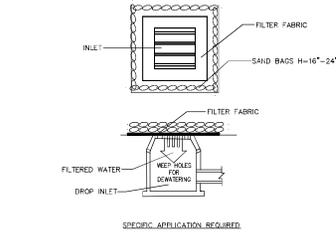
4



DROP INLET PROTECTION - TYPE A

CURB INLET PROTECTION
N.T.S.

6



DROP INLET PROTECTION
N.T.S.

5

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



NEW CHASE BANK PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207



1100 W Town & Country Road, Suite 700, Orange, CA 92668
714-938-1030

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

PRELIMINARY EROSION CONTROL DETAILS

DRAWING NUMBER: C4.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

HYDROLOGY INFORMATION

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

LEGEND:

- DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA BOUNDARY
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FLOW DIRECTION ARROW



DRAINAGE NOTES:

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

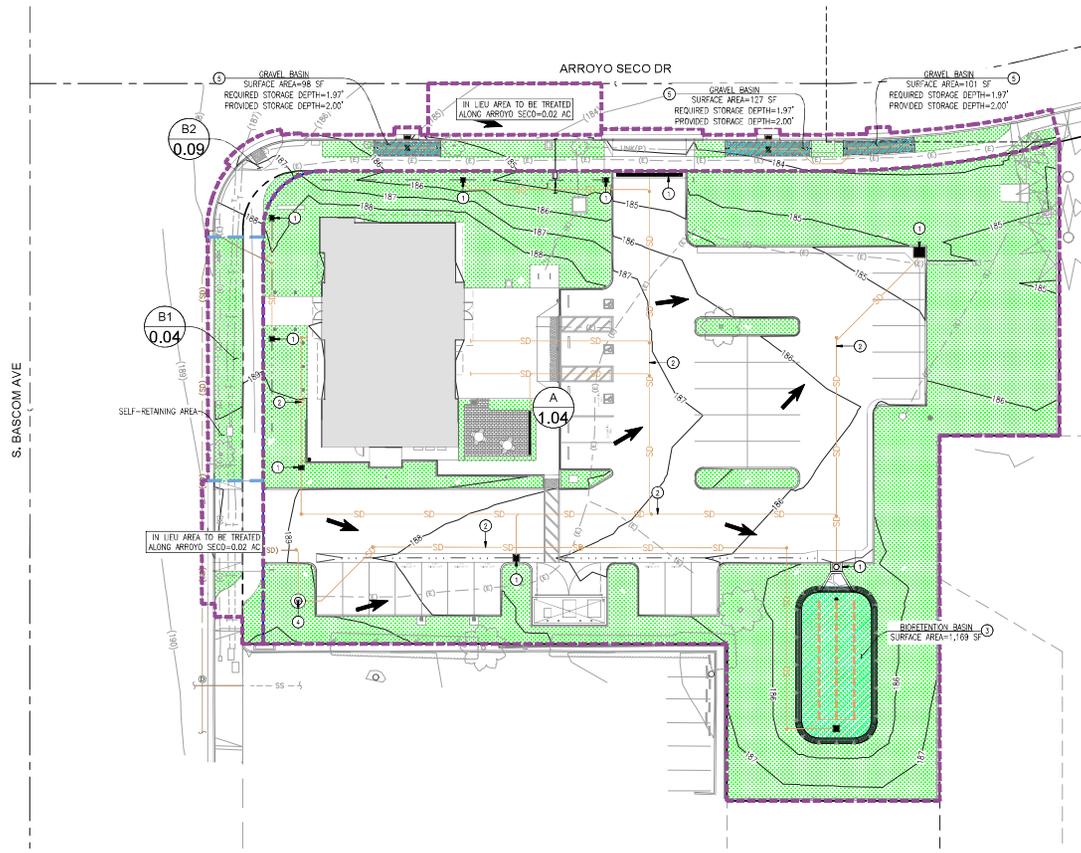
Drainage Area	Area (SF)	Area (AC)	Impervious Area (SF)	Impervious Ratio	BMP Type	Required Treatment Volume (CF)	Required Treatment Area (SF)	Provided Treatment Area (SF)	Provided Treatment Depth
A	45,400	1.04	24,249	0.54	BIORETENTION BASIN	1,686	973 (4% OF IMPERVIOUS AREA)	1,169	18" (SOIL MEDIA MIX)
B1	1,586	0.04	792	0.50	SELF-RETAINING AREA	-	-	-	-
B2	4,048	0.09	2,992	0.74	GRAVEL BASIN	225	-	326	2.0' (GRAVEL RESERVOIR)
IN LIEU AREA	1,028	0.02	854	0.83	-	-	-	-	-
TOTAL	52,061	1.20	28,987	0.56	-	-	-	-	-

SWCP SUMMARY

DRAINAGE AREA NO.	TRIBUTARY AREA (SF)	TRIBUTARY AREA (AC)	IMPERVIOUS AREA (SF)	IMPERVIOUS RATIO	BMP TYPE	REQUIRED TREATMENT VOLUME (CF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	PROVIDED TREATMENT DEPTH
A	45,400	1.04	24,249	0.54	BIORETENTION BASIN	1,686	973 (4% OF IMPERVIOUS AREA)	1,169	18" (SOIL MEDIA MIX)
B1	1,586	0.04	792	0.50	SELF-RETAINING AREA	-	-	-	-
B2	4,048	0.09	2,992	0.74	GRAVEL BASIN	225	-	326	2.0' (GRAVEL RESERVOIR)
IN LIEU AREA	1,028	0.02	854	0.83	-	-	-	-	-
TOTAL	52,061	1.20	28,987	0.56	-	-	-	-	-

HYDROLOGY SUMMARY

DRAINAGE AREA NO.	TRIBUTARY AREA (SF)	TRIBUTARY AREA (AC)	RUNOFF COEFFICIENT	h_0 (IN/HR)	h_{100} (IN/HR)	Q_{10} (CFS)	Q_{100} (CFS)
A	45,400	1.04	0.80	2.58	4.03	2.15	3.36



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NEW CHASE BANK PRUNEYARD

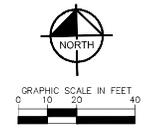
2060 S Bascom Ave, Campbell, CA 95008-3207



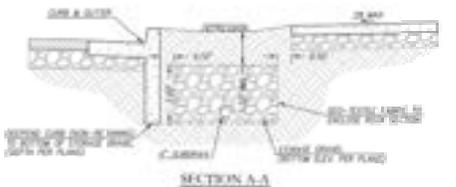
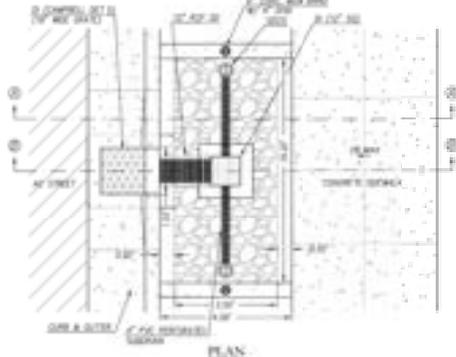
1100 W Town & Country Road, Suite 700, Orange, CA 92668, 714-939-1030

PROJECT MANAGER	DESIGNER/LEAD
MG	BBG
DESIGNER	REVIEWER

DATE ISSUED: 10/31/2025 PROJECT NUMBER: 194751001
 SHEET NAME: PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DRAWING NUMBER: C5.0



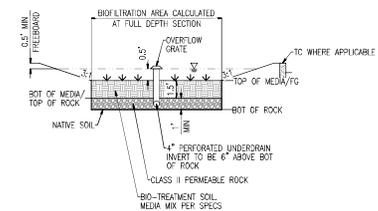
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



4" ALUMINUM DISK WITH TORX-KEY TIGHTENING CAPS IN 48" X 60" UTILITY CITY ENGINEER SHALL APPROVE FOR PROPOSED THAT IT SHALL MEET ONE IN EACH DIRECTION WITH THIS.

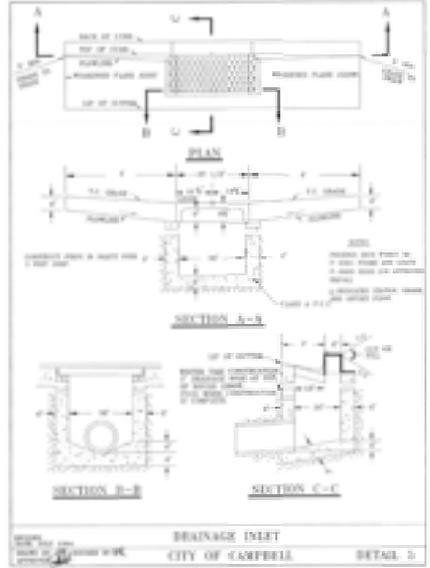
2 DISK DETAIL

N.T.S.



3 BIORETENTION AREA SECTION

N.T.S.



4 DRAINAGE INLET

N.T.S.

1 SHALLOW GRAVEL BASIN IN PLANTER STRIP

N.T.S.

REV	DATE	DESCRIPTION
1	01/16/2025	PLANNING REVISION 1
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**NEW CHASE BANK
PRUNEYARD**

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CA 95008-3207

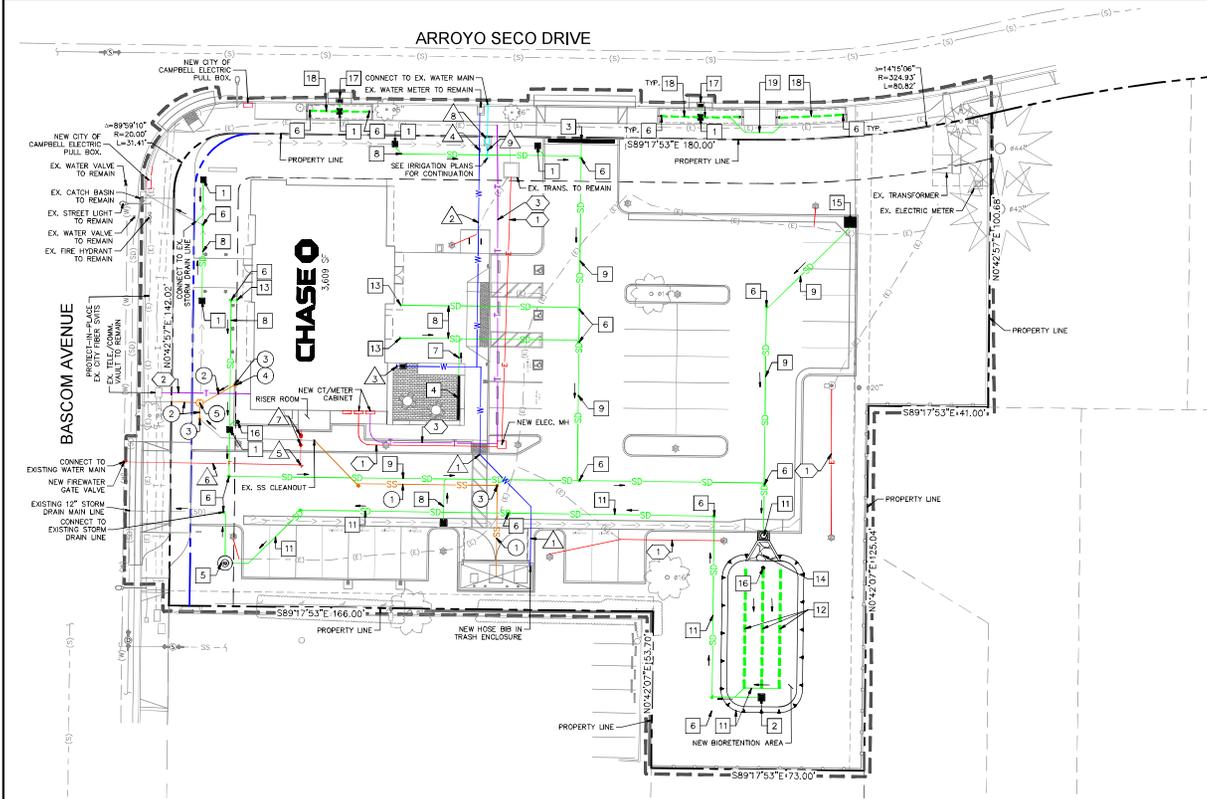


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PROJECT MANAGER	DESIGNER LEAD
MG	BBG
DESIGNER	REVIEWER

DATE ISSUED	PROJECT NUMBER
10/31/2025	194751001

SHEET NAME: PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
DRAWING NUMBER: C5.1



LEGEND

---	PROPERTY LINE
---	PROPOSED RIGHT OF WAY LINE
---	APPROXIMATE CIVIL LIMIT OF WORK LINE
---	EASEMENT OR SETBACK LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN
---	EXISTING ELECTRICAL LINE
---	EXISTING DOMESTIC WATER LINE
---	EXISTING GAS LINE
---	NEW STORM DRAIN LINE
---	NEW SANITARY SEWER LINE
---	NEW WATER LINE
---	NEW ELECTRICAL LINE
---	NEW COMMUNICATIONS LINE
---	NEW FIREWATER LINE
---	NEW IRRIGATION LINE

EXISTING UTILITY NOTE

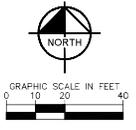
EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL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

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

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

- KEYNOTES : ELECTRIC / COMMUNICATIONS (FURNISH & INSTALL THE FOLLOWING:)**
- 1 NEW UNDERGROUND ELECTRIC LINE (208/120V).
 - 2 NEW TELECOMMUNICATIONS LINE.
 - 3 NEW SECONDARY FIBER SERVICE LINE.

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



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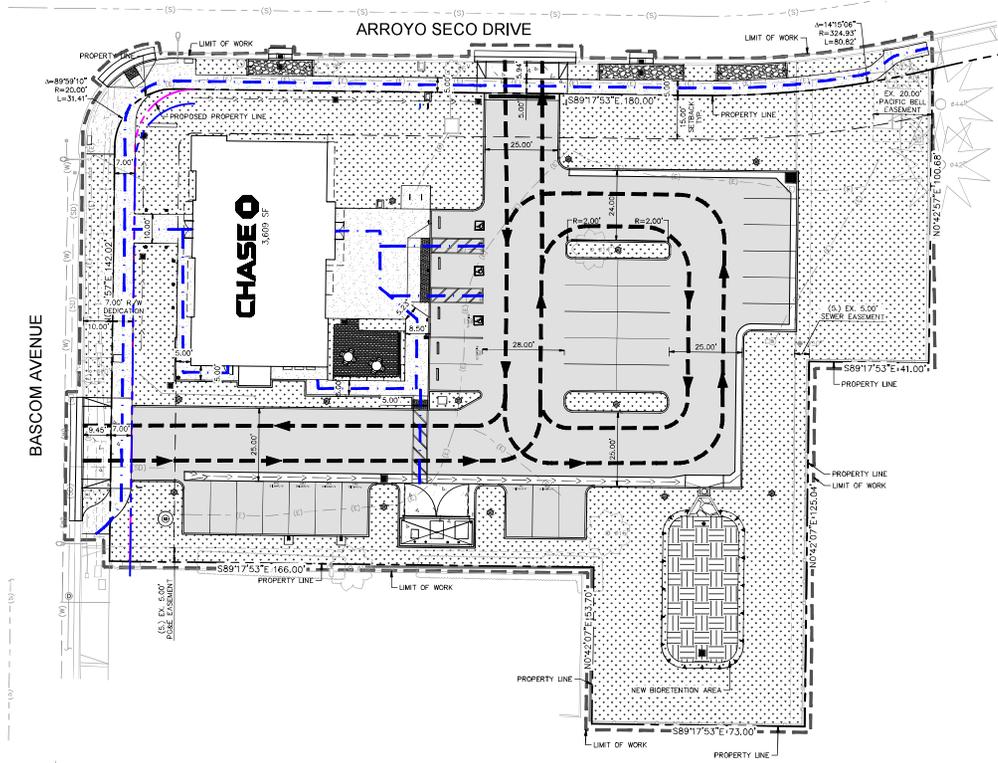
Kimley-Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92668
714-939-1030

