



DEVELOPER

SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CONTACT: CORY KUSICH

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94582
(925) 866-0322
CONTACT: LEE ROSENBLATT

LANDSCAPE ARCHITECT

RIPLEY DESIGN GROUP
1615 BONANZA STREET
WALNUT CREEK, CA 94596
(925) 938-7377
CONTACT: ANNIKA CARPENTER

ARCHITECT

DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
(949) 474-6030
CONTACT: VICTOR ALVAREZ-DURAN

SHEET INDEX

		NO.		NO.	LANDSCAPE PLANS	NO.	ARCHITECTURAL PLANS	NO.		NO.		NO.		NO.		NO.	
1	COVER SHEET	7	C5.0 STORMWATER CONTROL PLAN	12	L1 LANDSCAPE SITE PLAN	20	A0.0 CONCEPTUAL STREET SCENE	28	A2.2 P2B BUILDING ELEVATIONS REAR NEIGHBOR SIDE	36	A3.4 PLAN BMR WITH PORCH	44	D1.0 ARCHITECTURAL DETAILS	52	AR8 CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE		
2	P1.0 DEVELOPMENT PLAN	8	C5.1 STORMWATER BMP PLAN	13	L2 LANDSCAPE DETAILS	21	A1.1 P1A BUILDING ELEVATIONS REAR NEIGHBOR SIDE	29	A2.3 PORCH CONDITION	37	A4.1 COLOR SCHEME 1	45	AR1 CONCEPT RENDERING - AT REAR NEIGHBOR	53	AR9 CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE		
	CIVIL PLANS	9	C6.0 FIRE ACCESS PLAN	14	L3 LANDSCAPE TYPICAL LOTS	22	A1.2 P1B BUILDING ELEVATIONS REAR NEIGHBOR SIDE	30	A2.4 P2A BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	38	A4.2 COLOR SCHEME 2	46	AR2 CONCEPT RENDERING - AT PRUNERIDGE ROAD	54	AR10 CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE		
3	C1.0 EXISTING CONDITIONS		JOINT TRENCH PLANS	15	L4 LANDSCAPE HYDROZONE PLAN	23	A1.3 P1A BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	31	A2.5 PORCH CONDITION	39	A4.3 COLOR SCHEME 3	47	AR3 CONCEPT RENDERING - ALONG BIODETENTION AREA	55	AR11 CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE		
4	C2.0 SITE PLAN	10	INT1 JOINT TRENCH INTENT TITLE SHEET	16	L5 TREE MITIGATION PLAN	24	A1.4 P1B BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	32	A2.6 PLAN 1A + ADU	40	A5.1 SHADOW STUDIES - MARCH 21	48	AR4 CONCEPT RENDERING - INTERIOR COURTYARD DAY AT BMR				
5	C3.0 GRADING PLAN	11	INT2 JOINT TRENCH INTENT	17	L6 TREE AND UTILITY PLAN	25	A1.5 P1B BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	33	A3.1 BMR BUILDING ELEVATIONS REAR NEIGHBOR SIDE	41	A5.2 SHADOW STUDIES - JUNE 21	49	AR5 CONCEPT RENDERING - INTERIOR COURTYARD NIGHT AT PLAN 1				
6	C4.0 UTILITY PLAN			18	L7 TREE PROTECTION PLAN	26	A1.6 PLAN 1B + ADU	34	A1.2 P2A BUILDING ELEVATIONS REAR NEIGHBOR SIDE	42	A5.3 SHADOW STUDIES - FEBRUARY 3	50	AR6 CONCEPT RENDERING - PRUNERIDGE PORCH SPACE				
				19	L8 LANDSCAPE PLANTING PALETTE	27	A2.1 P2A BUILDING ELEVATIONS REAR NEIGHBOR SIDE	35	A1.3 BMR WITH PORCH BUILDING ELEVATIONS	43	A5.4 SHADOW STUDIES - SEPTEMBER 21	51	AR7 CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE				

MAY 10, 2023

MAY 19, 2023

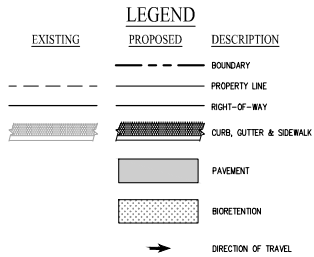


1957 PRUNERIDGE AVENUE

REZONING APPLICATION & PLANNED DEVELOPMENT SANTA CLARA, CALIFORNIA



SCS Development Company



UNIT MIX

PLAN	BUILDING FOOTPRINT (SF)	TOTAL	%
1	1,778	11	50%
2	1,805	8	36%
3 (BMR)	1,337	3	14%
TOTAL		22	100%

NOTE: ALL SQUARE FOOTAGES AND PRODUCT MIX IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

SETBACK SUMMARY

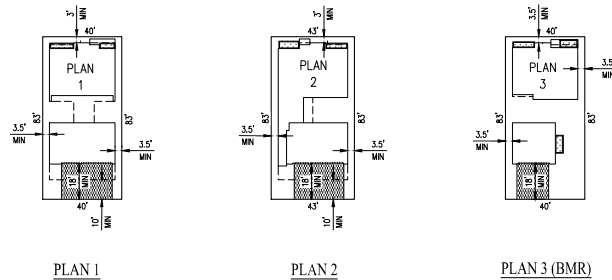
SETBACK	DIMENSION (MINIMUM)
GARAGE	18'
2ND STORY	10'
FRONT	3'
FRONT (PRUNERIDGE)	10'
PORCH	1'
PORCH (PRUNERIDGE)	8'
SIDE	3.5'

PARCEL AREA SUMMARY

PARCEL NAME	USE	PARCEL AREA (SF)
PARCEL A	ROW, EVAE, PRAE, PRUE	16,626±
PARCEL B	BIORETENTION, PRAE, PRUE	3,512±
PARCEL C	OPEN SPACE, PRUE, RUE	521±
PARCEL D	OPEN SPACE, PRAE, PRUE	7,840±

LOT COVERAGE SUMMARY

LOT NO.	PLAN	LOT SIZE (SQ FT±)	GROSS BUILDING FLOOR AREA (SQ FT±)	LOT COVERAGE (SQ FT±)	LOT COVERAGE (%)
1	2	3,762	2,925	1,805	48%
2	1	3,362	2,616	1,778	53%
3	1	3,362	2,616	1,778	53%
4	1	3,362	2,616	1,778	53%
5	1	3,362	2,616	1,778	53%
6	2	3,528	2,925	1,805	51%
7	2	3,528	2,925	1,805	51%
8	1	3,362	2,616	1,778	53%
9	1	3,362	2,616	1,778	53%
10	1	3,362	2,616	1,778	53%
11	1	3,363	2,616	1,778	53%
12	2	4,356	2,925	1,805	41%
13	2	3,840	2,925	1,805	47%
14	3	3,577	1,750	1,337	37%
15	3	3,577	1,750	1,337	37%
16	1	3,647	2,616	1,778	49%
17	2	3,827	2,925	1,805	47%
18	2	3,827	2,925	1,805	47%
19	1	3,647	2,616	1,778	49%
20	1	3,647	2,616	1,778	49%
21	2	3,627	2,925	1,805	50%
22	3	3,523	1,750	1,337	38%



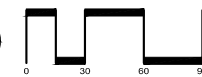
TYPICAL SETBACK DETAILS

SCALE: 1" = 20'

REZONING APPLICATION DEVELOPMENT PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023



SAN RAMON : (925) 866-0322
ROSEVILLE : (916) 788-4456
WWW.CBANDS.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

