

Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

February 20, 2025

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

Project Address: 960 & 972 Michael Drive

Zoning | Area Plan: MHDR | N/A

Neighborhood Association(s): N/A

File No.: PLN-2025-23

APNs: 412-10-038 & 412-10-065

Applicant: Masoumi Brothers LLC (Masud Maesumi)

Property Owner: Maesumi Masud Et Al

Application Type: Minor Housing Development Project and Tentative Map

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow demolition of 4 units (two duplexes) and construction of 16 townhome units and creation of 17 lots with associated site improvements.

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

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



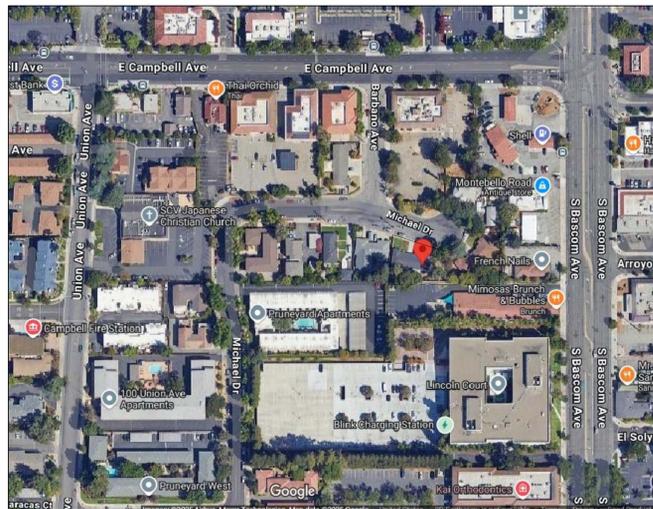
- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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

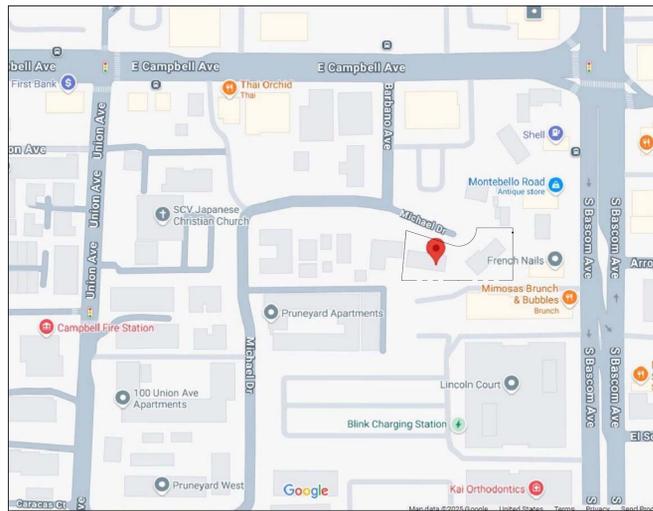
**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



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



AERIAL MAP



VICINITY MAP



PROJECT: 960-2/970-2 MICHAEL DRIVE, CAMPBELL
CAMPBELL, CA 95008

THE RIDGECREST GROUP
2898 JOSEPH AVENUE
SAN JOSE, CA 95124
(408) 888-6222

APN # 412-10-065 / 412-10-038
ZONING : T4 NEIGHBORHOOD. LARGE (T4N.L)
OCCUPANCY TYPE: R-3/U
CONSTRUCTION TYPE: V-B
GROSS LOT AREA: 23,656 S.F. - .54 AC
DENSITY ALLOWED: 33 UNITS PER ACRE - PROPOSED 16 UNITS

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE
INSTALLED UNDER SEPARATE PERMIT

PROJECT SCOPE:

- THE DEMOLITION OF THE EXISTING STRUCTURES LOCATED AT 960, 962, 970, 972 MICHAEL DRIVE
- GROSS LOTS AREA: 23,656 S.F.
- PROPOSING 16 UNITS 3 LEVELS EACH WITH 2 CAR GARAGES EACH
- THE PROPOSED UNITS WILL BE CLUSTERED IN 3 SEPARATE BUILDINGS:
BUILDING A & B WILL HAVE 5 UNITS EACH AND BUILDING WILL HAVE 6 UNITS
- THE GARAGES WILL BE ACCESSED FROM A COMMON DRIVEWAY WITH 2 OUTLETS FROM MICHAEL DR.
- THE UNITS MAIN ENTRIES WILL BE ACCESSED FROM A PRIVATE PEDESTRIAN WALKWAYS
- 8 UNITS WITH STANDARD 2 CAR GARAGE, 3 BEDROOMS, 3 BATHROOMS - EACH APPROXIMATELY 1,650 S.F.
- 8 UNITS WITH TANDEM 2 CAR GARAGE, 3 BEDROOMS, 3 BATHROOMS - EACH APPROXIMATELY 1,375 S.F.
- TOTAL PROPOSED SQUARE FOOTAGE OF ALL UNITS 24,165 S.F.
- PROPOSED PROJECT ARCHITECTURE STYLE TO BLEND WITH THE EXISTING RESIDENTIAL NEIGHBORHOOD.

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

PROJECT SUMMARY

- A1.0 PROJECT DATA
 - A1.1 SITE PLAN
 - A1.2 UNITS ANALYSIS SITE PLAN
 - A1.3 DEMOLITION SITE PLAN
 - A1.4 FIRE DEPARTMENT EXHIBIT
 - A1.5 FLOOR AREA DIAGRAM
 - A1.6 SCHEMATIC PHOTOMETRIC
 - A1.7 PARKING / CIRCULATION & ACCESSIBILITY ACCESS / TRASH MANAGEMENT PLAN
 - A1.8 PRIVACY PLAN
- C-1 TENTATIVE MAP
- C-2 GRADING & DRAINAGE PLAN
- C-3 TPOGRAPHIC MAP & BOUNDARY
- A2.1 FLOOR PLANS / ROOF - BUILDING A
- A2.2 FLOOR PLANS / ROOF - BUILDING B
- A2.3 FLOOR PLANS / ROOF - BUILDING C
- A3.1 EXTEROR ELEVATIONS - BUILDING A
- A3.2 EXTEROR ELEVATIONS - BUILDING A
- A3.3 EXTEROR ELEVATIONS - BUILDING B
- A3.4 EXTEROR ELEVATIONS - BUILDING B
- A3.5 EXTEROR ELEVATIONS - BUILDING C
- A3.6 EXTEROR ELEVATIONS - BUILDING C
- A4.1 STREETSCAPE
- A4.2 SITE SECTIONS
- A5.0 BUILDING COLORS / MATERIALS / WINDOWS
- A6.0 TYPICAL ARCHITECTURAL DETAILS
- L1.1 CONCEPTUAL LANDSCAPE PLAN

SHEET INDEX

REVISIONS	BY



BASSAL
Architecture
916.433.0605
408.674.9077

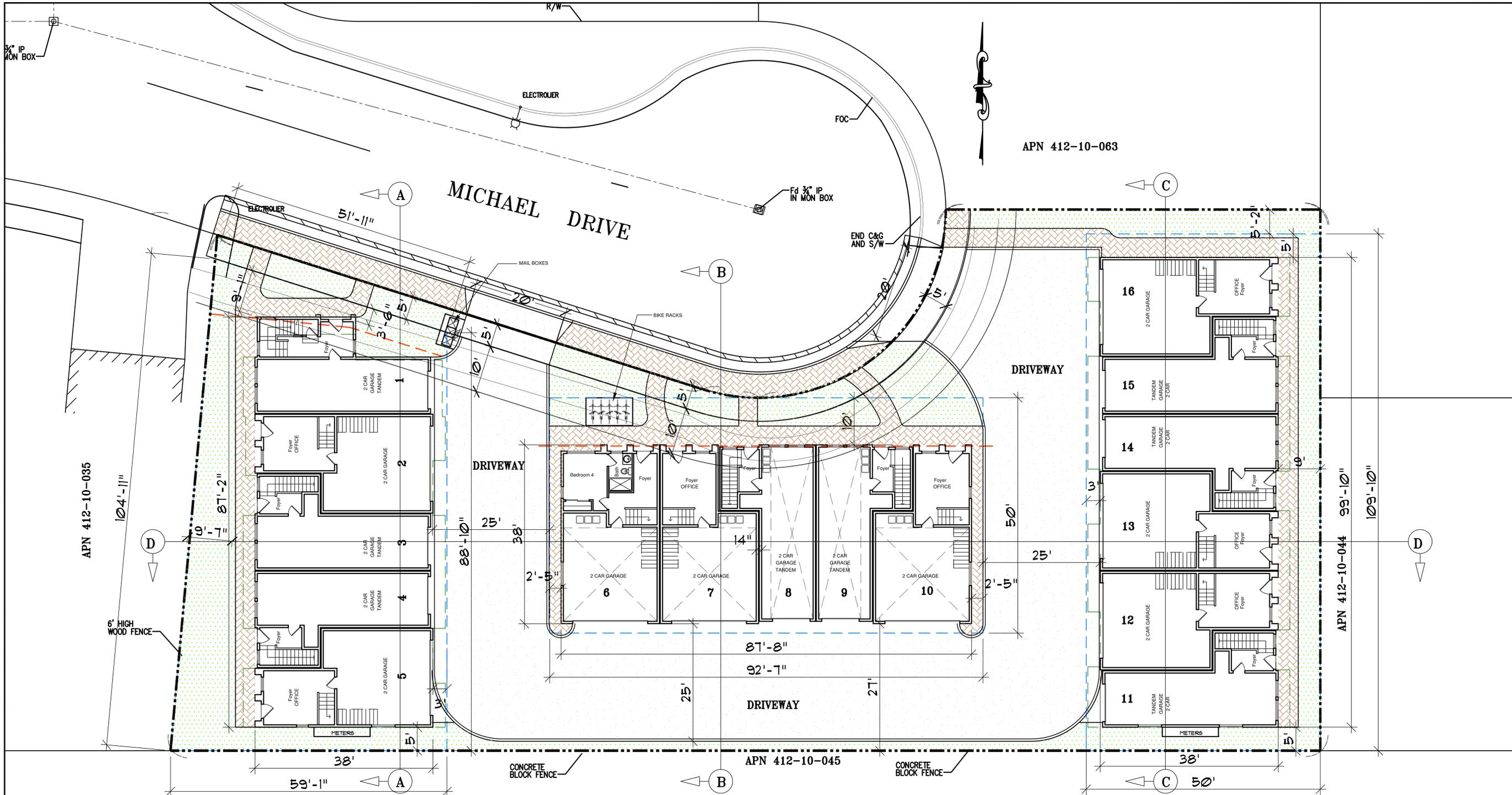


PROJECT SUMMARY

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

DATE:	2-10-2025
SCALE:	-
DRAWN:	CB
JOB NO:	-
SHEET NO.:	A1.0
OF SHEETS:	-

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD OR MEANS IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL REVISIONS, IDEAS AND INFORMATION REMAIN WITH "CHERINE BASSAL, ARCHITECTURE". CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FORMAL FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS

⊙ A INDICATES BUILDING SECTIONS
SEE SHEET A4.2

	DESIGN SITE		DRIVEWAY
	FACADE ZONE		WALKWAYS ENTRIES
	UPPER LEVELS		LANDSCAPE
	BUILDING FOOTPRINT		

REVISIONS	BY



BASSAL
Architecture
916.435.0605
408.674.2077



SITE PLAN
BUILDINGS ANALYSIS

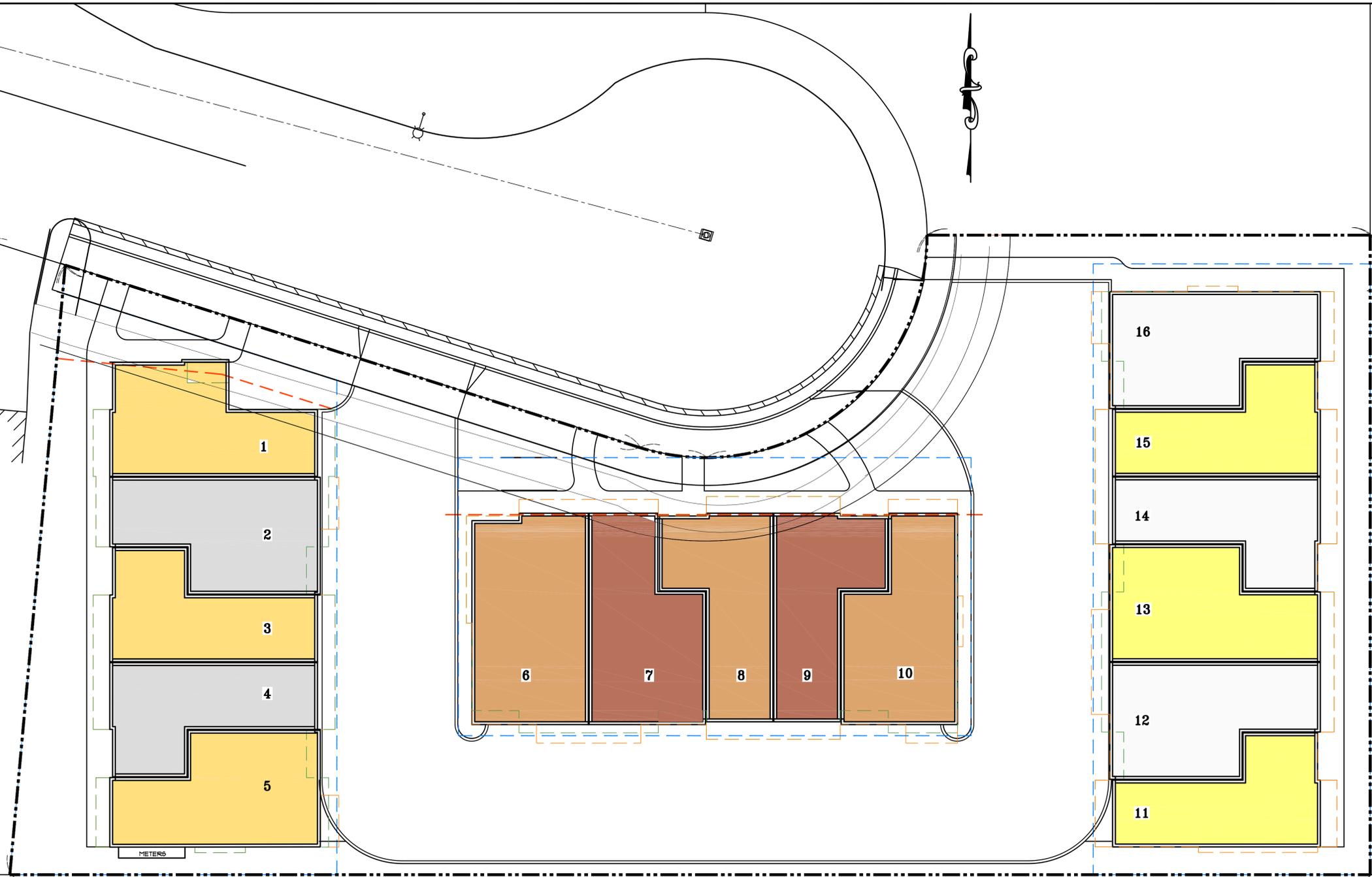
NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE: 1-21-2025
SCALE: NOTED
DRAWN: CB
JOB NO: .