PROJECT MANAGER	DESIGNER	DESIGN/FILE LEAD	REVIEWER
MG	BBG		

DATE ISSUED: 10/31/2025 PROJECT NUMBER: 194751001
SHEET NAME: PRELIMINARY UTILITY PLAN

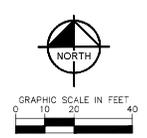
DRAWING NUMBER: **C6.0**

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LEGEND

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



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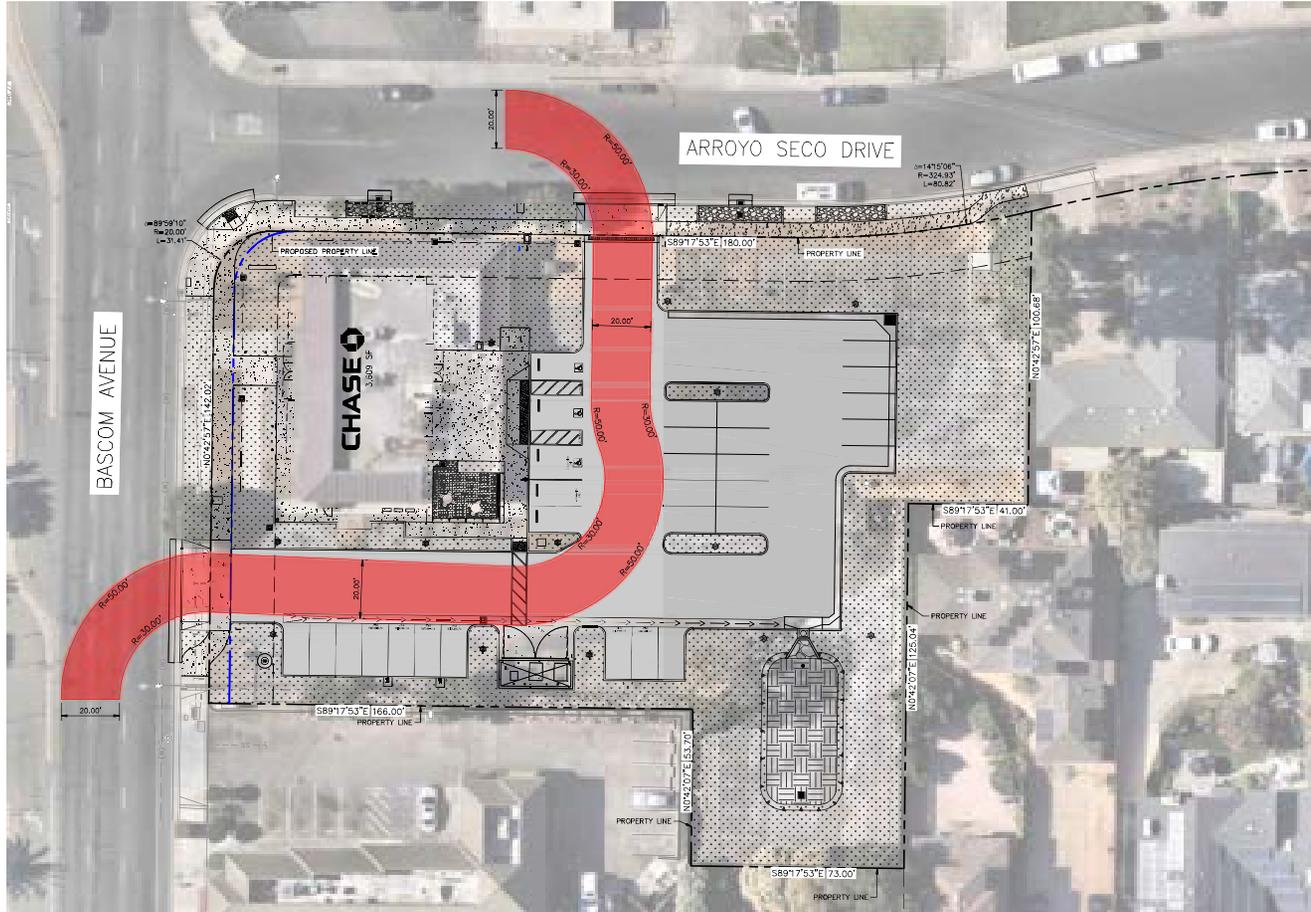
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Suite 700, Orange, CA 92668
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PROJECT MANAGER	DESIGN LEAD
MG	BBG
DESIGNER	REVIEWER
DATE ISSUED: 10/31/2025	PROJECT NUMBER: 194751001
SHEET NAME	

**PRELIMINARY
CIRCULATION PLAN**

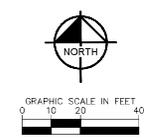
DRAWING NUMBER
C7.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LEGEND

PROPOSED FIRETRUCK ACCESS LANE.



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



**NEW CHASE BANK
PRUNEYARD**

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CA 95008-3207



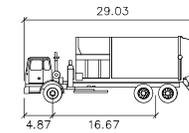
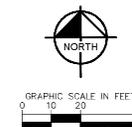
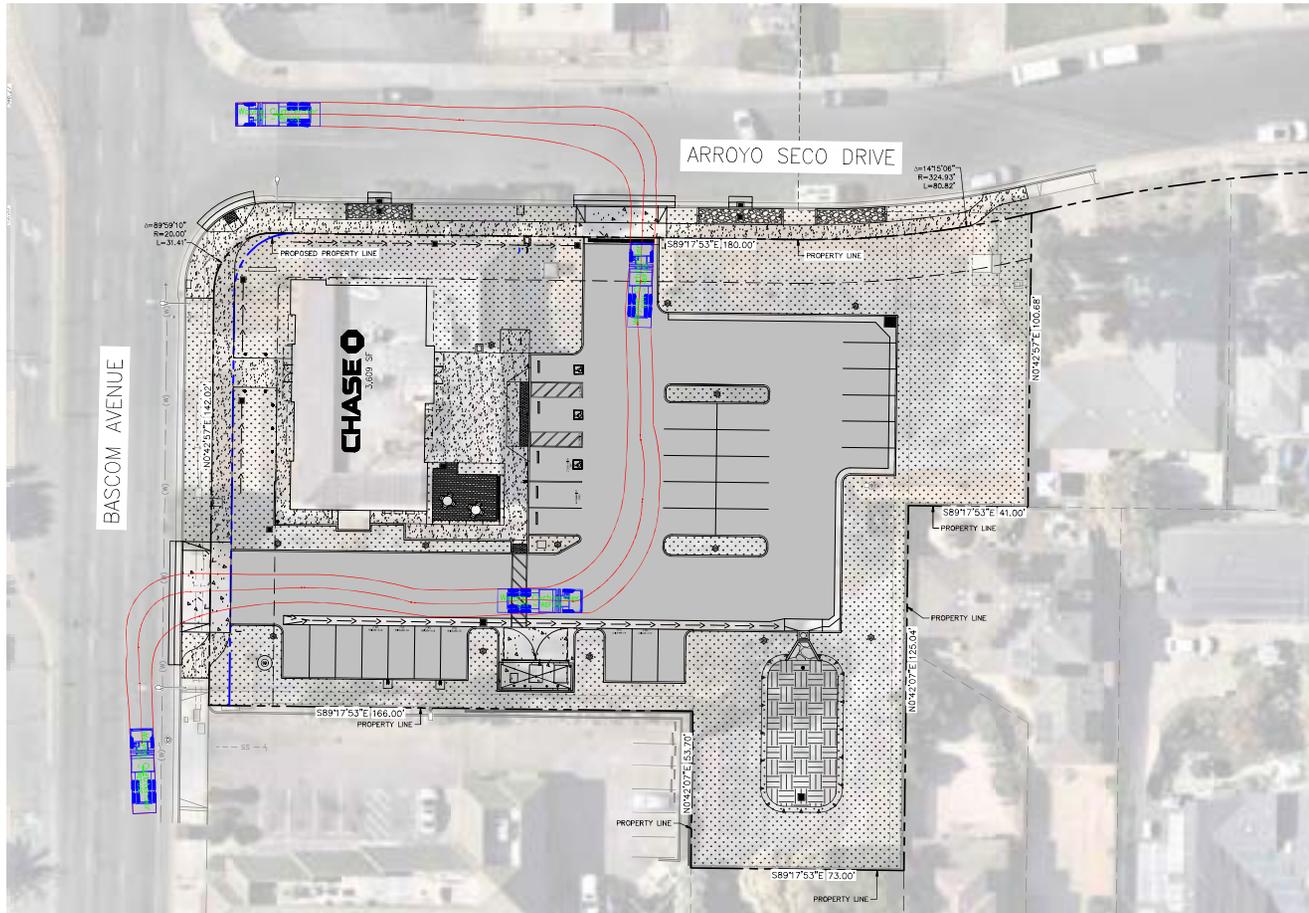
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PROJECT MANAGER	DESIGNER/LEAD
MG	BBG
DESIGNER	REVIEWER
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	194751001
SHEET NAME:	

**EMERGENCY ACCESS
PLAN**

DRAWING NUMBER:
C8.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



Wayne Curbtender
feet

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

TRUCK PROFILE

REV	DATE	DESCRIPTION
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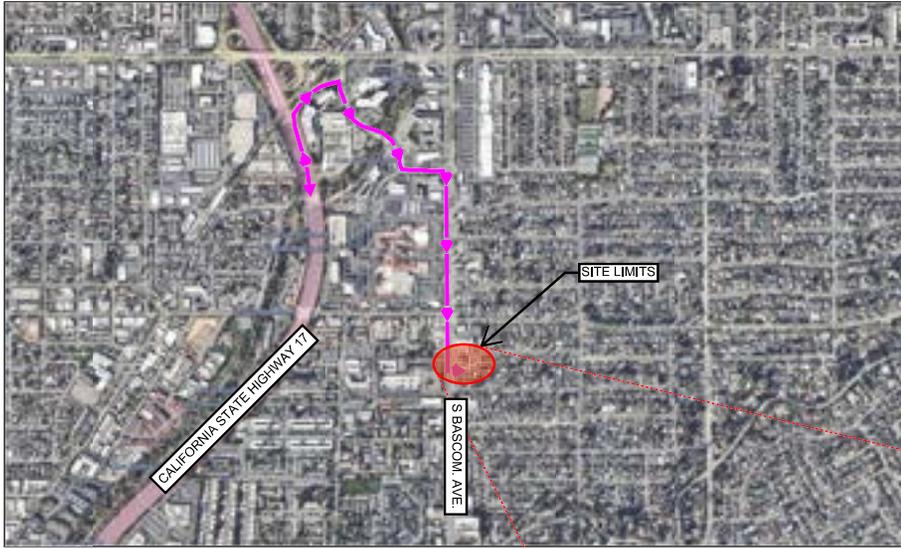
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Suite 700, Orange, CA 92668
714-938-1030

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

**TRASH MANAGEMENT
PLAN**

DRAWING NUMBER
C9.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



PROPOSED TRUCK ROUTE MAP

N.T.S.

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



SITE PLAN

N.T.S.

REV	DATE	DESCRIPTION
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NEW CHASE BANK PRUNEYARD

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Kimley-Horn

1100 W Town & Country Road, Suite 700, Orange, CA 92668, 714-938-1030

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

CONSTRUCTION/STAGING PLAN

DRAWING NUMBER: C10.0

TREE REMOVAL NOTES

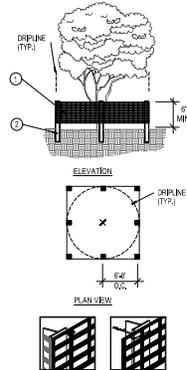
1. TREE REMOVAL - NO PERSON SHALL CUT, TRIM, PRUNE, PLANT, REMOVE, SPRAY OR IN ANY OTHER MANNER INTERFERE WITH ANY STREET TREE WITHOUT FIRST HAVING OBTAINED THE PROPER PERMITS.
2. OBTAINING WRITTEN PERMISSION TO CUT, TRIM OR PRUNE A STREET TREE SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. ANY PRIVATE BUSINESS PERFORMING CUTTING, TRIMMING OR PRUNING OPERATIONS ON STREET TREES SHALL EMPLOY AN ISA CERTIFIED ARBORIST ON STAFF AND SHALL PERFORM ALL WORK ON STREET TREES IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
3. ALL ATTEMPTS SHALL BE MADE TO PROTECT THE EXISTING TREES TO REMAIN ON SITE.
4. TREE PROTECTION FENCING SHALL BE USED TO PROTECT EXISTING TREES ON SITE SLATED TO REMAIN.
5. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED WITH RED SURVEY RIBBONS AT 30 INCHES MINIMUM ABOVE GRADE.
6. CONTRACTOR SHALL REMOVE ALL TREES ONLY AFTER THE TREE PROTECTION FENCING IS INSTALLED.
7. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY. EXCEPT FOR TOPS, ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
8. BURN PITS ARE PROHIBITED.
9. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN SHALL BE REMOVED BY THE CONSTRUCTION CONTRACTORS. THE CONTRACTOR SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.

SITE PREPARATION NOTES

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

PRELIMINARY PLANT SCHEDULE

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



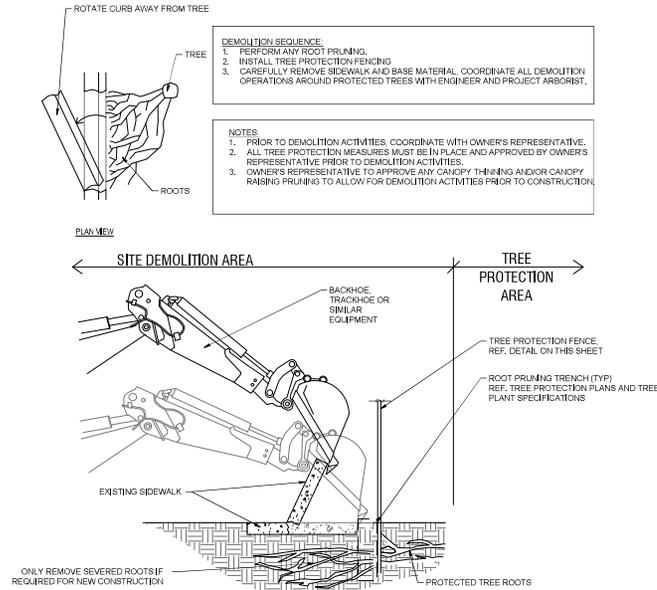
1. 6" PERIMETER PLUS" CONSTRUCTION FENCE BY CONNED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 2. 8' TALL METAL "T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURLAP BELOW GRADE.
- INSTALLATION NOTES**
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONNED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

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

A

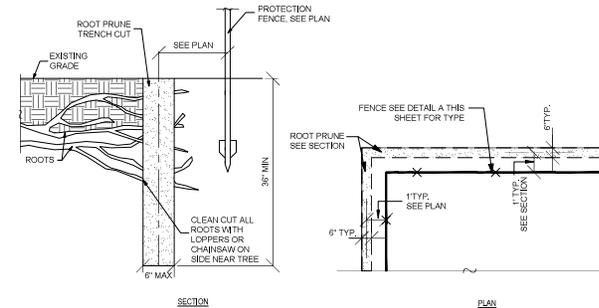
EXISTING TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	REMOVE/RETAIN
1	PYRUS CALLERYANA	GALLERY PEAR	4.2	RETAIN
2	PYRUS CALLERYANA	GALLERY PEAR	8	RETAIN
3	PYRUS CALLERYANA	GALLERY PEAR	7.2	RETAIN
4	CUPANOPSIS ANACARDIODES	CARROTWOOD	17.8	RETAIN
5	JACARANDA MIMOSIFOLIA	BLUE JACARANDA	19.6	RETAIN
6	PYRUS CALLERYANA	GALLERY PEAR	16	RETAIN
7	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	23	REMOVE
8	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	9.9	RETAIN



B CURB AND SIDEWALK DEMOLITION W/ LANDSCAPE PROTECTION

NTS



C ROOT PRUNING

NTS

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



NEW CHASE BANK PRUNEYARD

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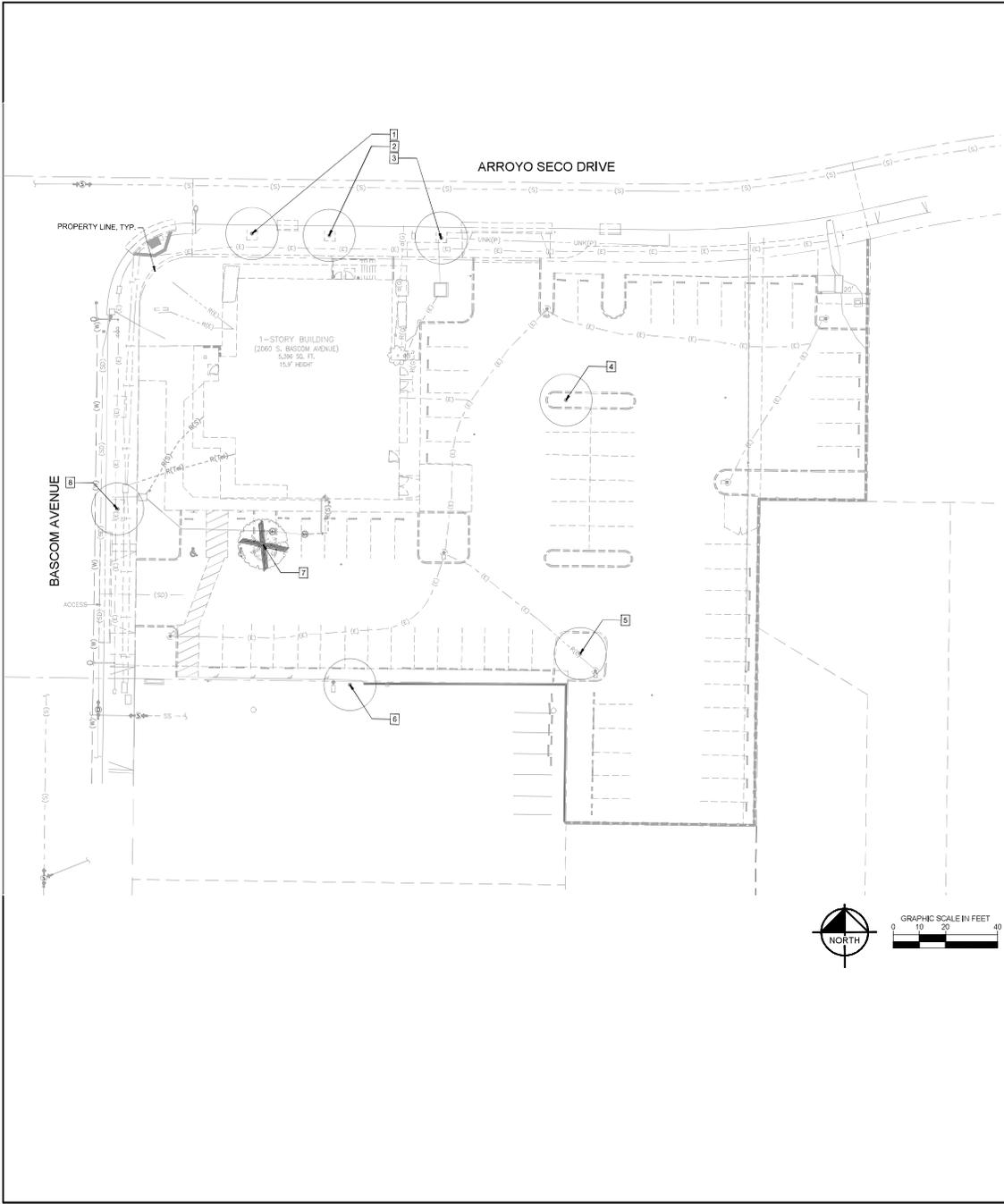
1100 W Town & Country Road, Suite 700, Orange, CA 92668, 714-939-1030