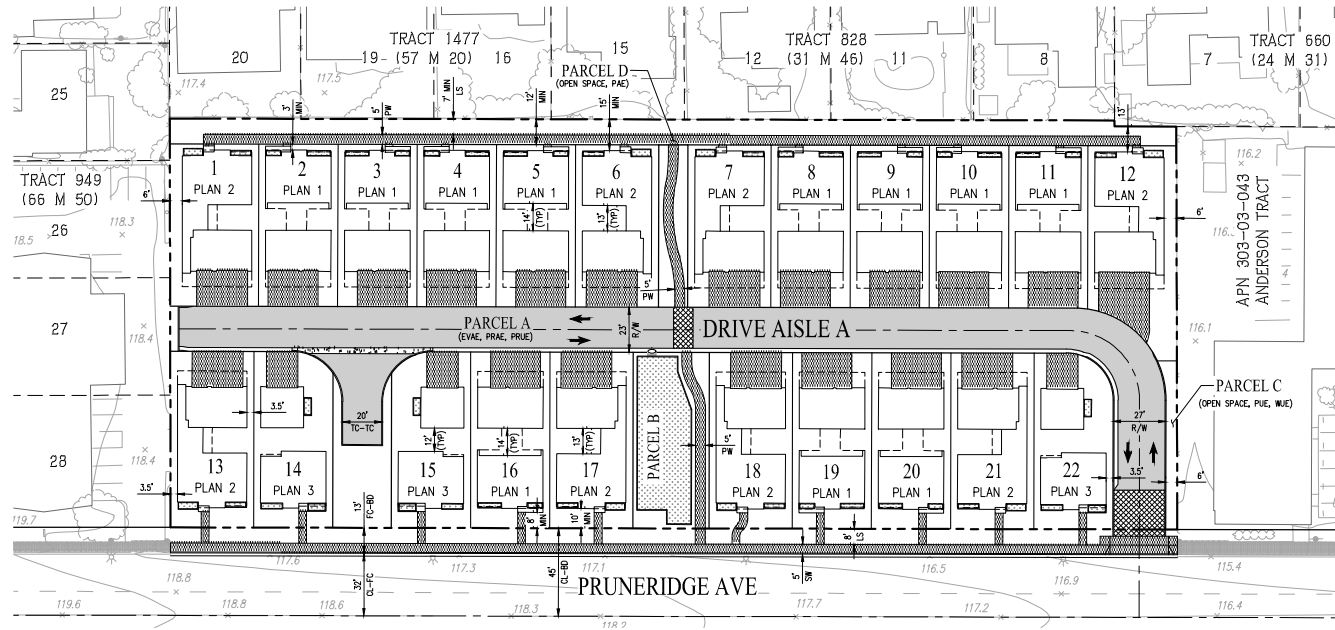
SHEET NO.
P1.0

JOB NO: 3656

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ABBREVIATIONS

BD	BOUNDARY
CL	CENTER LINE
OW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
LS	LANDSCAPE
MIN	MINIMUM
PL	PROPERTY LINE
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PW	PATHWAY
RW	RIGHT-OF-WAY
SW	SIDEWALK
TYP	TYPICAL
WUE	WATER UTILITY EASEMENT

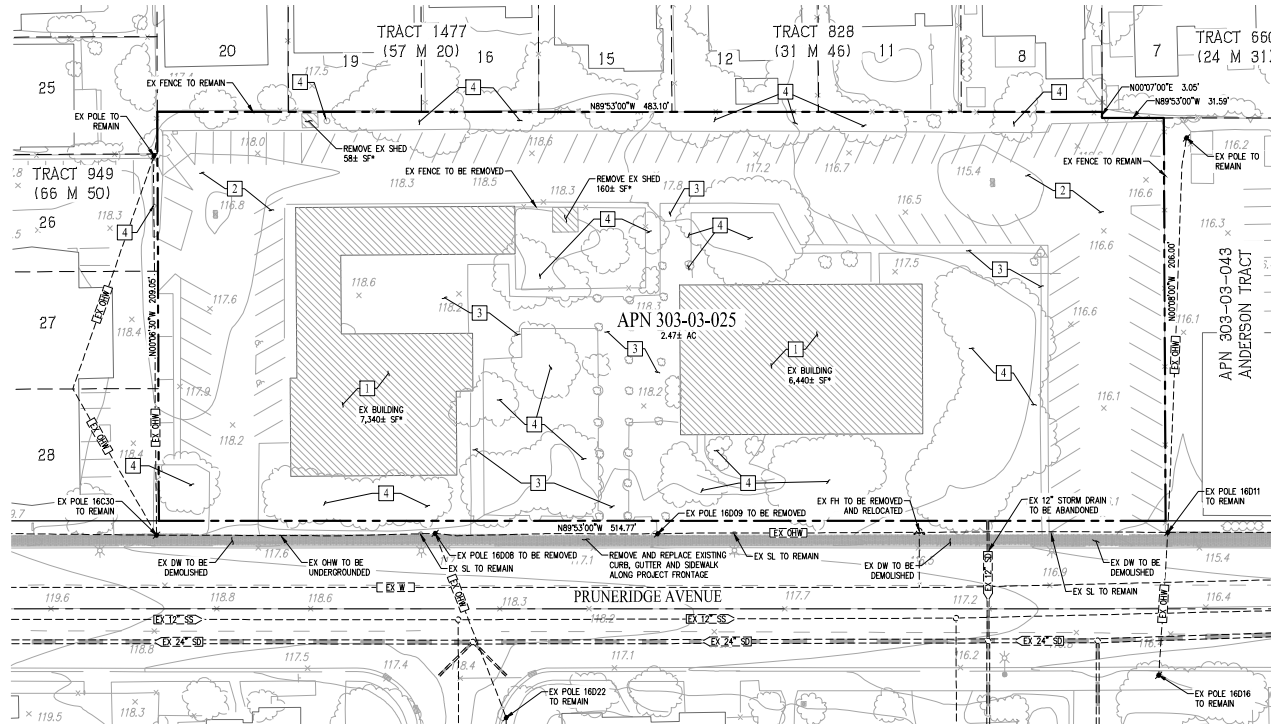


CONTACTS:

1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CORY KUSICH
2. ENGINEER: CARLSON, BARRETT & GIBSON, INC.
2633 CAMINO RAMON, SUITE 300
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

GENERAL NOTES

1. ASSESSORS PARCEL NO. 303-03-025
2. SITE AREA: 2.47± ACRES
3. LOTS: RESIDENTIAL: 22 (LOTS 1-22)
PRIVATE ROADWAY CIRCULATION 1
WATER QUALITY: 1
4. DWELLING UNITS: 22
5. SITE DENSITY: 8.9 DU/AC
6. EXISTING GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
7. EXISTING ZONING: PUBLIC, QUAS PUBLIC, AND PUBLIC PARK OR RECREATION (B)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
8. BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS VALLEY WATER BENCHMARK BM669, BEING A BRASS DISK ON TOP OF CONCRETE TRAFFIC ISLAND AT THE NORTHEAST CORNER OF SAN TOMAS EXPRESSWAY AND PRUNERIDGE AVENUE, HAVING AN NAVD83 ELEVATION OF 112.31 FEET.
9. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89°53'00" E 0.00' PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17).
10. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
11. EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
12. STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.25%)
13. TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
14. STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL).
15. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCES: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060850022H
DATE: MAY 18, 2009
16. UTILITIES:
WATER(OFF-SITE): CITY OF SANTA CLARA
WATER(ON-SITE): PRIVATE
FIRE: PRIVATE
SEWER (OFF-SITE): CITY OF SAN JOSE
SEWER (ON-SITE): PRIVATE
STORM DRAIN (OFF-SITE): CITY OF SANTA CLARA
STORM DRAIN (ON-SITE): PRIVATE
ELECTRIC: SULLIVAN VALLEY POWER
TELEPHONE: AT&T
CABLE TV: COMCAST
17. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP



LEGEND

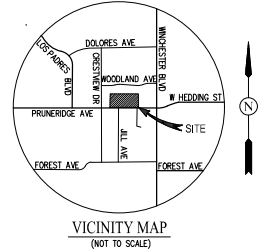


BOUNDARY
RIGHT-OF-WAY
EASEMENT
ADJACENT LOT LINE
CURBS, GUTTER & SIDEWALK
FENCE
SPOT ELEVATIONS
CATCH BASIN
FIRE HYDRANT
MANHOLE
STREET LIGHT
UTILITY POLE
STORM DRAIN
SANITARY SEWER
WATER LINE
GAS
OVERHEAD LINE
EXISTING BUILDING TO BE DEMOLISHED
TREE

DEMOLITION NOTES

- NOTE DESCRIPTION
- 1 REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
- 2 REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER
- 3 REMOVE EXISTING CONCRETE
- 4 REMOVE EXISTING TREE AND SHRUBS

*EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.



SHEET INDEX

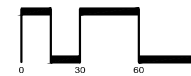
Sheet Number	Sheet Title
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	STORMWATER CONTROL PLAN
C5.1	STORMWATER BMP PLAN
C6.0	FIRE ACCESS PLAN

ABBREVIATIONS

DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
JT	JOINT TRENCH
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
TYP	TYPICAL
W	WATER

REZONING APPLICATION EXISTING CONDITIONS 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023



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JOB NO: 3656

SHEET NO.
C1.0
OF 7 SHEETS

ABBREVIATIONS

AC	ACRES
BBC	BACK OF BEVELED CURB
BC	BACK OF CURB
BD	BOUNDARY
BW	BACK OF WALK
CL	CENTERLINE
DW	DRIVEWAY
DU	DWELLING UNITS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
LS	LANDSCAPE
PL	PROPERTY LINE
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PW	PATHWAY
RW	RIGHT-OF-WAY
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
UGE	UNDERGROUND ELECTRICAL EASEMENT
WUE	WATER UTILITY EASEMENT