SHEET NO.
A1.1
OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, DESIGN AND INFORMATION REMAIN WITH "CB ASSOCIATES". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FINAL ACCEPTANCE OF THESE RESTRICTIONS.

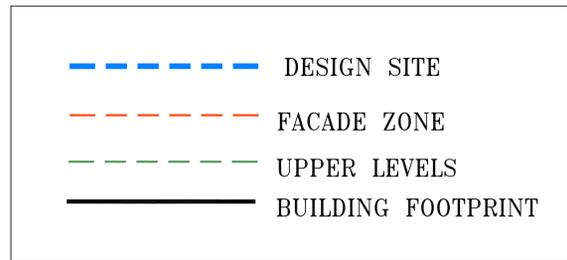
APN 412-10-035



BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS



SITE PLAN

1"=10'-0"

REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 408.674.2077



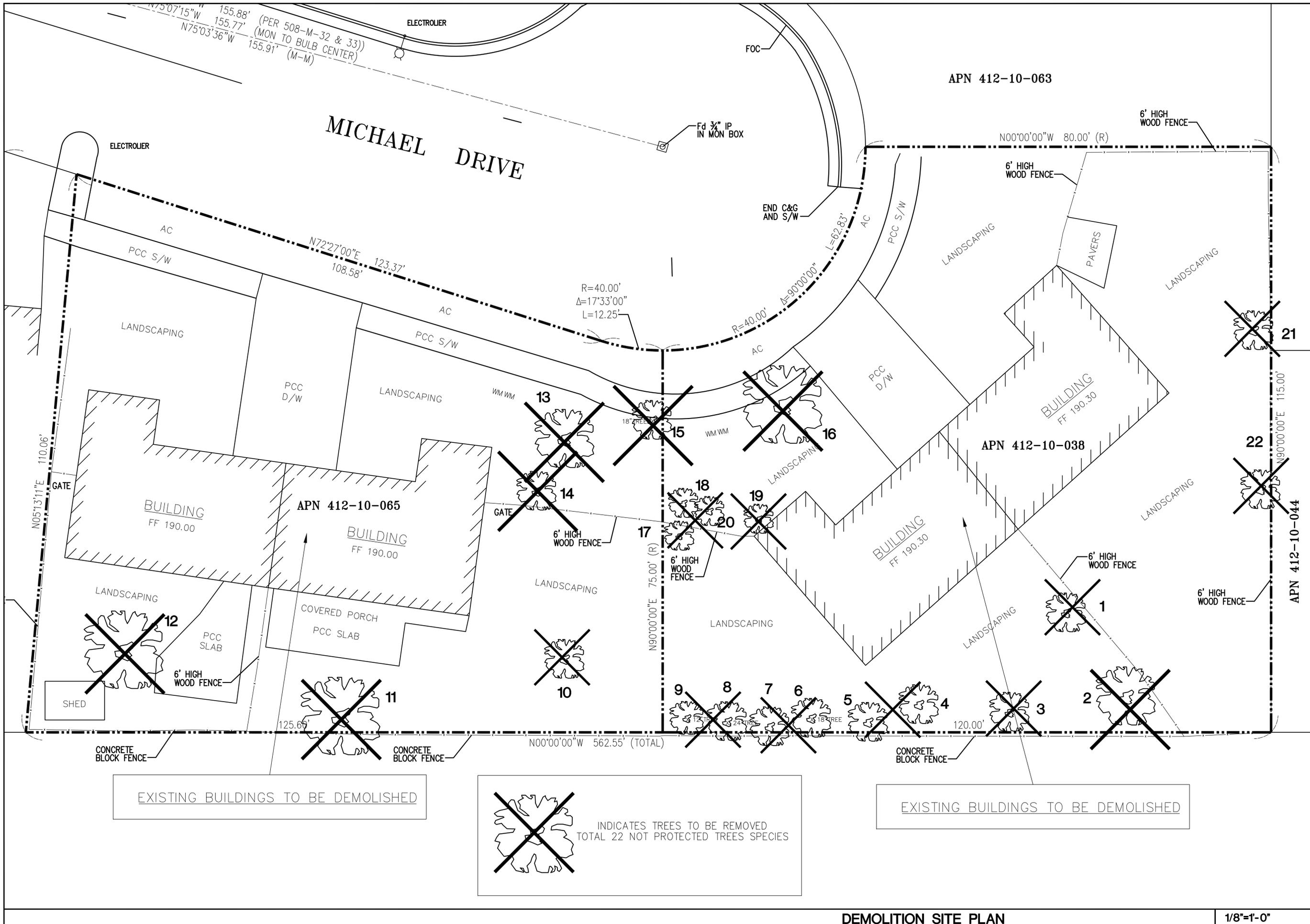
SITE PLAN
 UNITS ANALYSIS

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

DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: .

SHEET NO.
A12
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, DESIGN, DESIGN AND INFORMATION REMAIN WITH CHELINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FORMAL FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077



DEMOLITION SITE PLAN

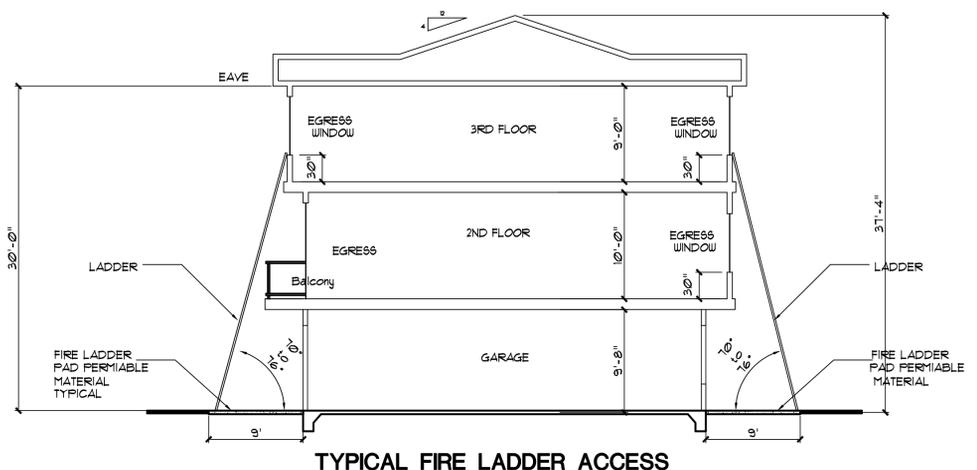
**NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA**

DATE:	1-21-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.:	A13
OF SHEETS:	

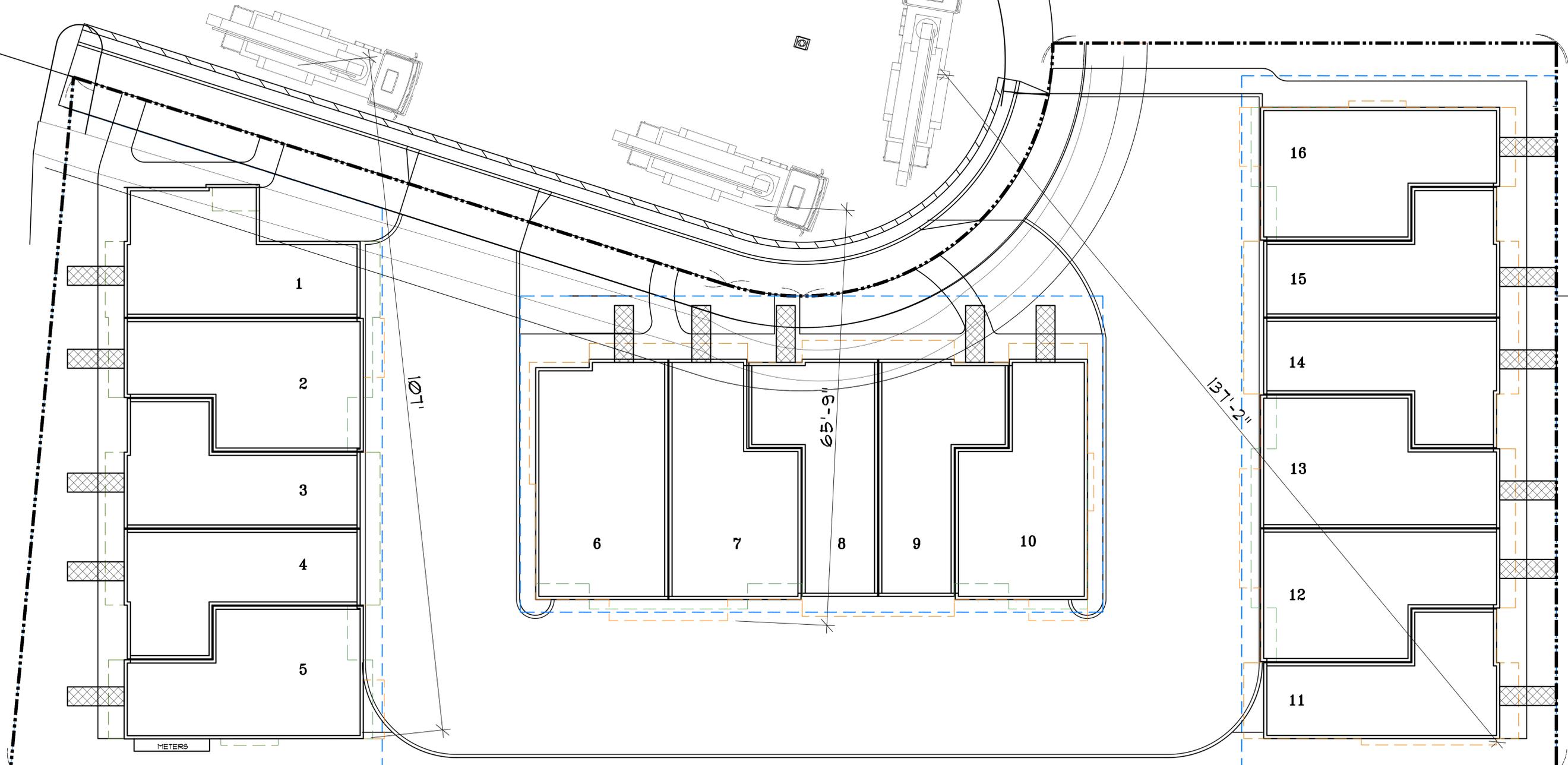
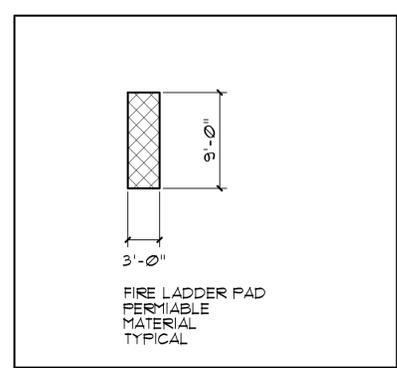
DEMOLITION SITE PLAN

1/8"=1'-0"

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL ORIGINAL DESIGNS AND INFORMATION REMAIN WITH CHELINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FINAL ACCEPTANCE OF THESE RESTRICTIONS.



TYPICAL FIRE LADDER ACCESS



BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS

SITE PLAN - FIRE DEPARTMENT ACCESS

1/8"=1'-0"

REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077



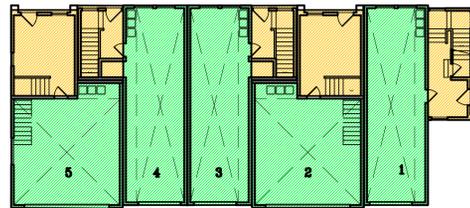
SITE PLAN / SECTION
 FIRE PREVENTION EXHIBIT

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

DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: -

SHEET NO.
A14
 OF SHEETS

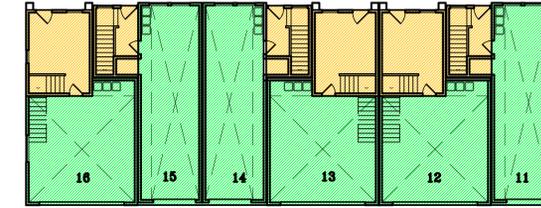
COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL ORIGINAL DESIGNS, IDEAS AND INVENTIONS REMAIN WITH CHEBINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FORMAL FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



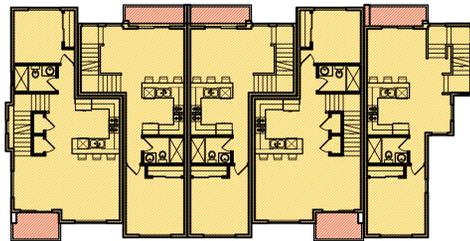
BUILDING A - FIRST FLOOR PLANS



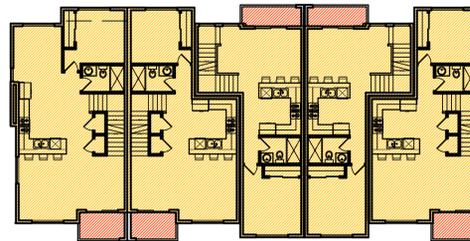
BUILDING B - FIRST FLOOR PLANS



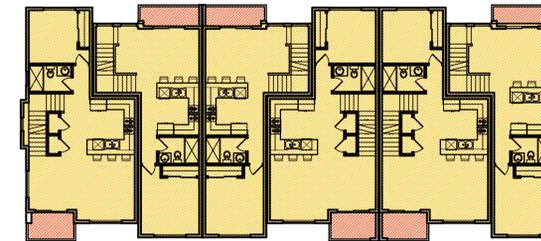
BUILDING C - FIRST FLOOR PLANS



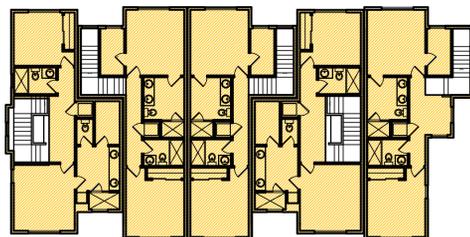
BUILDING A - SECOND FLOOR PLANS



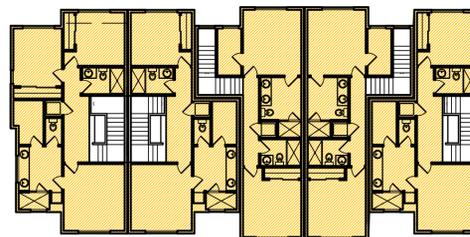
BUILDING B - SECOND FLOOR PLANS



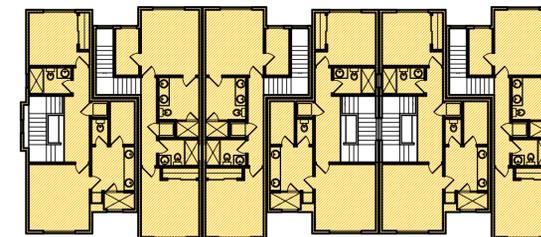
BUILDING C - SECOND FLOOR PLANS



BUILDING A - THIRD FLOOR PLANS



BUILDING B - THIRD FLOOR PLANS



BUILDING C - THIRD FLOOR PLANS

BUILDING A

BUILDING B

BUILDING C

- INDICATES GARAGES
- INDICATES LIVING SPACE
- INDICATES BALCONIES

	UNITS PER BLDG.	LIVING AREA LEVEL 1 SQ. FT.	LIVING AREA LEVEL 2 SQ. FT.	LIVING AREA LEVEL 3 SQ. FT.	LIVING AREA LEVEL 3 SQ. FT.	GARAGES AREA	BALCONIES AREA
BUILDING A	5 UNITS	945	3,275	3,185	7,405	2,345	250
BUILDING B	5 UNITS	1,440	3,285	3,140	7,865	2,330	250
BUILDING C	6 UNITS	1,000	3,550	3,445	7,995	2,805	300
					23,265		