PROJECT MANAGER	DESIGNER (LEAD)
TL	CG
DESIGNER	REVIEWER
DATE ISSUED: 10/31/2025	PROJECT NUMBER: 194751001
SHEET NAME	

TREE DISPOSITION NOTES, SCHEDULE, & DETAILS

DRAWING NUMBER: **L1.0**

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



TREE DISPOSITION LEGEND

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

EXISTING TREE INVENTORY TABLE

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

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
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714-638-1030

PROJECT MANAGER	DESIGNER LEAD
TL	CG
DESIGNER	REVIEWER

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

SHEET NAME: TREE DISPOSITION PLAN

DRAWING NUMBER: L1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

GENERAL LANDSCAPE NOTES

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

LANDSCAPE ARCHITECT NOTES

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

PRELIMINARY PLANT SCHEDULE

	STREET TREES - ARROYO SECO DRIVE SOPHORA JAPONICA / JAPANESE PAGODA TREE	3
	STREET TREES - BASCOM AVENUE PLATANUS ACERIFOLIA / LONDON PLANE 'YARWOOD'	3
	SHADE TREES - DECIIDUOUS PRISTIA CAROLINENSIS / CHINESE PRISTACHE QUERCUS LOBATA / VALLEY OAK	16
	ACCENT TREES LAGERSTROEMIA X NATCHEZ / CRAPE MYRTLE OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	1
	SHADE TREES - EVERGREEN QUERCUS KOBURZII / COASTLINE OAK QUERCUS ILEX / HOLLY OAK	6
	VINES LONICERA HESPIDULA / CALIFORNIA HONEYBUCKLE	17
	FOCAL POINT LANDSCAPE CELANOTHUS X 'CORCHIA' / CORNHA WILD LILAC CESTIS LACINIFER / CRIMSON SPOT ROCKROSE HEUCHERA MAXIMA / ISLAND ALUM ROOT AGAVE ATTENUATA / FOXTAIL AGAVE EPISOBOLM CANUM / CALIFORNIA FUCHSIA ACHILLEA MILLEFOLIUM / COMMON YARROW	984 SF
	BACKGROUND LANDSCAPE MULLENBERGIA RIGENS / DEER GRASS PRUNUS BICIFIDIA / HOLLY LEAF CHERRY RUSH INTERFOLIA / LEMONADE BERRY LOMANDRA LONGIFOLIA / MAT RUSH RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	17,221 SF
	STREET FRONTAGE UNDERSTORY NO MOW SEED MIX / DESCHAMPSIA AND FINE FESCUE	1,834 SF
	BIORETENTION LANDSCAPE CHONDROPOLETALUM ELEPHANTINUM / LARGE CAPE RUSH CHONDROPOLETALUM TECTORIUM / SMALL CAPE RUSH DESCHAMPSIA CESPIIOSA / TUFTED HAIR GRASS JUNCUS PATENS / CALIFORNIA GRAY RUSH	1,169 SF
	ROCK COBBLE	1,763 SF

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



NEW CHASE BANK PRUNERYARD

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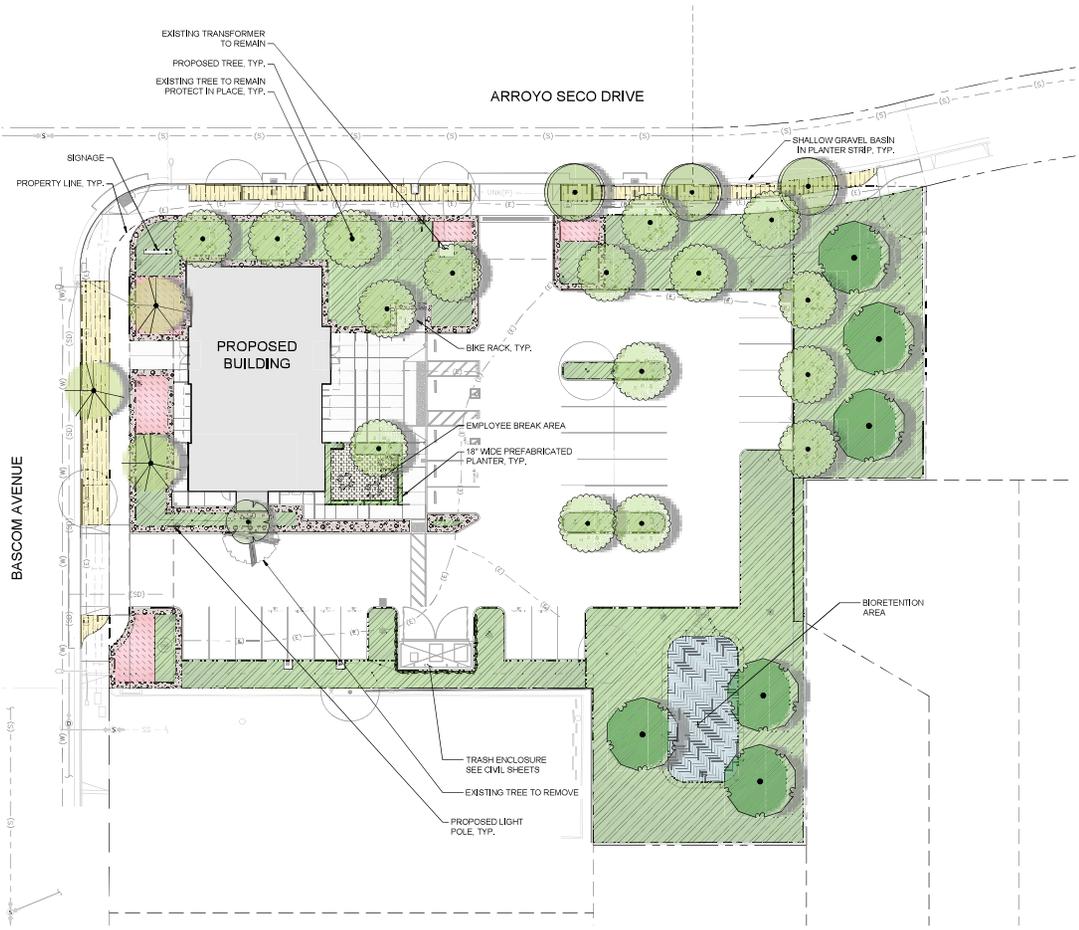
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PROJECT MANAGER	DESIGNER (LEAD)
TL	CG
DESIGNER	REVIEWER
DATE ISSUED: 10/31/2025	PROJECT NUMBER: 194751001
SHEET NAME	

PRELIMINARY LANDSCAPE SCHEDULE AND NOTES

DRAWING NUMBER: **L2.0**

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

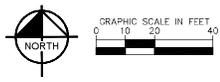


PRELIMINARY PLANT LEGEND

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

LANDSCAPE TABULATIONS

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



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

PRELIMINARY LANDSCAPE PLAN

DRAWING NUMBER: **L2.1**

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TREES



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



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



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



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



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



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



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



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



VINES

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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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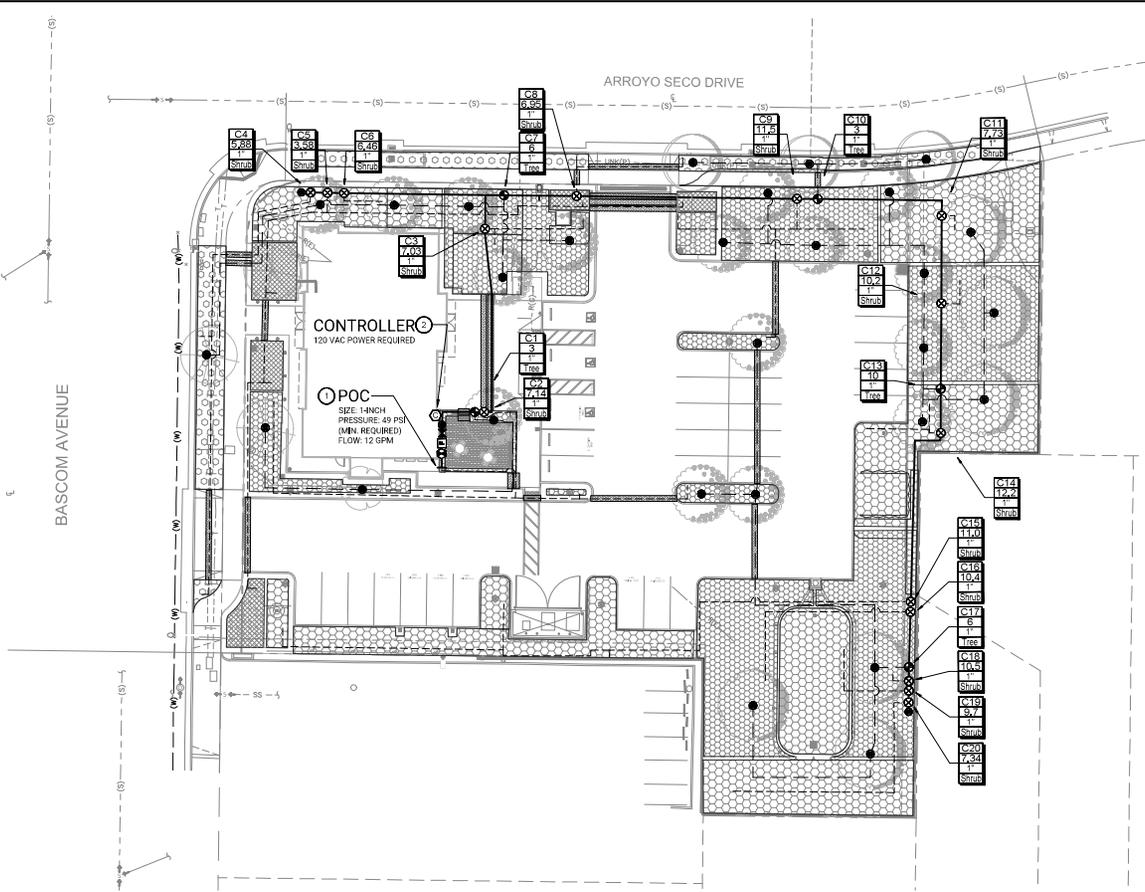


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PROJECT MANAGER	DESIGN LEAD
TL	CG
DESIGNER	REVIEWER
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10/31/2025	194751001
SHEET NAME	

PRELIMINARY LANDSCAPE IMAGERY BOARD

DRAWING NUMBER: L2.2



IRRIGATION LEGEND

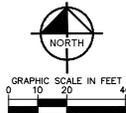
- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC 1 1/4-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 200 PVC 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LOW WATER USE INLINE DRIP TUBING: 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING BACKGROUND: NETAfim TL10V6-12 WITH RAINBIRD XGF DRIPLINE HEADER
- LOW WATER USE INLINE DRIP TUBING: 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING UNDERSTORY: NETAfim TL10V6-12 WITH RAINBIRD XGF DRIPLINE HEADER
- MEDIUM WATER USE INLINE DRIP TUBING: 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING FOCAL POINT: NETAfim TL10V6-12 WITH RAINBIRD XGF DRIPLINE HEADER
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: WEATHERMATIC: MAX-DW (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: WEATHERMATIC: SCZ-MAX-DW-10
- MASTER VALVE ASSEMBLY: 1-INCH WEATHERMATIC: MAX-DW
- FLOW SENSOR ASSEMBLY: WEATHERMATIC: SLFSH-T10
- QUICK COUPLING VALVE ASSEMBLY: WEATHERMATIC: 764Z-0CVYEL
- ISOLATION GATE VALVE ASSEMBLY: MATCO S14
- UNCONNECTED PIPE CROSSING
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION
- IRRIGATION CONTROLLER UNIT BUNDLE WITH WEATHERSTATION: WEATHERMATIC: SLWMS-SP1024-10V6-RED-FLD-CHASE
- TREE BUBBLER ASSEMBLY: TWO (2) RAINBIRD 140Z BUBBLER NOZZLES PRESSURE: 30 PSI FLOW (GPM): 0.50 PER BUBBLER, 1.00 PER ASSEMBLY

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 40 PSI (DOWNSTREAM OF THE IRRIGATION BACKFLOW PREVENTER) AT A MAXIMUM DISCHARGE OF 12 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBSERVED IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGNOSTIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLHOSE CONFIGURATION, OR USE OF CROSS-TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH LANDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING LANDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH END OF EACH MAINLINE, COLLECTOR, OR WIRE ENTRY BOX.

CONSTRUCTION NOTES

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



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

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

CHASE BANK DESIGN NOTE

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

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

Hines Inc
 SITE WATER ENGINEERING SERVICES
 1540 RIVERBEND AVE., SUITE 200
 FORT COLLINS, COLORADO 80524
 Telephone: 970.222.1888
 Web: www.hinesinc.com

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



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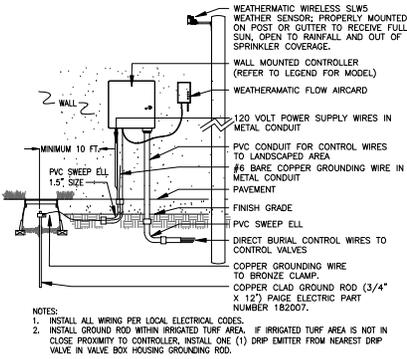
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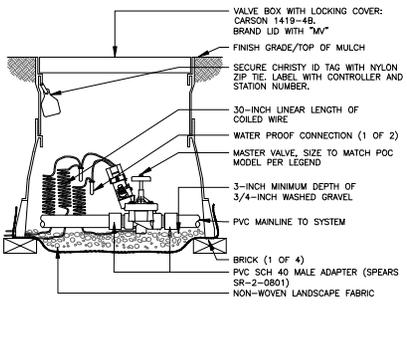
PROJECT MANAGER	DECIPLINE LEAD
HUNTER DECKER	
DESIGNER	REVIEWER
YP	DM
DATE ISSUED	PROJECT NUMBER
10/31/2025	25004465A
SHEET NAME:	

IRRIGATION PLAN

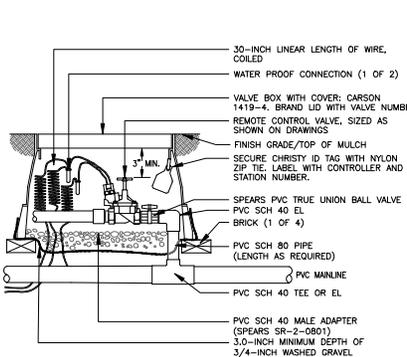
DRAWING NUMBER: **IR1.1**



1 WALL MOUNT CONTROLLER ASSEMBLY



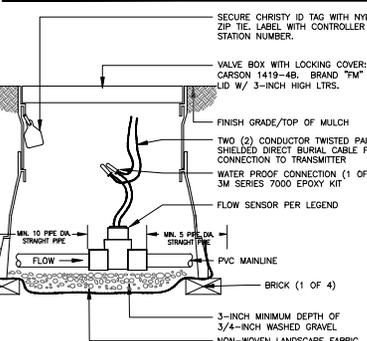
3 MASTER VALVE ASSEMBLY



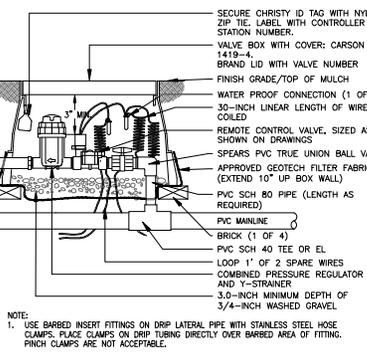
7 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY

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

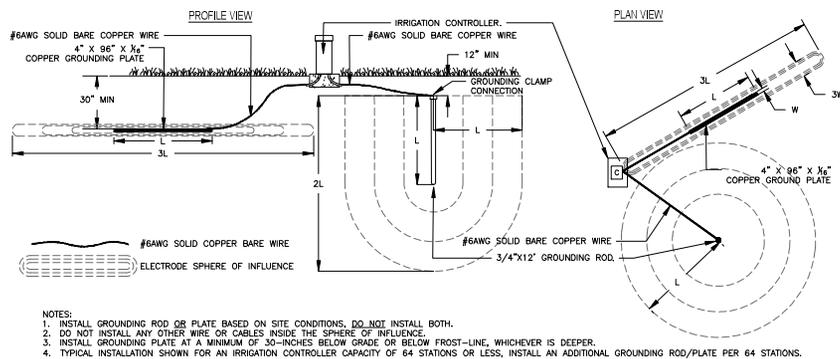
REQUIRED: AFTER INSTALLATION AND ONLINE SET UP OF THE SMARTLINK CONTROL SYSTEM USING THE PRODUCT INSTRUCTIONS INCLUDED, CONTACT WEATHERMATIC TO PROVIDE THE SITE NAME AND CONTROLLER NAME IN SMARTLINK FOR FINAL ACTIVATION. EMAIL: JPMCsupport@weathermatic.com