LEGEND

EXISTING	PROPOSED	DESCRIPTION
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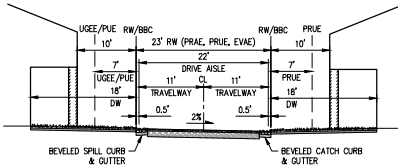
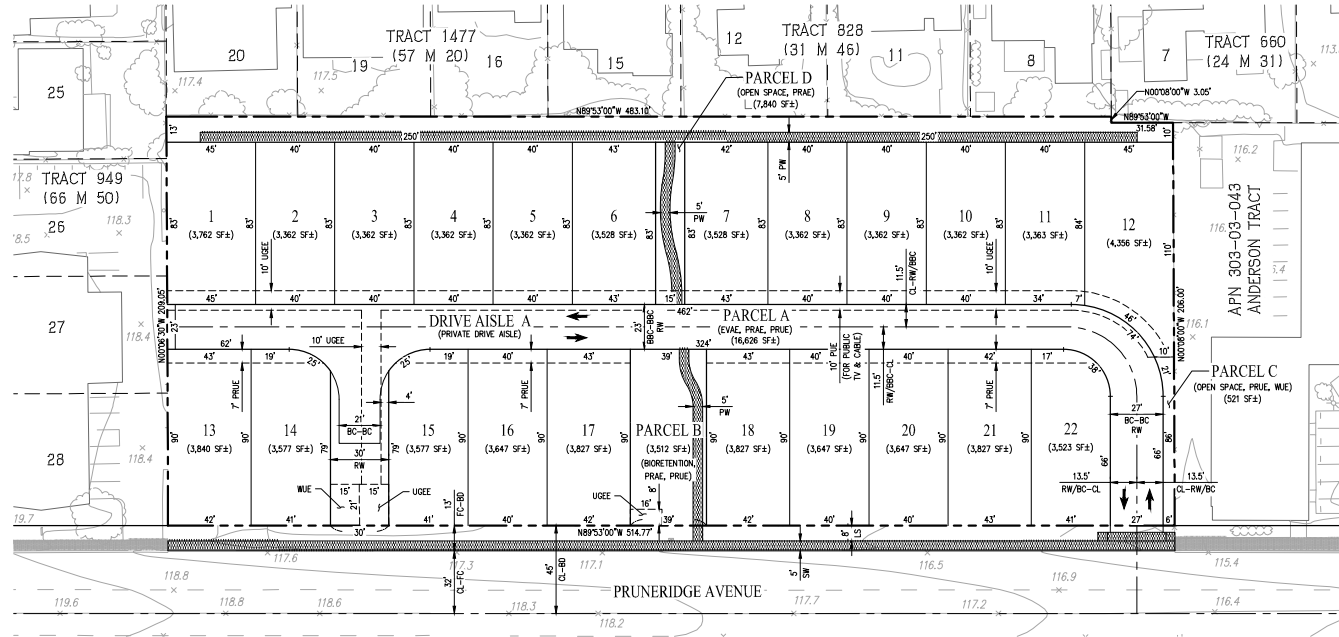
---	---	BOUNDARY
---	---	CENTERLINE
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	CURB, GUTTER & SIDEWALK
→		DIRECTION OF TRAVEL

PARKING SUMMARY

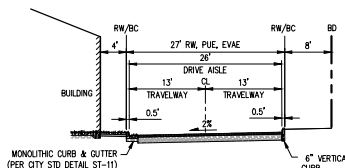
PARKING TYPE	RATIO	NUMBER OF SPACES
GARAGE	2.9 SPACES/DU	63 SPACES
DRIVEWAY (GUEST)	2.9 SPACE/DU	63 SPACES
	TOTAL	126 SPACES

SITE DENSITY

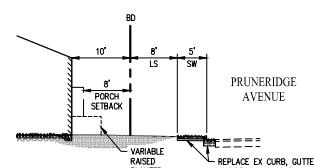
UNIT COUNT	SITE AREA	SITE DENSITY
RESIDENTIAL 22 UNITS	2,47 AC	8.9 DU/AC



DRIVE AISLE A
23' BBC-BBC
(NOT TO SCALE)
(PRIVATE STREET)



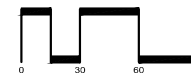
DRIVE AISLE A - ENTRY
27' BC-BBC
(NOT TO SCALE)
(PRIVATE STREET)



PRUNERIDGE AVENUE
(NOT TO SCALE)

REZONING APPLICATION SITE PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023



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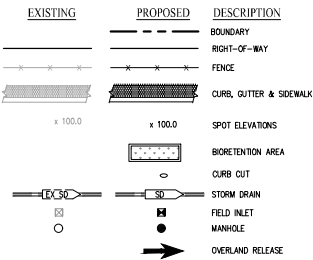
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JOB NO: 3656

SHEET NO.
C2.0
OF 7 SHEETS

4/19/2024 10:00:00 AM

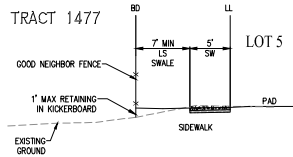
LEGEND



PRUNERIDGE AVE

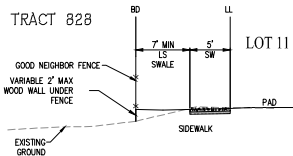
SECTION A-A

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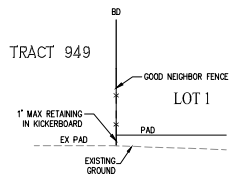
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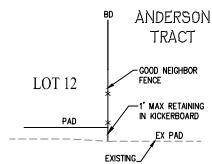
SECTION C-C

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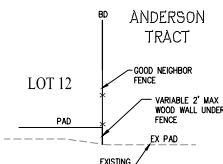
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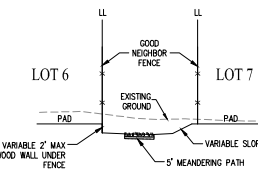
SECTION E-E

NOT TO SCALE



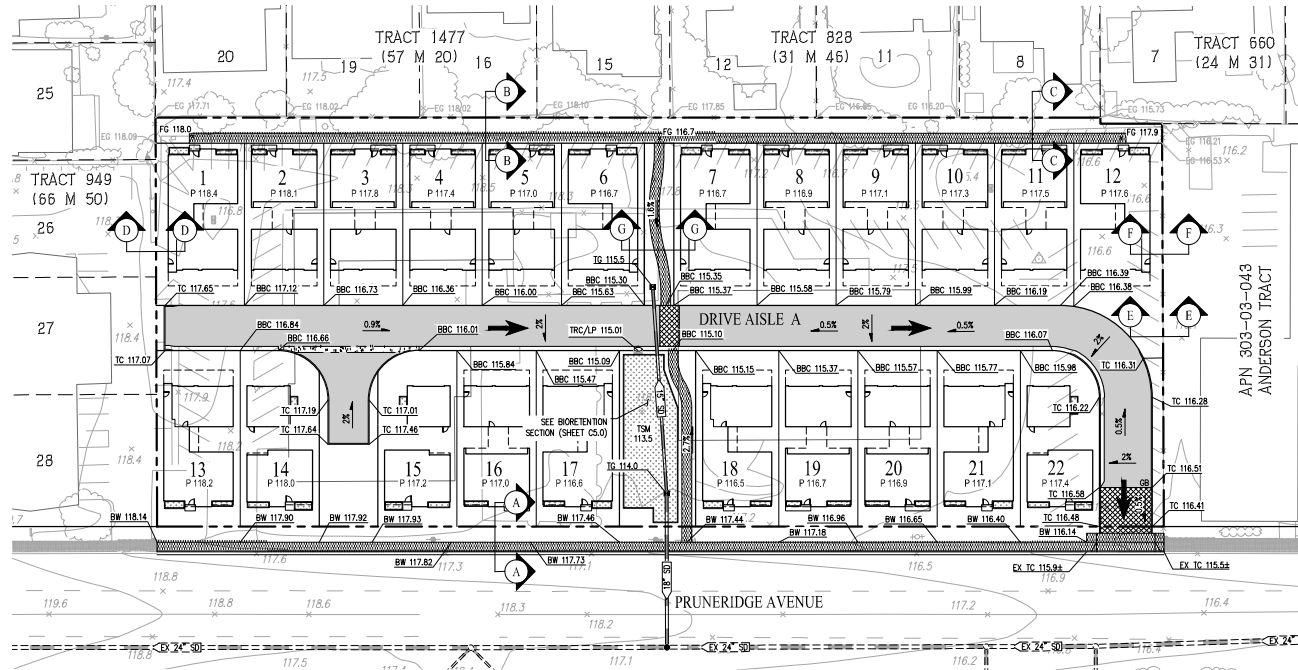
SECTION F-F

NOT TO SCALE



SECTION G-G

NOT TO SCALE



PAVEMENT DESIGN CHART

STREET	T1	R	HOT MIX ASPHALT (HSM)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
DRIVE AISLE A	5.5	6.0	3"	10"	13"

NOTE:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.

EARTHWORK SUMMARY

DESCRIPTION	CUT	FILL
ROUGH GRADING	4,400 C.Y.	750 C.Y.
TOTAL	3,650 C.Y.	

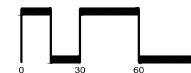
NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.
2. EARTHWORK QUANTITIES DO NOT INCLUDE REUSING ROCK GENERATED FROM EXISTING PARKING AREA OR BUILDING FOUNDATION. APPROXIMATELY 2,700 C.Y. OF ROCK WILL BE GENERATED IN THIS WAY DURING DEMOLITION.