BUILDING LIVING AREA CALCULATION EXCLUDES:

- 2" AIR GAP BETWEEN UNITS
- STAIRS IN THE UPPER LEVEL
- PORCHES AND BALCONIES

REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077



FLOOR AREA DIAGRAM

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

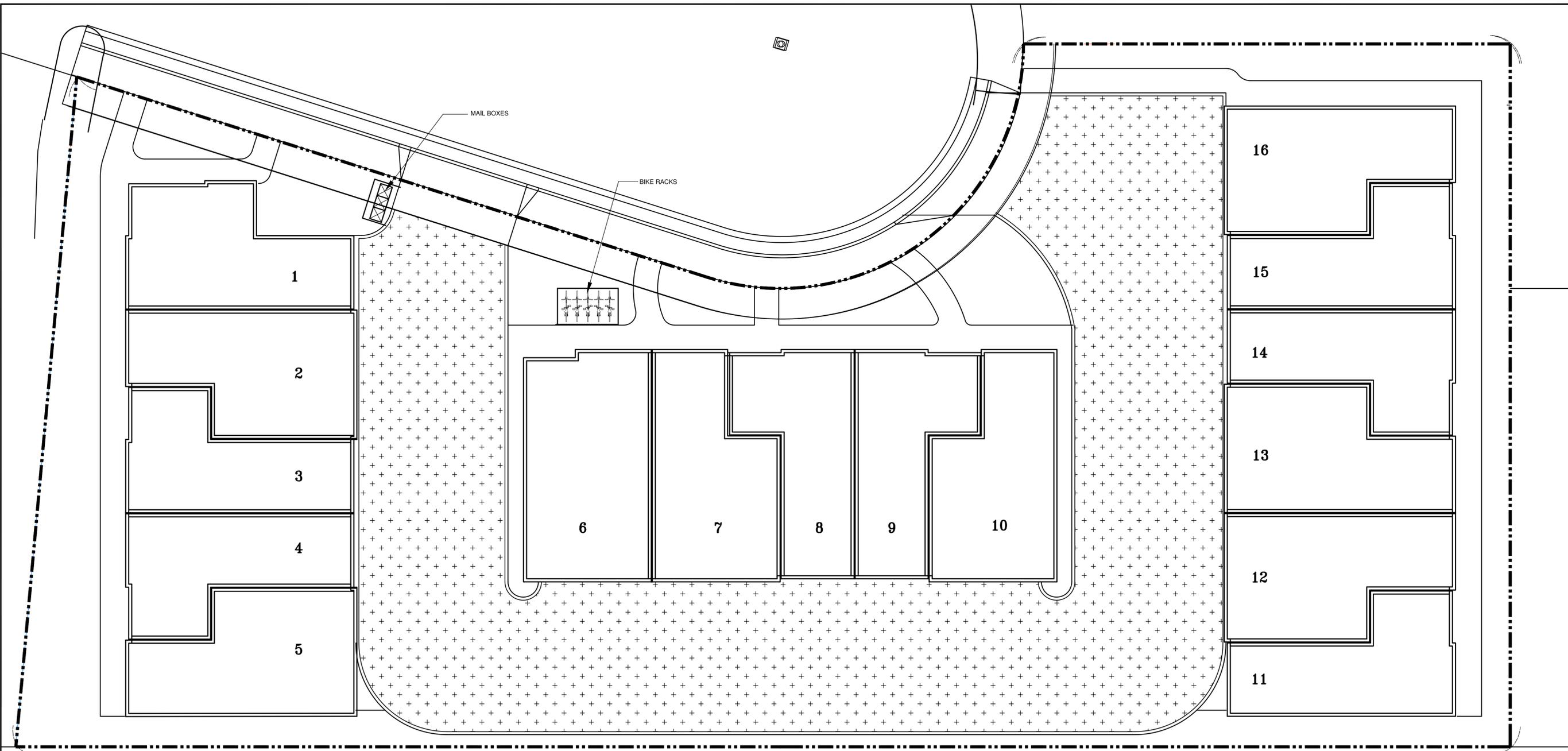
DATE:	1-21-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-

SHEET NO.
A1.5
 OF SHEETS

FLOOR AREA DIAGRAM

1/16"=1'-0"

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHICH OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL RIGHTS, IDEAS AND INVENTIONS REMAIN WITH "CB/BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.

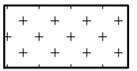


BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS

LIGHTING STATISTIC:

LOCATION	SYMBOL	AVG.	MAX.	MIN.	MAX / MIN	AVG / MIN
DRIVEWAY		3.4 fc.	26.5 fc.	0.1 fc.	265.0 : 1 fc.	34.0 : 0.1 fc.

REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077

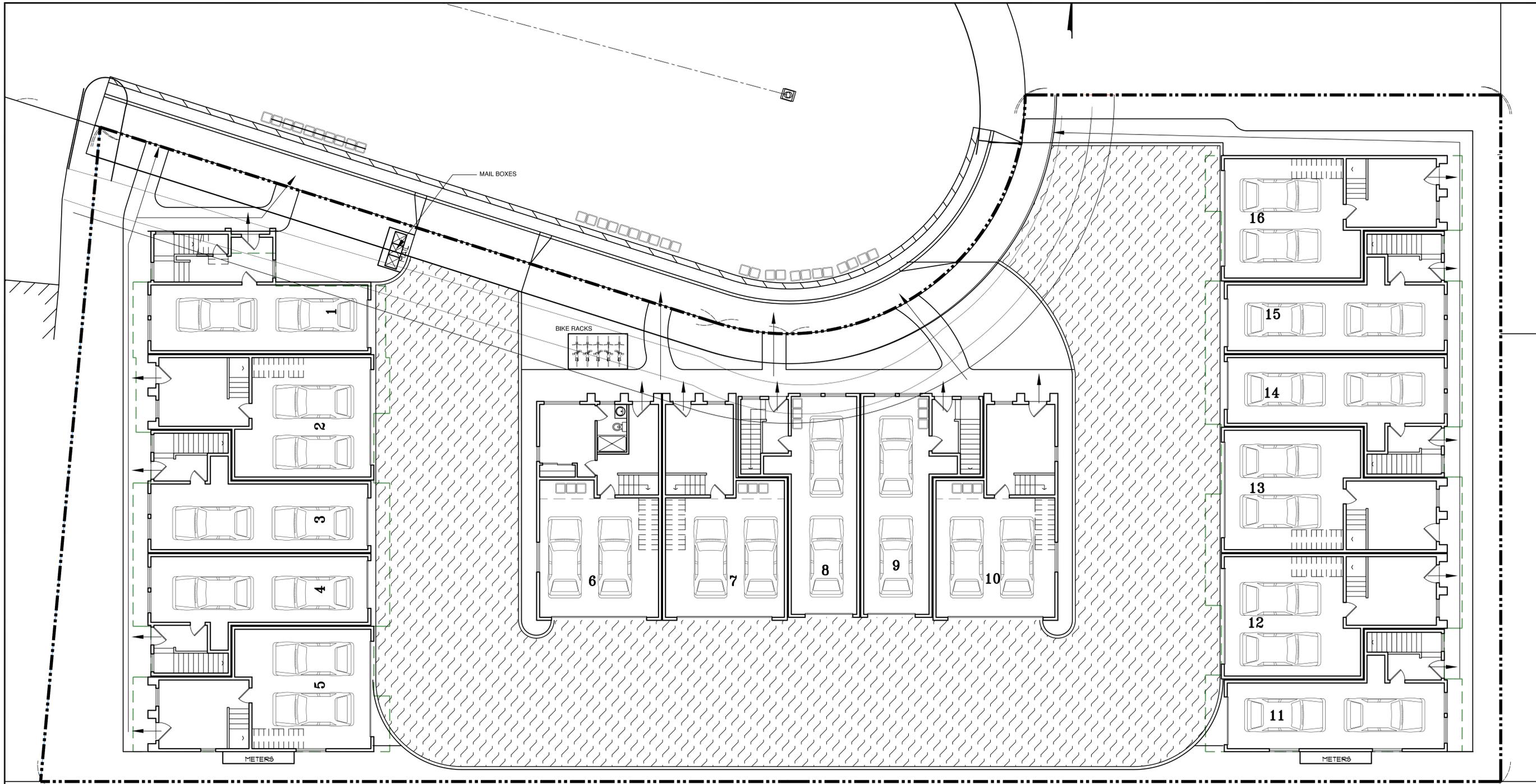
**SCHEMATIC
 PHOTOMETRIC PLAN**

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

DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: .

SHEET NO.
A16
 OF SHEETS

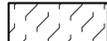
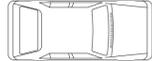
COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, IDEAS AND INFORMATION REMAIN WITH CHEBINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING A: 5 UNITS

BUILDING B: 5 UNITS

BUILDING C: 6 UNITS

-  INDICATES PEDESTRIAN CIRCULATION AND ACCESSIBILITY ACCESS TO PUBLIC RIGHT OF WAY
-  INDICATES VEHICLE CIRCULATION IN PRIVATE DRIVEWAY
-  INDICATES PEDESTRIAN VEHICLE PARKING IN PRIVATE GARAGES = TOTAL 32 CARS
-  INDICATES PEDESTRIAN VEHICLE PARKING TRASH BINS STAGING FOR COLLECTIONS

REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077

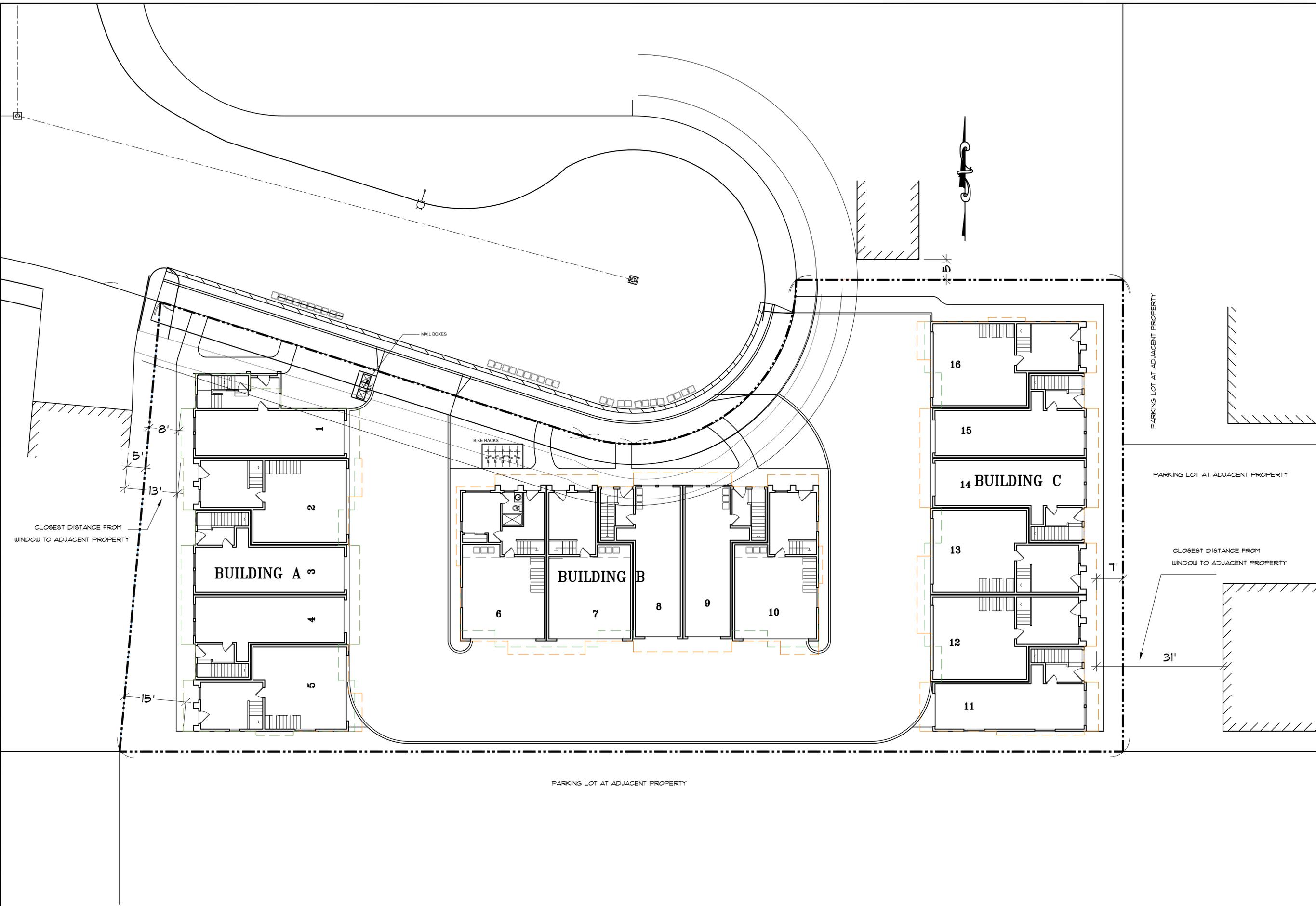
PARKING / CIRCULATION
 & ACCESSIBILITY ACCESS /
 TRASH MANAGEMENT PLAN

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

DATE:	1-21-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	

SHEET NO.
A17
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL ORIGINAL DESIGNS, IDEAS AND INFORMATION REMAIN WITH CHEERNE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077



PRIVACY PLAN
TRASH MANAGEMENT PLAN

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

DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: .

