



GIANERA STREET VIEW 1 - LOOKING NORTH FROM CHEENEY STREET



GIANERA STREET VIEW 2 - LOOKING TOWARD WEST

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- A8 BUILDING ELEVATIONS (NORTH & REARYARD)
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SITE DATA & ZONING

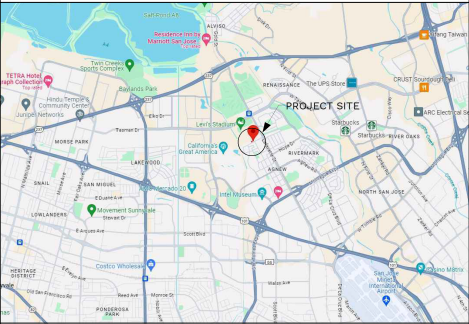
A.P.N. 104-06-037
LOT SIZE 16893 SF
EX. ZONING RI-6L / PD
EXISTING BUILDING AREA: 4399.54 SF
FLOOD ZONE DESIGNATION: ZONE X (PER FLOOD INSURANCE RATE MAP)
CODES: COMPLY WITH ALL APPLICABLE 2022 CODES

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



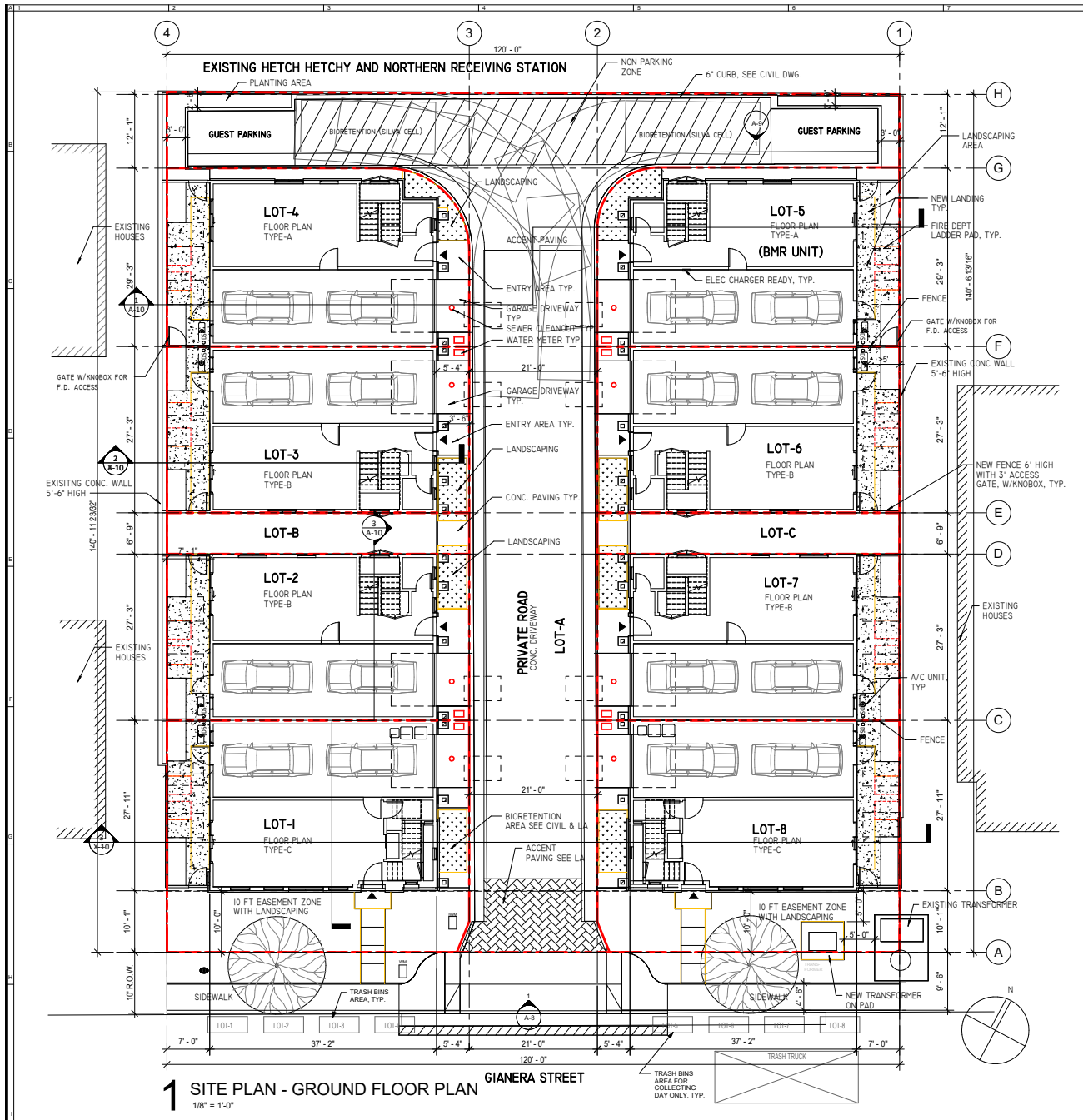
2303 GIANERA ST
TENTATIVE SUBDIVISION
2303 GIANERA STREET
SANTA CLARA, CA 95050

Revisions:

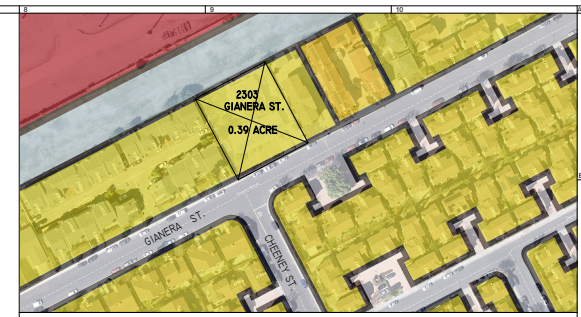
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Sheet Title:
COVER SHEET &
PROJECT DATA