ABBREVIATIONS

BBC	BACK OF BEVELED CURB
BO	BOUNDARY
BW	BACK OF WALK
CC	CURB CUT
CL	CENTERLINE
DN	DRIVEWAY
EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LANDSCAPE
P	PROPERTY LINE
PL	RIGHT-OF-WAY
R/W	STORM DRAIN
SD	SIDEWALK
SW	TOP OF CURB
TG	TOP OF GRATE
TSW	TOP OF SOIL MAX
TYP	TYPICAL

REZONING APPLICATION GRADING PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023



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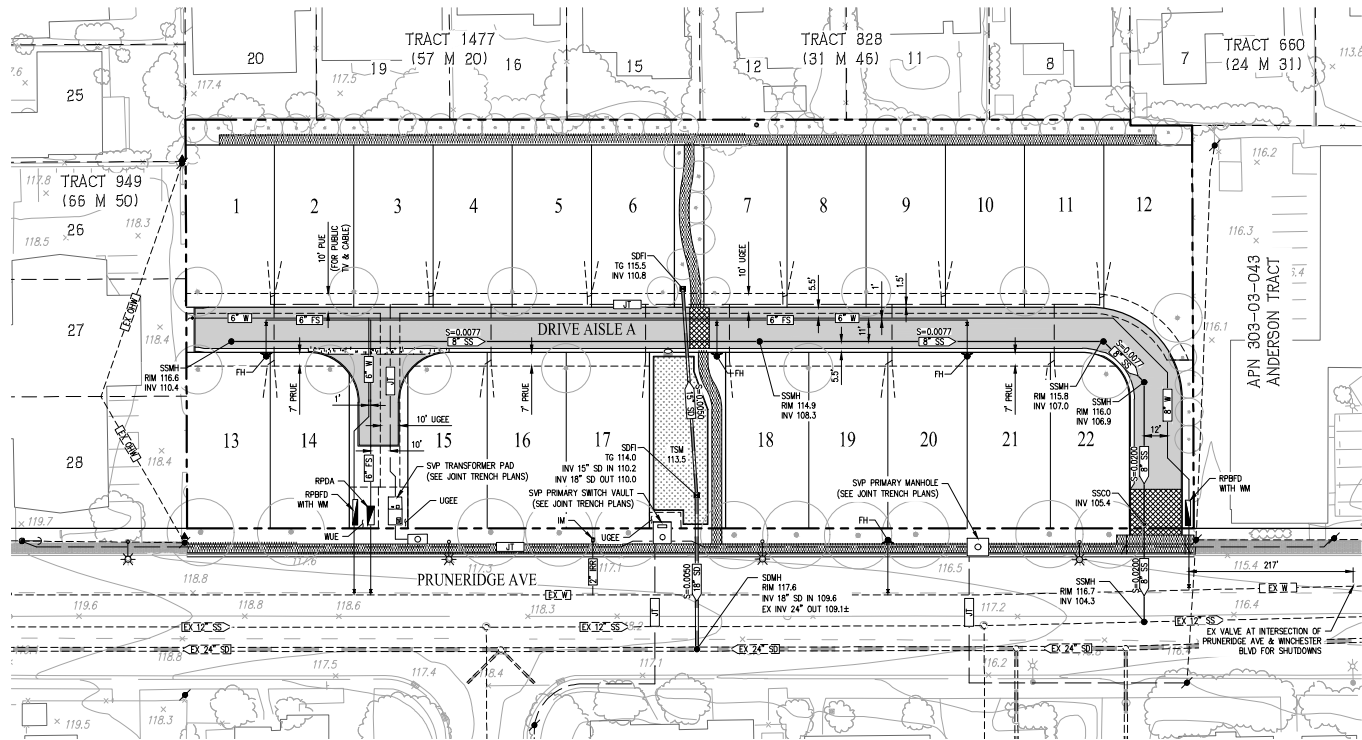
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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		RIGHT-OF-WAY
		CURB, GUTTER & SIDEWALK
		STORM DRAIN
		SANITARY SEWER
		FIRE SERVICE
		IRRIGATION SERVICE
		WATER LINE
		WATER VALVE
		JOINT TRENCH
		FIRE HYDRANT
		FIELD INLET
		MANHOLE
		STREET LIGHT
		BIOTENTION AREA
		CURB CUT
		TREES

ABBREVIATIONS

BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
DW	DRIVEWAY
FH	FIRE HYDRANT
FT	FINISH FLOOR
IR	IRRIGATION
IM	INVERT
IR	IRRIGATION
IT	JOINT TRENCH
LS	LANDSCAPE
DHW	OVERHEAD WIRE
P	PAVEMENT
PL	PROPERTY LINE
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RFBFD	REDUCED PRESSURE BACKFLOW PREVENTER
RFBDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RFBDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RD	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TSM	TOP OF SOIL MIX
TYP	TYPICAL
UGEE	UNDERGROUND ELECTRICAL EASEMENT
W	WATER
WM	WATER METER
WUE	WATER UTILITY EASEMENT

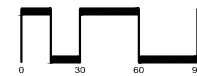


UTILITY NOTES:

- STORM DRAIN:
 - PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE.
 - MINIMUM SLOPE OF THE STORM DRAIN PIPE IS 0.005.
 - MINIMUM COVER IS 2'.
- SEWER:
 - PROPOSED SEWER FACILITIES WITHIN PRIVATE ROADWAYS WILL BE PRIVATE.
 - MINIMUM SLOPE OF THE SEWER PIPE IS 0.005.
 - MINIMUM PIPE SIZE IS 8".
 - ALL SANITARY SEWER PIPE TO BE PVC SDR-26.
 - MINIMUM COVER FOR SANITARY SEWER PIPES TO BE 2.5'.
 - 10' HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES UNLESS ROOT BARRIER IS INSTALLED, THEN 5' FROM ROOT BARRIER.
- WATER/FIRE:
 - PROPOSED WATER & FIRE FACILITIES WILL BE PRIVATE.
 - ALL WATER & FIRE PIPE TO BE PVC SDR-26.
 - THERE SHALL BE ONE WATER METER PER LOT.
 - 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES.
 - 10' HORIZONTAL CLEARANCE FROM SANITARY SEWER AND RECYCLED WATER UTILITIES.
 - 8' FROM STORM DRAIN UTILITIES.
 - 5' FROM THE EDGE OF EXISTING OR PROPOSED DRIVEWAYS.
- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.

REZONING APPLICATION UTILITY PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

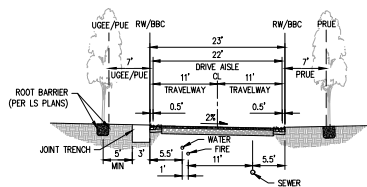


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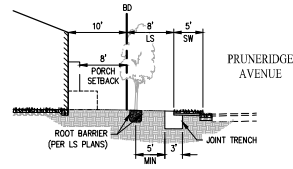
SHEET NO.
C4.0
OF 7 SHEETS

JOB NO: 3656

14-000000000000000000



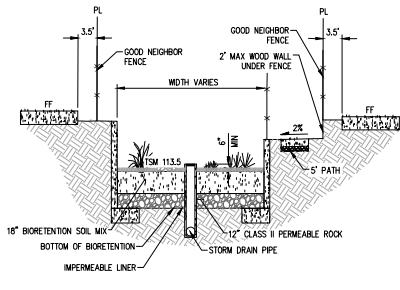
DRIVE AISLE A
(NOT TO SCALE)



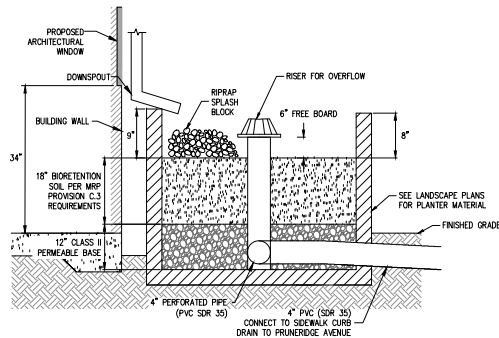
PRUNERIDGE FRONTAGE
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LEGEND

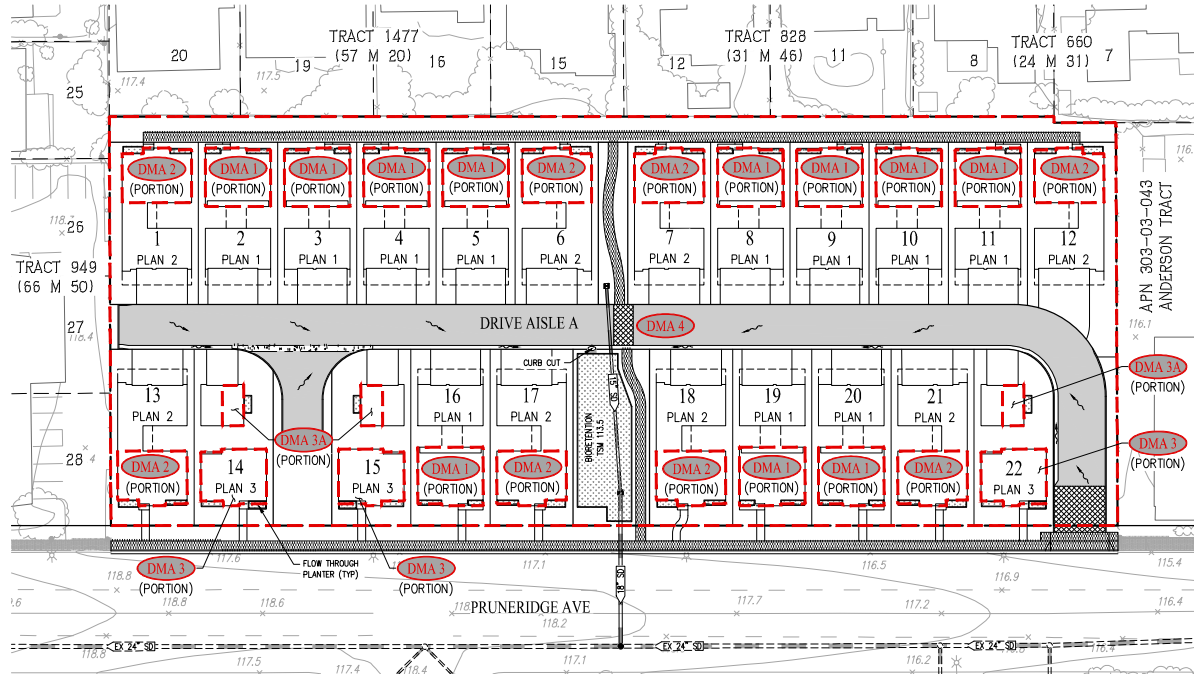
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		RIGHT-OF-WAY
		CURB, GUTTER & SIDEWALK
		STORM DRAIN
		FIELD INLET
		MANHOLE
		STREET LIGHT
		BIOTREATMENT AREA
		DRIVE AISLE
		DRIVEWAY
		DECORATIVE PAVEMENT
		BARE EARTH
		CURB CUT
		DIRECTION OF FLOW
		DRAINAGE MANAGEMENT AREA BOUNDARY
		DRAINAGE MANAGEMENT AREA