SHEET NO.
A18
 OF SHEETS

PRIVACY PLAN

1" = 10'-0"

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL ORIGINAL DESIGNS, IDEAS AND INVENTIONS REMAIN WITH "CB/BASSAL". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FORMAL FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

TENTATIVE MAP APPLICATION

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

INDEX SHEET

SHEET	TITLE
1	TENTATIVE MAP
2	GRADING & DRAINAGE AND UNDERGROUND UTILITY PLAN
3	TOPOGRAPHICAL & RECORD BOUNDARY SURVEY

PROJECT CONTACT

OWNER/BUILDER: MIKE MASSUMI
 2896 JOSEPH AVE. SUITE 100
 CAMPBELL, CA. 95008
 (408) 666-2112
 MMMMASOUMI@GMAIL.COM

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

PROJECT INFORMATION

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

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

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

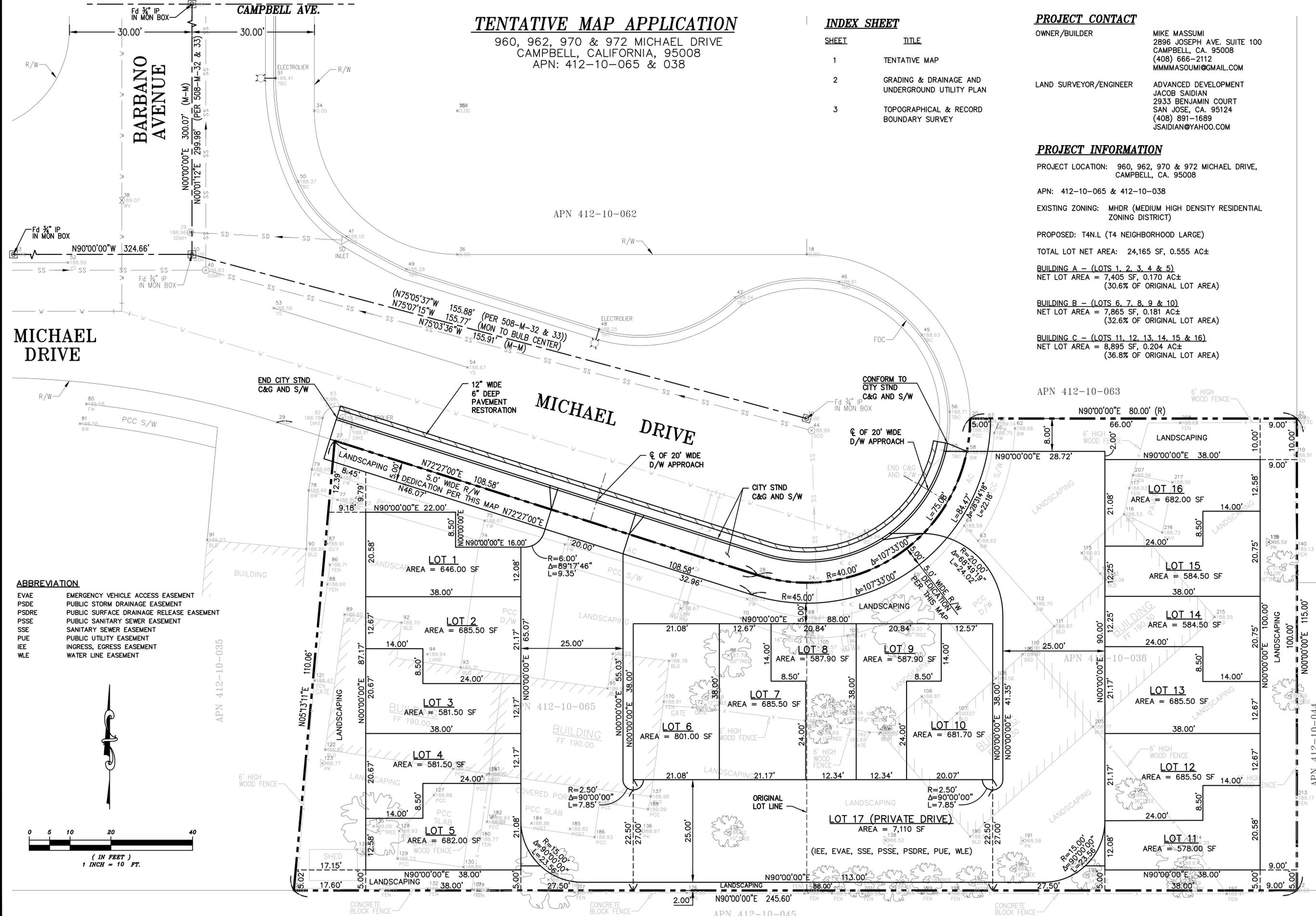
PROPOSED: T4N.L (T4 NEIGHBORHOOD LARGE)

TOTAL LOT NET AREA: 24,165 SF, 0.555 AC±

BUILDING A - (LOTS 1, 2, 3, 4 & 5)
 NET LOT AREA = 7,405 SF, 0.170 AC±
 (30.6% OF ORIGINAL LOT AREA)

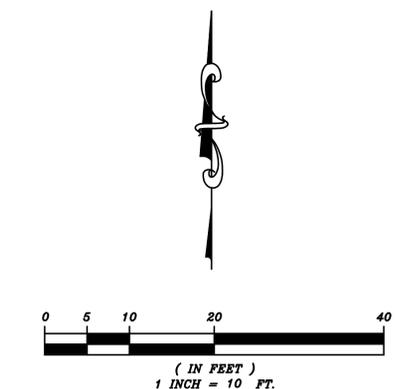
BUILDING B - (LOTS 6, 7, 8, 9 & 10)
 NET LOT AREA = 7,865 SF, 0.181 AC±
 (32.6% OF ORIGINAL LOT AREA)

BUILDING C - (LOTS 11, 12, 13, 14, 15 & 16)
 NET LOT AREA = 8,895 SF, 0.204 AC±
 (36.8% OF ORIGINAL LOT AREA)



ABBREVIATION

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



ADVANCED DEVELOPMENT
 2933 BENJAMIN COURT
 SAN JOSE, CALIFORNIA 95124
 (408) 891-1689
 JACOB SAIDIAN
 CIVIL ENGINEER

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

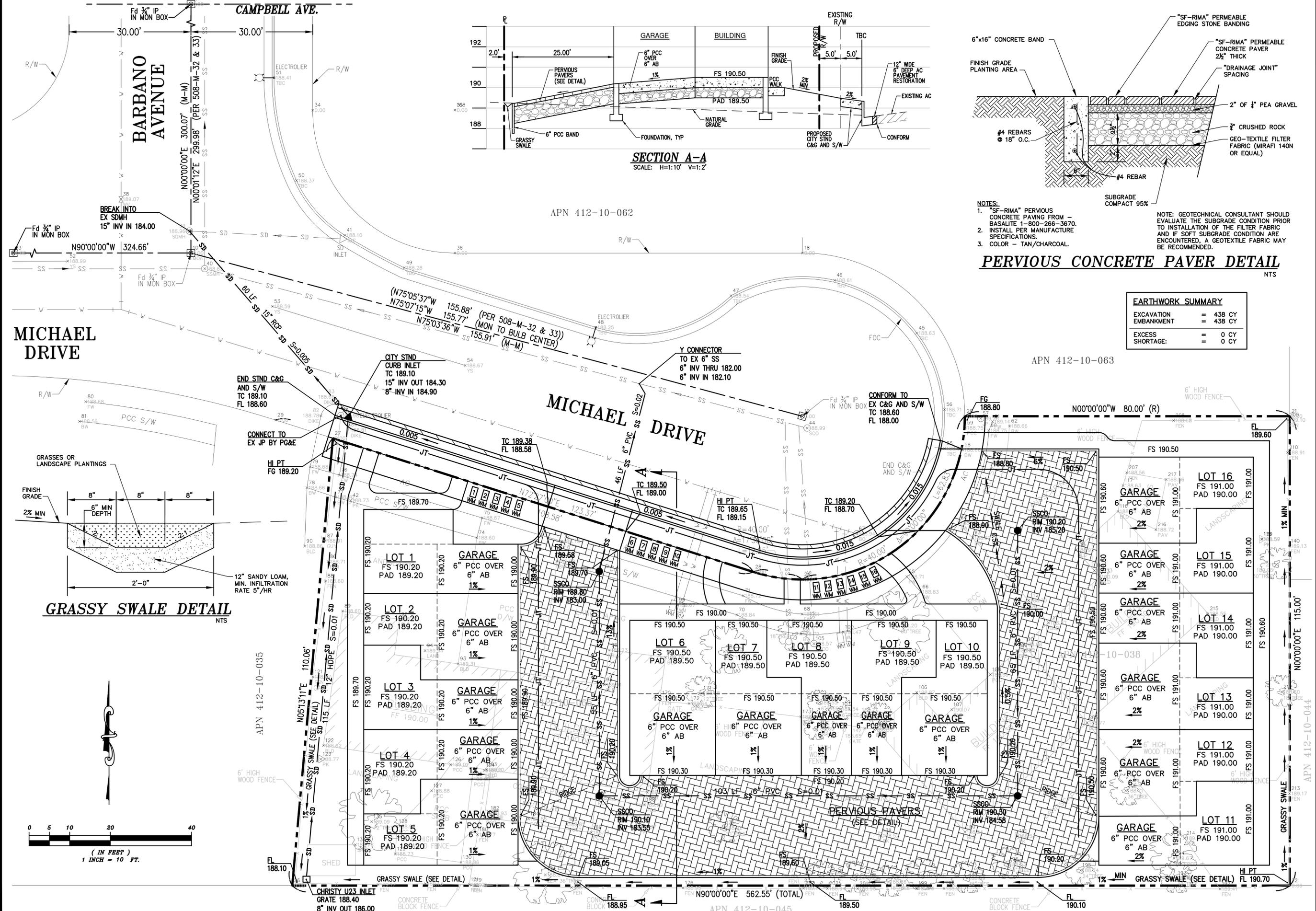
APPROVED BY: JACOB SAIDIAN
 JACOB SAIDIAN
 No. 06 30 205
 CIVIL ENGINEER
 STATE OF CALIFORNIA

APN 412-10-044

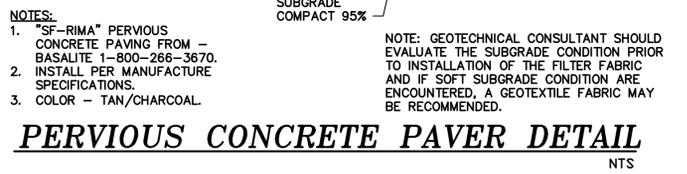
Checked: JS BA
 Drawn: JS
 Designed: JS
 Surveyed: JS
 Scale: 1"=10'
 Date: 12-31-2024

Sheet No. **C1**

Of 3
 Job No. 596

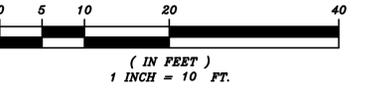


SECTION A-A
SCALE: H=1:10' V=1:2'



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

GRASSY SWALE DETAIL
NTS



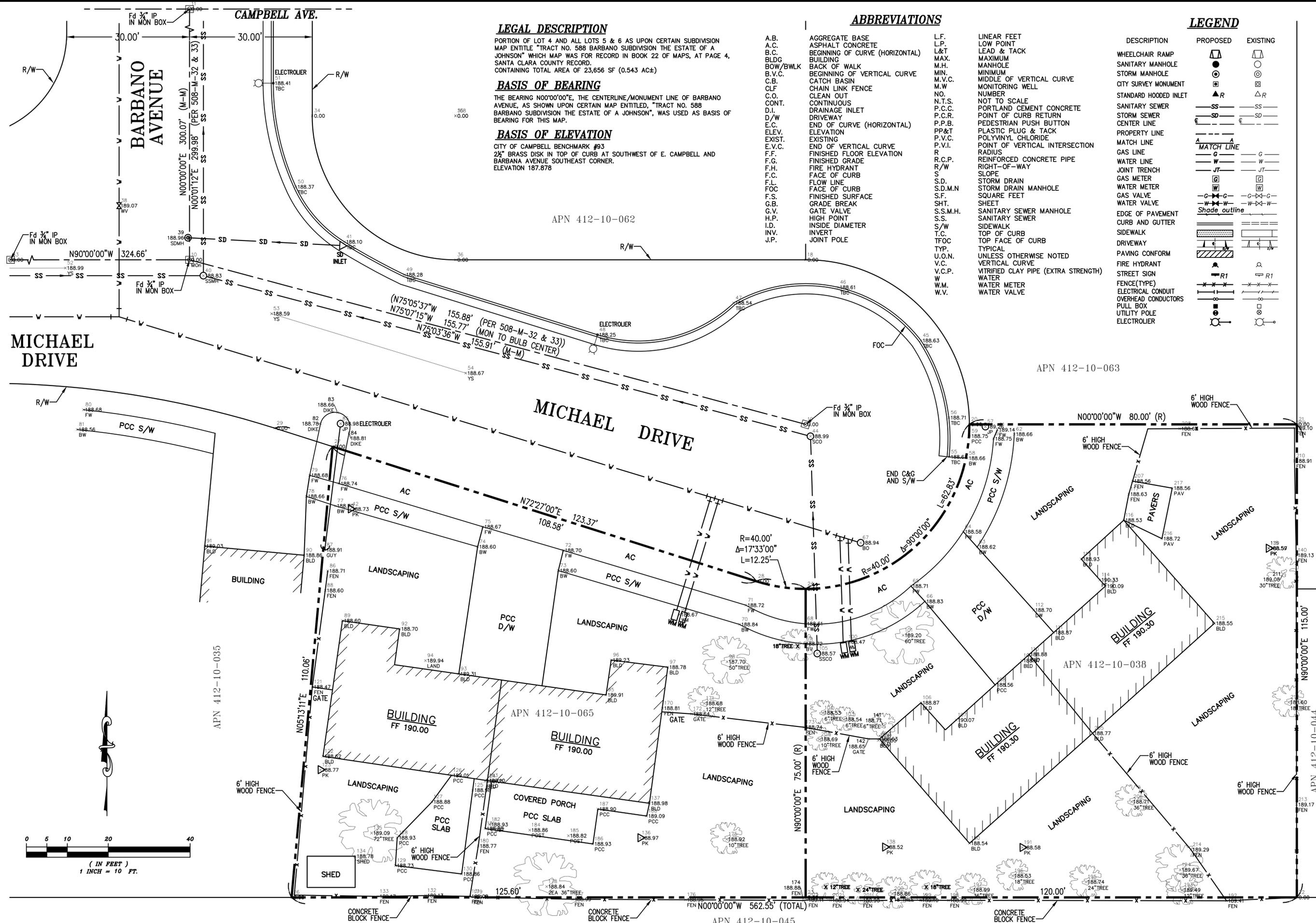
ADVANCED DEVELOPMENT
2839 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDAN
CIVIL ENGINEER

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

APPROVED BY: JACOB SAIDAN
DATE: 12-31-2024
EXPIRES: 06/30/26

Checklist: AS BA
Drawn: JS
Designed: JS
Surveyed: JS
Scale: 1"=10'
Date: 12-31-2024

Sheet No. **C2**
Of 3
Job No. 596



LEGAL DESCRIPTION

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

BASIS OF BEARING

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

BASIS OF ELEVATION

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

ABBREVIATIONS

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

LEGEND

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

ADVANCED DEVELOPMENT

2039 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0570
JACOB SAIDAN
CIVIL ENGINEER