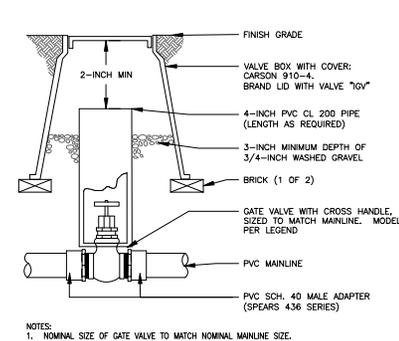
4 FLOW SENSOR ASSEMBLY



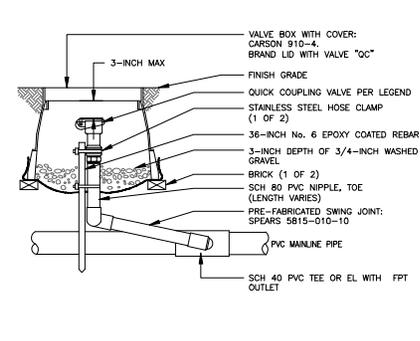
8 REMOTE CONTROL DRIP VALVE ASSEMBLY



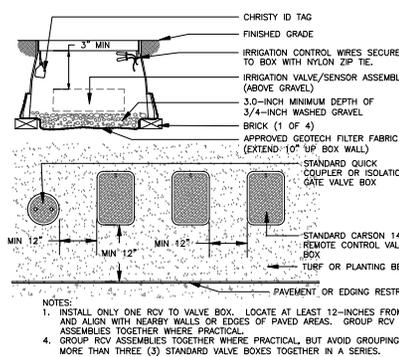
2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



5 ISOLATION GATE VALVE ASSEMBLY



6 QUICK COUPLING VALVE ASSEMBLY



9 TYPICAL VALVE BOX INSTALLATION

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1	01/16/2026	PLANNING REVISION 1
2	02/09/2026	PLANNING REVISION 2



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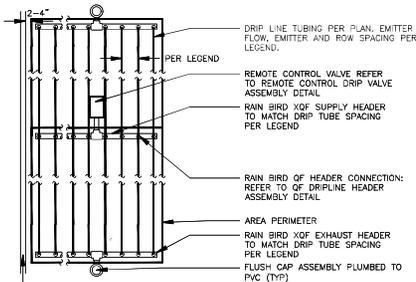


PROJECT MANAGER	DECELANE LEAD
HUNTER DECKER	
DESIGNER	REVIEWER
YP	DM
DATE ISSUED	PROJECT NUMBER
10/31/2025	25004465A
SHEET NAME:	

IRRIGATION DETAILS

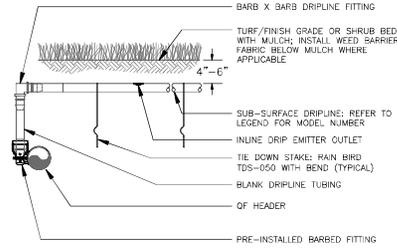
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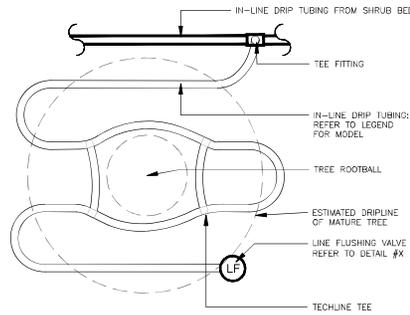
- NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
 2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
 3. INSTALL AT A DEPTH OF 4" - 6" IN UNIFORM SOIL.
 4. INSTALL WEED BARRIER FABRIC BELOW MULCH IN LANDSCAPE BEDS.

10 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS



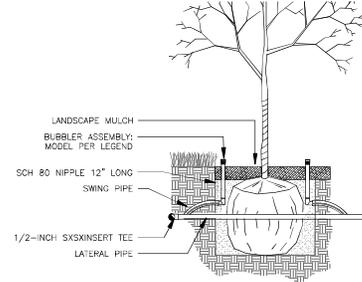
- NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
 3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN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

11 OF DRIPLINE HEADER ASSEMBLY

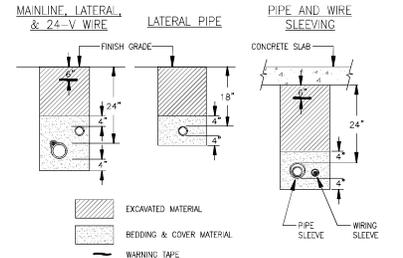


- NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

12 IN-LINE DRIP TREE RING FOR TREES IN SHRUB BED

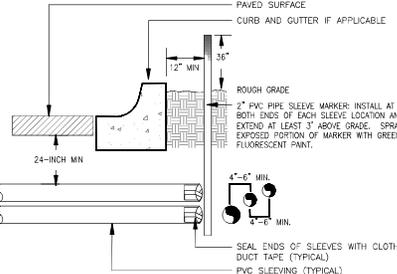


13 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS



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

14 TYPICAL TRENCHING DETAIL



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

15 TYPICAL SLEEVING DETAIL

TOTAL MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

$E_t = 49.70$ inches/year
 $LA = 21,511$ square feet
 $SLA = 0.0$ square feet
 $MAWA = [(E_t - E_{ppt}) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$
 $MAWA = [(49.70 - 3.47) \times (0.62)] \times [(0.55 \times 21511) + ((0.45) \times 0)]$
 $MAWA = 336,010.74$ gallons per year

ESTIMATED TOTAL WATER USE (ETWU): ENTIRE SITE

$E_t = 49.70$ inches/year
 $PF = 0.2$
 $HA = 20,327$ square feet
 $SLA = 0.0$ square feet
 $IE = 0.81$
 $E_{ppt} = 3.47$ inches/year
 $ETWU = (E_t - E_{ppt}) \times (0.62) \times [(PF \times HA) / (IE)] + (SLA)$
 $ETWU = (49.70 - 3.47) \times (0.62) \times [(0.3 \times 20327) / (0.81)] + (0)$
 $ETWU = 215,800$ gallons per year

$E_t = 49.70$ inches/year
 $PF = 0.5$
 $HA = 984$ square feet
 $SLA = 0.0$ square feet
 $IE = 0.81$
 $E_{ppt} = 3.47$ inches/year
 $ETWU = (E_t - E_{ppt}) \times (0.62) \times [(PF \times HA) / (IE)] + (SLA)$
 $ETWU = (49.70 - 3.47) \times (0.62) \times [(0.5 \times 984) / (0.81)] + (0)$
 $ETWU = 17,410$ gallons per year

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

DESIGNER STATEMENT

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

Michael Temple
 CERTIFIED IRRIGATION DESIGNER
 10/31/2025
 DATE

SUMMARY HYDROZONE TABLE

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

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

PRUNEYARD

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PROJECT MANAGER	DEEDLINE LEAD
HUNTER DECKER	
DESIGNER	REVIEWER
YP	DM
DATE ISSUED	PROJECT NUMBER
10/31/2025	25004465A
SHEET NAME	

SITE WATER ENGINEERING SERVICES
 1546 RIVERSIDE AVE., SUITE 200
 FORT COLLINS, COLORADO 80524
 Telephone: 970.292.1800
 Web: www.hinesinc.com

IRRIGATION DETAILS

DRAWING NUMBER
IR1.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

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0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/29/2026	PLANNING REVISION 2



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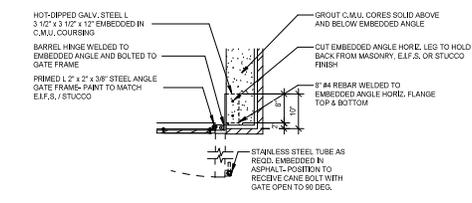


PROJECT MANAGER: HUNTER DECKER	DISCIPLINE LEAD:
DESIGNER:	REVIEWER:
DATE ISSUED: 01/27/2026	PROJECT NUMBER: 25004465A
SHEET NAME:	

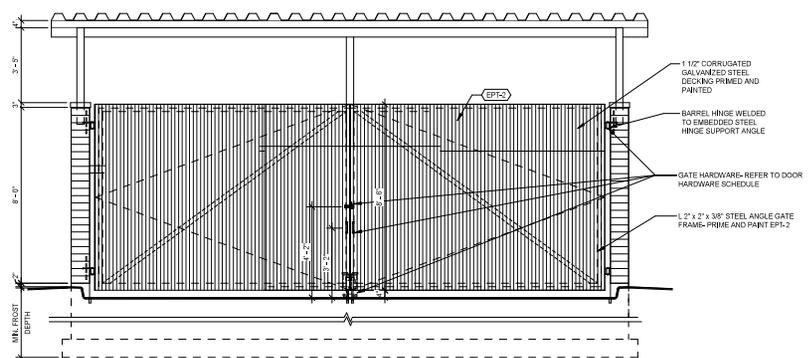
TRASH ENCLOSURE,
PAVING DETAILS

DRAWING NUMBER:
A0.4

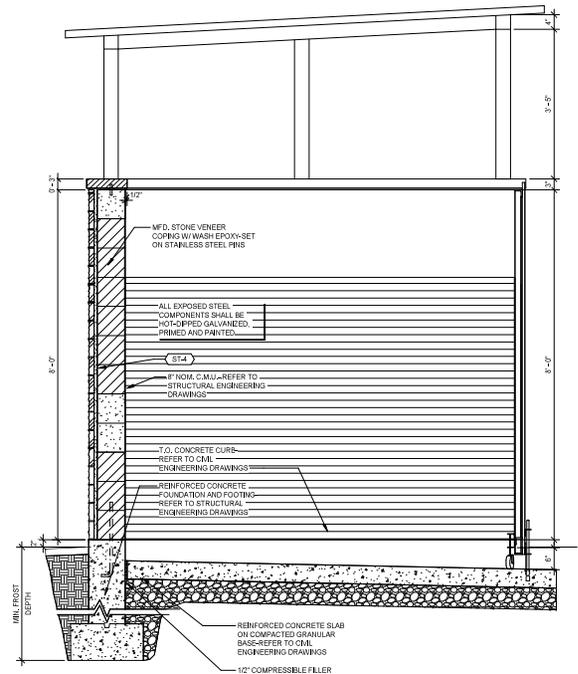
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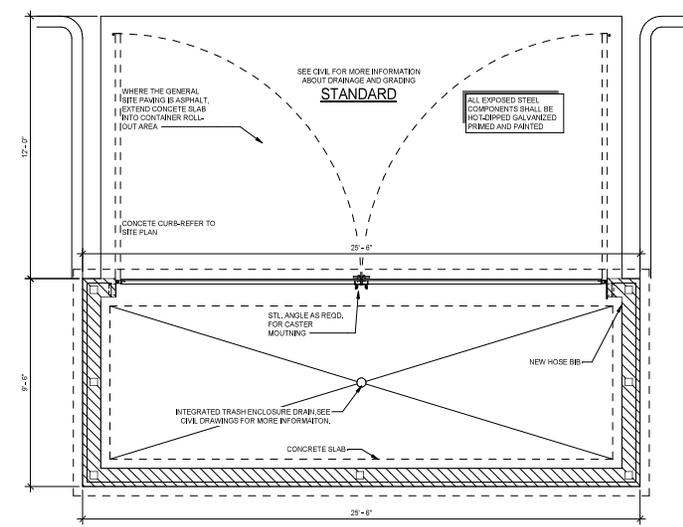
4 TRASH ENCLOSURE - CORNER DETAIL
SCALE: 3/4" = 1'-0"



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

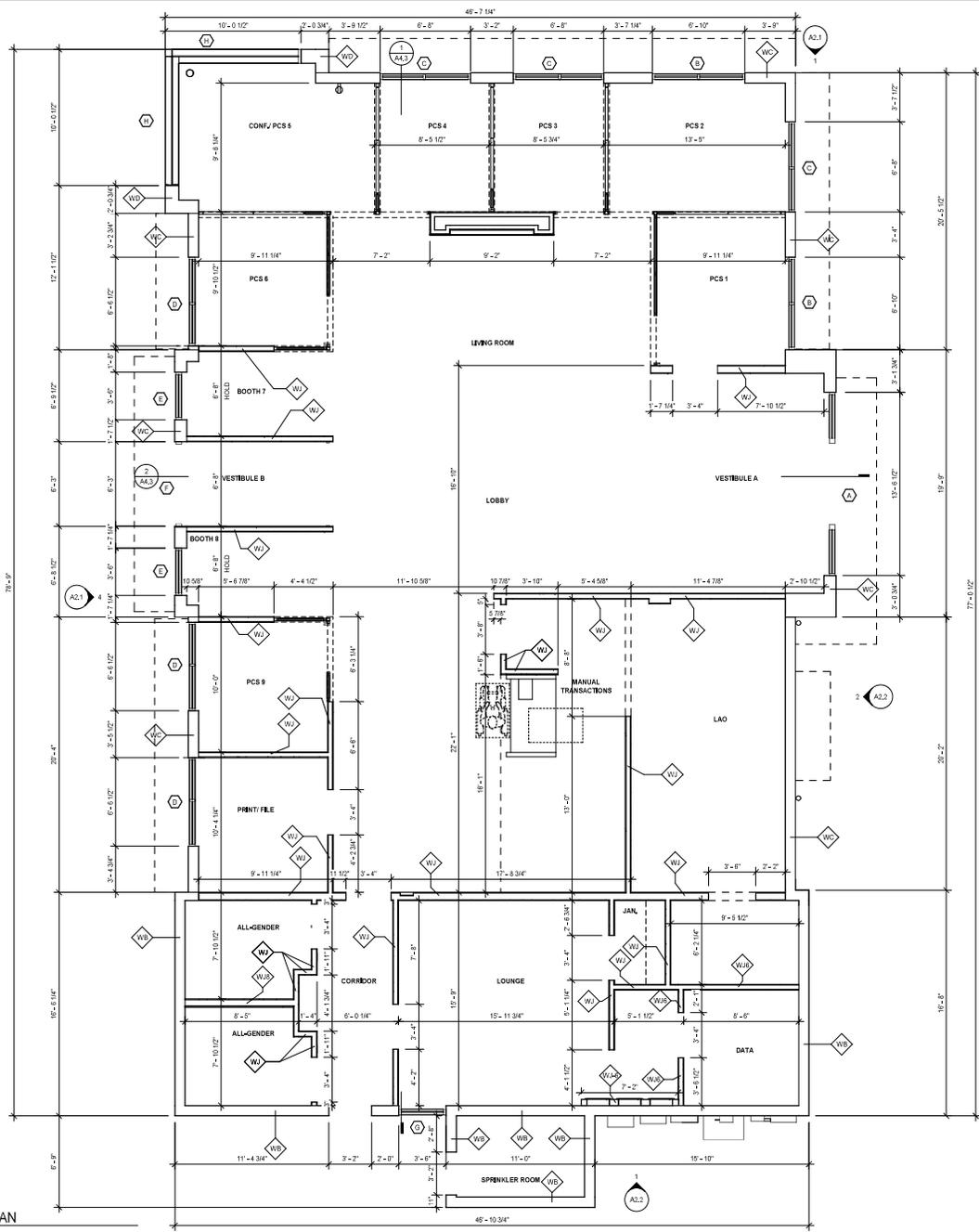


3 TRASH ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



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

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



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

GENERAL NOTES

- A. REFER TO A100 FOR WALL TYPES, DETAILS, AND ADDITIONAL INFORMATION.
- B. REFER TO A100 SERIES DRAWINGS FOR REFLECTED CEILING PLANS AND DETAILS.
- C. REFER TO A140 SERIES DRAWINGS FOR FINISH PLANS, SCHEDULES, AND DETAILS.
- D. REFER TO A160 SERIES DRAWINGS FOR FURNITURE AND EQUIPMENT PLANS AND SCHEDULES.
- E. REFER TO A600 SERIES DRAWINGS FOR DOOR SCHEDULE, WINDOW SCHEDULE, DETAILS, AND BASIS OF DESIGN.
- F. ALL DOORS TO BE LOCATED 4" FROM DRYWALL ADJACENT WALL UNLESS OTHERWISE NOTED.
- G. ALIGN FACES OF MASONRY AND STUD WALLS INDICATED IN THE SAME PLANE ON PLANS, UDON.