TYPICAL BIOTREATMENT DETAIL
NOT TO SCALE



TYPICAL FLOW THROUGH PLANTER DETAIL
NOT TO SCALE



PRELIMINARY STORM WATER TREATMENT

AREA ID	DESCRIPTION	TREATMENT TYPE	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (IN.)
DMA 1	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 1 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	10,920	10,920	437	616	6
DMA 2	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 2 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	7,605	7,605	305	400	6
DMA 3	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 ROOF AREAS (EXCLUDING DETACHED GARAGES) THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	2,740	2,740	110	120	6
DMA 3A	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 DETACHED GARAGE ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	685	685	30	60	6
DMA 4	REMAINDER OF PROJECT AREA NOT INCLUDED IN DMA 1, 2 & 3	BIOTREATMENT	37,743	47,817	51,592	2,065	2,105	6

* TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% RULE.
NOTES:

- ALL PLANTS PROPOSED FOR THE BIOTREATMENT AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCOURPP C.3 HANDBOOK.
- DRAINAGE WILL BE ROUTED TO BIOTREATMENT FACILITIES THROUGH A COMBINATION OF CURB CUTS & AREA DRAINS.
- 18" BIO-TREATMENT SOIL MIX PER C.3 SPECIFICATIONS. INFILTRATION RATE MIN 5"/HR-MAX 10"/HR.

ABBREVIATIONS

BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
FI	FIELD INLET
IN	INVERT
LF	LINEAR FEET
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TSM	TOP OF SOIL MIX
TP	TYPICAL

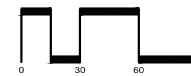
CITY OF SANTA CLARA C.3 CONSTRUCTION NOTES

- THIRD PARTY REVIEW AND CERTIFICATION OF INSTALLATION AND COMPLETED STORMWATER TREATMENT MEASURES IS REQUIRED. THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE LOCATED AT WWW.SANTACLARACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/63508350413352672.
- AT BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION.
- THE 3RD PARTY SHALL REVIEW ALL INSTALLED STORMWATER TREATMENT MEASURES AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS.
- SOILS IN THE BIOTREATMENT FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCOURPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLES WITH OR EXCEEDS, SPECIFIED REQUIREMENTS.
- PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIALS.
- PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
- INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA. (NOT RELEVANT FOR THIS PROJECT)
- INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.
- FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
- SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIOTREATMENT FACILITIES.

REZONING APPLICATION STORMWATER CONTROL PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023



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SHEET NO.
C5.0
OF 7 SHEETS

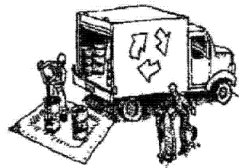
JOB NO: 3656

14-08864-002/002/12/14

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary silt fences, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

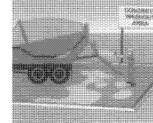
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor;
 - Abandoned underground tanks;
 - Abandoned wells;
 - Burned barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bugged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



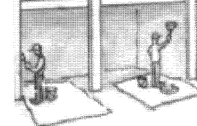
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

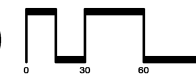


**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

REZONING APPLICATION STORMWATER BMP PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

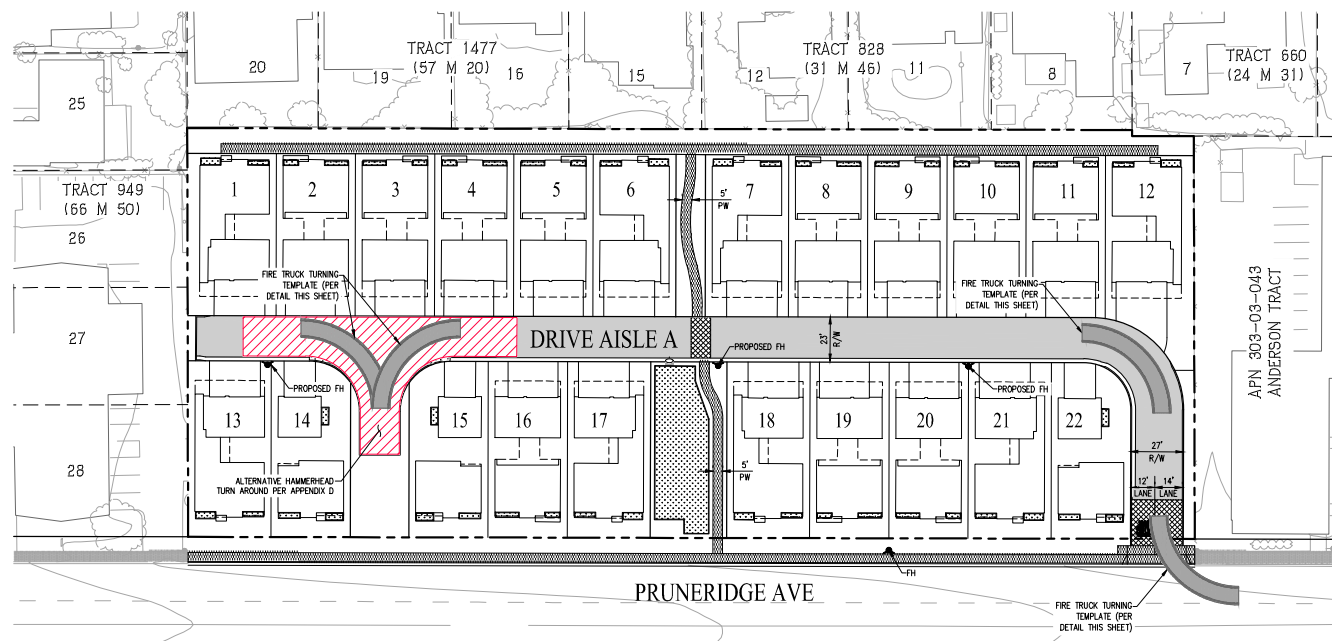


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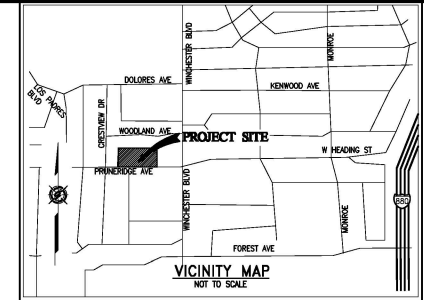
JOB NO: 3656

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SHEET NO.
C5.1
OF 7 SHEETS



SCS DEVELOPMENT
1957 PRUNRIDGE AVE
SANTA CLARA, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)

