



GIANERA STREET VIEW 1 - LOOKING NORTH FROM CHEENEY STREET



GIANERA STREET VIEW 2 - LOOKING TOWARD WEST

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- 01 EXISTING SURVEY
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- A8 BUILDING ELEVATIONS (NORTH & REARYARD)
- A9 BUILDING SECTIONS
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- L1.1 LANDSCAPE REMOVAL PLAN
- L2.0 LANDSCAPE PLANTING PLAN
- L2.1 HYDROZONE MAP AND WELO WORKSHEET

### SITE DATA & ZONING

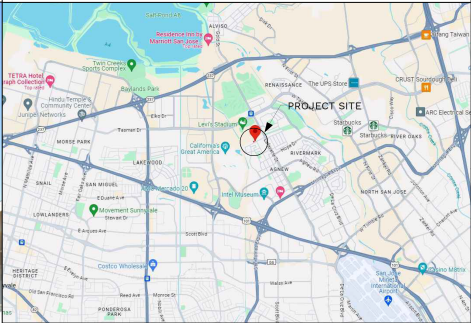
A.P.N. 104-06-037  
LOT SIZE 16893 SF  
EX. ZONING RI-6L / PD  
EXISTING BUILDING AREA: 4399.54 SF  
FLOOD ZONE DESIGNATION: ZONE X (PER FLOOD INSURANCE RATE MAP)  
CODES: COMPLY WITH ALL APPLICABLE 2022 CODES

### CONSTRUCTION DATA

BUILDING TYPE: V-A  
NUMBER OF STORIES: 2  
OCCUPANCY GROUP: R3  
FIRE SPRINKLER: YES

### SCOPE OF WORK

DEMOLISH EXISTING SINGLE FAMILY DWELLING  
CONSTRUCT 8 ATTACHED 2-STORY SINGLE FAMILY DWELLINGS (WITH ONE BMR-UNIT)  
EXISTING BUILDING AREA: TOTAL 4399.54 SF



### VINCINITY MAP

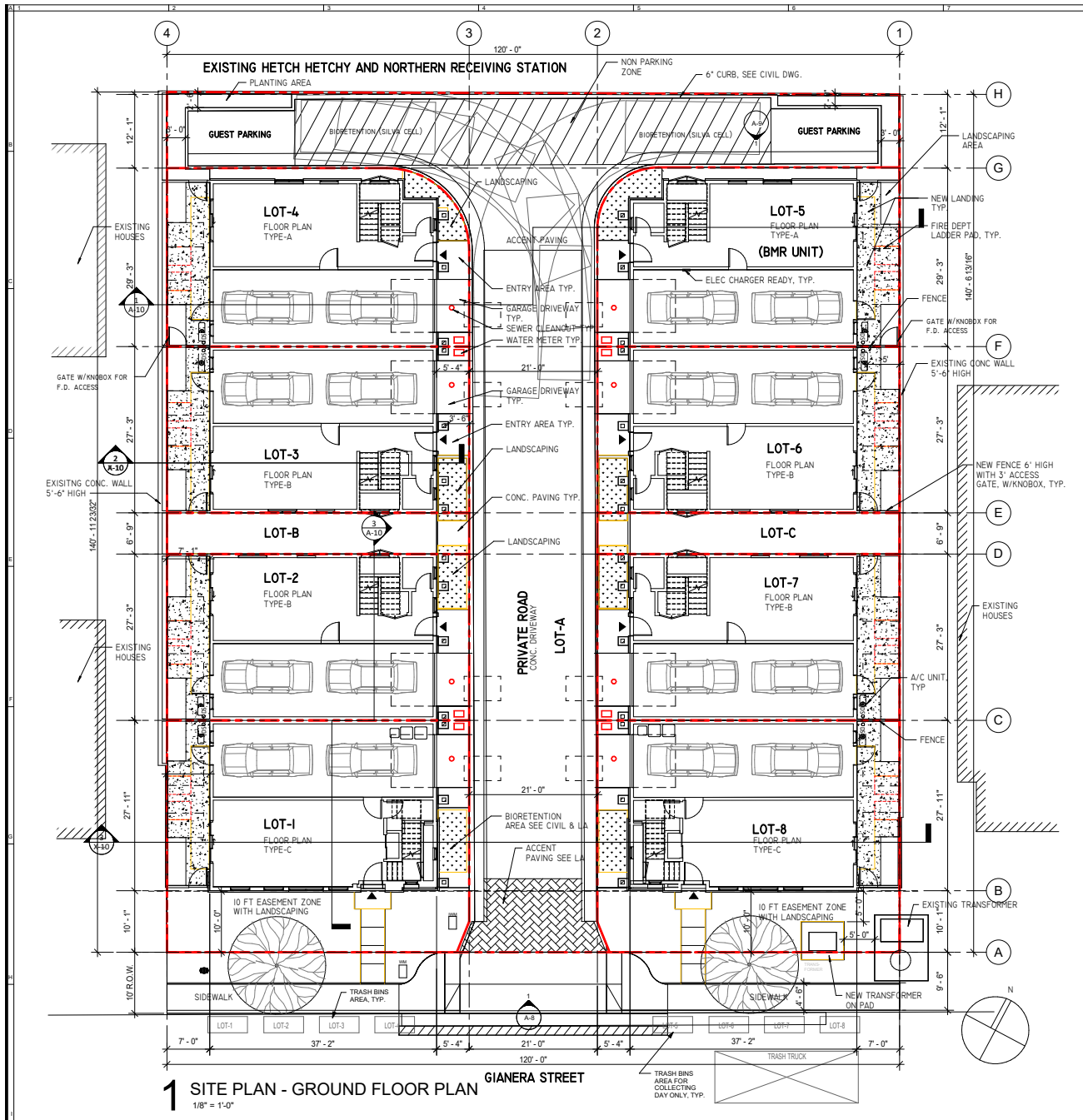


2303 GIANERA ST  
TENTATIVE SUBDIVISION  
2303 GIANERA STREET  
SANTA CLARA, CA 95050

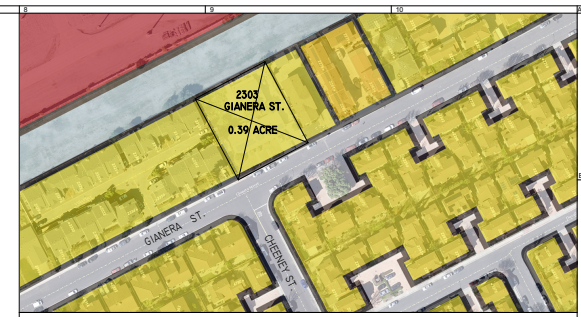
Revisions:  
NO.1 DESCRIPTION DATE

Sheet Title:  
COVER SHEET &  
PROJECT DATA

Issued Date: 1/25/2024  
Job No.: 220008  
Sheet Number:



**1 SITE PLAN - GROUND FLOOR PLAN**  
1/8" = 1'-0"



**PARCEL IN SANTA CLARA GENERAL PLAN 2015-2025**

PARCEL INFO	
APN	104-06-037
PACEL SIZE	16893 SF (0.39 ACRE)
ORIGINAL ZONING	RI-6L
CURRENT ZONING	PD
GENERAL PLAN LAND DESIGNATION	LOW DENSITY RESIDENCE
ALLOWED DENSITY	19 DU / AC
PROPOSED DENSITY	ROUND UP TO 8 UNITS (WITH ONE BMR UNIT ON LOT-5)
PROPOSED ZONING	PD
PROPOSED BUILDING	ATTACHED SFR

PROPOSED PD SCHEME PARAMETERS	
# OF UNITS ON SITE	8
SETBACKS	5.4 FT (FRONT) (24'-2" BETWEEN HOUSES) 7 FT (REARYARD)
HEIGHT	30 FT
MIN LOT AREA	1348.75 SF
MIN LOT WIDTH	23'-3" FT
MAX LOT COVERAGE	8092 SF (47.9%)
OPEN SPACE	4187 SF (24.8%)
DRIVEWAYS	4614 SF (27.3%)
PARKING	16 IN PRIVATE GARAGES 2 OUTDOOR GUEST PARKING SPACES
CONSTRUCTION TYPE	V-A
SPRINKLER SYSTEM	YES