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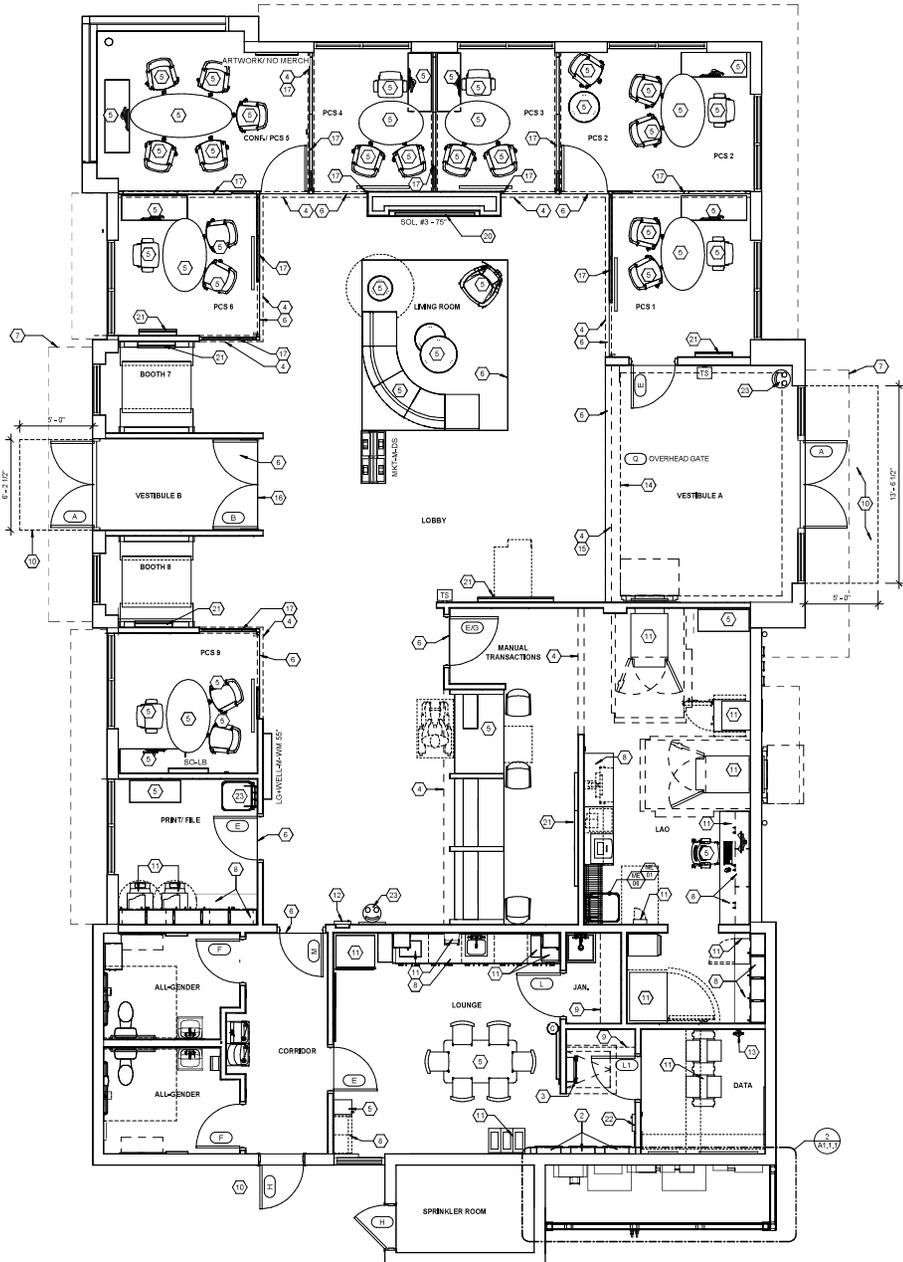


PROJECT MANAGER:	HUNTER DECKER	DISCIPLINE LEAD:	
DESIGNER:		REVIEWER:	
DATE ISSUED:	01/27/2026	PROJECT NUMBER:	25004465A
SHEET NAME:			

CONSTRUCTION PLAN

DRAWING NUMBER: **A1.1.0**

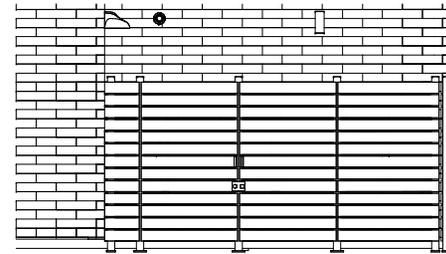
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



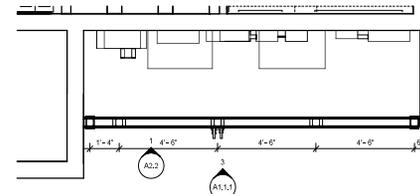
1 ANNOTATED FLOOR PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES

- 2 ELECTRICAL PANELS: LOCATING ENCLOSURES FOR ELECTRICAL MAIN SERVICE AND DISTRIBUTION
- 3 ROOF ACCESS LADDER & SCUTTLE: REFER TO ROOF PLAN AND DETAIL AS NOTED
- 4 SOFFIT / BULKHEAD ABOVE: REFER TO REFLECTED CEILING PLANS, SECTIONS, DETAILS AND INTERIOR ELEVATIONS. PROVIDE DEFLECTION TRACK AT UNDERSIDE OF ROOF / FLOOR STRUCTURE ABOVE TO ALLOW BULKHEAD TO REST ON DEMOUNTABLE PARTITION SYSTEM BELOW
- 5 FURNITURE: REFER TO FURNITURE SCHEDULE, COORD. ELEC., DATA AND SECURITY CONNECTIONS AND TERMINATIONS
- 6 FLOOR MATERIAL TRANSITION: REFER TO DETAIL 10A3.3.1
- 7 ENTRANCE CANOPY: SHOP FABRICATED PREFINISHED CUSTOM ALUMINUM CANOPY UNIT WITH INTEGRAL ELECTRICAL AND DRAINAGE SYSTEMS FASTENED TO BUILDING STRUCTURE REFER TO ELEVATIONS AND WALL SECTIONS
- 8 CUSTOM SHOP-FABRICATED BUILT-IN MILLWORK: REFER TO INTERIOR ELEVATIONS-SHOP DRAWINGS AND FINISH SAMPLES TO ARCHITECT FOR APPROVAL
- 9 ADJUSTABLE SHELVES: REFER TO INTERIOR ELEVATIONS-PROVIDE BLOCKING IN WALL AS REQUIRED
- 10 CONCRETE STOOP: ACCESSIBILITY-COMPLIANT CONTINUOUS PAVING TO PUBLIC R.O.W. REQD. FROM ALL EXITS
- 11 EQUIPMENT / APPLIANCE: REFER TO EQUIPMENT INSTALLATION MANUAL-COORDINATE WITH EQUIPMENT INSTALLER-PROVIDE ELECTRICAL, DATA AND SECURITY ROUGH-IN WORK AS REQUIRED-FRAME WALL OPENING AND PREPARE FLOOR SUBSTRATE AS REQUIRED-PROVIDE BLOCKING IN WALL AS REQUIRED
- 12 FIRE EXTINGUISHER AND CABINET: PROVIDE THE MINIMUM NUMBER AS REQUIRED AND COORDINATE LOCATIONS WITH CODE REQUIREMENTS AND ADJACENT ACCESSIBILITY CLEARANCES
- 13 WALL-MOUNT FIRE EXTINGUISHER: CARBON DIOXIDE ONLY / WATER OR DRY CHEMICAL TYPES NOT PERMITTED, CLASS C OR B.C. 5/LB. OR SMALLER, SET WALL BRACKET TO KEEP HANDLE < 48" AFF
- 14 CEILING LIGHT FIXTURE COVE-REFER TO REFLECTED CEILING PLAN
- 15 EXTEND VESTIBULE A PARTITION AND BULKHEAD FRAME AND FINISH TO UNDERSIDE OF ROOF DECK
- 16 STOREFRONT GLAZING SYSTEM INTERIOR PARTITION-REFER TO INTERIOR ELEVATIONS
- 17 DEMOUNTABLE PARTITION SYSTEM WITH INTEGRAL DOORS AND POWER, DATA AND SECURITY CONDUIT SYSTEMS, ANCHORED TO BUILDING WALLS AND FLOOR, SOFFIT AND BULKHEAD FRAMING MUST FOLLOW THE FURNITURE VENDOR'S DEMOUNTABLE PARTITION SHOP DRAWINGS TO ENSURE ALIGNMENT. THE ABOVE DIMENSIONED PLAN DRAWINGS IS SUPERSEDED BY THE PARTITION SHOP DRAWINGS. REFER TO FURNITURE VENDOR'S RETAIL BRANDS-PRIVACY WALL ARCHITECTURAL WALL STANDARDS FOR PLANNING AND COORDINATION DETAILS
- 20 AUDIO/VIDEO EQUIPMENT: REFER TO INTERIOR ELEVATIONS
- 21 MERCHANDISING FIXTURE: PROVIDED AND INSTALLED BY OWNER'S VENDOR. PROVIDE BLOCKING IN WALLS AS REQD. FOR WALL-MOUNT FIXTURES-REFER TO MFRS. FIXTURE TECHNICAL DRAWINGS AND INTERIOR ELEVATIONS. REFER TO ELECTRICAL DRAWINGS FOR POWER AND DATA REQUIREMENTS
- 22 FIRE ALARM EQUIPMENT LOCATION: FIRE ALARM CONTROL PANEL, COMMUNICATOR, DOCUMENTATION ENCLOSURE, AND ASSOCIATED EQUIPMENT DEVICES NOT PERMITTED IN DATA ROOM OR AREAS VISIBLE TO CUSTOMERS
- 23 REFUSE BIN-REFER TO MISCELLANEOUS EQUIPMENT SCHEDULE



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



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

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/27/2026	PLANNING REVISION 1
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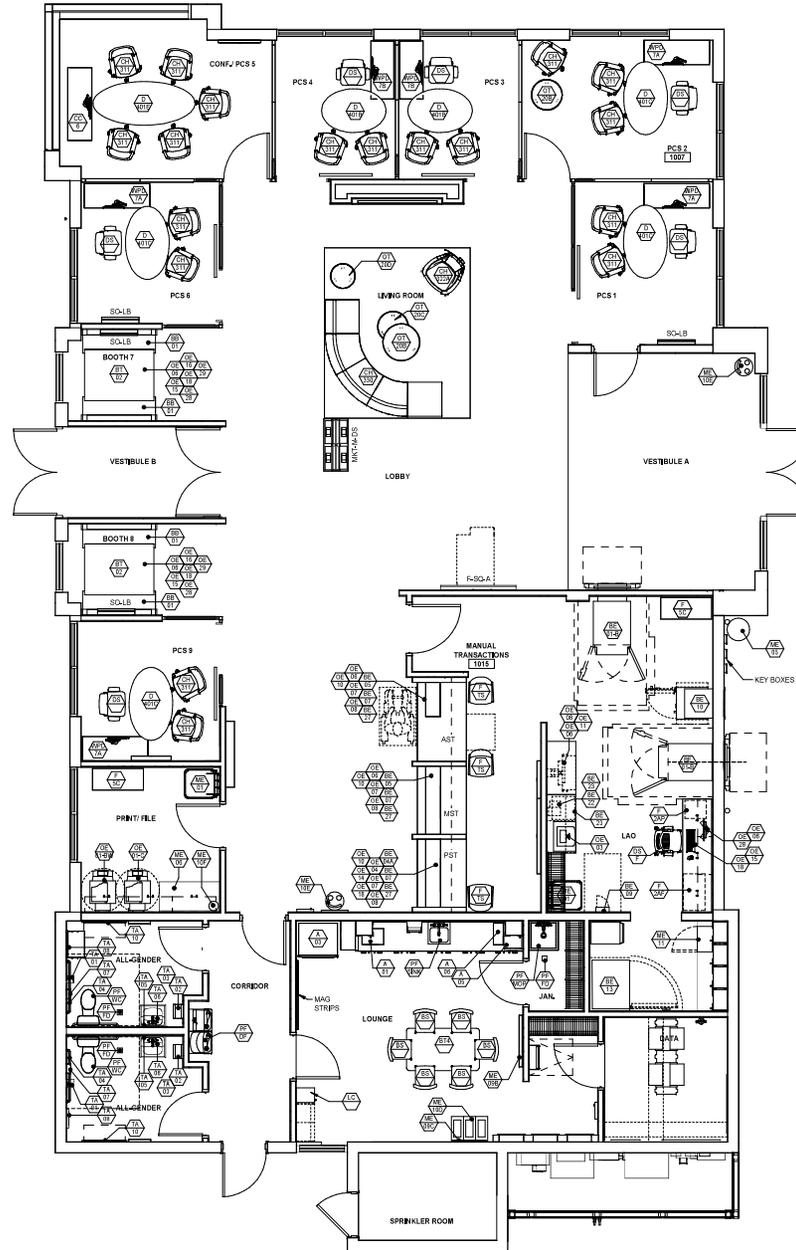
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PROJECT MANAGER:	DISCIPLINE LEAD:
HUNTER DECKER	
DESIGNER:	REVIEWER:

DATE ISSUED:	PROJECT NUMBER:
01/27/2026	25004465A
SHEET NAME:	

ANNOTATED FLOOR PLAN

DRAWING NUMBER: A1.1.1



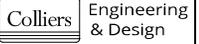
1 FURNITURE/ EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

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

FURNITURE / EQUIPMENT PLAN NOTES

1. GENERAL CONTRACTOR TO COORDINATE SCOPE WITH ALL APPLICABLE TRADES AND VENDORS.
2. REFER TO SCHEDULES LOCATED ON DRAWINGS A3.4.1, A3.4.2, A3.4.3, & A.3.5 FOR PRODUCT INFORMATION.
3. COORDINATE ALL POWER, DATA REQUIREMENTS WITH ELECTRICAL AND TELCOM DRAWING PACKAGES.
4. A6.0 SERIES DRAWING PLANS, DETAILS AND ELEVATIONS SHOULD BE REFERENCED PRIOR TO INSTALLATION.



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PROJECT MANAGER: HUNTER DECKER
DESIGNER: [blank]
DISCIPLINE LEAD: [blank]
REVIEWER: [blank]

DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: [blank]

FURNITURE / EQUIPMENT PLAN

DRAWING NUMBER: A1.1.2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

USE COMPASS ELITE LABELLED SHADE POCKET WITH 3" CLOSURE PLATE. CONF. AT EXTERIOR WALL FOR ALL ACCESSIBLE SHADE POCKETS.

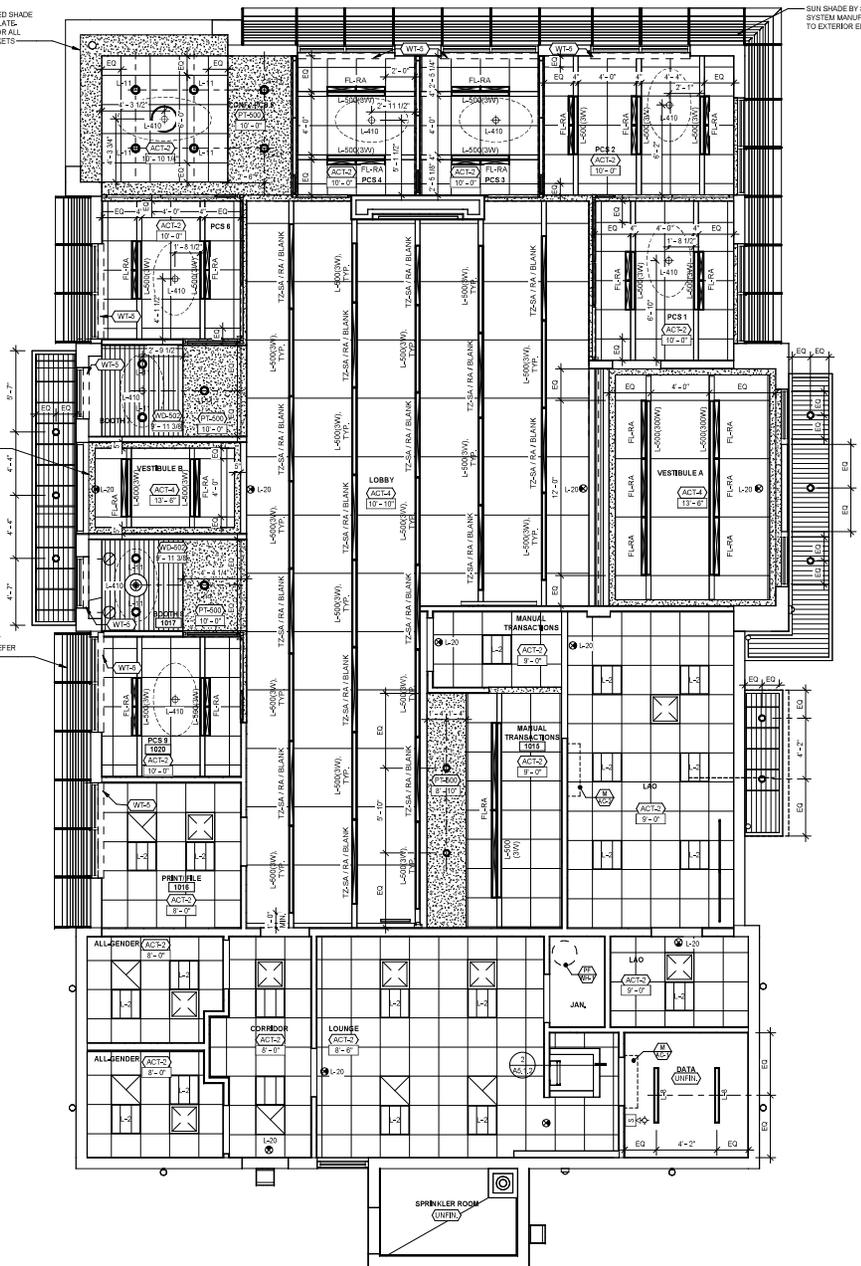
SUN SHADE BY STOREFRONT SYSTEM MANUFACTURER. REFER TO EXTERIOR ELEVATIONS

PROVIDE BLUZE VESTIBULE ACCENT LIGHT

SUN SHADE BY STOREFRONT SYSTEM MANUFACTURER. REFER TO EXTERIOR ELEVATIONS

1 REFLECTED CEILING PLAN

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



GENERAL NOTES

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

RCP NOTES

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

WATER HEATER									
TAG	MAKE OF DEPTH MANUFACTURER	MODEL	TANK SIZE (GAL)	POWER (KW)	RECOVERY CAPACITY (GPH)	TANK DIAMETER (INCH)	TANK HEIGHT (INCH)	POWER SUPPLY (V/PH/Hz)	NOTES
WH-1	AGL/STH	SG-17	10	6.0	17 G/T/15 MIN	18	18	208/1/60	