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

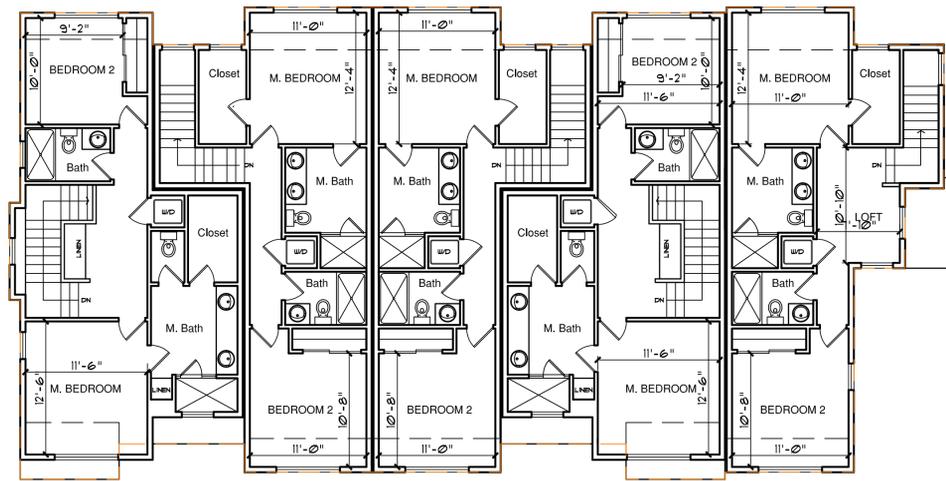
APPROVED BY: *Jacob Saidan*
JACOB SAIDAN
CIVIL ENGINEER
No. 06 30 26
STATE OF CALIFORNIA

Checked: JS BA
Drawn: JS
Designed: JS
Surveyed: JS
Scale: 1"=10'
Date: 08-24-2024
Expires: 08-20-28

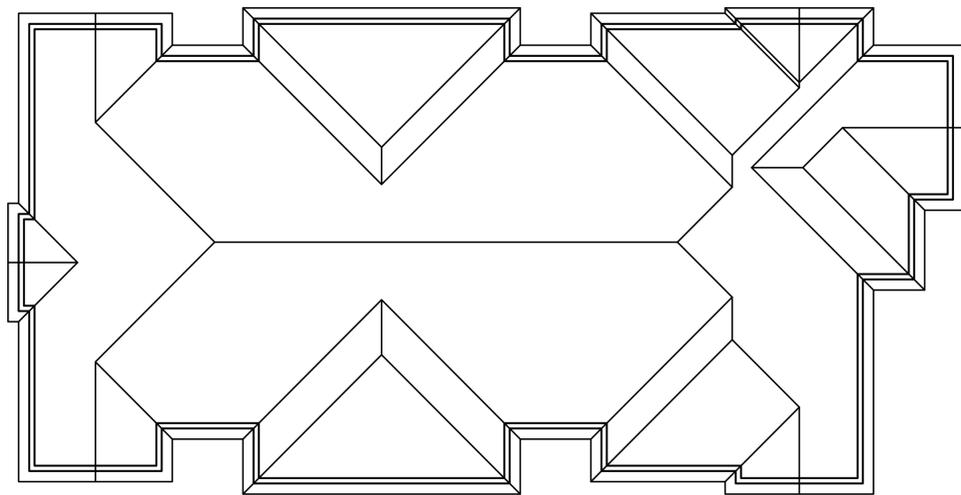
Sheet No. **C3**

Of 3

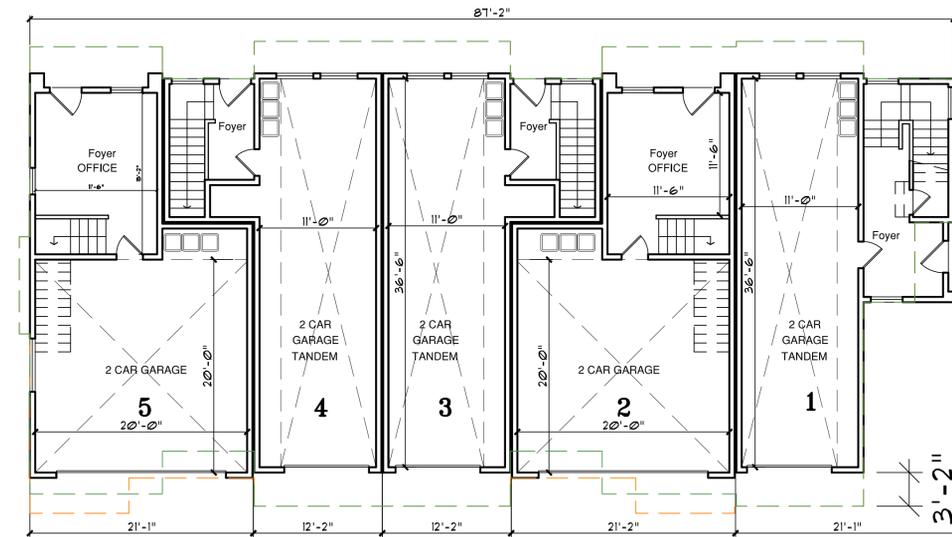
Job No. 596



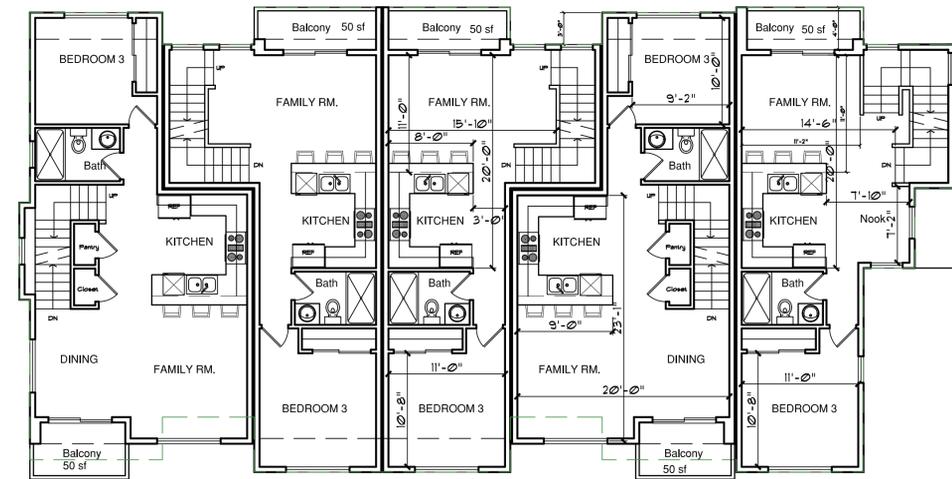
705 SF 635 SF 635 SF 705 SF 665 SF
BUILDING A - THIRD FLOOR PLANS



BUILDING A - ROOF PLAN



Garage 460 SF 115 SF 115 SF 210 SF 180 SF
 210 SF Garage 450 SF Garage 450 SF Garage 460 SF Garage 450 SF
BUILDING A - FIRST FLOOR PLANS

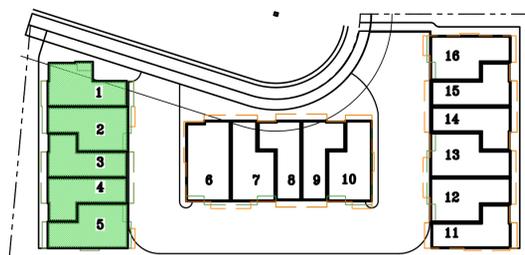


700 SF 600 SF 600 SF 700 SF 630 SF
BUILDING A - SECOND FLOOR PLANS

UNIT 5 1,615 SF	UNIT 4 1,350 SF	UNIT 3 1,350 SF	UNIT 2 1,615 SF	UNIT 1 1,475 SF
--------------------	--------------------	--------------------	--------------------	--------------------

--- SECOND FLOOR
 --- THIRD FLOOR

BUILDING A



REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077

A
BUILDING A
FLOOR PLANS

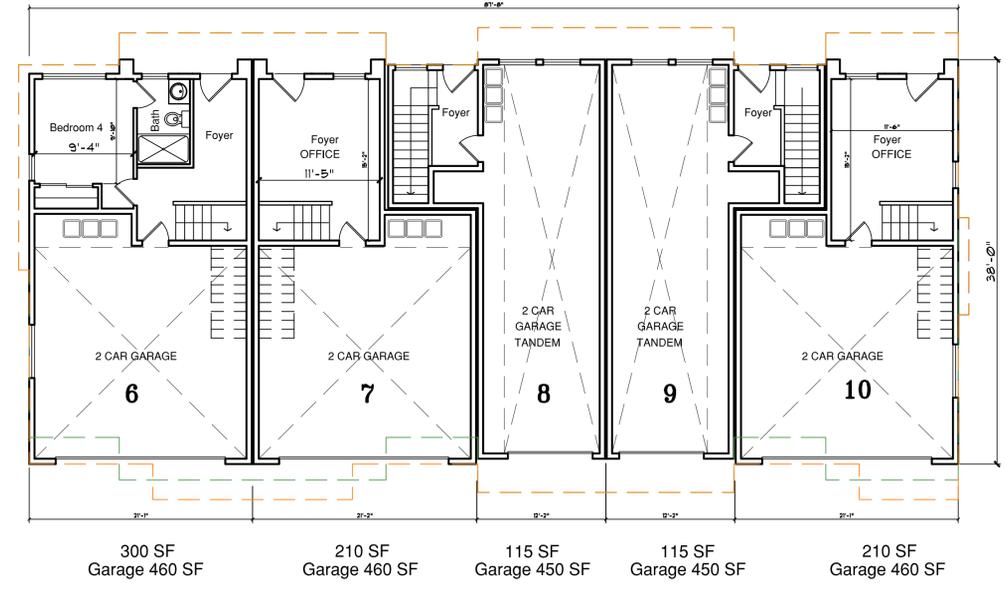
NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE: 1-13-2025
SCALE: NOTED
DRAWN: CB
JOB NO:
SHEET NO. A2.1
OF SHEETS

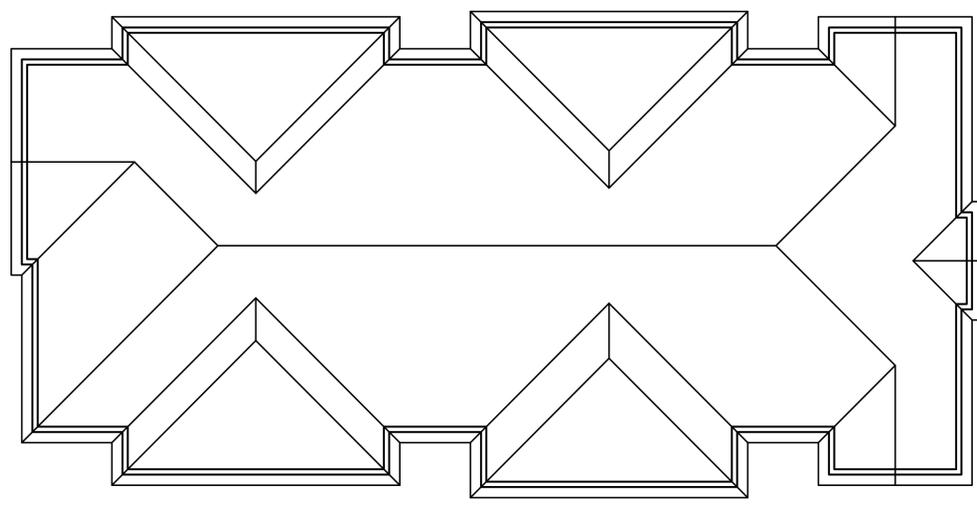
COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INFORMATION REMAIN WITH CHEERNE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