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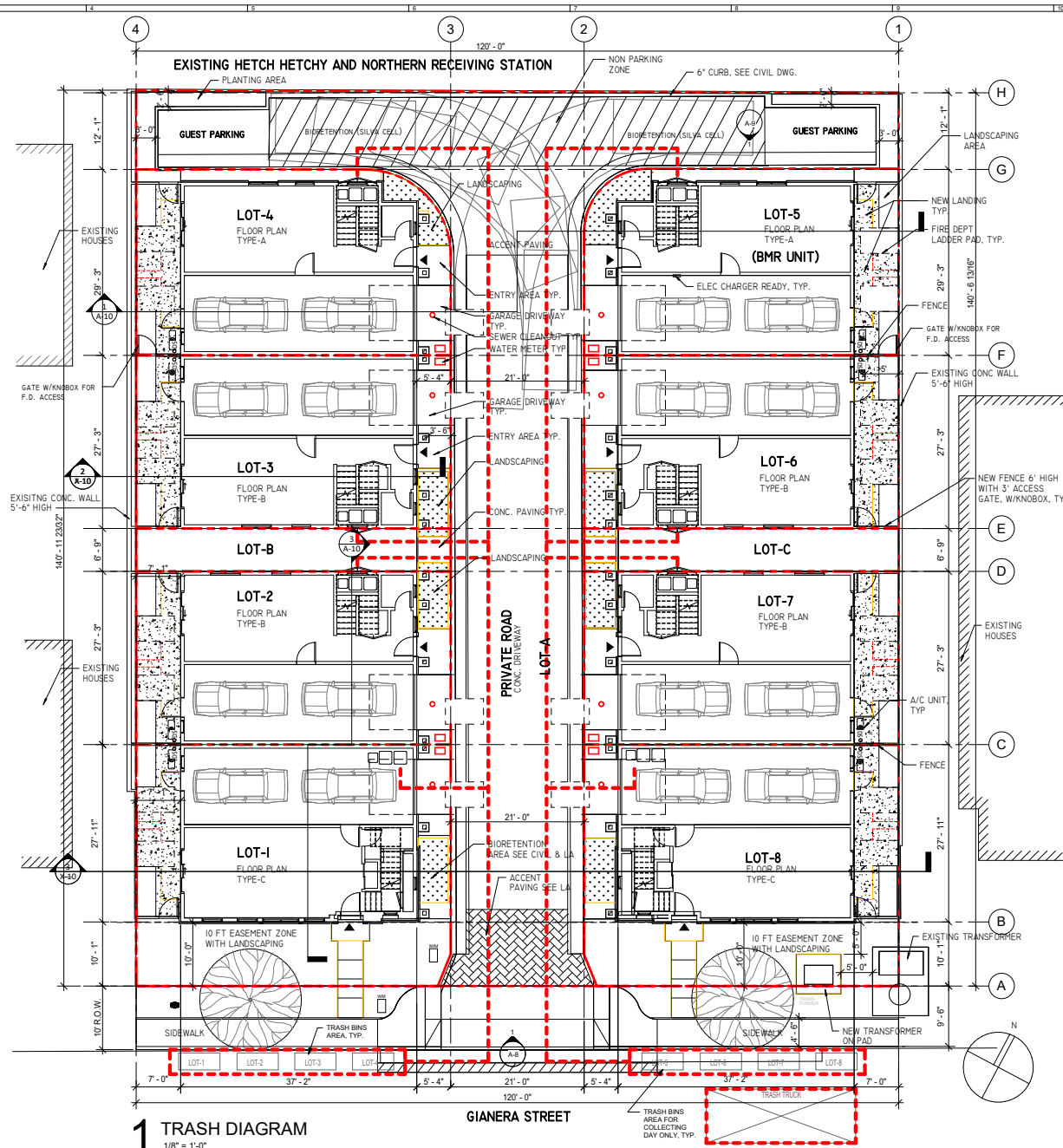
Revisions:		
NO.	DESCRIPTION	DATE

Sheet Title:  
**SITE PLAN WITH ZONING INFO**

Issued Date: 1/25/2024	Job No.: 220008
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**A-1**





**1 TRASH DIAGRAM**  
1/8" = 1'-0"

GIANERA STREET

Scale: 1/8" = 1'-0"

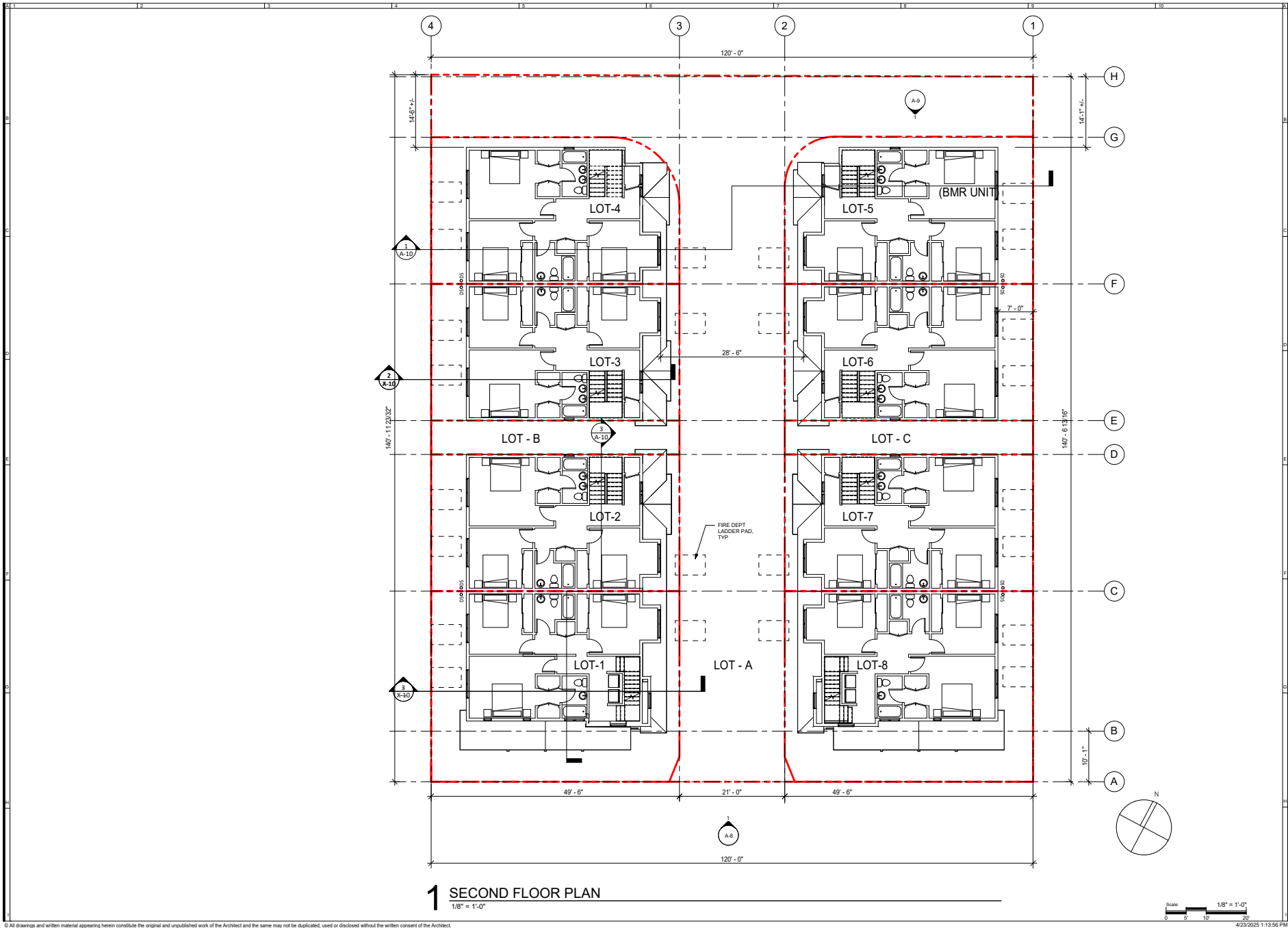
Revisions:

NO.	DESCRIPTION	DATE
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Sheet Title:  
**TRASH DIAGRAM**

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Job No.: 220008  
Sheet Number:

**A-2**



**2303 GIANERA ST  
TENTATIVE SUBDIVISION**  
2303 GIANERA STREET  
SANTA CLARA, CA 95050

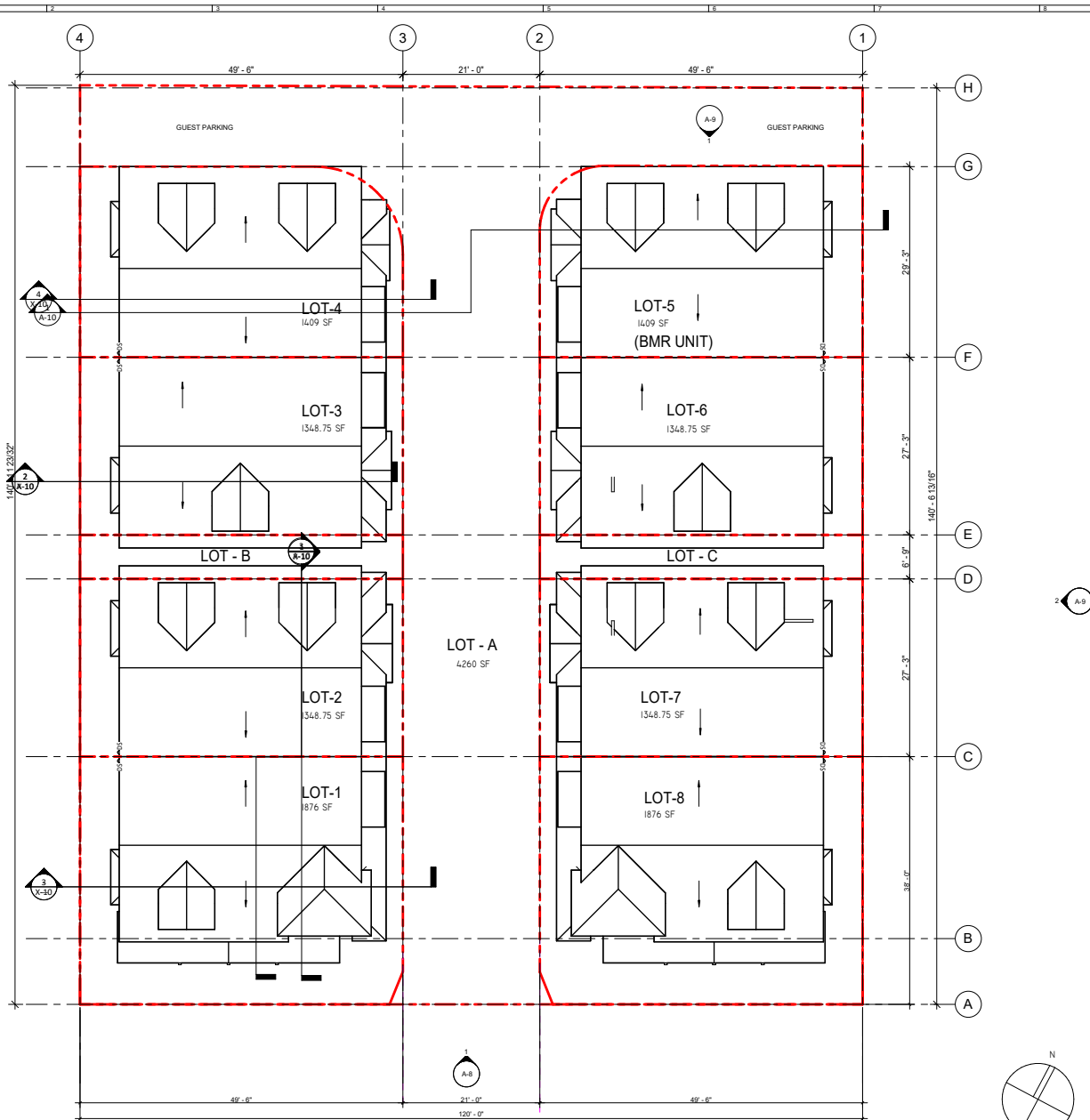
Revisions:		
NO.	DESCRIPTION	DATE

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**SECOND FLOOR  
PLAN**

Issued Date: 1/25/2024	Job No.: 220008
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**A-3**





1 SITE PLAN - ROOF PLAN  
1/8" = 1'-0"

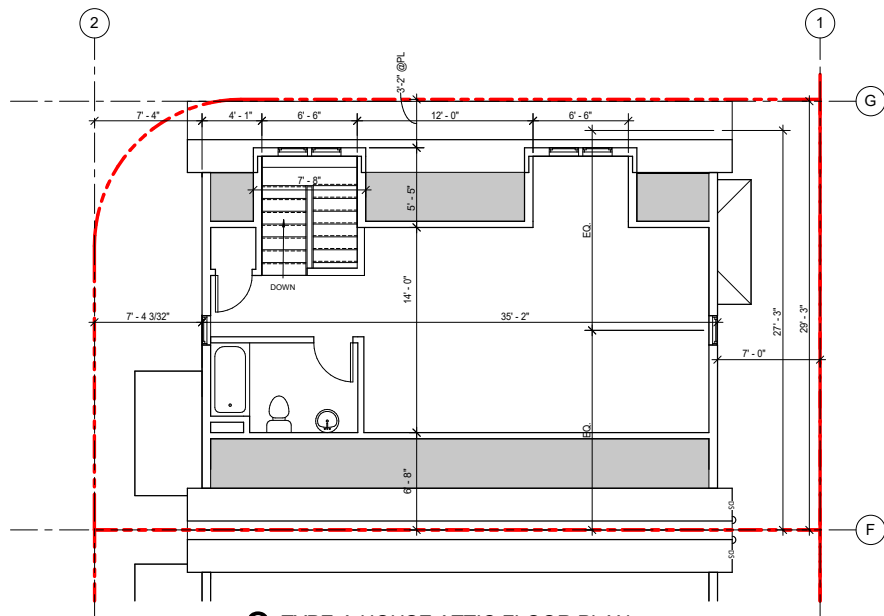
### SUBDIVISION LOT SIZES & BUILDING DATA

LOT #1 LOT SIZE: 1876 SF FIRST FLOOR: 1033 SF SECOND FLOOR: 965.6 SF ATTIC SPACE: 596.3 SF GARAGE: 474 SF GROSS TOTAL: 2594.9 SF LIVABLE AREA: 2120.9 SF LOT COVERAGE: 55%	0.043 ACRE	LOT #2 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 2557.6 SF LIVABLE AREA: 2092.6 SF LOT COVERAGE: 75%	0.032 ACRE
LOT #3 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 2557.6 SF LIVABLE AREA: 2092.6 SF LOT COVERAGE: 75%	0.032 ACRE	LOT #4 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 2557.6 SF LIVABLE AREA: 2092.6 SF LOT COVERAGE: 75%	0.032 ACRE
LOT #5 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 2557.6 SF LIVABLE AREA: 2092.6 SF LOT COVERAGE: 75%	0.032 ACRE	LOT #6 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 2557.6 SF LIVABLE AREA: 2092.6 SF LOT COVERAGE: 75%	0.032 ACRE
LOT #7 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 2557.6 SF LIVABLE AREA: 2092.6 SF LOT COVERAGE: 75%	0.032 ACRE	LOT #8 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 2557.6 SF LIVABLE AREA: 2092.6 SF LOT COVERAGE: 75%	0.043 ACRE