GENERAL NOTES:
 A. 1/2" OUTLET TEMPERATURE
 B. PROVIDE 2" DEEP DRAIN PAN
 C. PROVIDE HOLDUP 4400W SUPPLEMENTED PLATFORM ROUTE DRAIN TO SERVICE DRN
 D. PROVIDE SPRINKLER PAN 2" x 18" x 18" x 18" W/ 1/2" W/ 1/2" W/ 1/2" W/ 1/2"
 E. EC SHALL PROVIDE WITH NEMA-1 STARTER AND DISCONNECT SWITCH

AIR HANDLER														
TAG	SERIES	TYPE	MAKE OF DEPTH MANUFACTURER	MODEL	COOLING CAPACITY (BTU/Hrs)	HEATING CAPACITY (BTU/Hrs)	SUPPLY AIRFLOW (CFM)	VENTILATION (CFM)	ESP (INWG)	BER (FEET)	WATER INCH	WATER INCH	ELECTRICAL POWER SUPPLY (V/PH/Hz)	NOTES
AH-1	BT ROOM	DRIP HEAT PUMP	DH(N)	FFRFB8VWJ	18,000	21,800	600	0	0	210	10T/15	10T/15	208/1/60	14-10
AH-2	VEN EQUIPMENT	DRIP HEAT PUMP	DH(N)	FFRFB8VWJ	22,400	28,000	600	0	0	210	10T/15	10T/15	208/1/60	14-10
FGH-1	LOBBY	DUCTED VRF	DH(N)	FHM3078VWJ	26,028	36,844	1985	0.8	0.8	214	3/2	15/2	208/1/60	14-10
FGH-2	RCS OFFICES	DUCTED VRF	DH(N)	FHM3078VWJ	41,811	55,883	1377	0.8	0.8	214	3/2	15/2	208/1/60	14-10
FGH-3	RCS OFFICES	DUCTED VRF	DH(N)	FHM3078VWJ	30,918	40,792	1130	0.8	0.8	214	3/1	15/2	208/1/60	14-10
FGH-4	RCS OFFICES	DUCTED VRF	DH(N)	FHM3078VWJ	25,608	37,745	742	0.8	0.8	214	1/2	15/2	208/1/60	14-10
FGH-5	RCS OFFICES	DUCTED VRF	DH(N)	FHM3078VWJ	13,282	18,018	598	0.8	0.8	214	1/2	15/2	208/1/60	14-10
FGH-6	VESTIBULE	DUCTED VRF	DH(N)	FHM3078VWJ	12,139	17,391	598	0.8	0.8	214	1/2	15/2	208/1/60	14-10
FGH-7	LOUNGE	DUCTED VRF	DH(N)	FHM3078VWJ	20,786	28,126	742	0.8	0.8	214	1/2	15/2	208/1/60	14-10

GENERAL NOTES:
 1. PROVIDE THERMAL OVERLOAD PROTECTION.
 2. PROVIDE W/ 1/2" INCH OVERCURRENT FUSIBLE FLUAT SWITCH. DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN AND SHALL BE PERMITTED TO SHUT DOWN UNIT. EXTERNALLY.
 3. PROVIDE W/ 1/2" INCH SPECIALTY GROUNDING FILTER ORDER. SHUT OFF VALVE. 2" x 1/2" CONTROL. W/ 1/2" CONTROL CONTRACTOR.
 4. PROVIDE W/ 1/2" INCH ACCESSORY FOR USE WITH OVERPRESSURE PROTECTION.
 5. PROVIDE WITH THERMAL COORDINATE PUMP.
 6. PROVIDE W/ 1/2" INCH AS PER MANUFACTURER'S REQUIREMENTS. 1/2" COPPER ONLY.
 7. EC SHALL PROVIDE WITH NEMA-1 STARTER AND DISCONNECT SWITCH.
 8. SEE GENERAL PROJECT CONTROL DRAWING FOR LOCATION OF REQUIRED INDOOR UNIT REMOTE CONTROLS, SYSTEM CONTROLLERS, AND INTERPRETATION GUIDES.
 9. PROVIDE W/ 1/2" INCH IF REQUIRED FOR TEST.
 10. PROVIDE POWER TO INDOOR AIR HANDLER FROM CONDENSATE UNIT.



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0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
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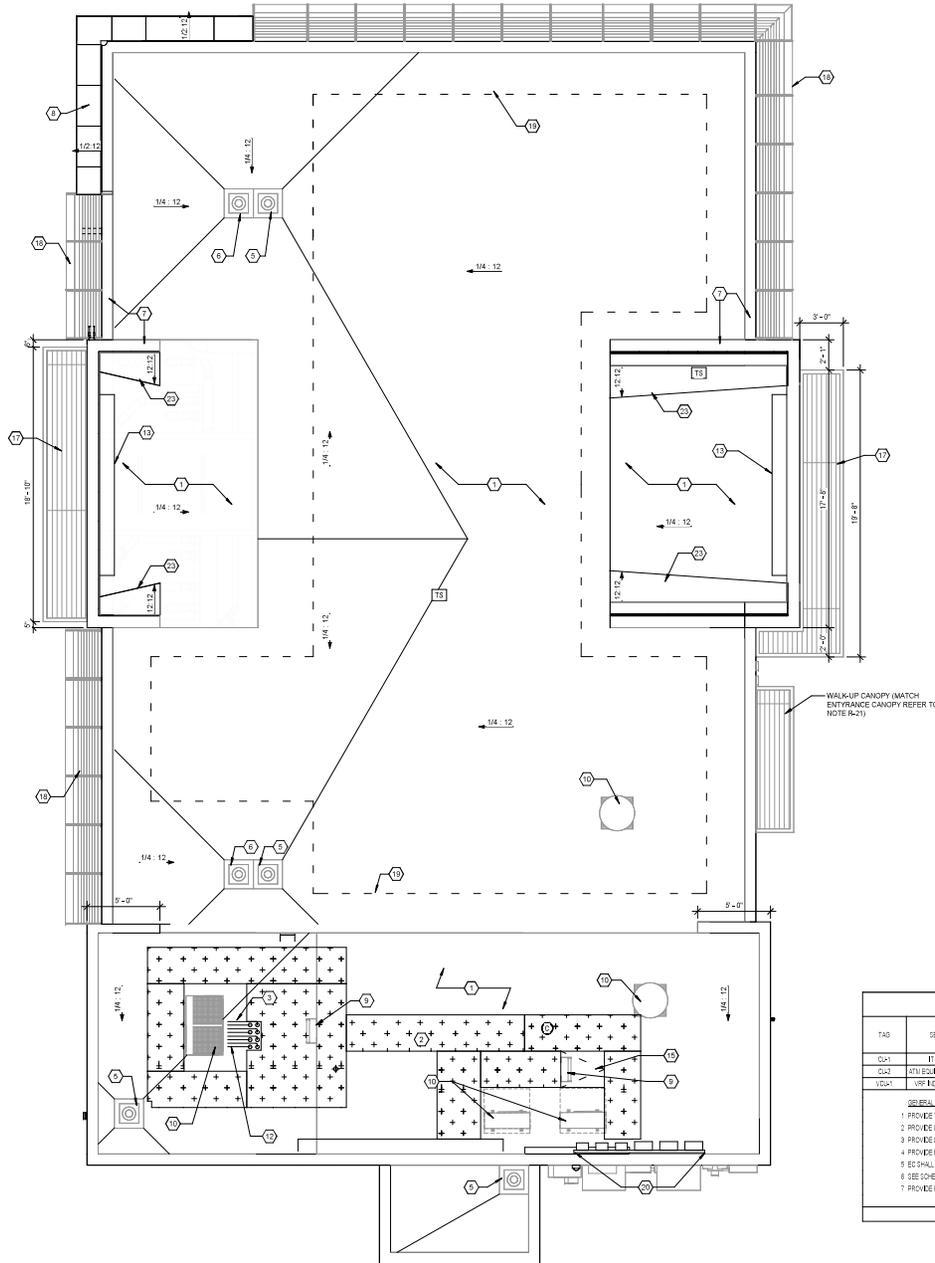
PROJECT MANAGER: HUNTER DECKER
 DISCIPLINE LEAD: HUNTER DECKER
 DESIGNER: REVIEWER

DATE ISSUED: 01/27/2026
 PROJECT NUMBER: 25004465A
 SHEET NAME:

REFLECTED CEILING PLAN

DRAWING NUMBER: A1.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



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

KEYNOTES

- 1 LOW-SLOPE ROOFING: THERMOPLASTIC SHEET MEMBRANE ROOFING (INITIAL SRS - 22 & SYPHACOR SRS) - MANUFACTURED OVER TAPERED INSULATION AS REQUIRED TO FORM RIDGES, VALLEYS, CRACKETS AND SADDLES REQUIRED TO ACHIEVE MINIMUM 1/4" PER FOOT PITCH OR MANUFACTURER'S MINIMUM PITCH REQUIREMENTS FOR THE APPLICATION, WHICHEVER IS GREATER - FORM SLOPES TO ELIMINATE THE POSSIBILITY OF POONDING. REFER TO WALL SECTIONS AND CONSTRUCTION TYPES
- 2 ROOFING TRAFFIC PADS: SURFACE-ADHERED TEXTURED WALKWAY MATERIAL PER ROOFING MANUFACTURER SPECIFICATIONS TO ALL MECHANICAL EQUIPMENT
- 3 PIPE PENETRATION: PREFABRICATED WATER-TIGHT SURFACE-ADHERED ROOFING PORTAL COMPATIBLE WITH ROOFING MATERIAL. REFER TO MECH. ENCL. DRAWINGS
- 5 ROOF DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE-REFER TO PLUMBING FIXTURE SCHEDULE. ALL ROOF DRAINS TO BE CONNECTED UNDERGROUND TO STORM SYSTEM
- 6 OVERFLOW DRAIN: METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE-REFER TO PLUMBING FIXTURE SCHEDULE
- 7 PARAPET COPING SYSTEM: PREFABRICATED PREFINISHED ALUMINUM-REFER TO WALL SECTIONS FOR DETAILS AND EXTERIOR ELEVATIONS FOR COLOR
- 8 BAY ROOF: SEALED, LIGHT ACUM COPING / CLADDING SYSTEM OVER LOW-SLOPE ROOFING AND RAIN SCREEN WATERPROOFING SYSTEM REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS
- 9 ROOF LADDER: PREFERRED LADDER LOCATION WHEN REQUIRED, OSHA REQUIRES LADDERS ONLY FOR ELEVATION CHANGES GREATER THAN 18". LADDERS ARE TO BE PROVIDED ONLY WHERE REQUIRED BY CODE OR AS OTHERWISE REQUIRED BY AN AUTHORITY HAVING JURISDICTION. REFER TO DETAILS AS NOTED.
- 10 MECHANICAL EQUIPMENT: VENTILATION UNIT, PACKAGED ROOFTOP HEATING AND COOLING UNIT OR SPLI-SYSTEM A/C UNIT MOUNTED TO SHOW-JAIL, VIBRATION-ISOLATING PAIL, OR INSULATED CURB UNIT-RAJ FLASH WATER-TIGHT TO ROOFING MEMBRANE. REFER TO DETAILS W/MSZ AND TRMS
- 12 SURFACE-MOUNTED MECHANICAL PIPING: GAS AND REF REFRIGERANT PIPING SUPPORTED ON ROOFING BY BLNIE DURABLOCK PREFAB. RUBBER-BASE GALVANIZED STEEL UNISTRUT PIPE SUPPORTS AT 8'-0" O.C. MAX.
- 13 SURFACE-MOUNTED BRONAGE EQUIPMENT ENCLOSURE: WATER-TIGHT SHOW-FABRICATED METAL BRONAGE ENCLOSURE BY SIGN VENDOR-SECURE TO BACKSIDE OF PARAPET WALL WITH MINIMAL PENETRATIONS OF ROOFING MEMBRANE-PROVIDE PERIMETER WATER-TIGHT SEALANT COMPATIBLE WITH ROOF MEMBRANE
- 15 SCUTTLE: INSULATED ROOF SCUTTLE WITH RETRACTABLE SAFETY POSTFLASH WATER-TIGHT TO ROOFING MEMBRANE-PROVIDE CARBONER THROUGH-LATCH
- 17 ENTRANCE CANOPY: SHOW FABRICATED PREFINISHED CUSTOM ALUMINUM CANOPY UNIT WITH INTEGRAL ELECTRICAL AND DRAINAGE SYSTEMS FASTENED TO BUILDING STRUCTURE-REFER TO ELEVATIONS AND WALL SECTIONS. ALL ROOF DRAINS TO BE CONNECTED UNDERGROUND TO STORM SYSTEM
- 18 SUNSHADE: BY STOREFRONT SYSTEM MANUFACTURER-REFER TO EXTERIOR ELEVATION NOTES
- 19 FUTURE PHOTOVOLTAIC PANEL ARRAY AREA: FOR DETAILS OF FUTURE PV SYSTEM, REFER TO 'ROOFTOP SOLAR PROGRAM STANDARD BUILDING PACKAGE' DRAWINGS POSTED TO OVERSIGHT. ADDITIONAL STRUCTURAL LOADING IS RPSF AT SLOPED ROOFS AND 10PSF AT FLAT ROOFS. AREA FOR FUTURE PV PANELS SHALL BE CLEAR OF ALL SURFACE-MOUNTED CONDUITS, CONDENSATE DRAINING AND OTHER INFRASTRUCTURE (WHICH SHOULD ALL BE LOCATED AS CLOSE TO THE PERIMETER OF THE ROOF (AS MUCH AS POSSIBLE))
- 20 FUTURE PHOTOVOLTAIC EQUIPMENT AREA: REFER TO ELEC. RISER DIAGRAM, SHEET E3
- 23 PARAPET BRACING: REFER TO ROOF DETAILS AND STRUCTURAL DRAWINGS. APPLY CONTN, ROOFING INSULATION UNDER FRAMING, COVER BRACING WITH CHEATKING AND SINGLY-PLY ROOFING.

AIR CONDITIONER CONDENSING UNIT

TAB	SERVICE	TYPE	MAKE OF DESIGN MANUFACTURER	MODEL	COOLING CAPACITY (BTU/H)	HEATING CAPACITY (BTU/H)	BEER (SEER)	HIBT (SEER)	MOA (A)	MOCP (A)	POWER SUPPLY (V/F/PH)	NOTES
02-1	IT ROOM	MINI-SPLIT HEAT PUMP	DAI-III	R/F386L18	9000	0	21	115	21.4	25	208/160	12-2"
03-2	ITM EQUIPMENT ROOM	MINI-SPLIT HEAT PUMP	DAI-III	R/F2441J02	24000	23000	21	101	18	20	208/160	1-2"
10-1	VRF 1 FLOOR UNIT	HEAT RECOVERY VRF	DAI-III	RE121444T18	144,000	162,000	21.5	789	41.8	53	208/160	12-4"

GENERAL NOTES:

1. PROVIDE THERMAL OVERLOAD PROTECTION.
2. PROVIDE LIQUID LINE SPEAR, THERMAL PROTECTING FILTER, DRY GAS, TXV, 24V 1PH CONTROL WIRE BY CONTROLS CONTRACTOR.
3. PROVIDE ON-WALL MOUNT COOLING UNIT.
4. PROVIDE REFRIGERANT PIPING DESIG AS PER MANUFACTURER'S RECOMMENDATIONS, 1/2" COPPER ONLY.
5. EC SHALL PROVIDE WITH REMARK STARTER AND DISCONNECT SWITCH.
6. SEE SCHEMATIC PER CONTROL DIAGRAM FOR LOCATION OF REQUIRED ROOF UNIT, REMOTE CONTROLLERS, SYSTEM CONTROLLERS, AND REFRIGERANT CONDENSES.
7. PROVIDE POWER TO CONTROL RMP HANGULER FROM CONDENSES UNIT.