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

VCA ARCHITECTURE
| architecture | structure |
| planning | interior |
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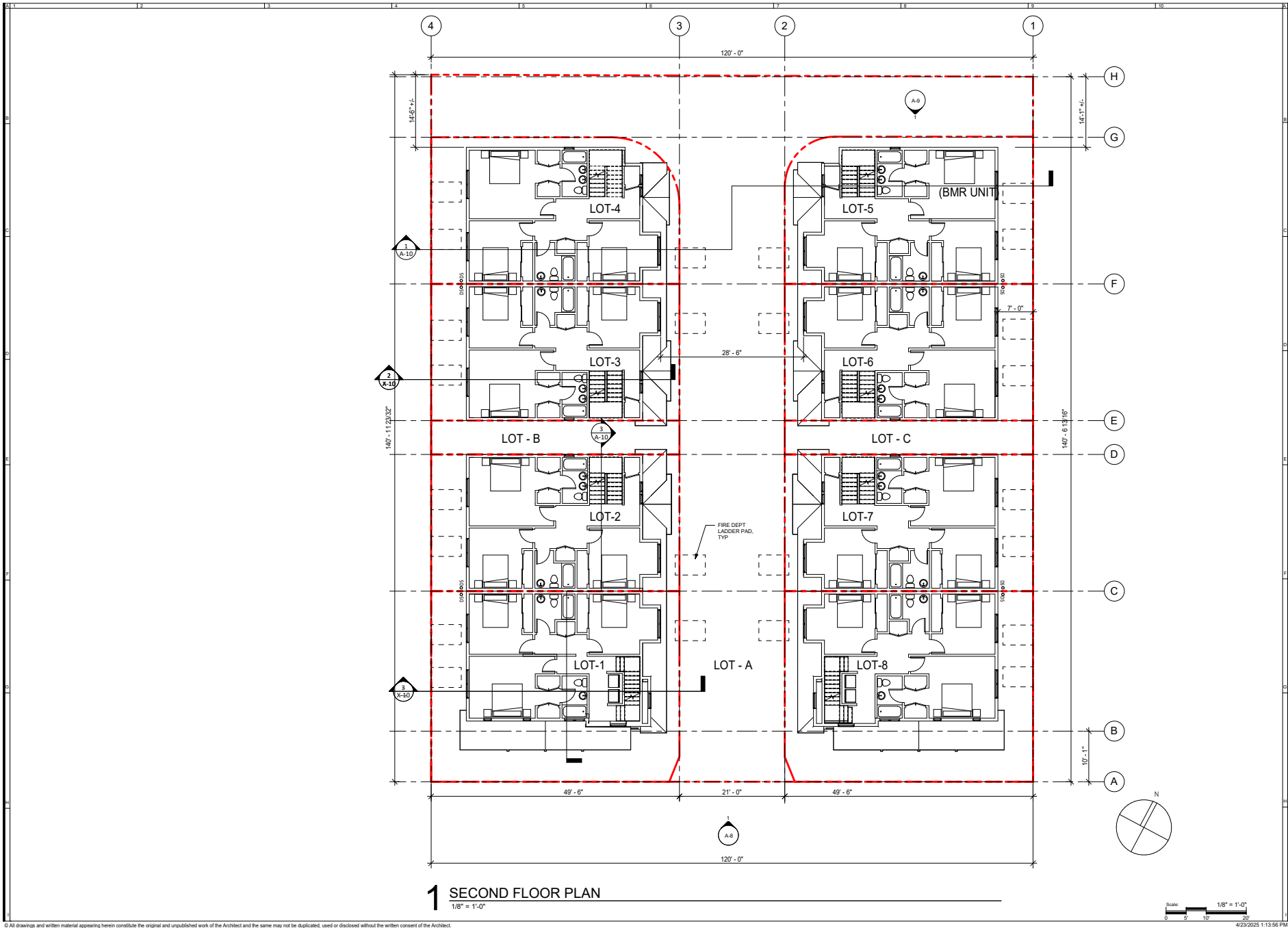
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NO.	DESCRIPTION	DATE

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

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

A-1



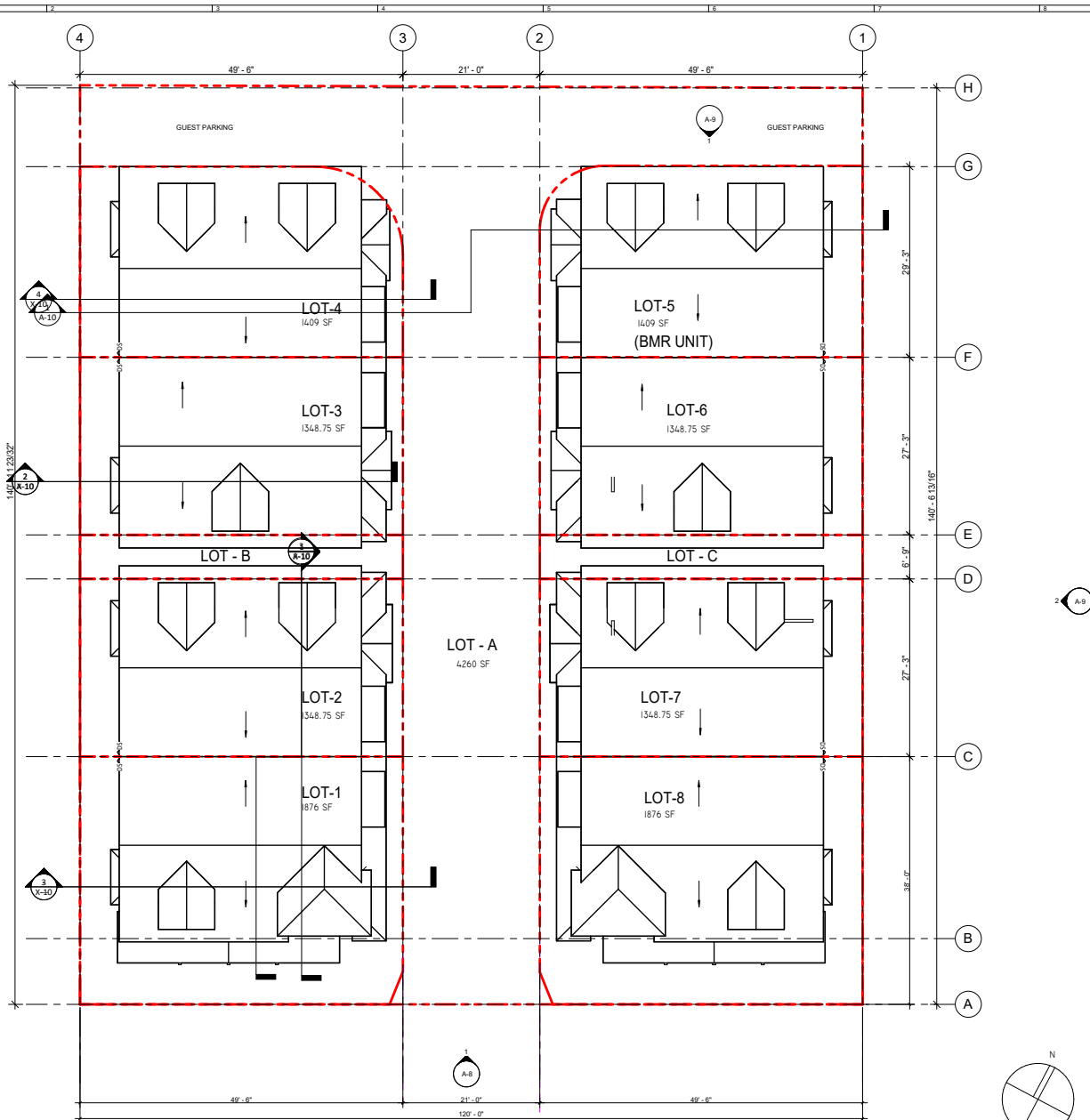
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Revisions:		
NO.	DESCRIPTION	DATE