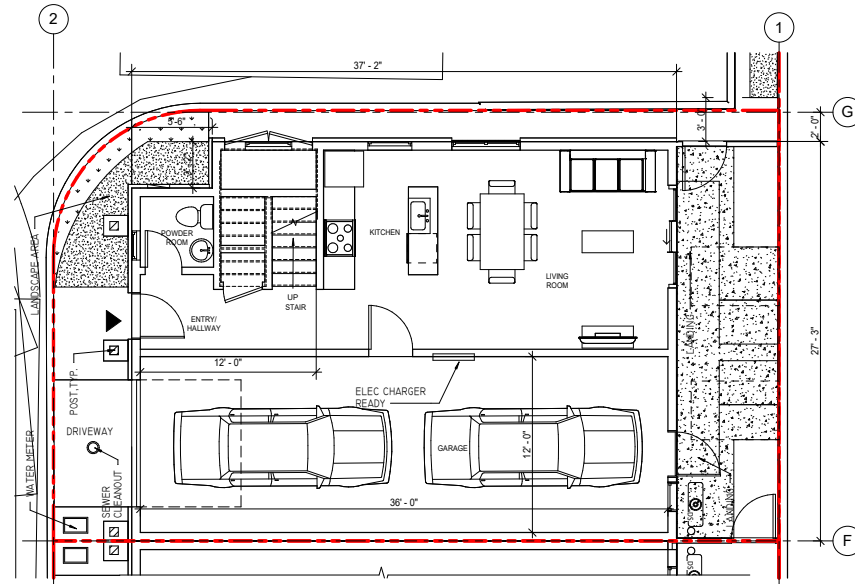
COMMON AREA  
4928 SF  
0.1131 ACRE

LOT - A  
4260 SF  
LOT - B  
334 SF  
LOT - C  
334 SF

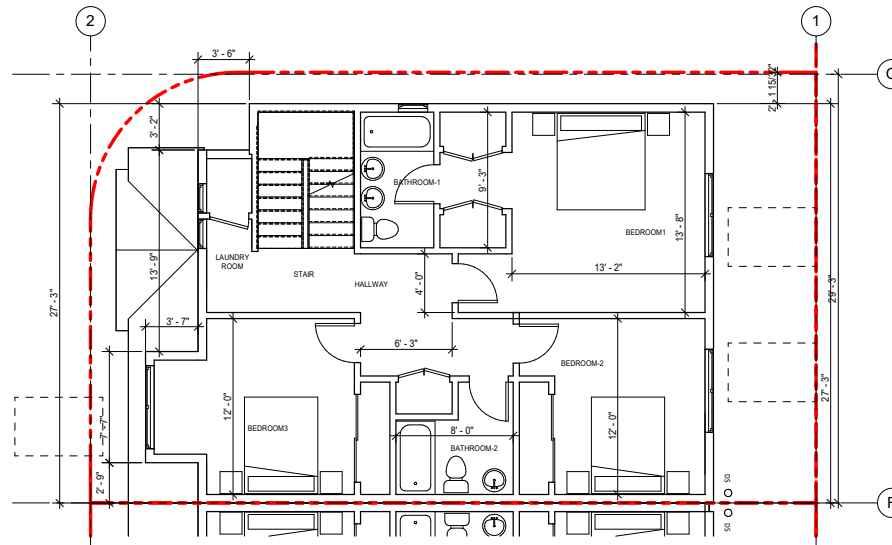
ENTIRE PARCEL:  
16893 SF OR 0.39 ACRE  
LOT COVERAGE:  
47.9% (OVERALL)  
FAR:  
1.17 (OVERALL)



**3** TYPE-A HOUSE ATTIC FLOOR PLAN  
1/4" = 1'-0"



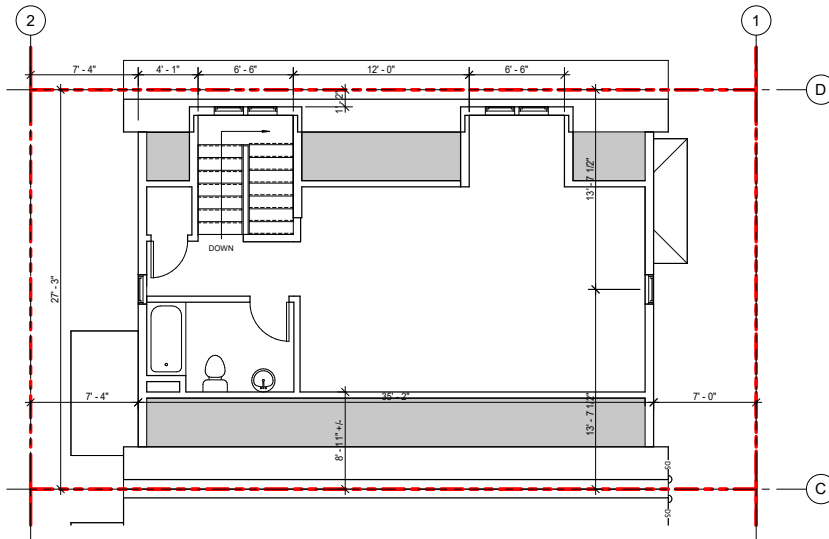
**1** TYPE-A HOUSE 1ST FLOOR PLAN  
1/4" = 1'-0"



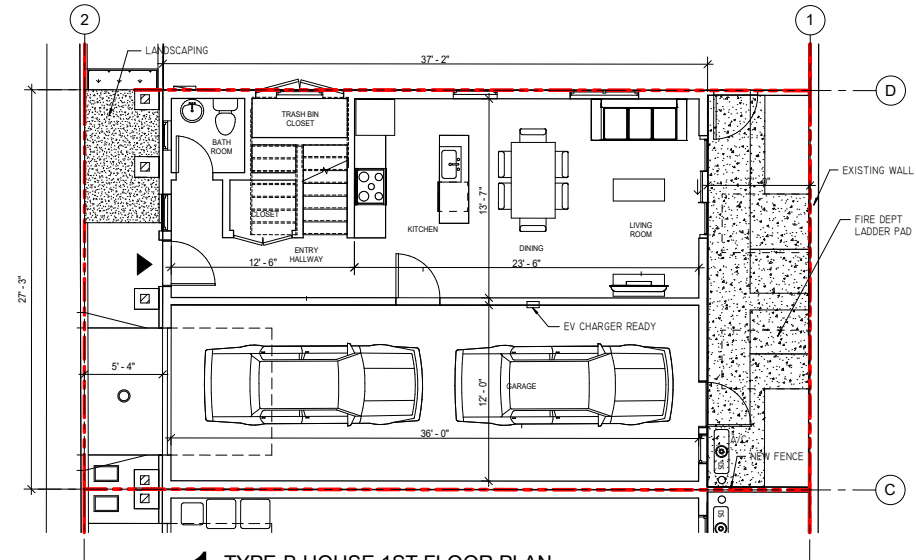
**2** TYPE-A HOUSE 2ND FLOOR PLAN  
1/4" = 1'-0"