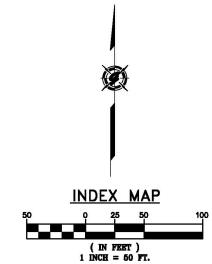
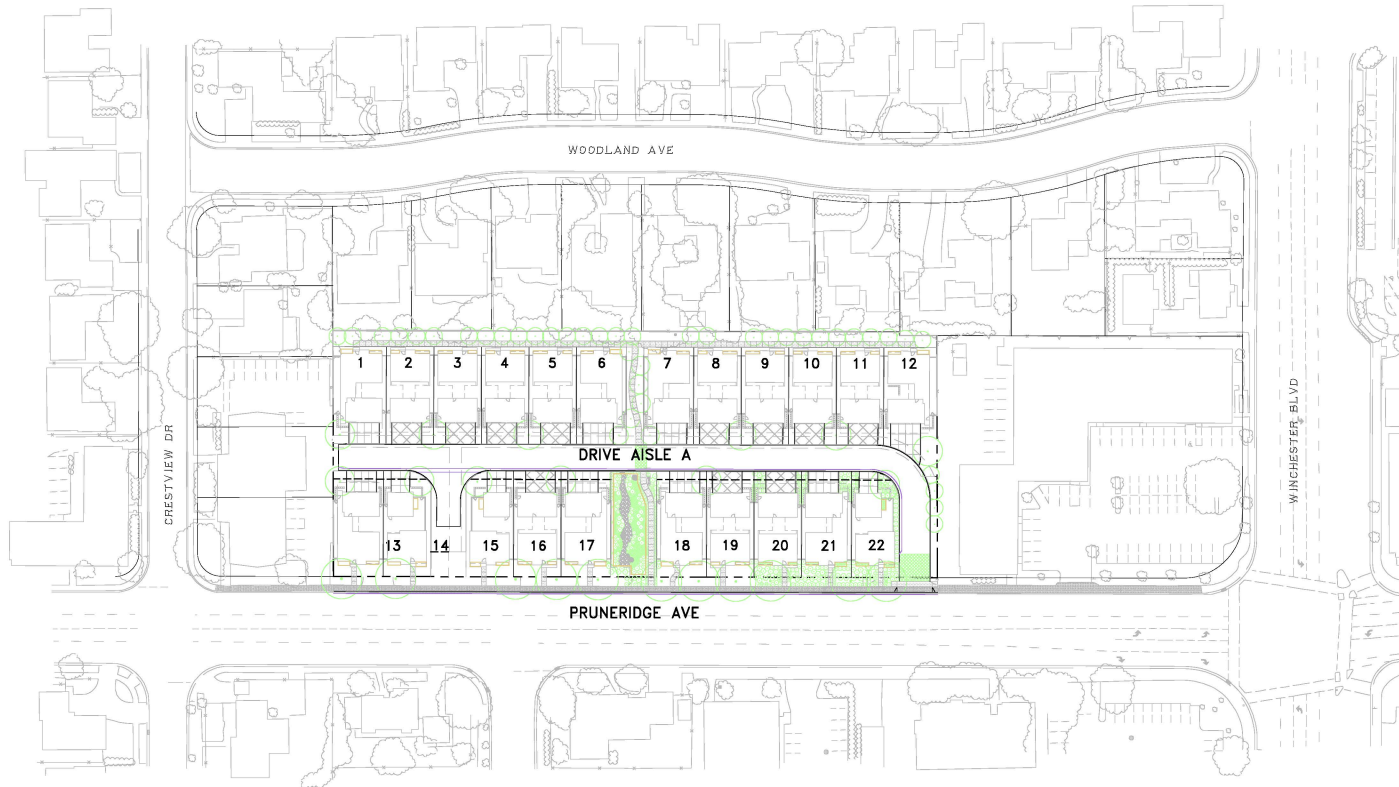


REVISIONS	DATE	DESCRIPTION	APPROVED

GIACALONE
DESIGN SERVICES, INC.
3850 STANFORD AVE, SUITE 200 | FLEMINGTON, CA 94038
(415) 351-1000
www.giacalone.com

JOINT TRENCH INTENT TITLE SHEET
SCS DEVELOPMENT
1957 PRUNRIDGE AVE
SANTA CLARA
CALIFORNIA

PROJECT MANAGER:
B. FULLINGTON
DRAWN BY:
A. VERNER
CHECKED BY:
D. CHOWHURY (P.E.)
SCALE:
1"=50'
JOB NUMBER:
22-228
DATE LAST MODIFIED:
05-19-23
SHEET
INT1
OF 2 SHEETS



NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

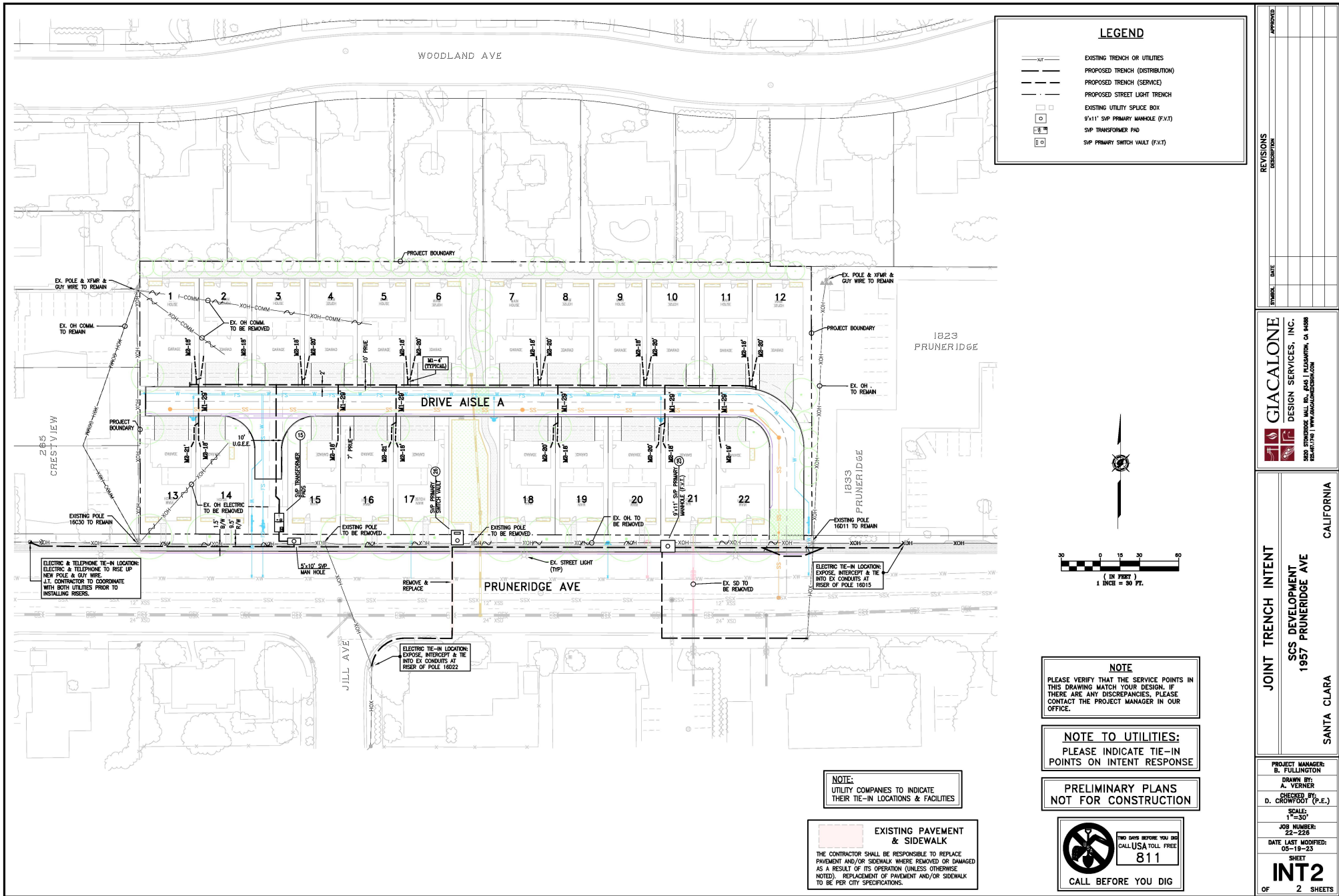
NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

PROJECT TEAM CONTACTS			PG&E PM NO.	LATEST FILES RECEIVED				PROJECT DESCRIPTION & SCOPE		SHEET INDEX	
COMPANY:	CONTACT:	PHONE:	ELECTRIC:	DESCRIPTION:	BY:	DATE:	STATUS:	• PROVIDE NEW ELECTRIC, GAS, TELE., & CATV SERVICE TO 22 SFD • ELECTRIC COORDINATION • • • • •		SHEET	DESCRIPTION
SCS DEVELOPMENT	KEN PERRY	408-985-6045	RULE 15:	GAS DESIGN						INT1	JOINT TRENCH INTENT TITLE SHEET
CBG	LEE ROSENBLATT	925-866-0322	RULE 16:	ELECTRIC DESIGN						INT2	JOINT TRENCH INTENT
PG&E	TBD		RULE 20:	TELEPHONE LAYOUT							
AT&T	JERRY SCHEMBRI	408-635-8900	RELOC:	CATV LAYOUT							
QUANTA - SANTA CLARA	BEN LOPEZ	408-661-8428	AFS:	STREET LIGHT PLANS - PUBLIC							
GIACALONE DESIGN SERVICES INC	BRETT FULLINGTON	925-467-1740	GAS:	STREET LIGHT PLANS - PRIVATE							
			RULE 15:	IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	04-19-23	-				
			RELOC:	A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal							

A. VERNER
CHECKED BY:
D. CROWTHER (P.E.)

SCALE:
1"=50'
JOB NUMBER:
22-225
DATE LAST MODIFIED:
05-19-23
SHEET
INT1
OF 2 SHEETS



LEGEND

EXISTING TRENCH OR UTILITIES

PROPOSED TRENCH (DISTRIBUTION)

PROPOSED TRENCH (SERVICE)

PROPOSED STREET LIGHT TRENCH

EXISTING UTILITY SPICE BOX

9"x11" SVP PRIMARY MANHOLE (F.V.T)

SVP TRANSFORMER PAD

SVP PRIMARY SWITCH VAULT (F.V.T)

30 0 15 30 60
(IN FEET)
1 INCH = 30 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

NOTE:
UTILITY COMPANIES TO INDICATE THEIR TIE-IN LOCATIONS & FACILITIES

EXISTING PAVEMENT & SIDEWALK
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

APPROVED

REVISIONS

SYMBOL

DATE

GIACALONE

DESIGN SERVICES, INC.