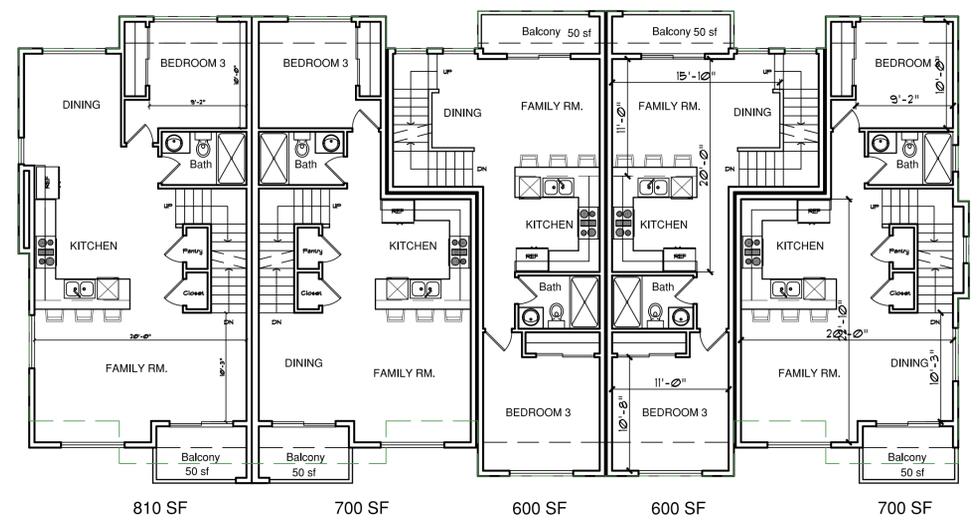
BUILDING B - THIRD FLOOR PLANS



BUILDING B - FIRST FLOOR PLANS



BUILDING B - ROOF PLAN

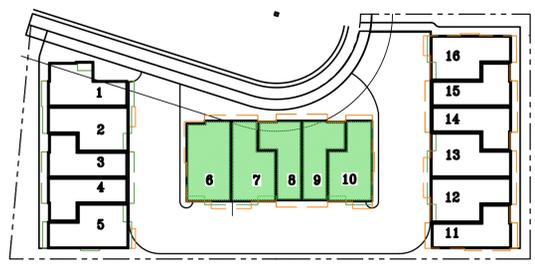


BUILDING B - SECOND FLOOR PLANS

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

--- SECOND FLOOR
 --- THIRD FLOOR

BUILDING B



REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077

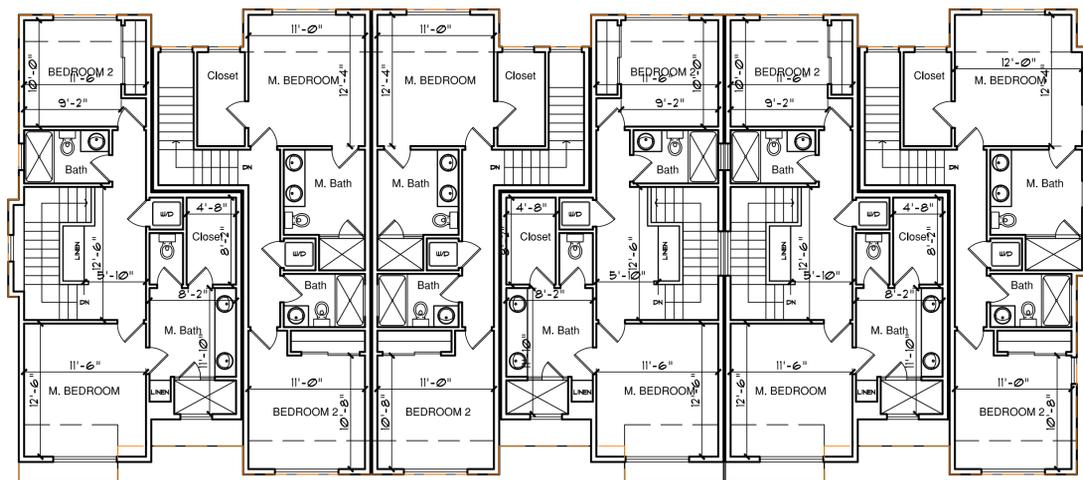
B
BUILDING B
FLOOR PLANS

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

DATE: 1-13-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: -

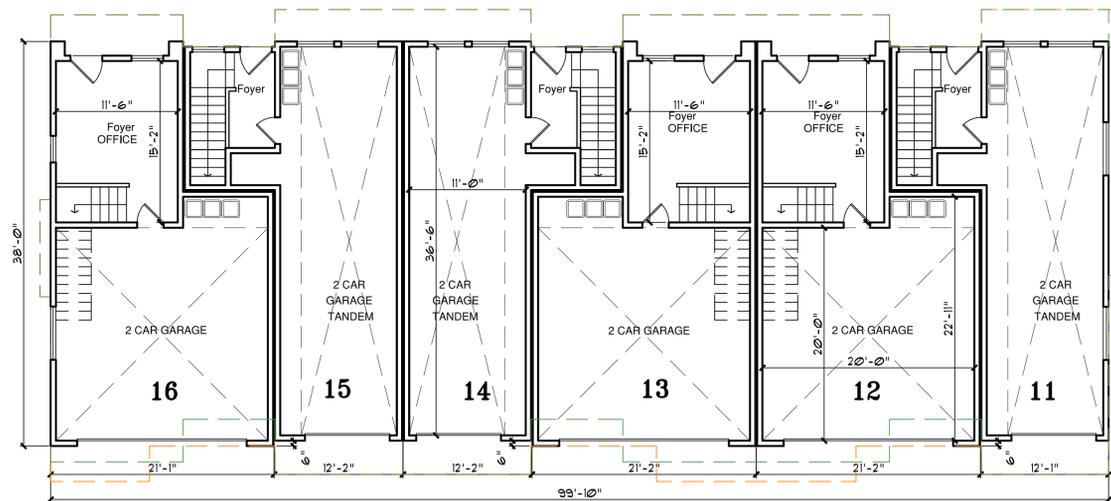
SHEET NO.
A2.2
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INFORMATION REMAIN WITH CHELINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



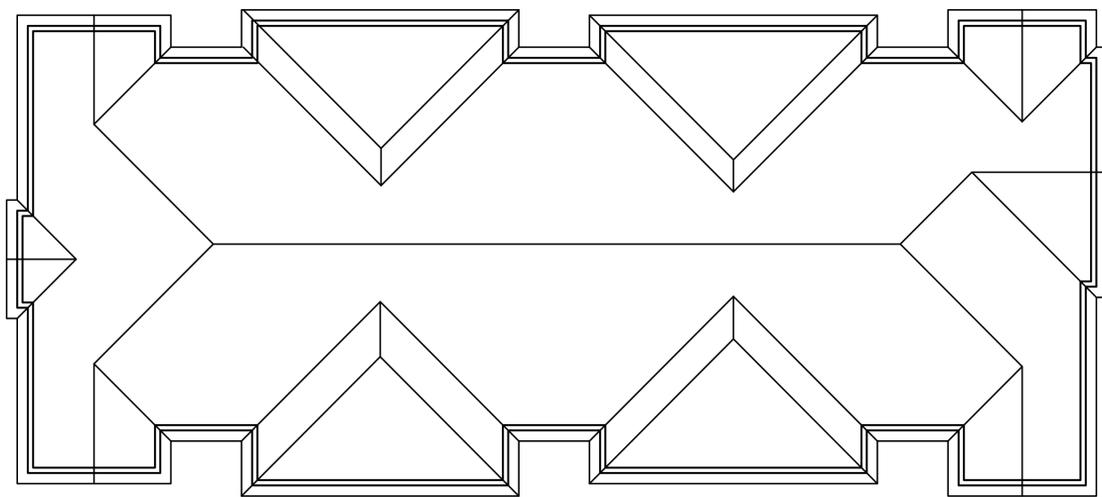
705 SF 635 SF 635 SF 705 SF 705 SF 635 SF

BUILDING C - THIRD FLOOR PLANS

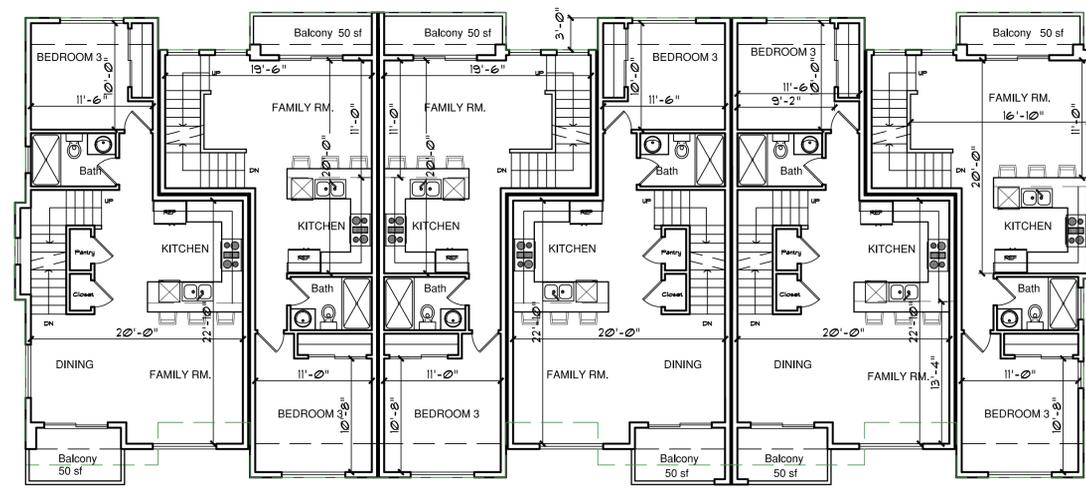


210 SF 115 SF 115 SF 210 SF 210 SF 115 SF
 Garage 460 SF Garage 450 SF Garage 450 SF Garage 460 SF Garage 460 SF Garage 450 SF

BUILDING C - FIRST FLOOR PLANS



BUILDING C - ROOF PLAN



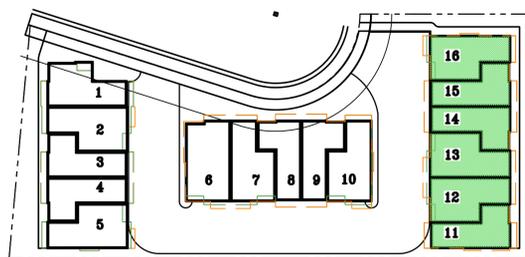
700 SF 600 SF 600 SF 700 SF 700 SF 600 SF

BUILDING C - SECOND FLOOR PLANS

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

--- SECOND FLOOR
 --- THIRD FLOOR

BUILDING C



REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 408.674.2077



C
BUILDING C
FLOOR PLANS

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

DATE:
1-13-2025
 SCALE:
NOTED
 DRAWN:
CB
 JOB NO:
-

SHEET NO.
A2.3
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INFORMATION REMAIN WITH "BASSAL ARCHITECTURE". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FINAL ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING A - ENTRY SIDE ELEVATION - FRONT



BUILDING A - RIGHT SIDE ELEVATION

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

REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 408.674.2077

A
 BUILDING A
 EXTERIOR ELEVATIONS

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

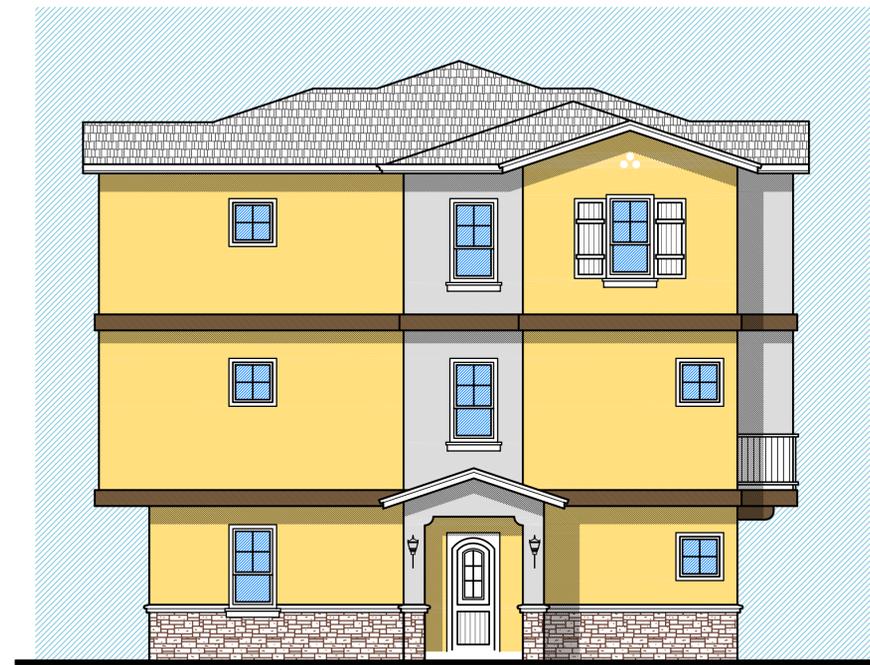
DATE:
 1-21-2025
 SCALE:
 NOTED
 DRAWN:
 CB
 JOB NO:
 -

SHEET NO.
A3.1
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, IDEAS AND INFORMATION REMAIN WITH CHEERNE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING A - DRIVEWAY SIDE ELEVATION - REAR



BUILDING A - LEFT SIDE ELEVATION

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

REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 408.674.2077



A
BUILDING A
EXTERIOR ELEVATIONS

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

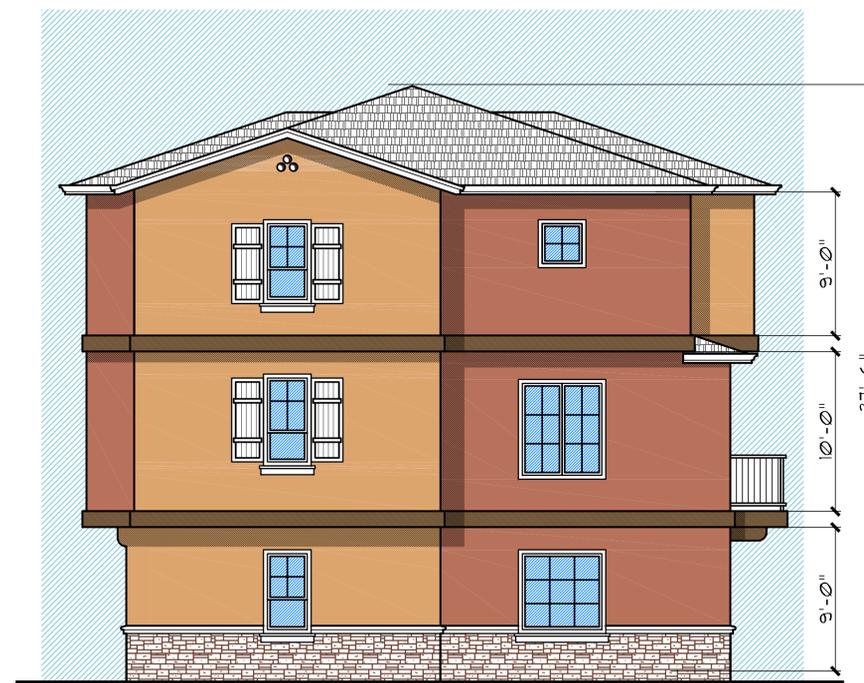
DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: -

SHEET NO.
A3.2
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INFORMATION REMAIN WITH "BASSAL ARCHITECTURE". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING B - ENTRY SIDE ELEVATION - FRONT



BUILDING B - RIGHT SIDE ELEVATION

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

REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 408.674.2077



B
 BUILDING B
 EXTERIOR ELEVATIONS

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

DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: .

SHEET NO.
A3.3
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INFORMATION REMAIN WITH CHEBINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING B - DRIVEWAY SIDE ELEVATION - REAR



BUILDING B - LEFT SIDE ELEVATION

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

REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 408.674.2077



B
 BUILDING B
 EXTERIOR ELEVATIONS

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

DATE:
 1-21-2025
 SCALE:
 NOTED
 DRAWN:
 CB
 JOB NO:
 -

SHEET NO.
A3.4
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INFORMATION REMAIN WITH "BASSAL ARCHITECTURE". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING C - ENTRY SIDE ELEVATION - FRONT



BUILDING C - RIGHT SIDE ELEVATION

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

REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077



C
 BUILDING C
 EXTERIOR ELEVATIONS

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

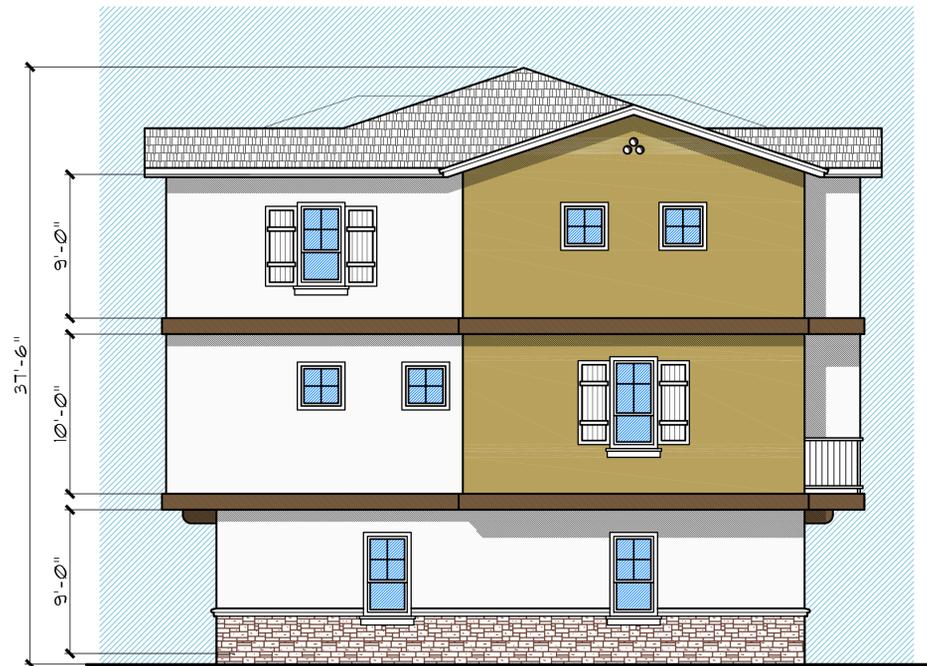
DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: .