Sheet Title:
**SECOND FLOOR
PLAN**

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

A-3



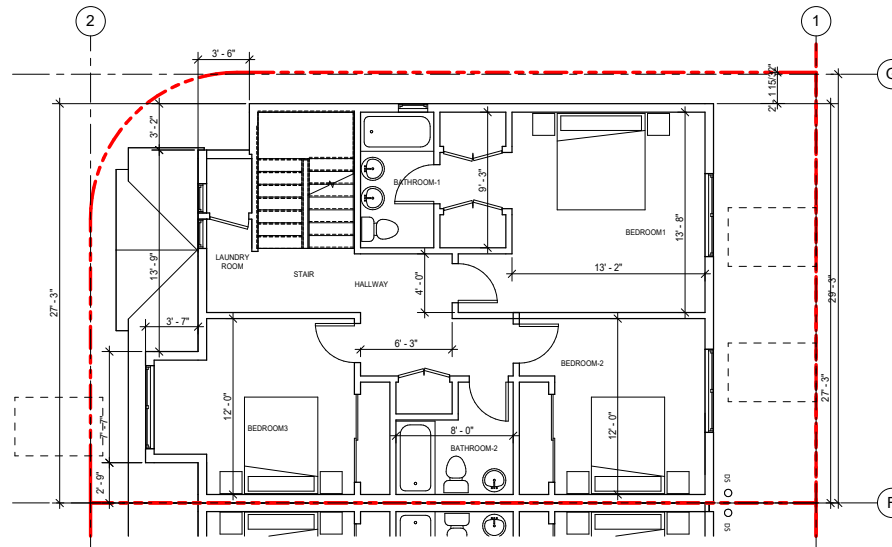
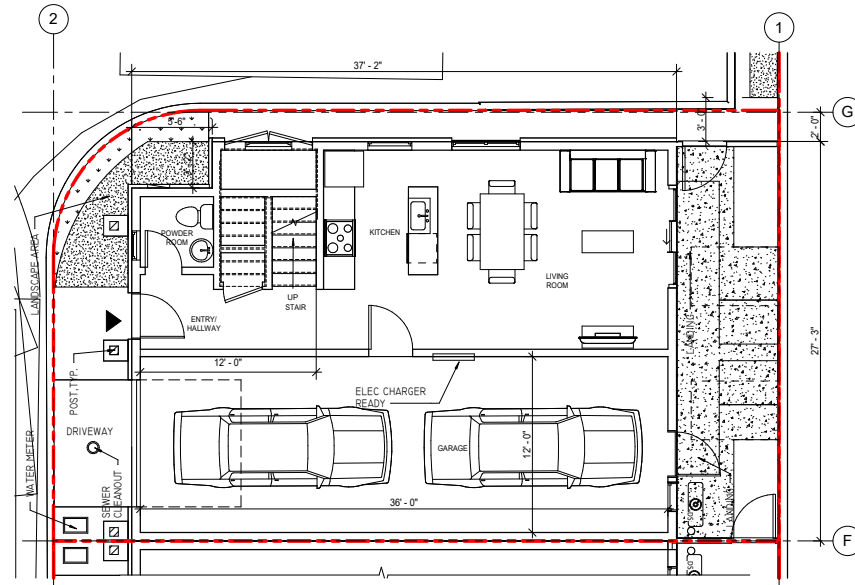
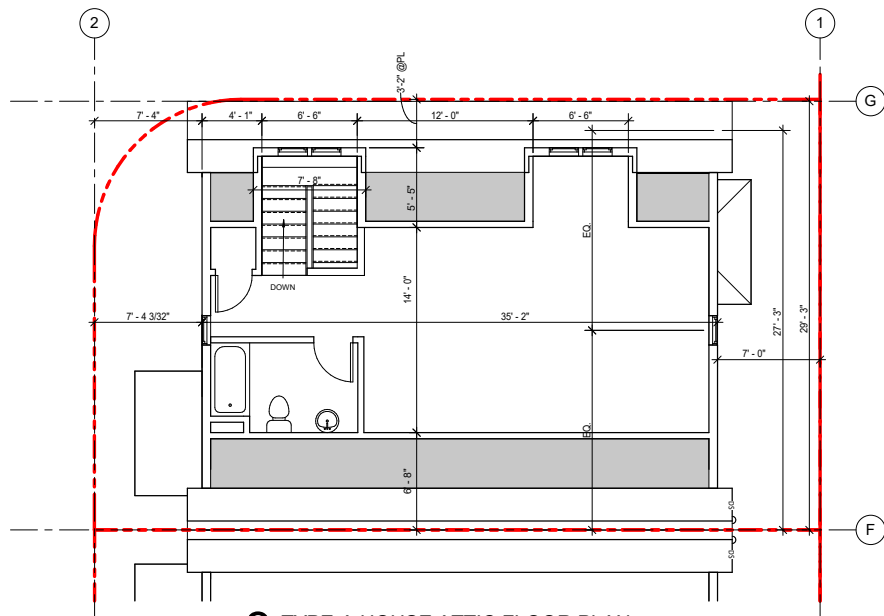
1 SITE PLAN - ROOF PLAN
1/8" = 1'-0"