3850 STANFORD AVE., SUITE 200 | FLEMINGTON, CA 94501

TELEPHONE: (925) 962-1111

JOINT TRENCH INTENT

SCS DEVELOPMENT

1957 PRUNERIDGE AVE

SANTA CLARA

CALIFORNIA

PROJECT MANAGER:
B. FULLINGTON

DRAWN BY:
A. VERNER

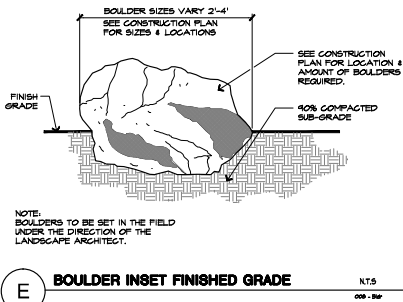
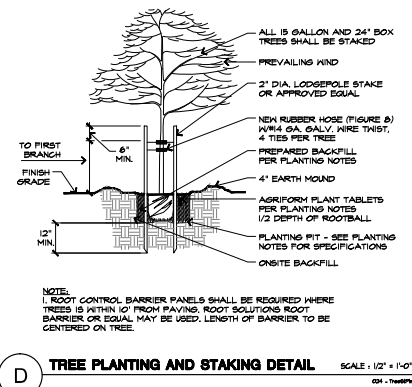
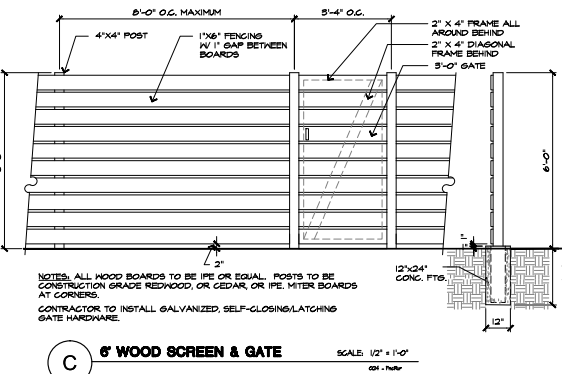
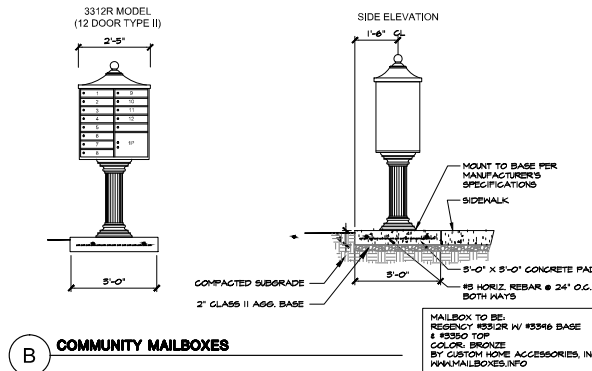
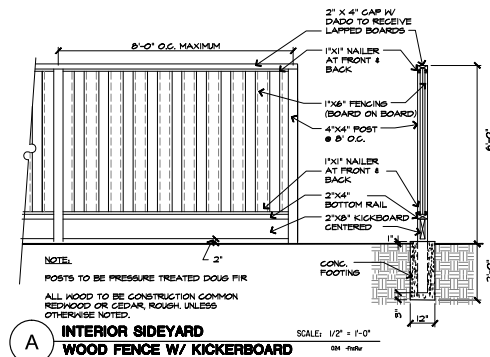
CHECKED BY:
D. CROWFOOT (P.E.)

SCALE:
1"=30'

JOB NUMBER:
22-226

DATE LAST MODIFIED:
05-19-23

SHEET
INT2
OF 2 SHEETS



CITY OF SANTA CLARA TREE PRESERVATION NOTES:

- NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).
- NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST.
- WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.
- REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOSTLY COVERED WITHIN WITH WET BURLAP. IF THE TEMPERATURE IS 80°F OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL, MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL, MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCEED IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.
- WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. GROUNDED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.
- CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES.
- A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 30' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SIGN SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.
- MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.
- FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADII OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM 0'8"x11" AND CLEARLY STATE "WARNING- TREE PROTECTION ZONE. THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORIST/PROJECT ARBORIST". FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAIN WADE UP TO THE FIRST MAIN BRANCH, AND THEN WRAP SNOW FENCING AROUND THE WADE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.
- NO TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. WHEN TRENCHING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCHING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCHING ON THE TREE WILL BE NEGLIGIBLE.
- ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.
- ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.
- WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.
- TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORESEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.
- REPLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.
- BORER PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

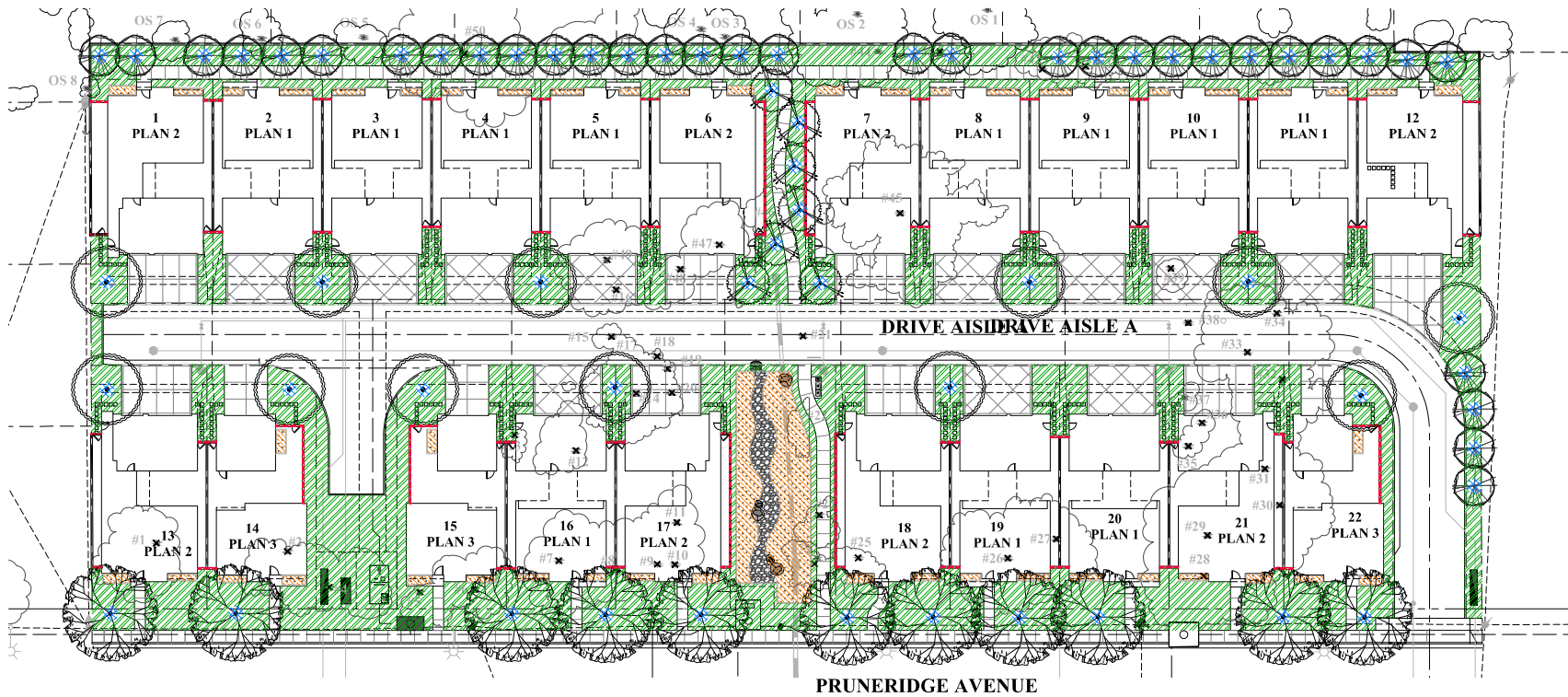
VESTING TENTATIVE MAP LANDSCAPE DETAILS

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023

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LANDSCAPE HYDROZONE LEGEND

- ZONE A:**
PARTIAL TO FULL SUN, DROUGHT-TOLERANT SHRUB & GROUNDCOVER PLANTING WITH DRIP EMITTERS, LOW WATER USE.
- ZONE B:**
PARTIAL TO FULL SUN, TREES WITH BUBBLERS, LOW WATER USE.
- ZONE C:**
BIO-RETENTION AREA PLANTING WITH DRIP EMITTERS, LOW WATER USE.