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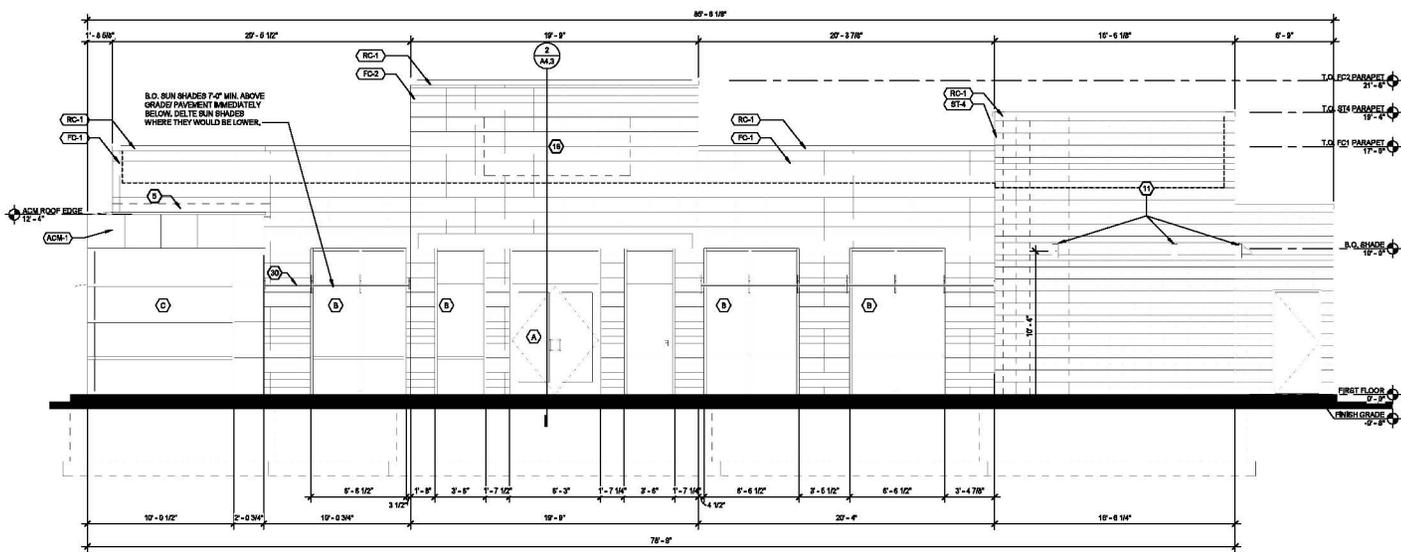
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PROJECT MANAGER: DISCIPLINE LEAD
HUNTER DECKER
DESIGNER: REVIEWER
Doseup Kim Hunter Decker
DATE ISSUED: PROJECT NUMBER
01/27/2026 25004465A
SHEET NAME:

ROOF PLAN

DRAWING NUMBER: **A1.3**

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



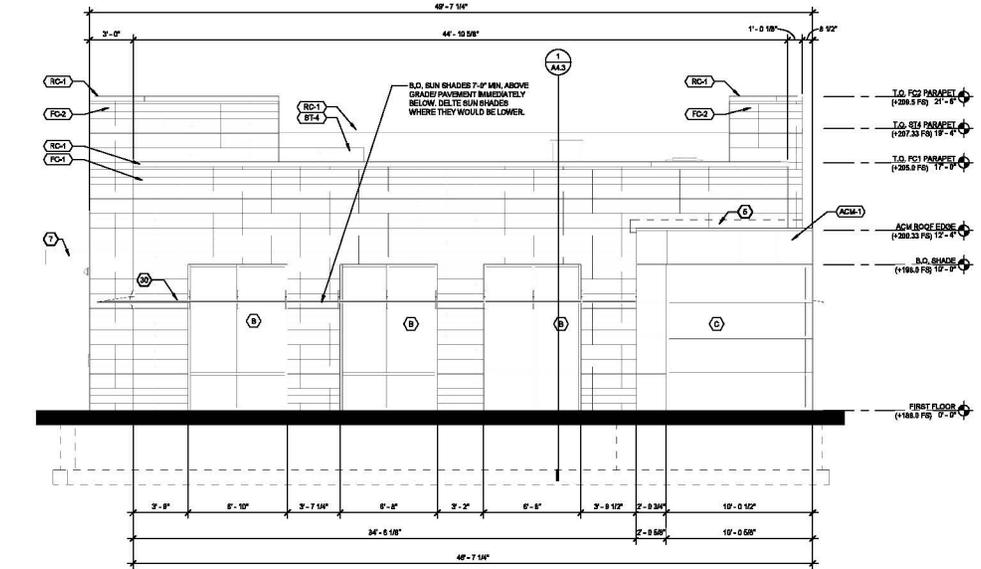
4 EXTERIOR ELEVATION - WEST
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS	
BT-4	MANUFACTURED STONE FINISH MANUFACT. WESTLARK STONE, L.L.C. PRODUCT CLAYED STONE MIMIC STONE COLOR FOUNDATION SIZE 22" WIDE x 12" HIGH x 12" DEEP NOTES 1/2" JOINTS WITH FULL SMOOTH TOOK COLOR MATCHED PORTLAND CEMENT GROUT
	FINISH CEMENT PAINT, DARK MANUFACT. MIRA-FIBER CEMENT PRODUCT VINTAGECO APP 918 (AVAILABLE AS ANP 909 FOR MANUFACTURING PROJECTS) COLOR DARK SIZE 12" NOMINAL x 24" NOMINAL AND 12" NOMINAL NOTES INCLUDE 1/2" MANUFACTURED CORNERS AND MANUFACTURER'S ESSENTIAL FLASHING SYSTEM
	AREA CEMENT PAINT, DARK MANUFACT. MIRA-FIBER CEMENT PRODUCT VINTAGECO APP 918 (AVAILABLE AS ANP 909 FOR MANUFACTURING PROJECTS) COLOR DARK SIZE 12" NOMINAL x 24" NOMINAL AND 12" NOMINAL NOTES INCLUDE 1/2" MANUFACTURED CORNERS AND MANUFACTURER'S ESSENTIAL FLASHING SYSTEM
RC-1	ROOF COVER MANUFACT. PETERSEN ALUMINUM (PAC-2) AD PRODUCT PAC-20N/AL/DL/DL COLOR WHITE BLACK STEEL /BLACK ALUMINUM
	MANUFACT. ARCAD ARCHITECTURAL PRODUCTS PRODUCT REMBRAND COLOR COLOMELD 90 SERIES TWO SILVERSMITH

STOREFRONT SPECIFICATION	
DESCRIPTION:	THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING
MANUFACTURER:	KAWNEER
FINISH:	BLACK ANODIZED
SIZE:	4 1/2" DEEP x 2" WIDE
TYPE:	CENTER SET
GLASS:	SEALED, INSULATED 1" ARGON FILLED LAMINATED GLAZING PANELS
EXTERIOR:	GLASSMAN 70 ON 80 BRIDGE
INTERIOR:	1/4" CLEAR (SAFETY GLAZING AS INDICATED ON DRAWINGS)
SHGC:	0.27
VT:	84
* PROVIDE TEMPERED GLASS WHERE INDICATED ON DRAWINGS	

KEYNOTES

- 8 METAL FLASHING AND COUNTER FLASHING CONCEALED BEHIND WALL FINISH AND FINISH OF EXPOSED FLASHING TO MATCH ADJACENT ROOFING/CLADDING
- 7 ENTRANCE / ATM CANOPY:
SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPARED ELECTRICAL OPENINGS AND INTERNAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE-WIPES ARCHITECTURAL CANOPY'S SUPER LUMINOX WITH FLAT ROOFY AND 1" PASCAL OR APPROVED EQUAL- REFER TO ROOF PLAN AND WALL SECTIONS- INSTALLED BY GC, INFER CANOPY'S CALL EITHER PREPARE THE UNITS AND SHOP READY TO -INSTALL, OR SHIP AS KIT OF PARTS FOR GC TO ASSEMBLE ON-SITE, GC SELECTS OPTION WHEN THEY ORDER
- 11 SURFACE-MOUNT DECORATIVE LIGHT FIXTURE:
REFER TO REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS
- 16 SIGNAGE:
BY OWNERS EIGN VENDOR- N/C- PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION
- 30 SUNSHADE:
GLAZING SYSTEM MANUFACTURER'S STANDARD INTERNAL SHADE ACCESSORY- REFER TO WALL SECTIONS, MATCH GLAZING SYSTEM FINISH; BASIS OF DESIGN IS KAWNEER VERSOLE'S 30" WEDGE WITH ANGULAR PASCAL AND CIRCULAR BLADES



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

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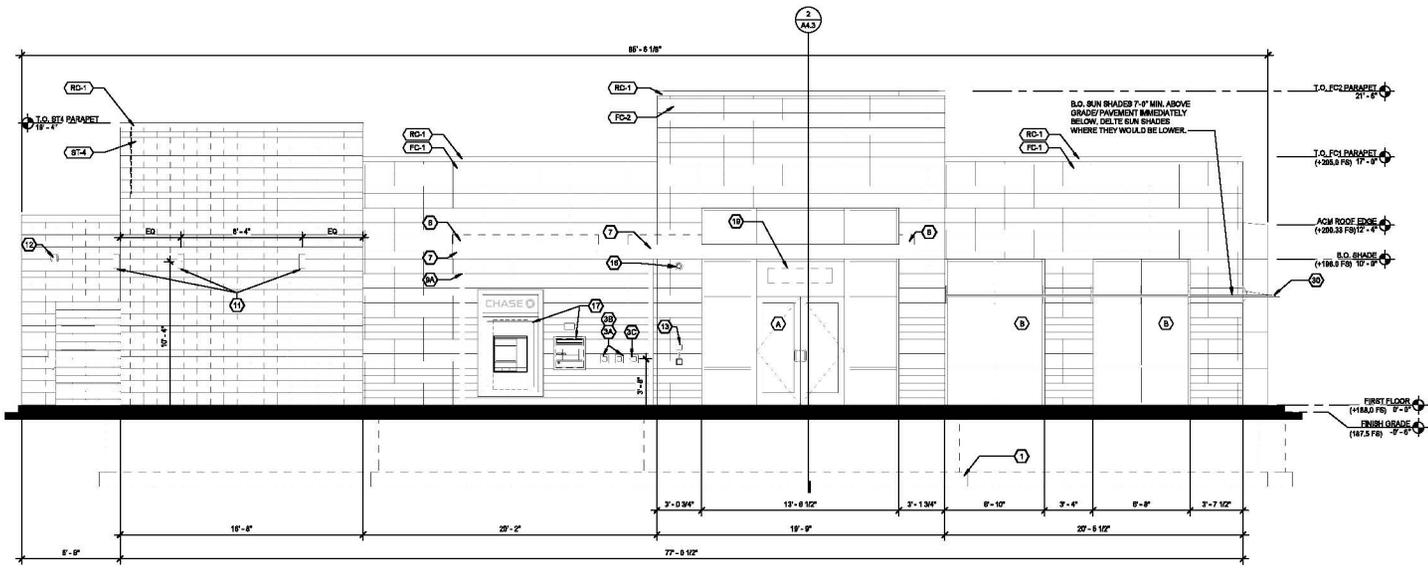
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PROJECT MANAGER:	DISCIPLINE LEAD:
HUNTER DECKER	
DESIGNER:	REVIEWER:
DATE ISSUED:	PROJECT NUMBER:
01/27/2026	25004465A
SHEET NAME:	

EXTERIOR ELEVATIONS

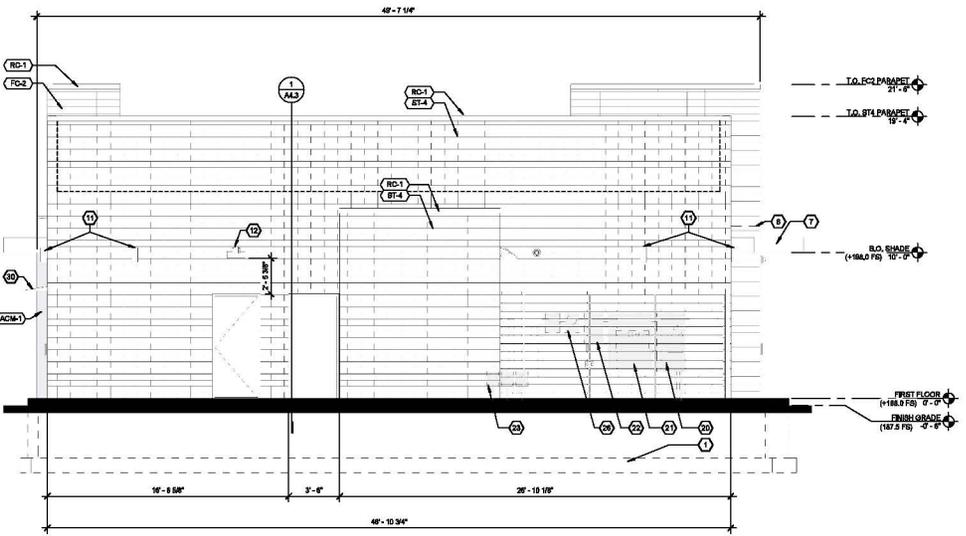
DRAWING NUMBER: **A2.1**



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

EXTERIOR FINISH MATERIALS	
BT-4	MANUFACTURER: HUNTER DOCKEY
	MANUFACTURE: HUNTER DOCKEY
	PRODUCT: CULTURED STONE HEAVY STONE
	COLOR: POLARSTAR
	SIZE: 24" HIDE x 12" DEPTH
RD-1	MANUFACTURER: HUNTER DOCKEY
	MANUFACTURE: HUNTER DOCKEY
	PRODUCT: VINTAGEWOOD ASP 188 (AVAILABLE AS ASP 300 FOR NON-PROSTYTICAL PROJECTS)
	COLOR: BARK
	SIZE: 8" NOMINALLY 12" NOMINAL AND 18" NOMINAL
RD-2	MANUFACTURER: HUNTER DOCKEY
	MANUFACTURE: HUNTER DOCKEY
	PRODUCT: VINTAGEWOOD ASP 188 (AVAILABLE AS ASP 300 FOR NON-PROSTYTICAL PROJECTS)
	COLOR: BARK
	SIZE: 8" NOMINALLY 12" NOMINAL AND 18" NOMINAL
BT-4	MANUFACTURER: HUNTER DOCKEY
	MANUFACTURE: HUNTER DOCKEY
	PRODUCT: CULTURED STONE HEAVY STONE
	COLOR: POLARSTAR
	SIZE: 24" HIDE x 12" DEPTH
AC-1	MANUFACTURER: HUNTER DOCKEY
	MANUFACTURE: HUNTER DOCKEY
	PRODUCT: VINTAGEWOOD ASP 188 (AVAILABLE AS ASP 300 FOR NON-PROSTYTICAL PROJECTS)
	COLOR: BARK
	SIZE: 8" NOMINALLY 12" NOMINAL AND 18" NOMINAL

STOREFRONT SPECIFICATION	
DESCRIPTION:	THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING
MANUFACTURER:	KAWNEER
SYSTEM:	VL-601T
FINISH:	BLACK ANODIZED
SIZE:	4'-0" DEEP x 2" WIDE
TYPE:	CENTER SET
GLASS:	ALUMINUM CLAMP IN FRAME
EXTERIOR:	SOULARBAN 78 ON 82 SURFACE
INTERIOR:	1/4" CLEAR SAFETY GLAZING AS INDICATED ON DRAWINGS
SHGC:	0.37
WINTER U-VALUE:	0.28
VT-64	
* PROVIDE TEMPERED GLASS WHERE INDICATED ON DRAWINGS	



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

KEYNOTES

- 6 METAL FLASHING AND COUNTER FLASHING CONCEALED BEHIND WALL FINISH AND FINISH OF EXPOSED FLASHING TO MATCH ADJACENT ROOFING/CLADDING
- 7 ENTRANCE (ATM CANOPY): SHOP FABRICATED SITE-ASSEMBLED PRE-FINISH ED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPARED ELECTRICAL OPENINGS AND INTERNAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE. MAKE ARCHITECTURAL CANOPYS SUPER LUMINOUS WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL. REFER TO ROOF PLAN AND WALL SECTIONS. INSTALL BY GLASS WARE SHOPS OR OTHER PREPARED UNITS AND SHIP READY TO INSTALL. OR SHIP AS KIT OF PARTS FOR GC TO ASSEMBLE ON-SITE. GC SELECTS OPTION WHEN THEY ORDER
- 11 SURFACE MOUNT RECOGNITIVE LIGHT FIXTURE: REFER TO REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS
- 18 SIGNAGE: BY OWNER'S SIGN VENDOR. N.E.C.: PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION
- 30 SHADING: GLAZING SYSTEM MANUFACTURER'S STANDARD INTERNAL SHADE ACCESSORY. REFER TO WALL SECTIONS; MATCH GLAZING SYSTEM FINISH; SHADE OF DESIGN IS KAWNEER VERSOLEX. 3/4" WEDGE WITH ANGULAR FASCIA AND CIRCULAR BLADES

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EXTERIOR ELEVATIONS

DRAWING NUMBER: **A2.2**

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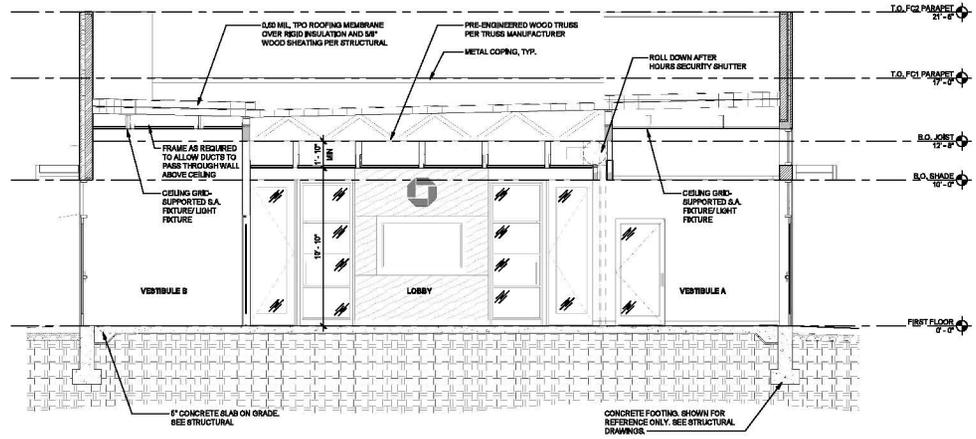


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DATE ISSUED: 01/27/2026	PROJECT NUMBER: 25004465A
SHEET NAME:	