SUBDIVISION LOT SIZES & BUILDING DATA

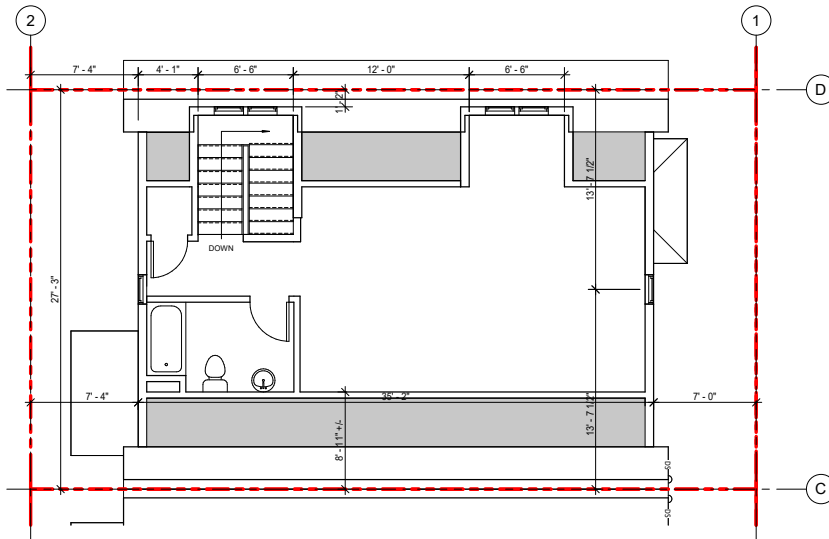
LOT #1 LOT SIZE: 1876 SF FIRST FLOOR: 1033 SF SECOND FLOOR: 965.6 SF ATTIC SPACE: 596.3 SF GARAGE: 474 SF GROSS TOTAL: 2594.9 SF LIVABLE AREA: 2120.9 SF LOT COVERAGE: 55%	0.043 ACRE	LOT #2 LOT SIZE: 1348.75 SF FIRST FLOOR: 1012.8 SF SECOND FLOOR: 986.8 SF ATTIC SPACE: 567 SF GARAGE: 474 SF GROSS TOTAL: 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
LOT - A	4260 SF
LOT - B	334 SF
LOT - C	334 SF

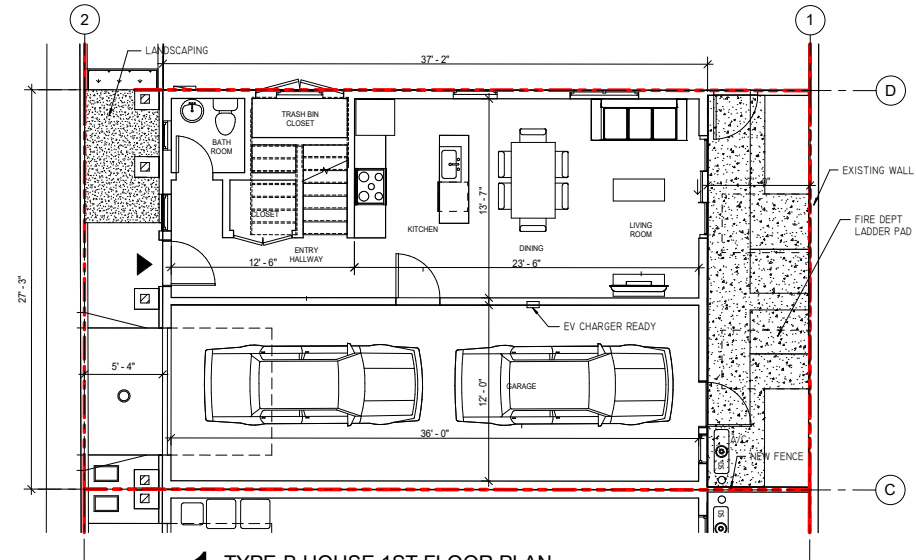
ENTIRE PARCEL: 16893 SF OR 0.39 ACRE
LOT COVERAGE: 47.9% (OVERALL)
FAR: 1.17 (OVERALL)



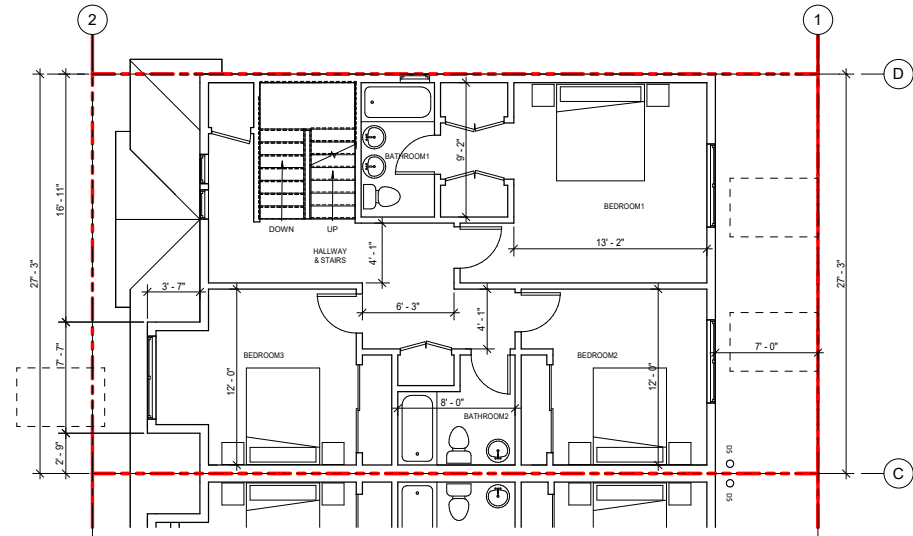
Scale: 1/4" = 1'-0"