Scale: 1/4" = 1'-0"  
0 2 4

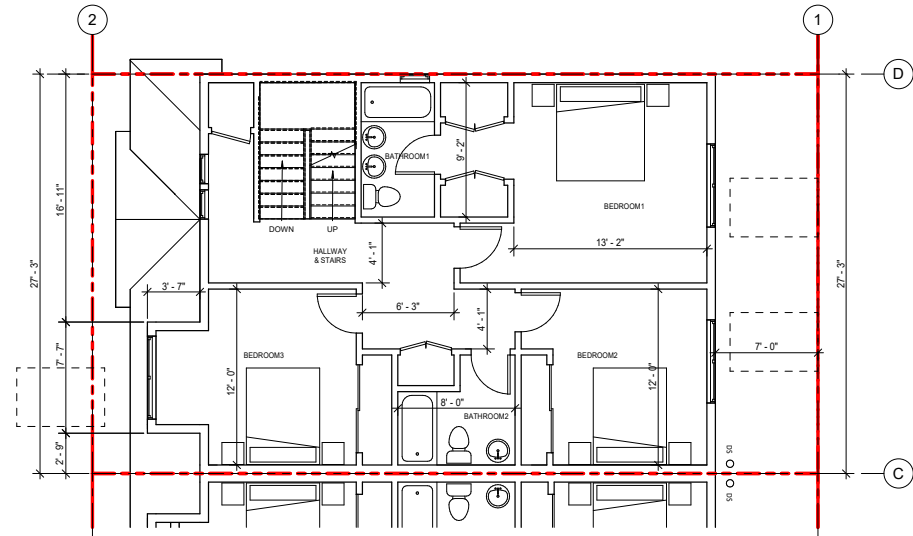




**3 TYPE-B HOUSE ATTIC FLOOR PLAN**  
1/4" = 1'-0"



**1 TYPE-B HOUSE 1ST FLOOR PLAN**  
1/4" = 1'-0"



**2 TYPE-B HOUSE 2ND FLOOR PLAN**  
1/4" = 1'-0"

Scale: 1/4" = 1'-0"  
0 2 4 6

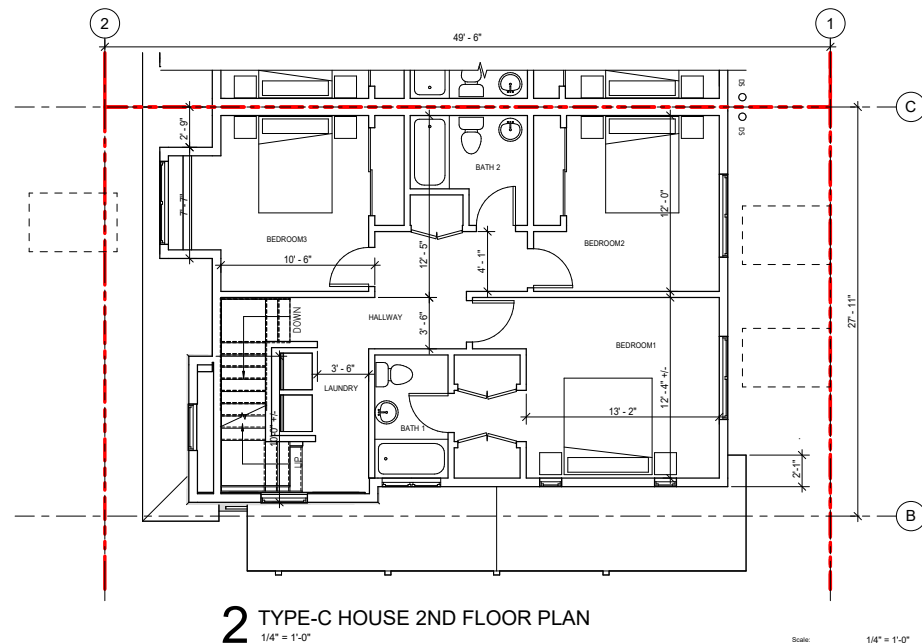
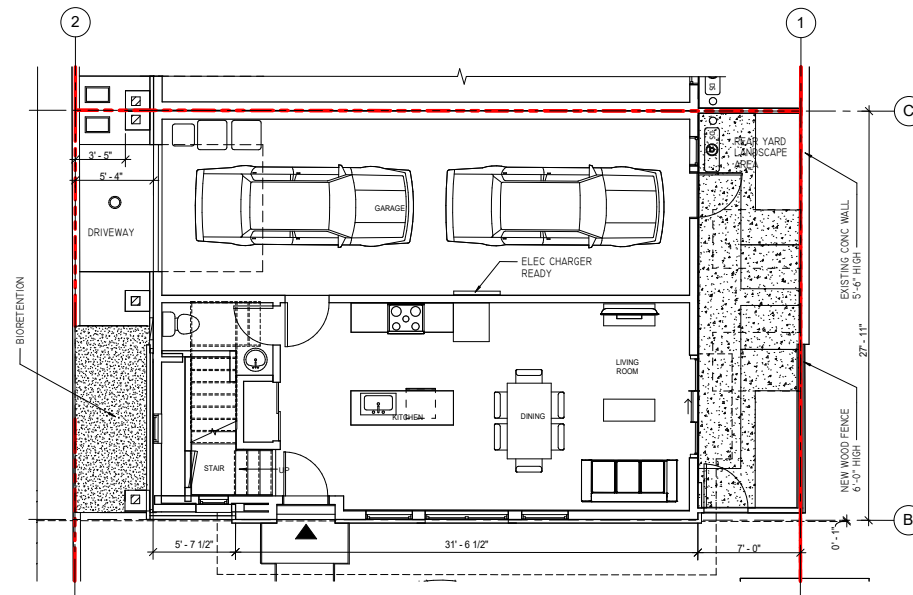
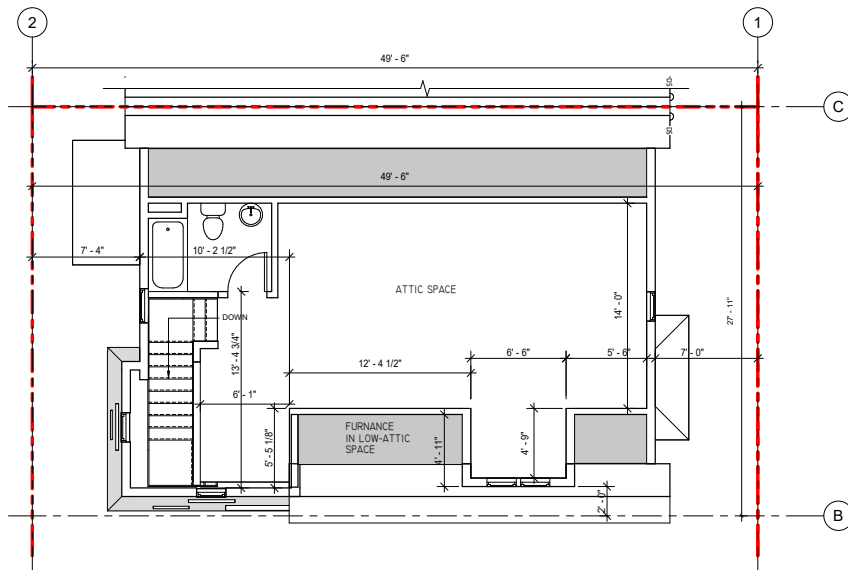
Revisions:

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Sheet Title:  
**TYPE-B HOUSE  
FLOOR PLANS**

Issued Date: 1/25/2024  
Job No.: 220008  
Sheet Number:

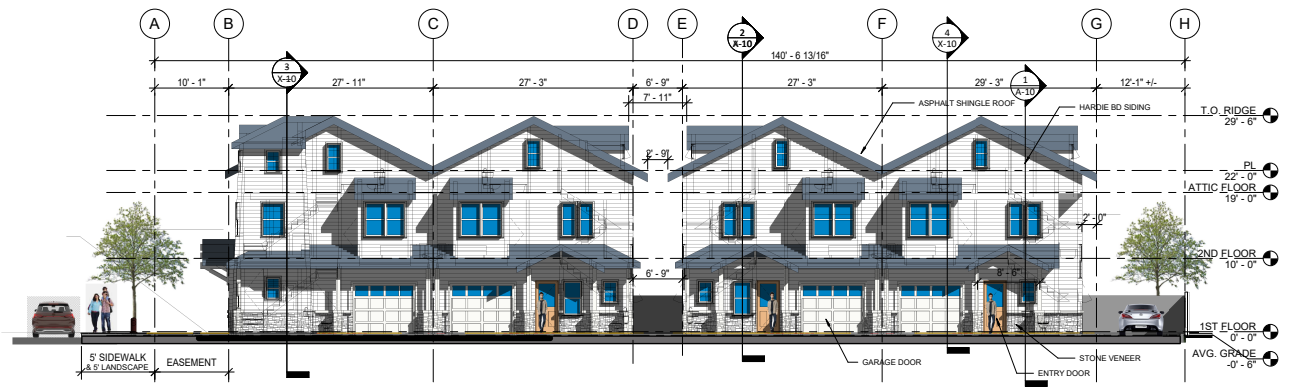
**A-6**



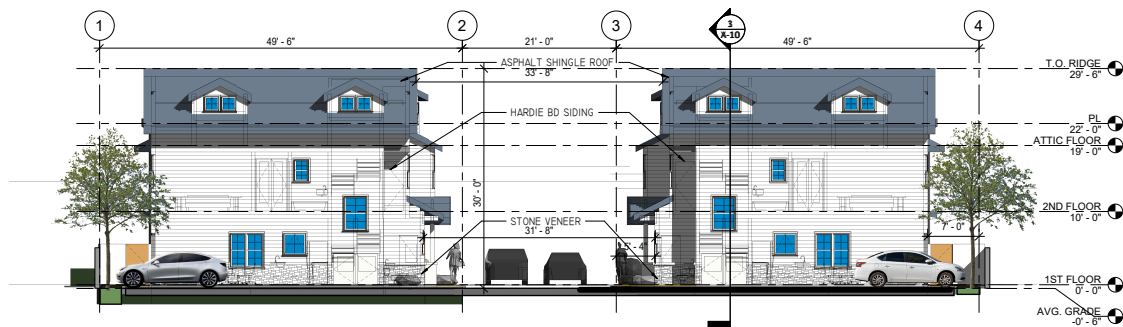




**1 GIANERA ST ELEVATION**  
1/8" = 1'-0"



**2 PRIVATE ROAD FRONT ELEVATION**  
1/8" = 1'-0"



**1 NORTH ELEVATION**  
1/8" = 1'-0"



**2 REAR YARD ELEVATION**  
1/8" = 1'-0"

Revisions:

NO.	DESCRIPTION	DATE

Sheet Title:  
**NORTH  
ELEVATION &  
REAR YARD  
ELEVATION**

Issued Date:

1/25/2024

Job No.:

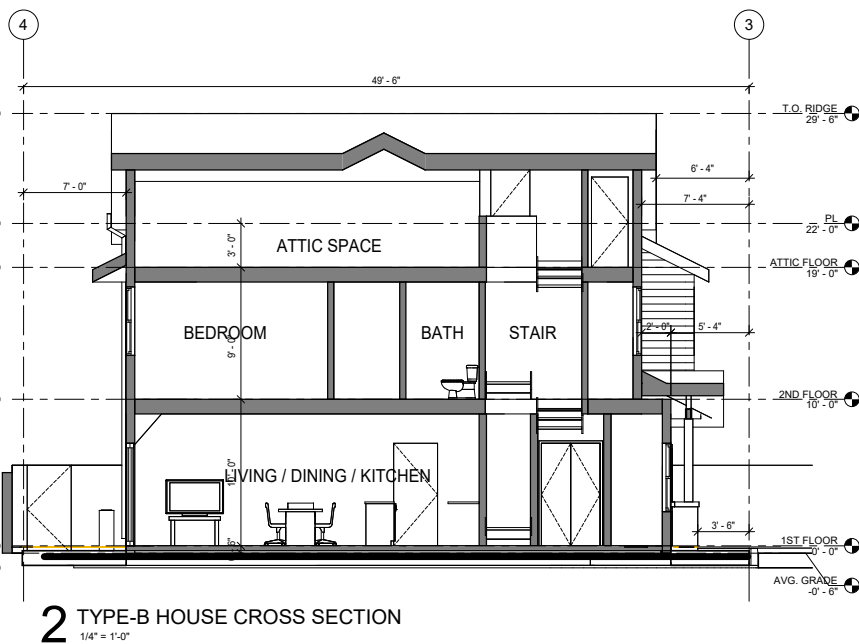
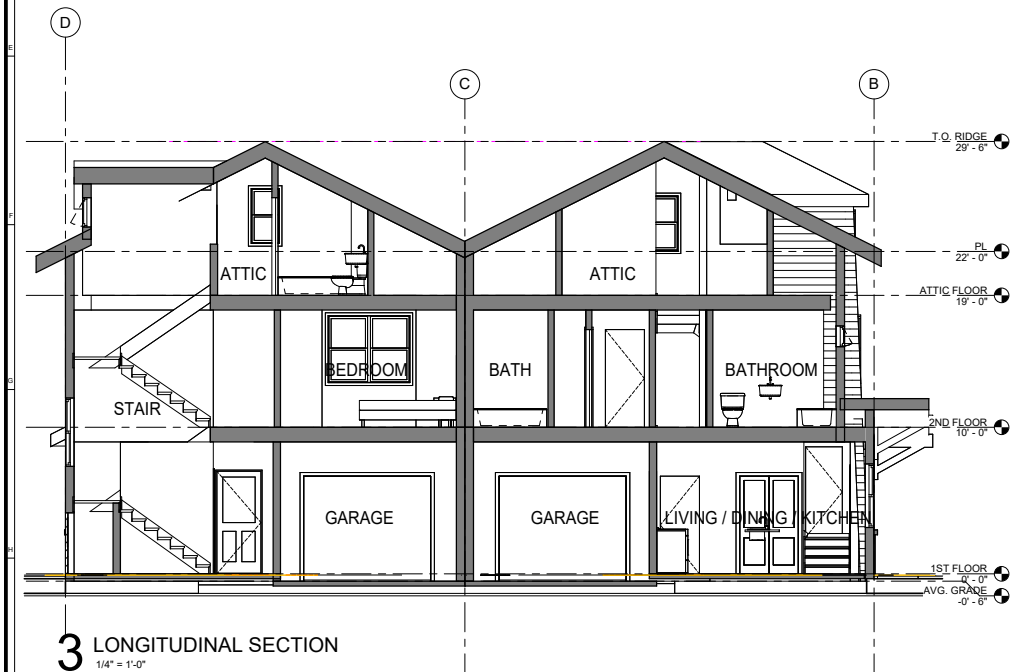
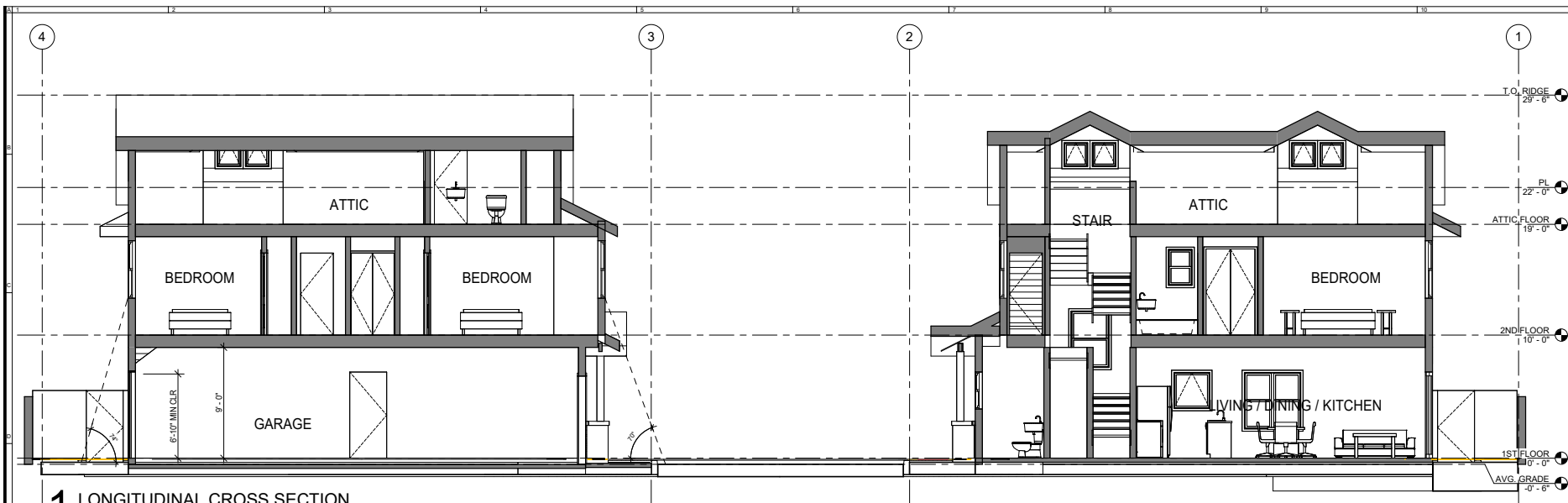
220008

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**A-9**

Scale: 1/8" = 1'-0"







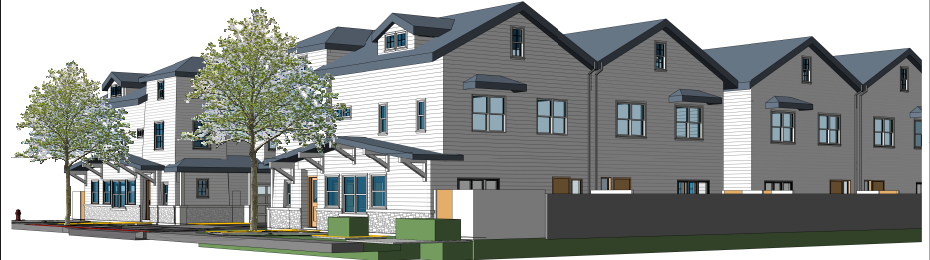
3 GIANERA STREET VIEW



1 OVERALL VIEW FROM ABOVE



4 NORTHEAST CORNER



2 SOUTHEAST CORNER





[illegible]

**SHEET TITLE:**

PROJECT ADDRESS:

DATE:  
1/23/2024

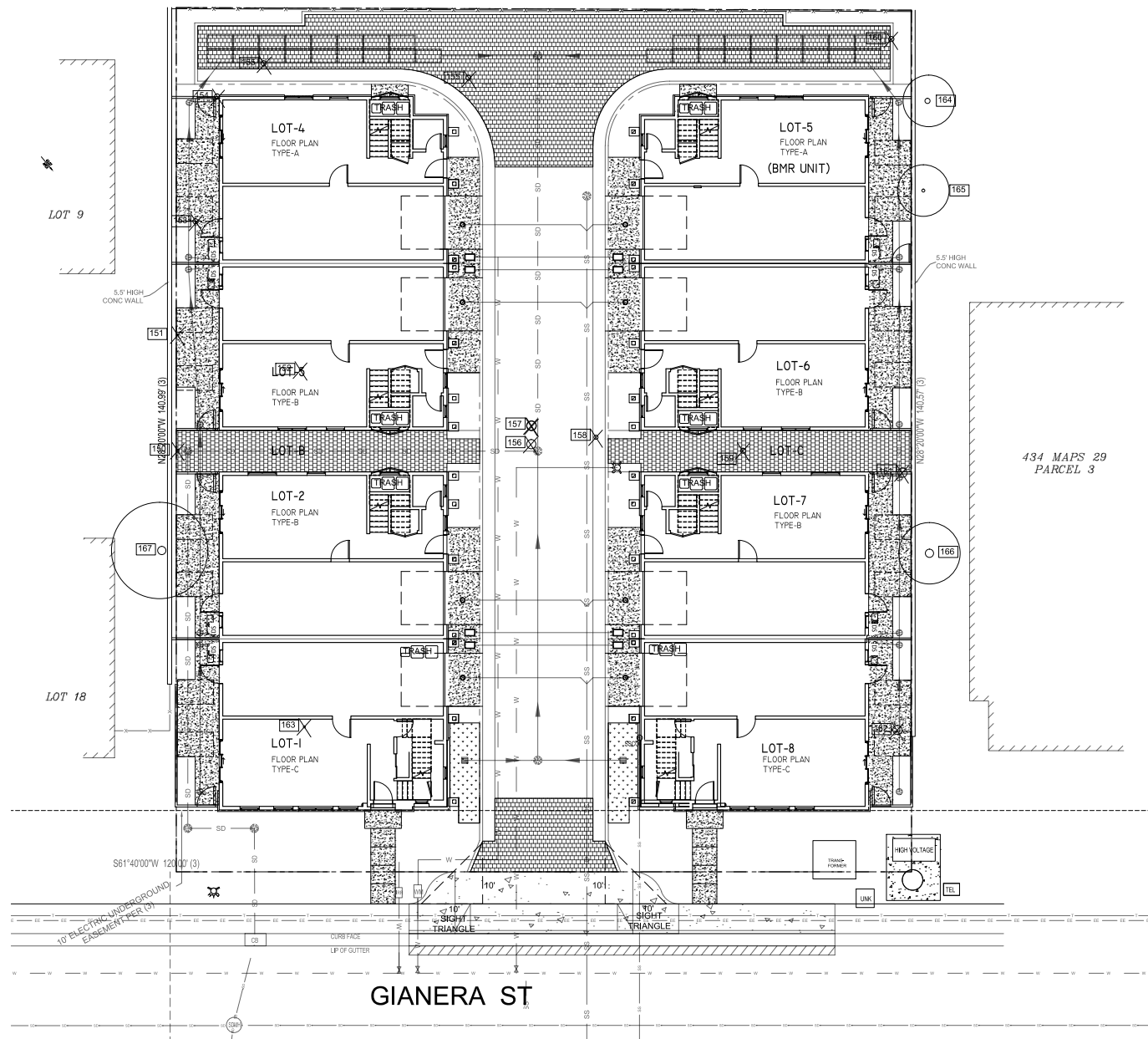
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1/8" = 1'-0"

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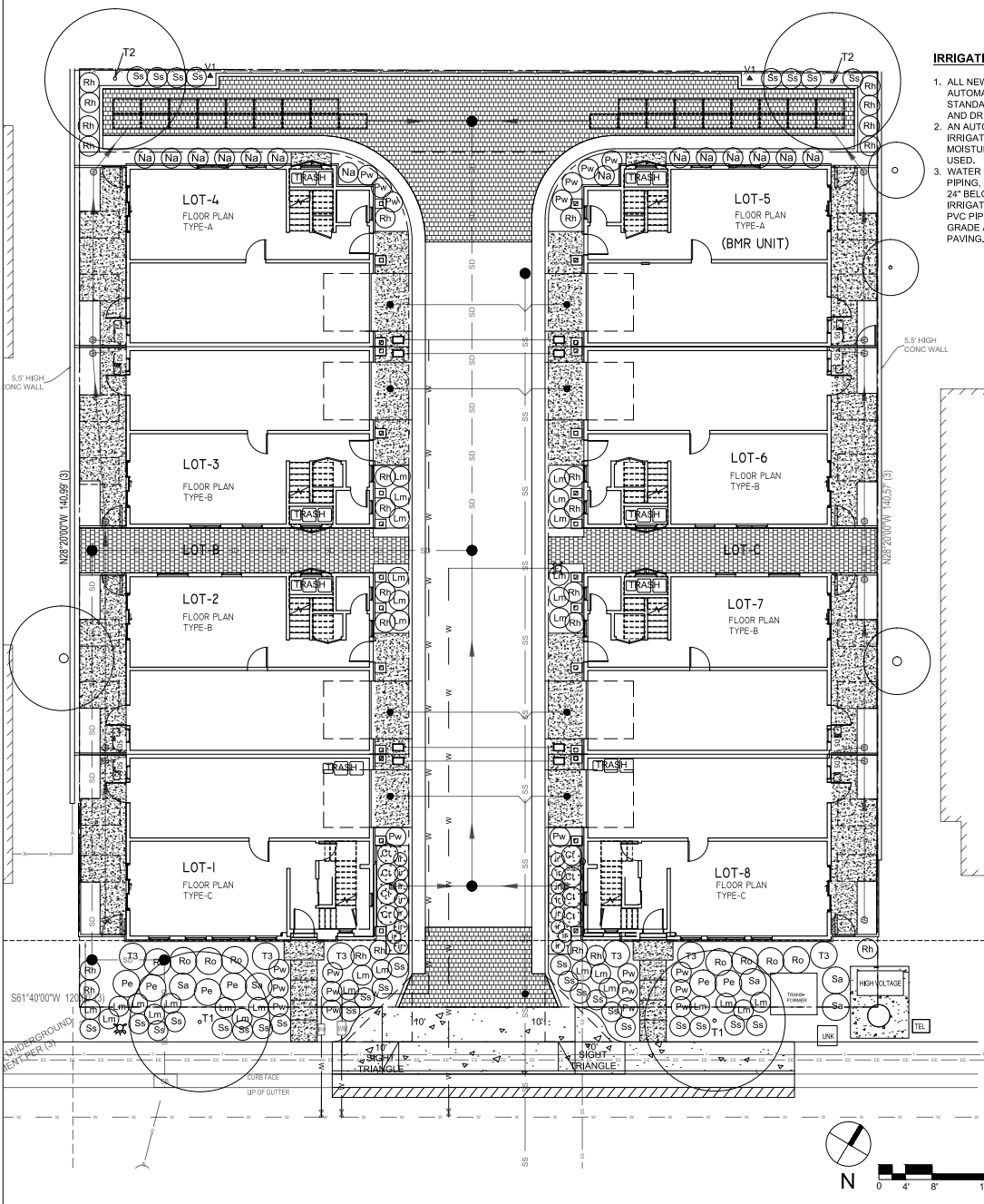
PROJECT #  
23030

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L-1.1

TOTAL SHEETS: 4







#### IRRIGATION NOTES:

- ALL NEW PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER MWEO STANDARDS USING LOW-FLOW BUBBLERS AND DRIP METHODS.
- AN AUTOMATIC WEATHER-BASED IRRIGATION CONTROLLER WITH SOIL MOISTURE AND/OR RAIN SENSOR SHALL BE USED.
- WATER MAINLINE TO BE SCHEDULE 40 PVC PIPING, BURY 18" BELOW FINISH GRADE, 24" BELOW PAVING IN PVC SLEEVES. IRRIGATION LATERALS TO BE CLASS 200 PVC PIPING BURY 12" MIN, BELOW FINISH GRADE AND IN PVC SLEEVES 24" BELOW PAVING.