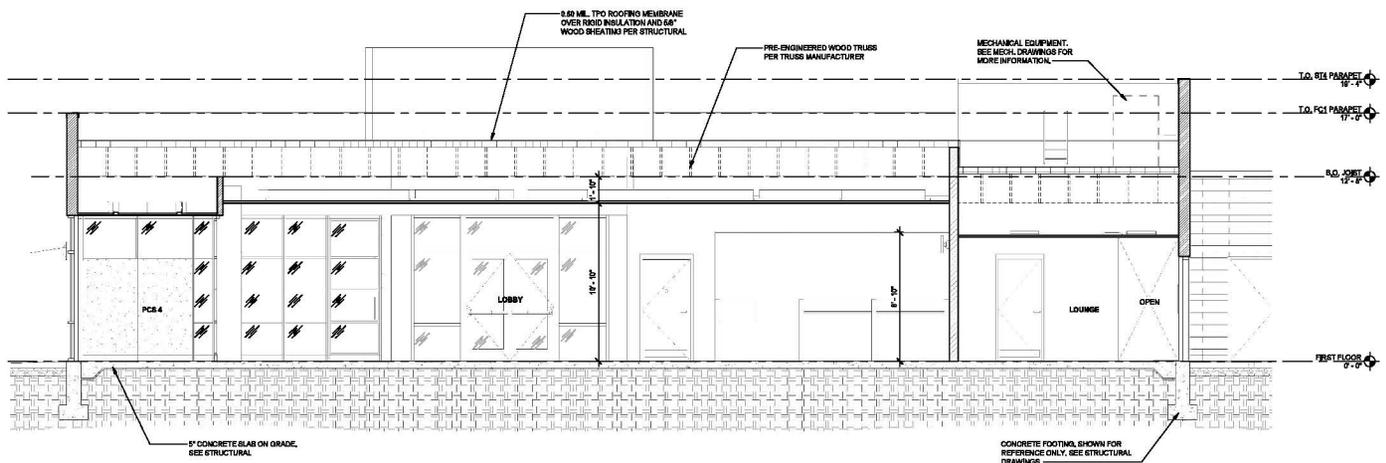
BUILDING SECTIONS

DRAWING NUMBER:
A4.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



2 EAST - WEST SECTION
SCALE: 1/8" = 1'-0"



1 NORTH-SOUTH SECTION
SCALE: 1/8" = 1'-0"



VIEW 1



VIEW 2



VIEW 3



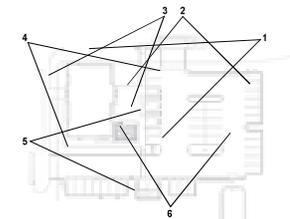
VIEW 4



VIEW 5



VIEW 6



Key Plan

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SITE PHOTOS

DRAWING NUMBER:
A7.1

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1 COLORED FRONT ELEVATION

EXTERIOR FINISH MATERIALS	
MANUFACTURED THIN STONE VENEER	
MANUFACT.	WESTLARK STONE/VEIN STONE, L.L.C.
PRODUCT	CLAYFIRE STONE/VEIN STONE
COLOR	FOUNDATION
SIZE	22" WIDE x 18" HIGH x 1 1/2" THICK
GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOL-ED COLOR MATCHED PORTLAND CEMENT GROUT
NOTE	1/8" OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD CUT TO MATCH. WHERE POSSIBLE WITH BLINDED AND LAPPED VENEER CORNERS AND MANUFACTURER'S FABRICATED RETURN CORNER PIECES. VENEER CORNERS ARE NOT ACCEPTABLE. PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER. REFER TO WALL SECTIONS AND DETAILS.
FINISH CEMENT/FIBER BASE	
MANUFACT.	MICH-FIBER CEMENT
PRODUCT	INTERWOOD AMP #88 (AVAILABLE AS AMP 3000 FOR NON-PROTOTYPICAL PROJECTS)
COLOR	BANK
SIZE	8" NOMINAL x 7 1/2" NOMINAL AND 12" NOMINAL
NOTE	INCLUDE 1/2" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
FINISH CEMENT/FIBER BASE	
MANUFACT.	MICH-FIBER CEMENT
PRODUCT	INTERWOOD AMP #88 (AVAILABLE AS AMP 3000 FOR NON-PROTOTYPICAL PROJECTS)
COLOR	SIENNA
SIZE	8" NOMINAL x 7 1/2" NOMINAL AND 12" NOMINAL
NOTE	INCLUDE 1/2" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
BRONZ CROWN	
MANUFACT.	PETERSEN ALUMINUM PRODUCTS
PRODUCT	PAC-CONTINUOUS
COLOR	WHITE BLACK STEEL/BLACK ALUMINUM
ALUMINUM CORNERS SYSTEM	
MANUFACT.	PETERSEN ALUMINUM PRODUCTS
PRODUCT	REYNOLDS
COLOR	COLORMATCH SERIES TWO SILVERSMITH

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COLORED FRONT ELEVATION

DRAWING NUMBER: A7.2

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RENDER VIEW 1



RENDER VIEW 2



RENDER VIEW 3



RENDER VIEW 4

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ISOMETRIC RENDERINGS

DRAWING NUMBER: **A7.3**

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STREETSCAPE DRAWINGS

DRAWING NUMBER: **A7.4**

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



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



2 ARROYO SECO DRIVE
SCALE: 1/8"=1'-0"

TYPES SP-1 AND SP-3:

Evolver
EACL[®] Series
LED Area Light/Compact Low Voltage

Product Name: EACL Series
Product Code: EACL-SP-1
Product Description: LED Area Light/Compact Low Voltage

Classification
This fixture is designed for use in a variety of applications including parking lots, industrial facilities, and commercial buildings. It is a compact, low-voltage fixture that provides high-quality lighting with a long life expectancy.

Current Maintenance
Recommended for use in areas with high humidity and salt air. It is designed to be easy to clean and maintain. The fixture is also designed to be resistant to vandalism and theft.

Technical Specifications
Voltage: 120V AC
Power: 100W
Beam Spread: 120°
Mounting: Flush Mount

Current
This fixture is designed for use in a variety of applications including parking lots, industrial facilities, and commercial buildings. It is a compact, low-voltage fixture that provides high-quality lighting with a long life expectancy.

Evolver
EACL[®] Series
LED Area Light/Compact Low Voltage

Product Name: EACL Series
Product Code: EACL-SP-3
Product Description: LED Area Light/Compact Low Voltage

Shipping Information

Item	Part Number	Quantity	Weight	Dimensions
EACL Series	EACL-SP-3	1	10.0 lbs	12.0" x 12.0" x 4.0"

Current
This fixture is designed for use in a variety of applications including parking lots, industrial facilities, and commercial buildings. It is a compact, low-voltage fixture that provides high-quality lighting with a long life expectancy.

Evolver
EACL[®] Series
LED Area Light/Compact Low Voltage

Product Name: EACL Series
Product Code: EACL-SP-3
Product Description: LED Area Light/Compact Low Voltage

Shipping Information

Item	Part Number	Quantity	Weight	Dimensions
EACL Series	EACL-SP-3	1	10.0 lbs	12.0" x 12.0" x 4.0"

Current
This fixture is designed for use in a variety of applications including parking lots, industrial facilities, and commercial buildings. It is a compact, low-voltage fixture that provides high-quality lighting with a long life expectancy.

Evolver
EACL[®] Series
LED Area Light/Compact Low Voltage

Product Name: EACL Series
Product Code: EACL-SP-1
Product Description: LED Area Light/Compact Low Voltage

Beam Spread Diagrams

Diagram 1: EACL Type SP-1 - Beam Spread
Diagram 2: EACL Type SP-1 - Beam Spread
Diagram 3: EACL Type SP-1 - Beam Spread

Current
This fixture is designed for use in a variety of applications including parking lots, industrial facilities, and commercial buildings. It is a compact, low-voltage fixture that provides high-quality lighting with a long life expectancy.

Evolver
EACL[®] Series
LED Area Light/Compact Low Voltage

Product Name: EACL Series
Product Code: EACL-SP-3
Product Description: LED Area Light/Compact Low Voltage

Beam Spread Diagrams

Diagram 4: EACL Type SP-3 - Beam Spread
Diagram 5: EACL Type SP-3 - Beam Spread
Diagram 6: EACL Type SP-3 - Beam Spread

Current
This fixture is designed for use in a variety of applications including parking lots, industrial facilities, and commercial buildings. It is a compact, low-voltage fixture that provides high-quality lighting with a long life expectancy.

Evolver
EACL[®] Series
LED Area Light/Compact Low Voltage

Product Name: EACL Series
Product Code: EACL-SP-3
Product Description: LED Area Light/Compact Low Voltage

Beam Spread Diagrams

Diagram 7: EACL Type SP-3 - Beam Spread
Diagram 8: EACL Type SP-3 - Beam Spread
Diagram 9: EACL Type SP-3 - Beam Spread

Current
This fixture is designed for use in a variety of applications including parking lots, industrial facilities, and commercial buildings. It is a compact, low-voltage fixture that provides high-quality lighting with a long life expectancy.



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PROJECT MANAGER: H DECKER
DESIGNER: Z MOSHER
DATE ISSUED: 10/31/2025

DESK-BE LEAD: A LAURICELLA
REVIEWER: B GARNER
PROJECT NUMBER: 25004465A

LIGHT FIXTURE SPECIFICATION SHEETS

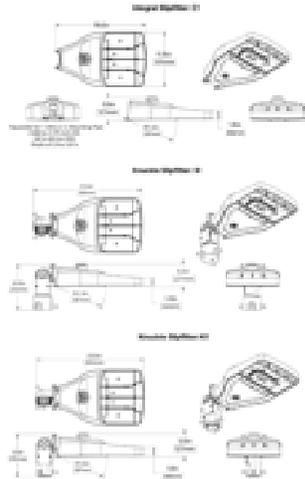
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TYPES SP-1 AND SP-3:

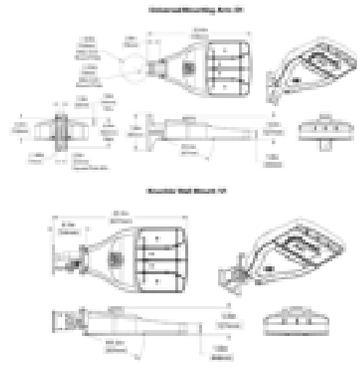
Evolver
EACI™ Series
LED Area Light/Compact Low Voltage

Product Name: _____
Part Number: _____
Date: _____
Revision: _____



Evolver
EACI™ Series
LED Area Light/Compact Low Voltage

Product Name: _____
Part Number: _____
Date: _____
Revision: _____



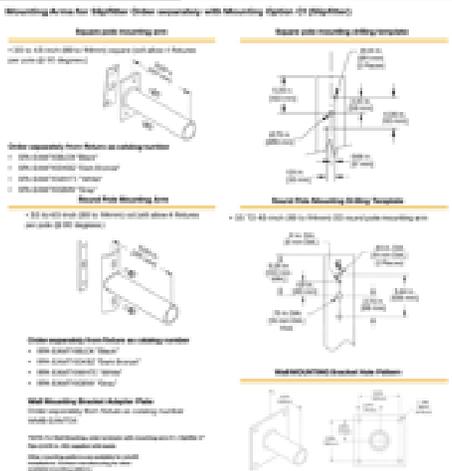
- Weight**
- 10 lbs. (4.5 kg) depending on configuration
- Options/Optional Accessories**
- Image Shield (1.5" x 1.5" model)
 - Undermount Mount (18" x 18" x 1.5" model)
 - Double Mount B (18" x 18" x 1.5" model)
 - Double Mount C (18" x 18" x 1.5" model)

Current

Product Name: _____
Part Number: _____
Date: _____
Revision: _____

Evolver
EACI™ Series
LED Area Light/Compact Low Voltage

Product Name: _____
Part Number: _____
Date: _____
Revision: _____



Current

Product Name: _____
Part Number: _____
Date: _____
Revision: _____

TECHNICAL SPECIFICATIONS

SP Series (1" Square) 4" Deep Pole
SSP SERIES

Mounting Options

Ordering Information

Part Number	Part Name	Part Weight	Part Length	Part Width	Part Depth	Part Material
SP-1	1" Square 4" Deep Pole	1.5 lbs	48"	1.5"	1.5"	Aluminum
SP-2	1" Square 4" Deep Pole	1.5 lbs	48"	1.5"	1.5"	Aluminum
SP-3	1" Square 4" Deep Pole	1.5 lbs	48"	1.5"	1.5"	Aluminum

ORDERING INFORMATION

Part Number: _____
Part Name: _____
Part Weight: _____
Part Length: _____
Part Width: _____
Part Depth: _____
Part Material: _____

Evolver
EACI™ Series
LED Area Light/Compact Low Voltage

Product Name: _____
Part Number: _____
Date: _____
Revision: _____



SP Accessories (To Be Order Separately)

Part Number	Part Name	Part Weight	Part Length	Part Width	Part Depth	Part Material
SP-1	1" Square 4" Deep Pole	1.5 lbs	48"	1.5"	1.5"	Aluminum
SP-2	1" Square 4" Deep Pole	1.5 lbs	48"	1.5"	1.5"	Aluminum
SP-3	1" Square 4" Deep Pole	1.5 lbs	48"	1.5"	1.5"	Aluminum

Back Light Shield

For SP-1 fixtures only

Current

Product Name: _____
Part Number: _____
Date: _____
Revision: _____

SSP SERIES 1" Square 4" Deep Pole

Mounting Area for Light/Box (Order separately with Mounting Option C) (24" x 24")

Single Pole Mounting A

• 12" x 12" hole (305 x 305 mm) with 4" (102 mm) depth

Double Pole Mounting B/C

• 24" x 24" hole (610 x 610 mm) with 4" (102 mm) depth

Current

Product Name: _____
Part Number: _____
Date: _____
Revision: _____

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H DECKER	Z MOSHER	A LAURICELLA	B GARNER

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LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER: **E1.3**

TYPE L4:

FSC Job Name: LUMIERE
Manufacturer: LUMIERE
Manufacturer: 0004-007-000-LED4000-W-02-01-000-000

Revision: Page: **L4**

Lumiere

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Lumiere 0004

COOPER

FSC Job Name: LUMIERE
Manufacturer: LUMIERE
Manufacturer: 0004-007-000-LED4000-W-02-01-000-000

Revision: Page: **L4**

COOPER

FSC Job Name: LUMIERE
Manufacturer: LUMIERE
Manufacturer: 0004-007-000-LED4000-W-02-01-000-000

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DRAWER: Z MOSHER	REVIEWER: B GARNER
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NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

TYPE B1:

Forms + Surfaces

PROJECT NO. 19-017 WILLIAMS, ANDREWS

DESCRIPTION: Formwork for concrete walls and columns. Includes details for wall and column forms, and notes on material and construction.

Table with 3 columns: Material, Quantity, and Unit. Lists materials like 2x10, 2x12, 1/2" plywood, and quantities for wall and column forms.

NOTES: 1. Formwork shall be designed to support the weight of concrete and other loads. 2. Formwork shall be braced to prevent movement.

Table with 5 columns: Item, Description, Quantity, Unit, and Price. Lists items like 2x10, 2x12, 1/2" plywood, and their respective quantities and prices.

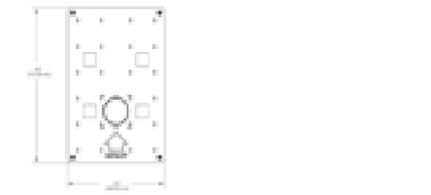
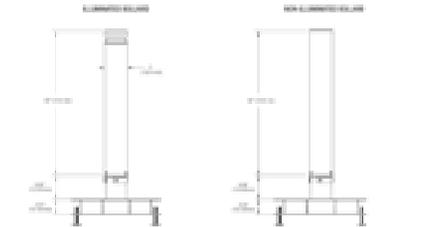
Notes regarding material specifications and construction details.

FORMWORK FOR CONCRETE WALLS AND COLUMNS

Forms + Surfaces

PROJECT NO. 19-017 WILLIAMS, ANDREWS

DESCRIPTION: Formwork for concrete walls and columns. Includes details for wall and column forms, and notes on material and construction.

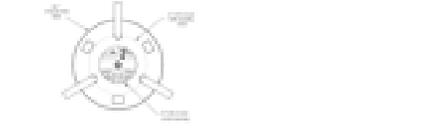
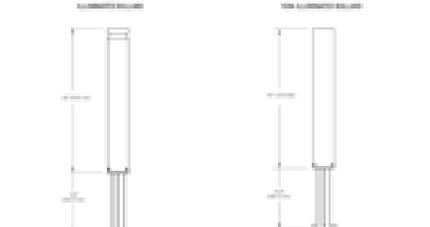


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CONSTRUCTION NOTES: 1. Formwork shall be braced to prevent movement. 2. Formwork shall be braced to prevent movement.

Table with 2 columns: Item, Description. Lists items like 2x10, 2x12, 1/2" plywood, and their descriptions.

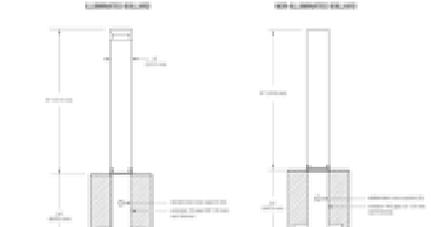
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FORMWORK FOR CONCRETE WALLS AND COLUMNS

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Table with 3 columns: REV, DATE, DESCRIPTION. Lists revision 1 dated 1/15/2025 and revision 2 dated 2/20/2025.



PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION ENTITLEMENTS SUBMISSION

PROJECT MANAGER: H DECKER
DESIGNER: Z MOSHER
DATE ISSUED: 10/31/2025

LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER: E1.6