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

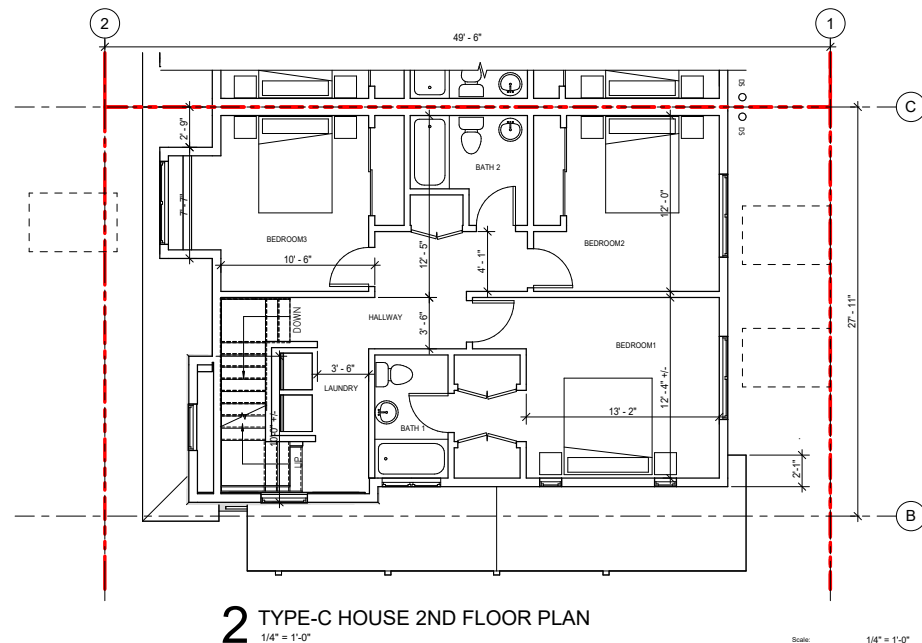
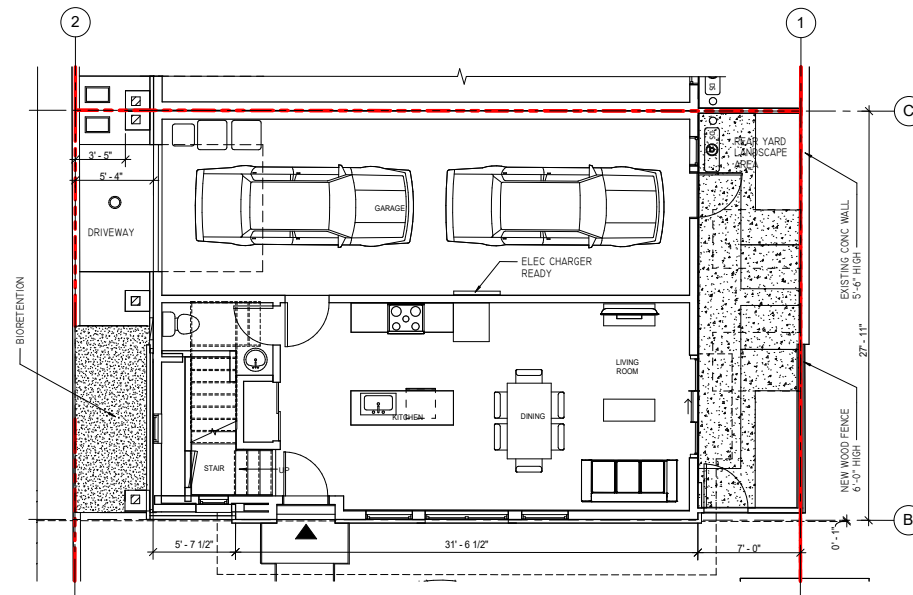
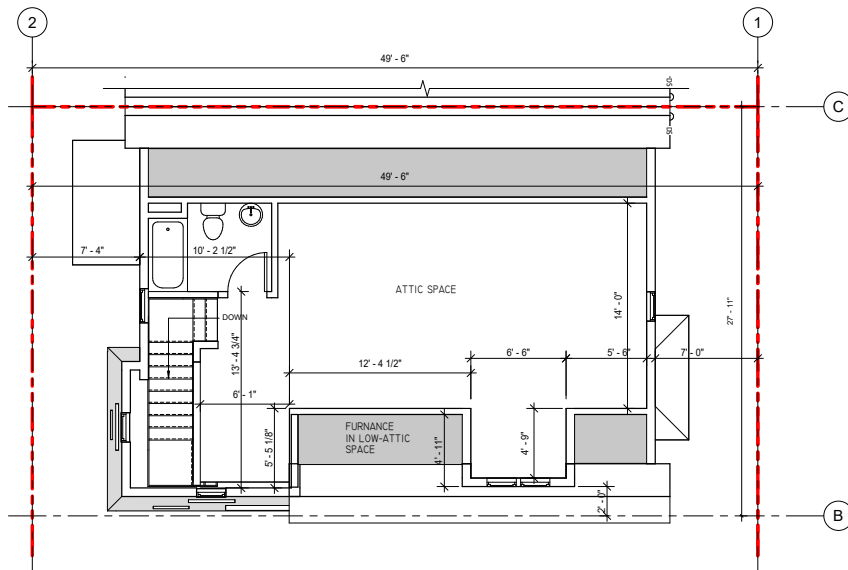
Revisions:

NO.	DESCRIPTION	DATE

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**TYPE-B HOUSE
FLOOR PLANS**

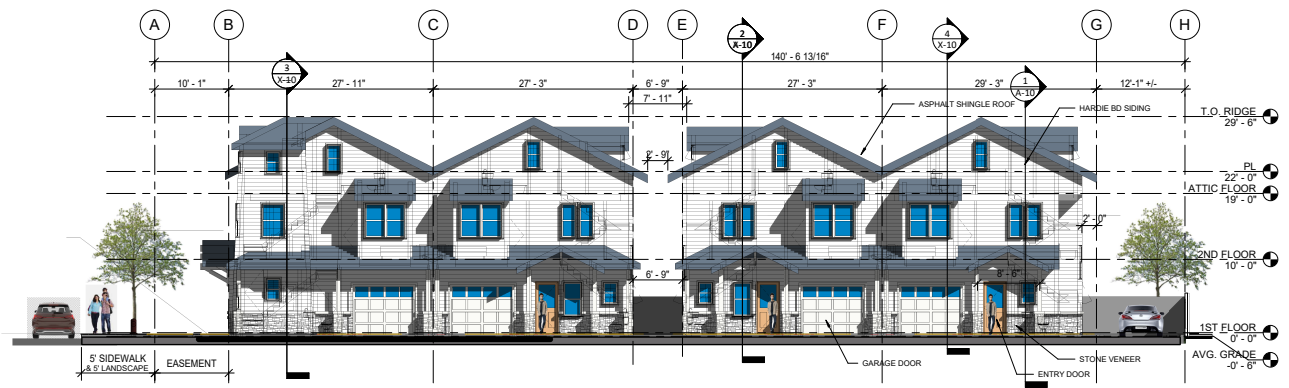
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Job No.: 220008
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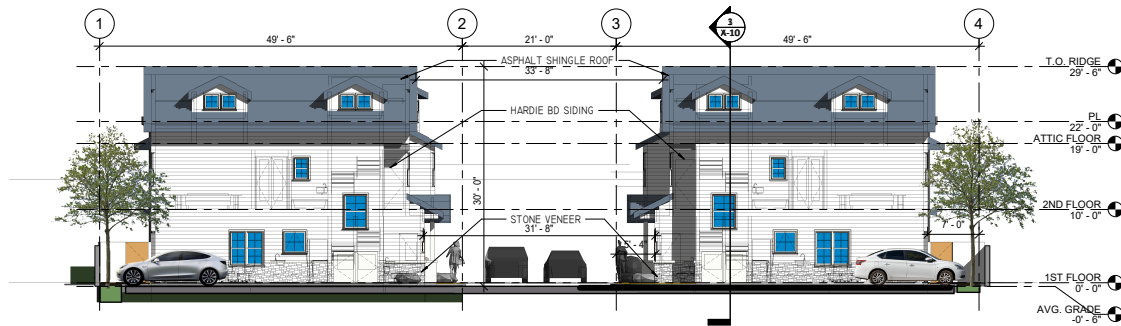