#### PLANTING LIST

SYM	BOTANICAL NAME - COMMON NAME	QTY	SIZE	NOTE	WUCOLS	Mature Size (HxW)	Spacing
Tree							
T1	Lagunaria Patersonii - Primrose tree	2	24" box	standard	L	25' x 18'	---
T2	Ginkgo biloba 'Fairmont' - Fairmont Maidenhair Tree	2	24" box	standard	M	40' x 18'	---
T3	Tuja occidentalis 'Emerald Green' - Arborvitae	6	15 gallon	column	M	15' x 4'	---
Shrub							
Lm	Lomandra longifolium 'Breeze' - Dwarf Mat Rush	31	5 gallon		L	2'x3'	3'
Na	Nandina domestica - Heavenly bamboo	14	5 gallon		L	2'x3'	3'
Pe	Pieris japonica 'Little White' - Japanese Pieris	6	5 gallon		L	3'x4'	4'
Pw	Pittosporum tobira 'Wheeler Dwarf' - Dwarf Mock Orange	21	5 gallon		L	3'x2'	2'
Rh	Rhododendron 'Indica' - Indian Hawthorn	25	5 gallon		L	3'x4'	3'
Ro	Rosmarinus o. 'Tuscan Blue' - Rosemary	8	5 gallon		L	3'x4'	4'
Sa	Salvia microphylla 'Hot Lips' - Hot Lips Salvia	5	5 gallon		L	3'x4'	4'
Ss	Salvia sonomensis - Sonoma Sage	33	1 gallon		L	1'x3'	3'
V1	Clytostoma callistegioides - Violet Trumpet Vine	2	5 gallon		M	---	20'
Emergent Species (Flow Through Planters)							
Ct	Chondropetalum tectorum - Cape Reed	8	1 gallon		L	3'x3'	3'
IR	Iris douglasiana 'Blue' - Pacific coast iris	16	1 gallon		L	3'x2'	2'

WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE

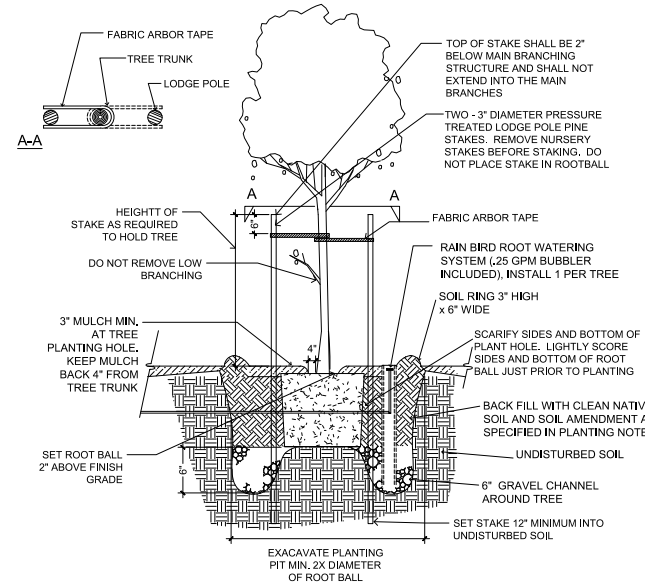
\* APPENDIX D, PLANT LIST AND PLANTING GUIDANCE FOR LANDSCAPE BASED STORMWATER MEASURE (C3 Technical Guidance Manual)

1. Ginkgo biloba shall be certified male tree.

#### NOTE:

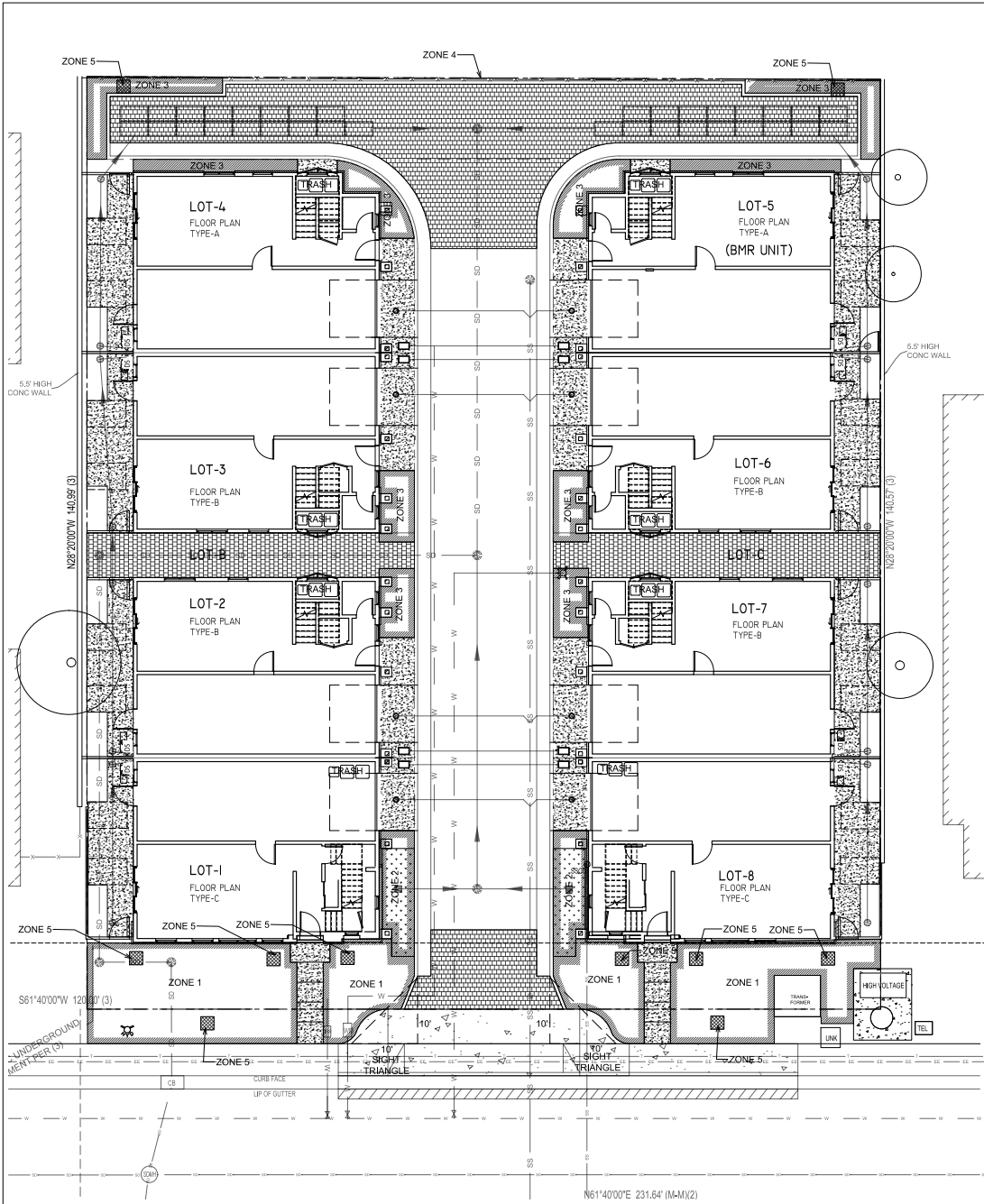
- Contractor to order Soil Fertility report before planting. Follow report recommendation for all planting backfill and soil amendments.
- Mulch all planted areas with a 3" thick layer of medium recycled wood chips except in Flow Through Planters. At Flow Through Planters, place 3" thick layer of 1" size washed river rocks between plants.
- For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
- The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
- Landscape Architect to approve plant locations prior to planting.
- The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner.
- The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.



TREE PLANTING DETAIL

NOT TO SCALE



JOB ADDRESS: 2303 Gianera St. Santa Clara, CA 95054

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ET <sub>0</sub> ) 45.3							
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)

Regular Landscape Areas							
1/ low water use shrubs	0.3	drip	0.81	0.37	1216	450.37	12649.10
2/ low water use shrubs	0.3	drip	0.81	0.37	158	58.52	1643.55
3/ low water use shrubs	0.3	drip	0.81	0.37	581	215.19	6043.69
4/moderate water use for vines	0.5	drip	0.81	0.62	74	45.68	1282.94
5/ low water use tree	0.3	drip	0.81	0.37	40	14.81	416.09
Totals					2069	784.57	

Special Landscape Areas							
					1	0	0.00
Totals						0	0.00
						ETWU Total	22035.37
						Maximum Allowed Water Allowance (MAWA)	31960.46

Hydrozone #/Planting Description  
Eg  
1) front Lawn  
2) low Water use plantings  
3) medium water use planting

Irrigation Method  
overhead spray  
or drip

Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

ETWU (Annual Gallons Required) =  $ET_0 \times 0.62 \times ETAF \times \text{Area}$   
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

MAWA (Annual Gallons Allowed) =  $(Bo)(0.62)(ETAF \times LA) + ((1-ETAF) \times SLA)$   
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations			
Regular Landscape Areas			
Total ETAF x Area	784.57	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas	
Total Area	2069.00		
Average ETAF	0.38		
All Landscape Areas			
Total ETAF x Area	784.57		
Total Area	2069.00		
Sitewide ETAF	0.38		