SHEET NO.
A3.5
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL ORIGINAL DESIGNS, IDEAS AND INFORMATION REMAIN WITH CHELSEA BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



BUILDING C - DRIVEWAY SIDE ELEVATION - REAR



BUILDING C - LEFT SIDE ELEVATION

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

REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077



C
 BUILDING C
 EXTERIOR ELEVATIONS

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

DATE:
 1-21-2025
 SCALE:
 NOTED
 DRAWN:
 CB
 JOB NO:
 -

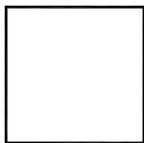
SHEET NO.
A3.6
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, IDEAS AND INFORMATION REMAIN WITH CHEBINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS	BY



BASSAL
Architecture
 916.435.0605
 408.674.2077



STREETSCAPE

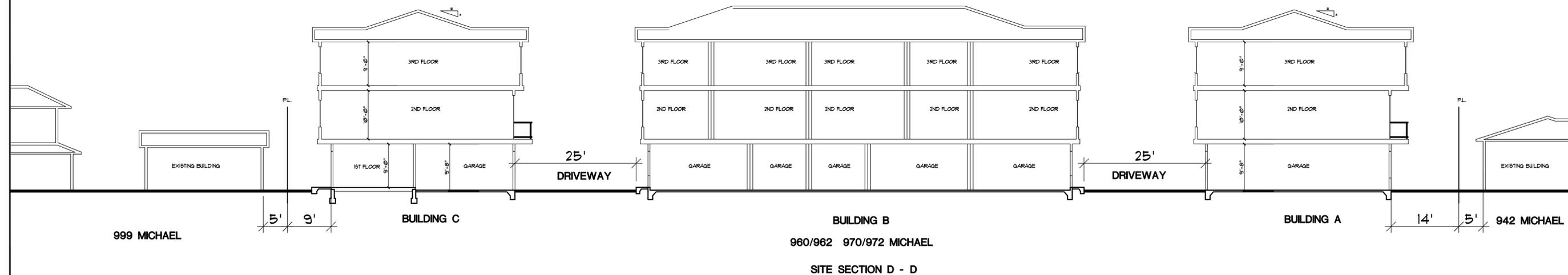
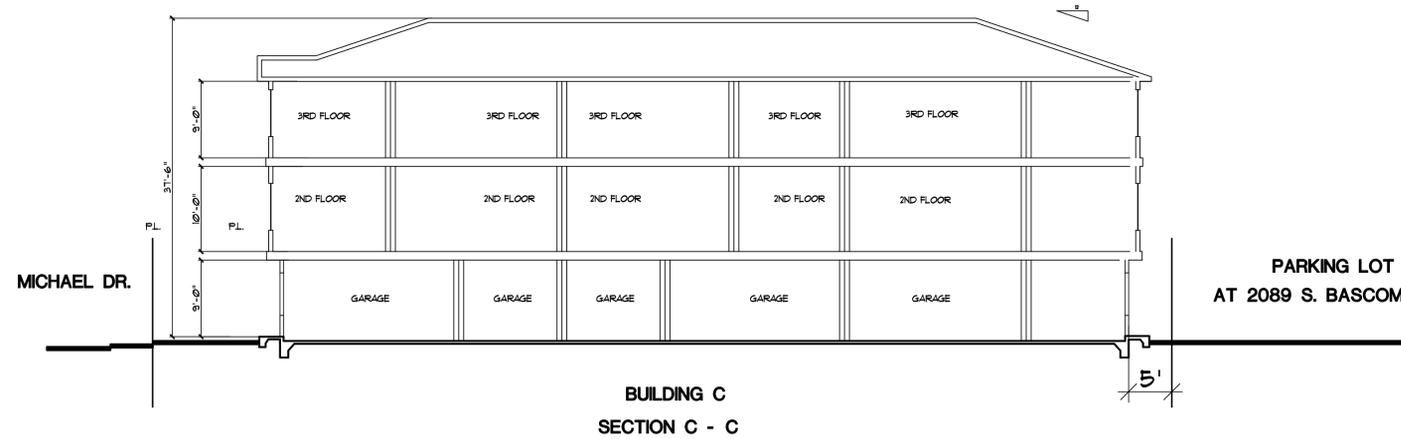
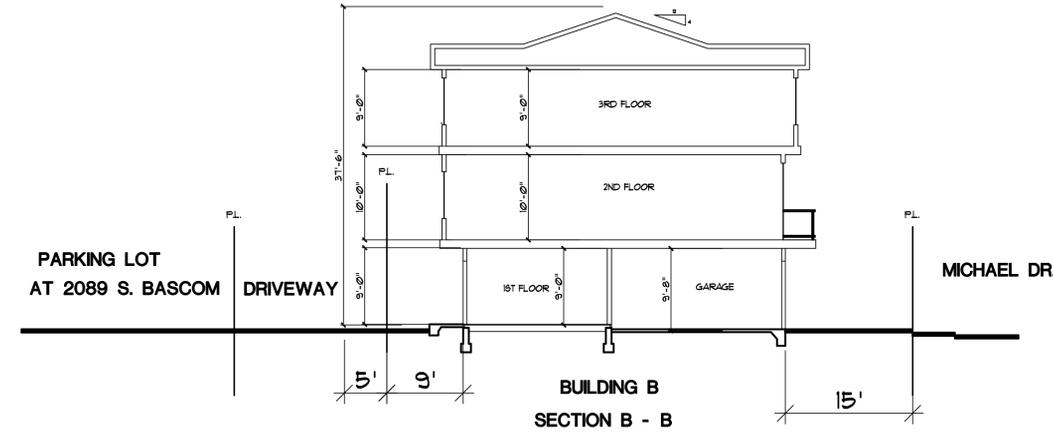
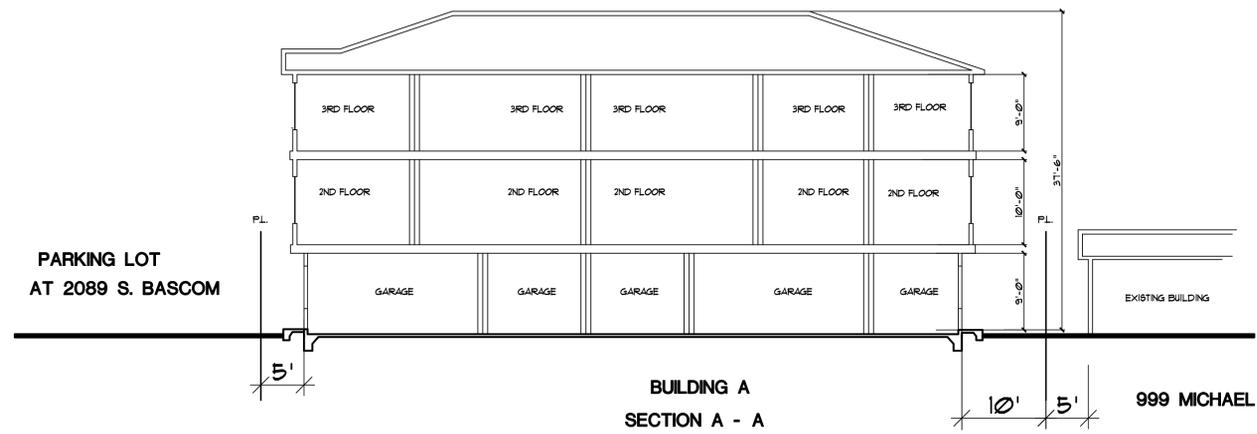
NEW RESIDENTIAL PROJECT AT:
960 / 970 MICHAEL DRIVE
CAMPBELL, CA

DATE: 1-21-2025
 SCALE: NOTED
 DRAWN: CB
 JOB NO: -

SHEET NO.
A4.1
 OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, IDEAS AND INFORMATION REMAIN WITH CHEBINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FORMAL ACCEPTANCE OF THESE RESTRICTIONS.





REVISIONS	BY

CB
BASSAL
Architecture
 916.435.0605
 408.674.2077

BUILDING SECTIONS

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

DATE:	12-18-2024
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.:	A4.2
OF SHEETS:	

BUILDING SECTIONS **1"=10'-0"**

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, DESIGN AND INFORMATION REMAINS WITH CB/BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FRAUDULENT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



WROUGHT IRON RAILING



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



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



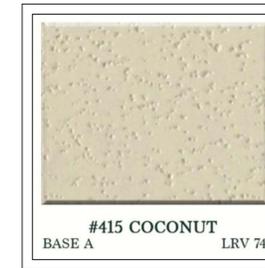
FRONT DOORS STYLE



TYPICAL DARK BRONZE ANODIZED DOORS AND WINDOWS



GARAGE DOORS STYLE



#415 COCONUT
BASE A LRV 74

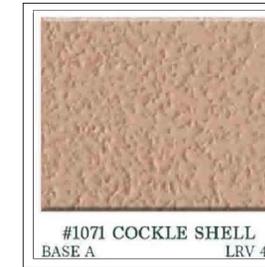


#1073 EL GATO
BASE B LRV 53

BUILDING A COLORS

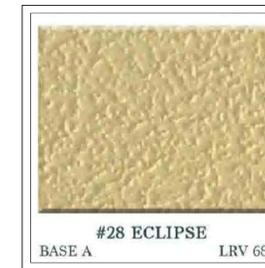


#1092 GOLDEN SAFARI
BASE A LRV 55

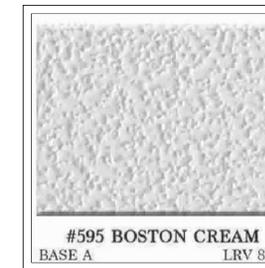


#1071 COCKLE SHELL
BASE A LRV 41

BUILDING B COLORS



#28 ECLIPSE
BASE A LRV 68



#595 BOSTON CREAM
BASE A LRV 80

BUILDING C COLORS



#912 MONTICA ASH
BASE B LRV 33

TYPICAL TRIM COLOR

STUCCO BY "STUCCO SUPPLY COMPANY"
SMOOTH STUCCO FINISH

auroralign Architectural SERIES

LWM350-S7-GTL EQUINOX

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

See LWM250 for additional size and configuration options.

Features include:

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

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

LED COLOR: [2700] 2700K, [3000] 3000K, [4000] 4000K

FINISH: [NAT] Natural, [BLP] Bronze Living Patina, [BLD] Dark Living Patina, [M] Nickel PVD*

When N/A is selected underside will match

TYPICAL EXTERIOR LIGHT FIXTURES

REVISIONS	BY



BASSAL
Architecture
916.435.0605
408.674.2077

BUILDING COLORS
AND MATERIALS

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

DATE: 1-21-2025
SCALE: NOTED
DRAWN: CB
JOB NO: -

SHEET NO.
A5.0
OF SHEETS

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, DESIGN AND INFORMATION REMAIN WITH CHEBINE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.

REVISIONS	BY



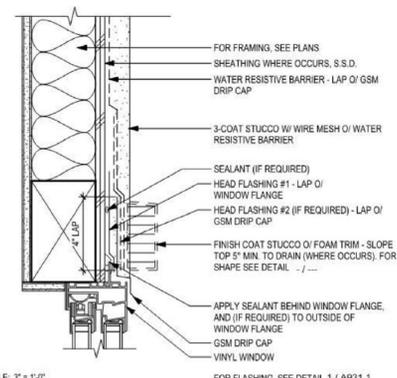
BASSAL
Architecture
 916.435.0605
 408.674.2077

TYPICAL ARCHITECTURAL DETAILS

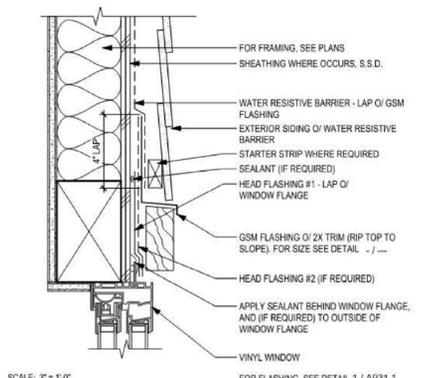
NEW RESIDENTIAL PROJECT AT:
 960 / 970 MICHAEL DRIVE
 CAMPBELL, CA

DATE:	1-21-2025
SCALE:	NOTED
DRAWN:	CB
JOB NO:	
SHEET NO.	A6.0
OF SHEETS	

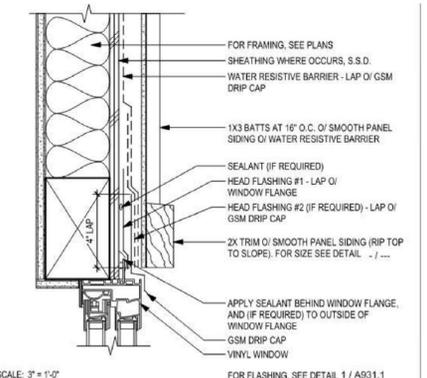
COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN, SEALS AND INFORMATION REMAIN WITH "BASSAL ARCHITECTURE". VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FORMAL ACCEPTANCE OF THESE RESTRICTIONS.