1 GIANERA ST ELEVATION
1/8" = 1'-0"



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

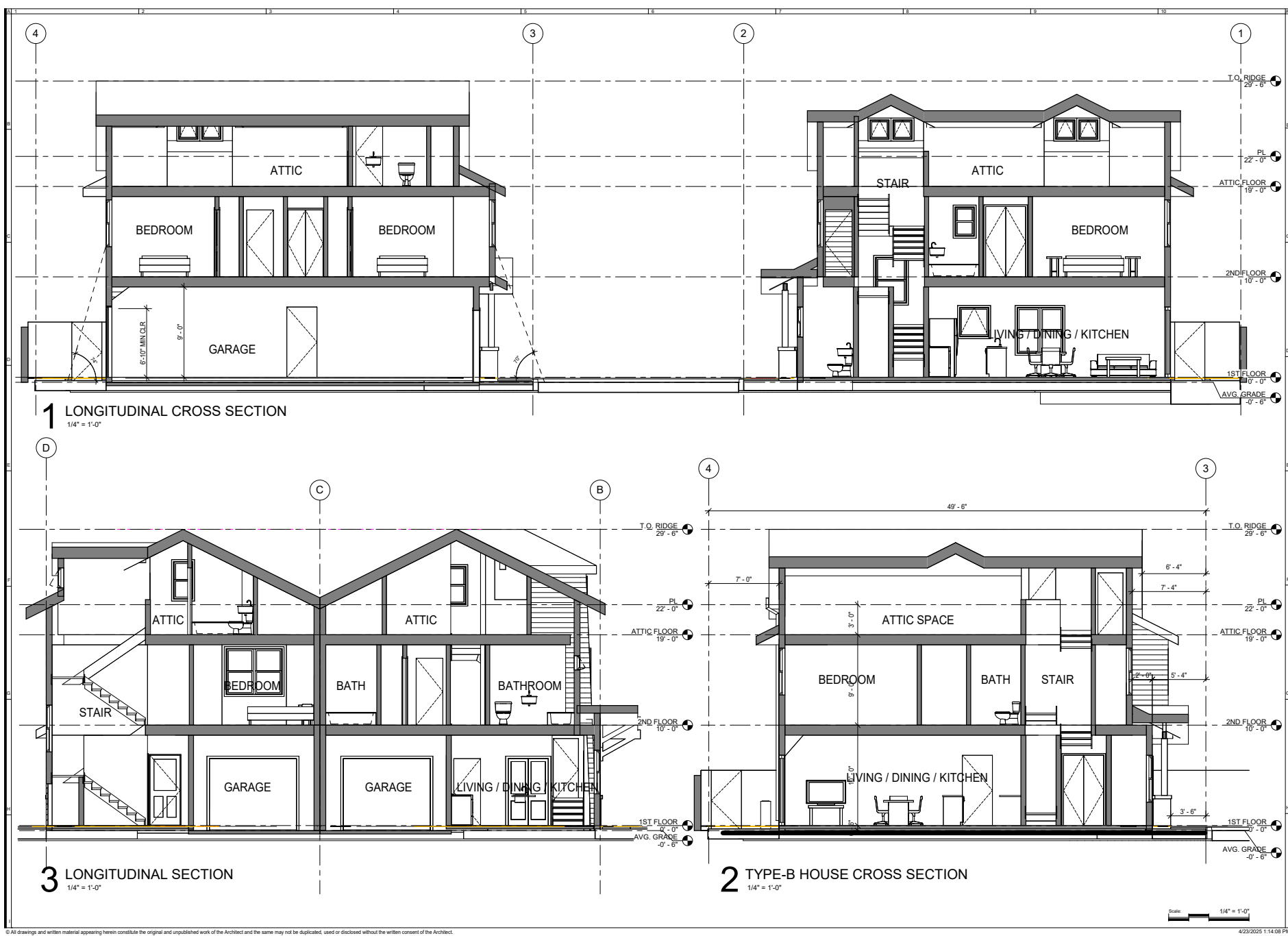


1 NORTH ELEVATION
1/8" = 1'-0"



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

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





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Sheet Title:

BUILDING SECTIONS

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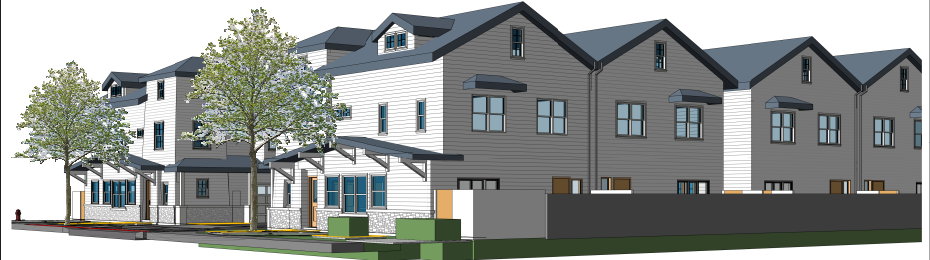
3 GIANERA STREET VIEW



1 OVERALL VIEW FROM ABOVE



4 NORTHEAST CORNER



2 SOUTHEAST CORNER



[illegible]

SHEET TITLE:

TREE REMOVAL PLAN

PROJECT ADDRESS:

DATE:
1/23/2024

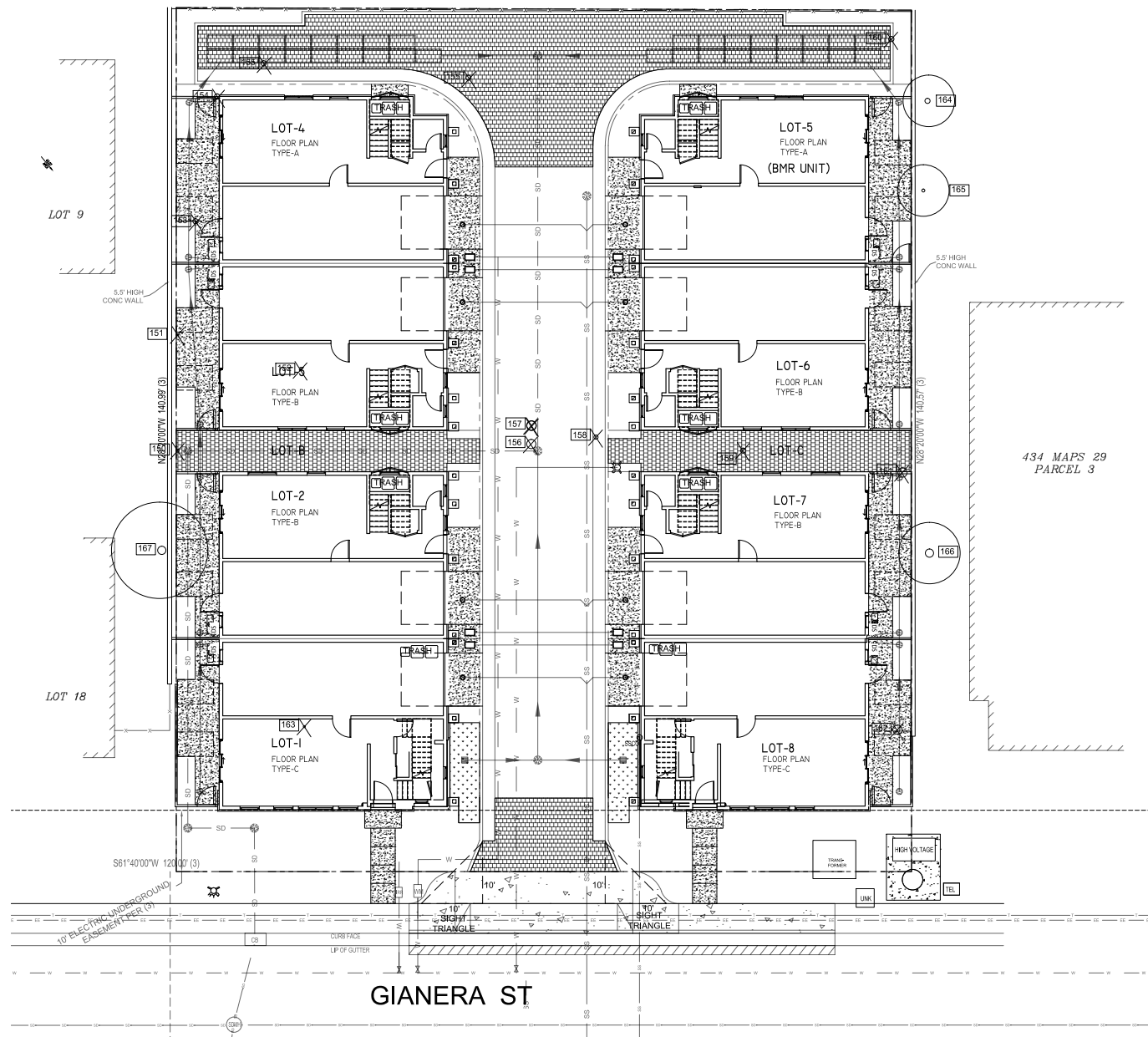
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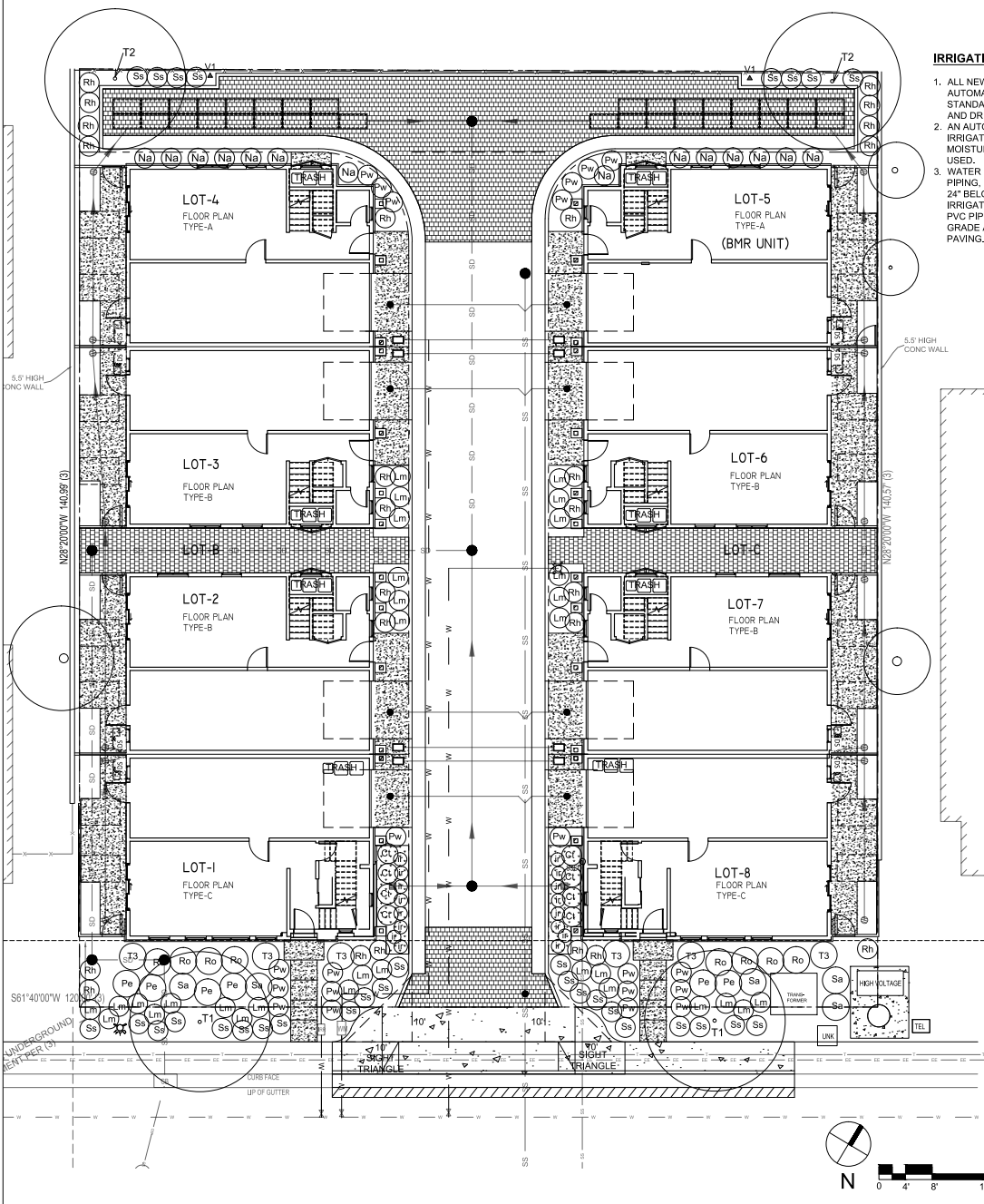
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PROJECT #
23030

SHEET
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							
Ln	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'
Vine							
IR	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

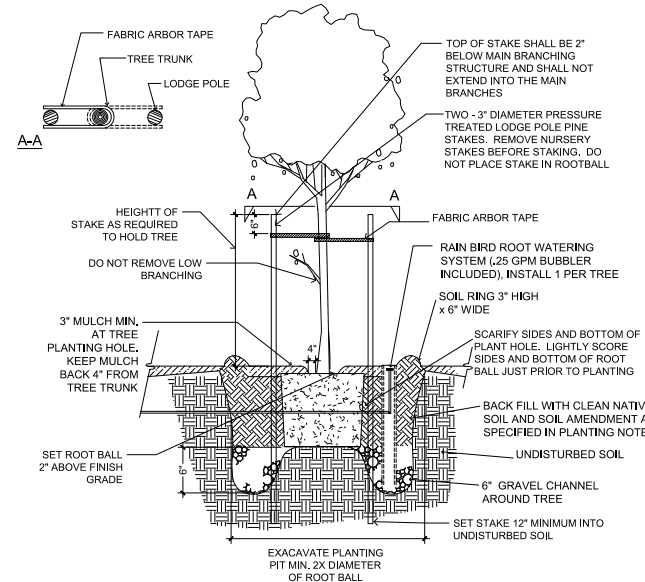
* APPENDIX D, PLANT LIST AND PLANTING GUIDANCE FOR LANDSCAPE BASED STORMWATER MEASURE (C3 Technical Guidance Manual)

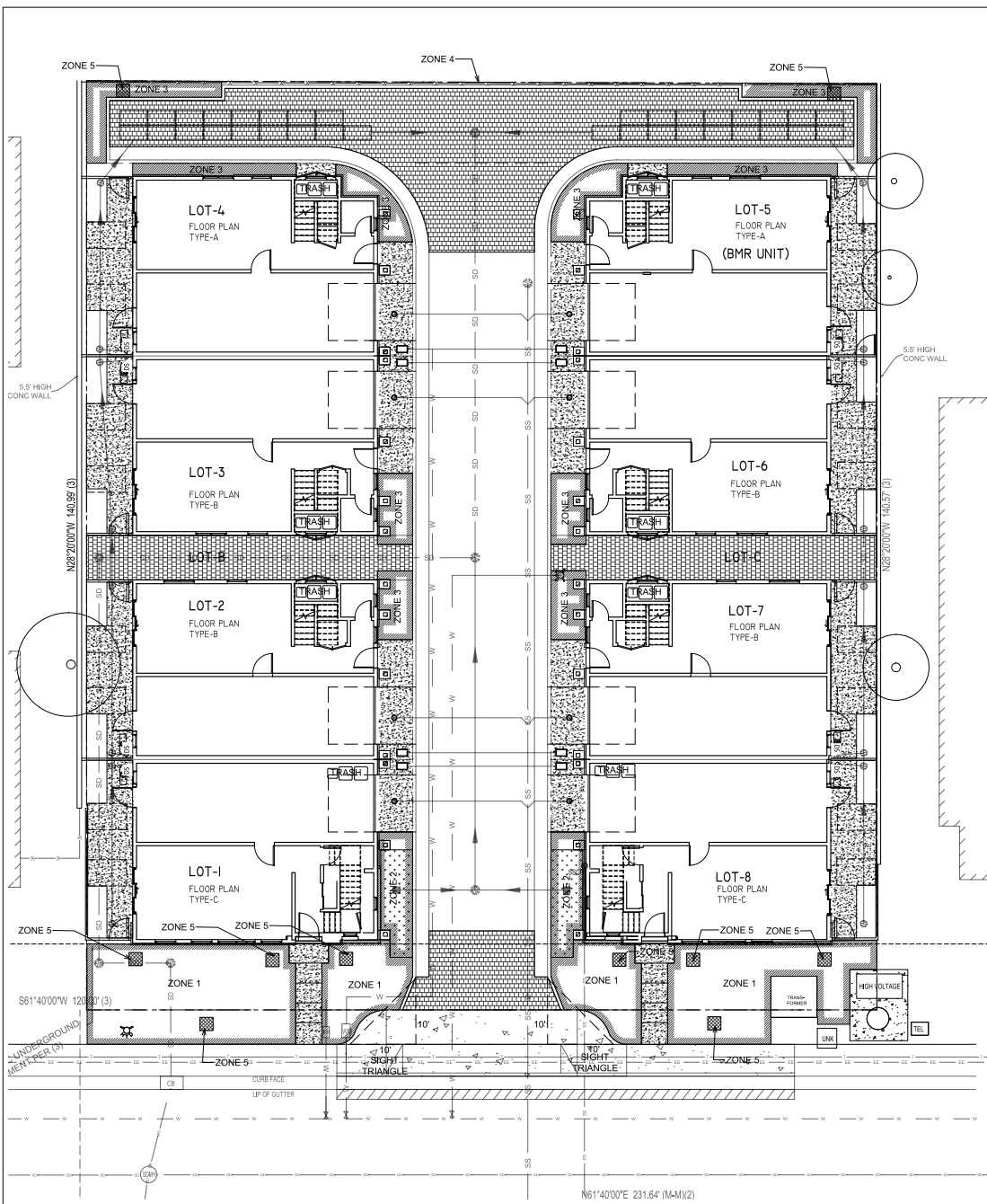
1. Ginkgo biloba shall be certified male tree.

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.





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

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ET₀)

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)

$ETWU = ETo \times 0.62 \times$

$ETAF \times Area$

where 0.62 is a

conversion factor that

converts acre-inches per

acre per year to gallons

per square foot per year

$MAWA (Annual Gallons Allowed) = (ETo)(0.62)(ETAF \times LA) + ((1-ETAF) \times SLA)$

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
Total Area	2069.00
Average ETAF	0.38

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

All Landscape Areas

Total ETAF x Area	784.57
Total Area	2069.00
Sitewide ETAF	0.38