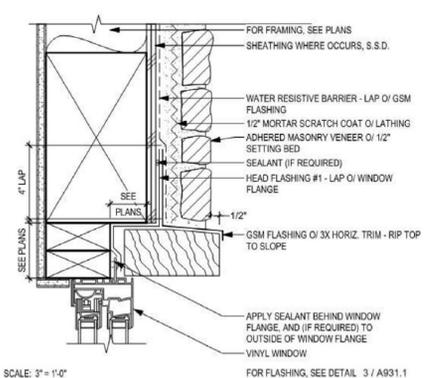
WINDOW HEAD - 3 COAT STUCCO



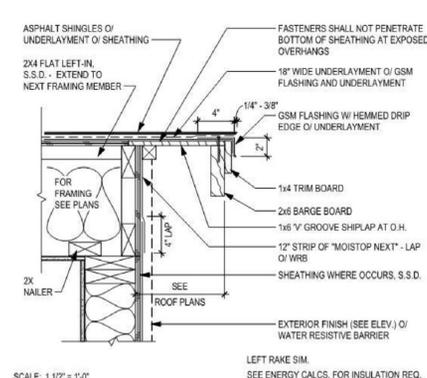
WINDOW HEAD - SIDING



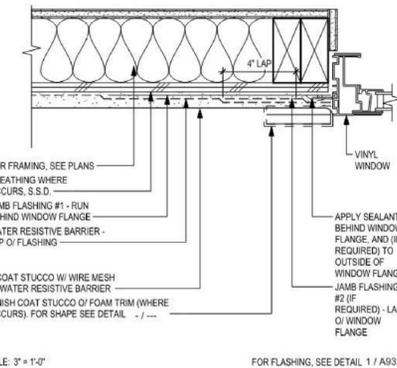
WINDOW HEAD - BOARD & BATTEN



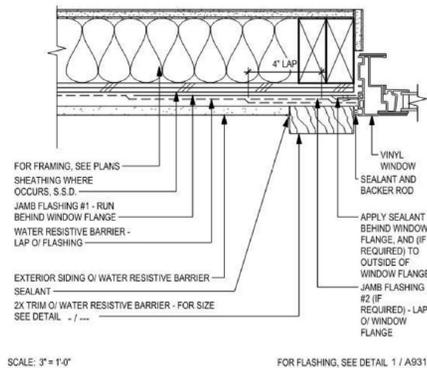
RECESSED WINDOW HEAD - ADHERE MASONRY



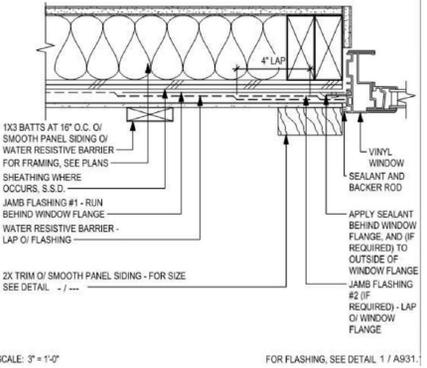
ASPHALT SHINGLES - TYPICAL RAKE



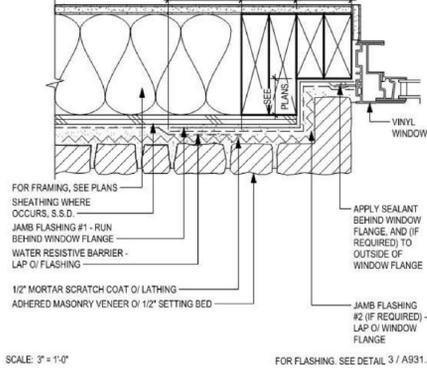
WINDOW JAMB - 3 COAT STUCCO



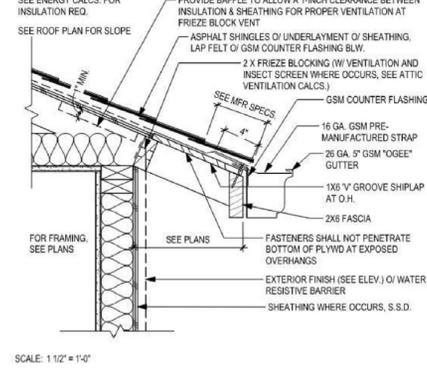
WINDOW JAMB - SIDING



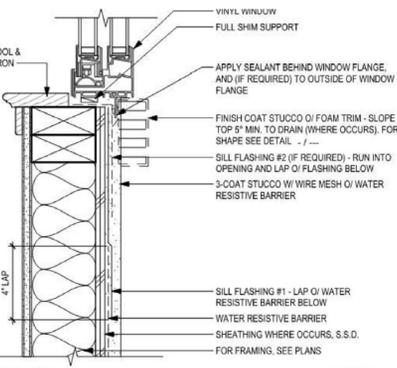
WINDOW JAMB - BOARD & BATTEN



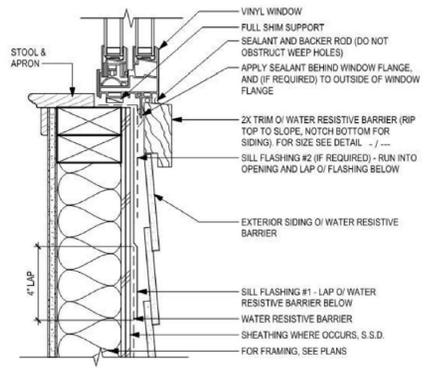
RECESSED WINDOW JAMB - ADHERE MASONRY



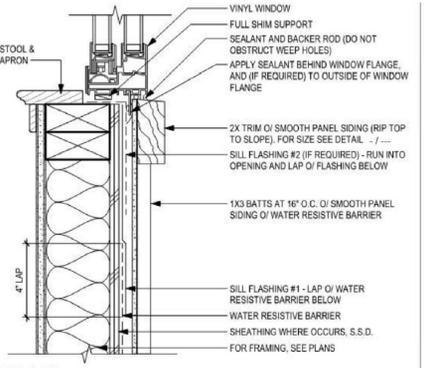
ASPHALT SHINGLES - TYPICAL EAVE



WINDOW SILL - 3 COAT STUCCO



WINDOW SILL - SIDING



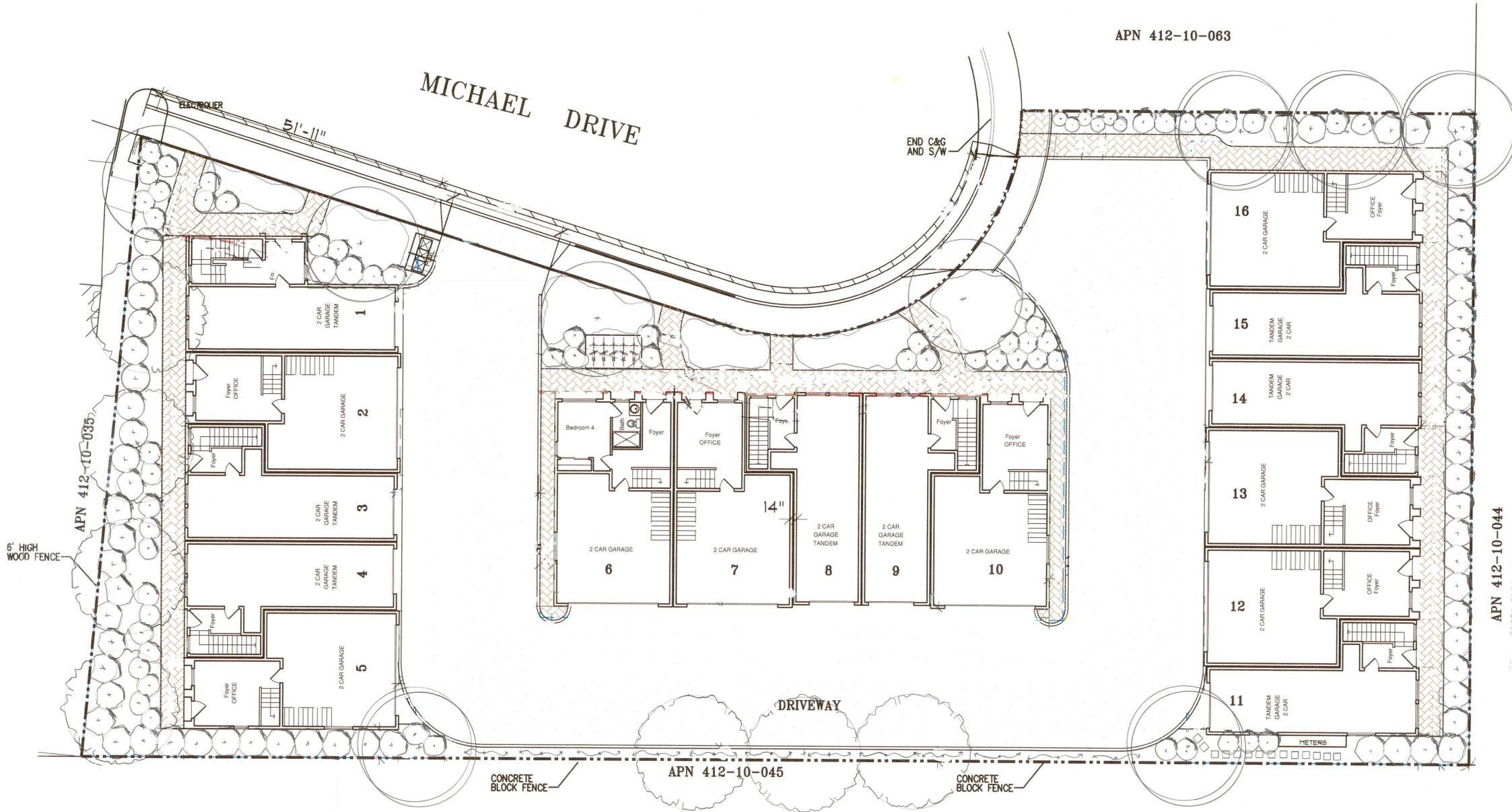
WINDOW SILL - BOARD & BATTEN



RECESSED WINDOW SILL - ADHERE MASONRY

APN 412-10-063

MICHAEL DRIVE



Jellen

Candidate ID Number CALWEP-4097



APN 412-10-044

LANDSCAPE WATER EFFICIENCY REGULATION

WE HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE (CITY OF CAMPBELL, SECTION 21.06.020 & 21.26.030) AND 80% SETBACK CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MAXIMIZE IRRIGATION EFFICIENCY, PROMOTE SURFACE INFILTRATION WHERE POSSIBLE, MINIMIZE THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATE APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS, SUCH AS, BUT NOT LIMITED TO, WATER FRIENDLY LANDSCAPING.

Jellen JANUARY 14, 2025
DESIGN PREPARED UNDER SECTION 7027.5 OF THE BUSINESS AND PROFESSIONS CODE.

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF JR NELSON AND ASSOCIATES, INC. WHETHER THE PROJECT FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANY PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF JR NELSON AND ASSOCIATES, INC. COPYRIGHT 2011.

REVISIONS	BY

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



PLANTING NOTES:

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THIS INCLUDES NOTIFICATION OF ONSITE UTILITIES BY USA NORTH 811.

ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

ALL LANDSCAPED AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL WATER 100% OF PLANTED AREAS WITH A MINIMUM OF RUNOFF TO STREETS AND SIDEWALKS. IRRIGATION WILL BE ADJUSTED TO ELIMINATE OVER AND UNDER COVERAGE ON ALL BUILDINGS, FENCES AND CURBS. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OR AS EARLY IN THE MORNING AS POSSIBLE TO REDUCE WATER LOST TO EVAPORATION (10:00 PM UNTIL 6:00 AM ONLY). IRRIGATION CONTROLLER SHALL ALSO HAVE A RAIN SENSOR INSTALLED TO OVERRIDE THE IRRIGATION SYSTEM.

ALL PLANTING AREAS, TREES/SHRUB PLANTING HOLES SHALL BE FREE FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2" IN DIAMETER.

ALL LANDSCAPED AREAS SHALL HAVE NITROFIED REDWOOD SAWDUST ROTOTILLED INTO THE TOP 6" OF SOIL. THE APPLICATION RATE WILL BE 6 CUBIC YARDS OF NITROFIED SAWDUST PER 1,000 SQUARE FEET OF AREA. THIS AMOUNTS TO A 2" LAYER OF TREATED SAWDUST INCORPORATED AS SOIL AMENDMENT INTO THE EXISTING SOIL.

IN ADDITION 40 POUNDS OF GYPSUM SULPHATE SHALL BE APPLIED TO 1,000 SQUARE FEET OF LANDSCAPED AREA, THEN ROTOTILLED INTO THE TOP 6" OF SOIL.

FINISH SOIL GRADE SHALL BE 2" BELOW TOP OF PAVING, SIDEWALKS, AND CURBS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING FOUNDATION AND HARDSCAPE CONTROL SURFACES.

THE PLANT MATERIAL LOCATIONS ARE DIAGRAMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE PLANNER. LAYOUT PLANTS ACCORDING TO THE PLAN SO THAT PLANTS ARE PROPERLY SPACED FOR FUTURE GROWTH. MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO VARIATIONS IN SITE CONDITIONS (EXAMPLE: MAILBOXES, UTILITIES, LIGHT FIXTURES, DRAINAGE STRUCTURES).

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

ALL TREES AND SHRUBS SHALL HAVE AGRIFORM 21 GRAM FERTILIZER TABLETS INSTALLED IN THE BACKFILL AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 36" BOX CONTAINER STOCK - 8 TABLETS, ALL 24" BOX CONTAINER STOCK SHALL HAVE 6 TABLETS, 15 GALLON SHALL HAVE 4 TABLETS, 5 GALLON CONTAINER SHALL HAVE 2 TABLETS, AND ALL 1 GALLON STOCK SHALL GET 1 TABLET.

THE PLANT COUNT IS FOR THE CONTRACTORS CONVENIENCE, IN CASE OF DISCREPANCY THE PLAN SHALL GOVERN.

ALL GROUND COVER AND LANDSCAPED BEDS SHALL RECEIVE A 3" DEPTH OF SMALL SIZE RECYCLE BROWN WOOD MULCH. ALL MATERIAL SHALL BE CERTIFIED FROM THE SUPPLIER TO

CONTAIN NO CHEMICAL, PAINT, LEAD OR OTHER HAZARDOUS MATERIAL PRIOR TO SHIPPING TO SITE.

ALL TREES TO BE STAKED AS NOTED. ALL TREES SHALL HAVE TOURNESOL ROOT SOLUTIONS RS-24 PANELS INSTALLED. THIS SHALL CONSIST OF A 10" X 4" LONG JOINED SET OF PANELS PARALLEL TO EACH OTHER ON BOTH SIDES OF PLANTED TREE. AVAILABLE FROM TOURNESOL.COM PHONE (800) 542-2282.

CONTRACTOR SHALL APPLY ONE APPLICATION OF LESCO 0.27G PRE-EMERGENT WEED CONTROL TO ALL CONTAINER PLANTED AREAS. THE PRE-EMERGENT CHEMICAL WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURERS RECOMMENDED RATE OF APPLICATION. DO NOT APPLY ON WINDY DAYS, BE SURE TO WATER INTO AREA PRIOR TO WOOD MULCH APPLICATION.

CONTRACTOR SHALL PERFORM A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL AND FINAL PROJECT CLEANUP.

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

PROPOSED PLANT PALETTE:

- TREES
 - CITY OF CAMPBELL STREET TREE
 - FLOWERING TREES
 - SCREENING TREES
- SHRUBS
 - SCREENING SHRUBS
 - LOW SCALE SHRUBS
- VINES
- GROUND COVER

NOTE: ALL PLANTING TO BE DEEMED LOW WATER USE PER WUCLOS IV

MWELo Calc - Residential
MICHAEL DRIVE
Campbell

Hydrozones

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

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

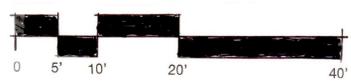
MAWA: 56,676 gal/yr
ETWU: 38,166 gal/yr
Campbell Annual ETo = 45.3 in.

Project Name and City

Project name MICHAEL DRIVE

Choose city (for ETo data) Campbell

Continue



SCALE 1' = 10'-0"

CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE PLANNING FOR:
MICHAEL PLACE
 APN #412-10-065 & 038
 960-970 MICHAEL DRIVE
 CAMPBELL, CALIFORNIA

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

L-1

OF SHEETS