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$$MAWA = (ET \times 0.62 \times 10.45 \times LA) / IE$$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ET \times 0.62 \times 10.45 \times LA) / IE$$

ET = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
 LA = LANDSCAPE AREA
 HA = HYDROZONE AREA (SQUARE FEET)
 PF = PLANT FACTOR FROM WUCOLS
 IE = IRRIGATION EFFICIENCY (0.80)
 0.55 = ET ADJUSTMENT FACTOR
 0.62 = CONVERSION FACTOR (TO GALLONS)

WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA = 26,783 SF
 LOW WATER USE BIO-RETENTION SHRUB PLANTING AREA = 1,009 SF
 LOW WATER USE TREE PLANTING AREA = 462 SF
 TOTAL PLANTING AREA = 28,354 SF

ESTIMATED TOTAL WATER USE:
 ETWU (LOW WATER USE) = $(44.2) \times (0.62) \times (10.45 \times 28,354) / 0.80 = 191,855 \text{ GAL/YR}$

TOTAL ETWU = 191,855 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:
 MAWA (TOTAL LANDSCAPED AREA) = $(44.2) \times (0.62) \times (10.45 \times 28,354) = 349,656 \text{ GAL/YR}$

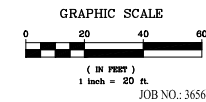
NOTE:
ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

VESTING TENTATIVE MAP

LANDSCAPE HYDROZONE PLAN

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
 SCALE: AS SHOWN DATE: August 22, 2023

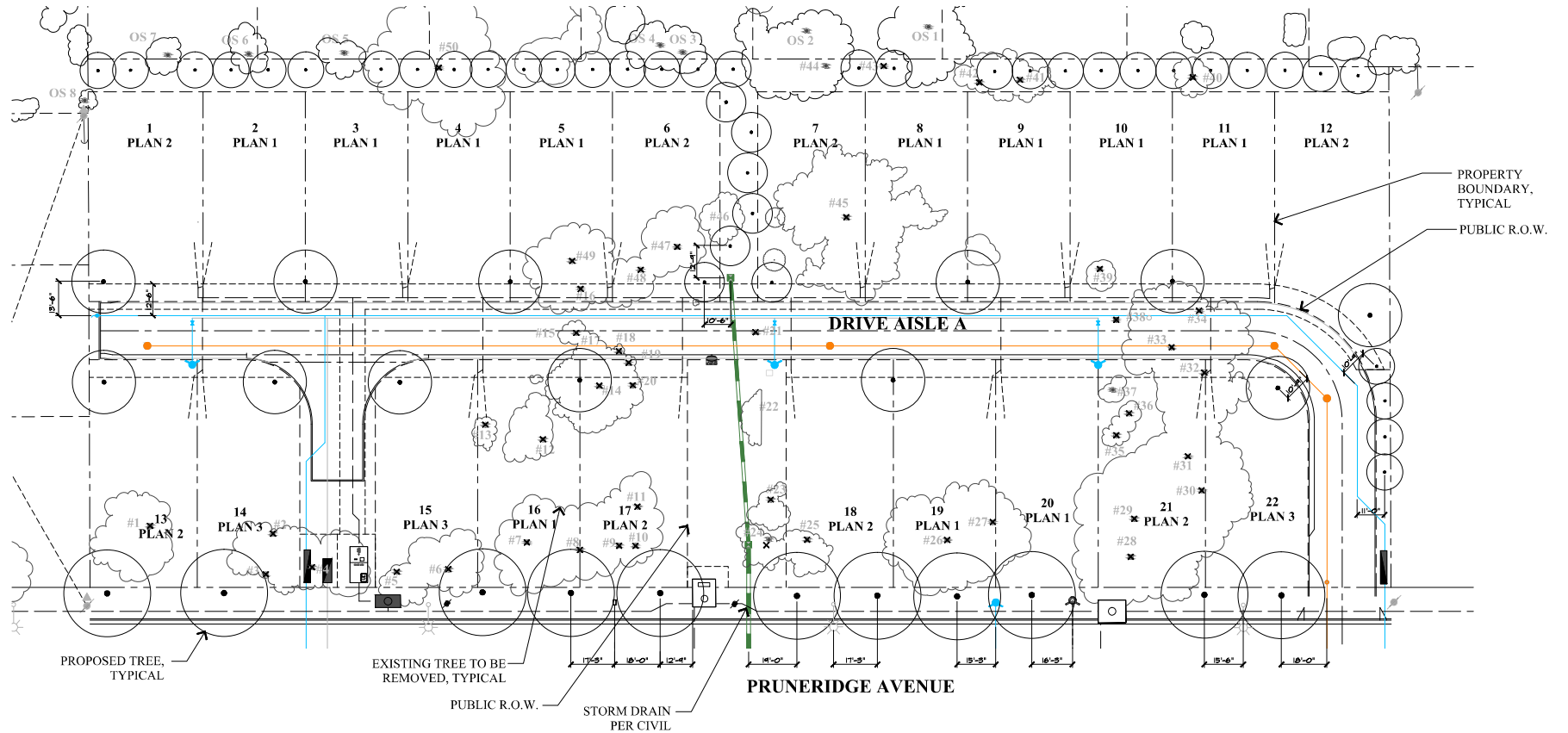


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L4
 OF 8 SHEETS

JOB NO: 3656



LEGEND

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE REMAIN
- PROPOSED TREE CANOPY REFER TO SHEET L5 FOR SIZE AND SPECIES
- SANITARY SEWER PER CIVIL
- WATER PER CIVIL
- STORM DRAIN PER CIVIL

NOTES:

ALL PROPOSED TREES ARE DESIGNED TO MAINTAIN A MINIMUM 10'-0" HORIZONTAL CLEARANCE FROM UTILITIES.

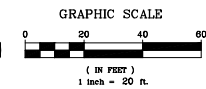
TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM BASE OF TREE. TREES 5' TO 10' FROM BASE OF TREE TO INCLUDE INSTALLATION OF A ROOT BARRIER.

VESTING TENTATIVE MAP

TREE AND UTILITY PLAN

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023

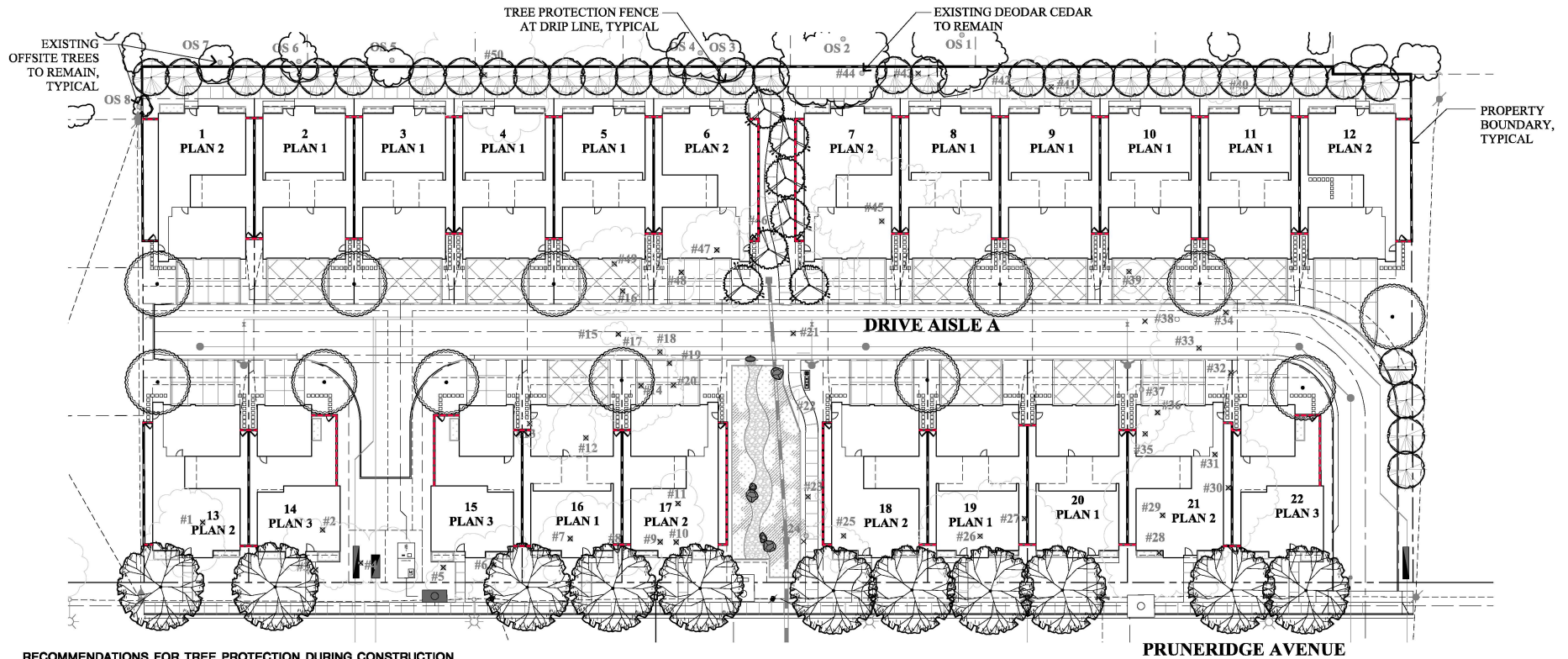


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RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

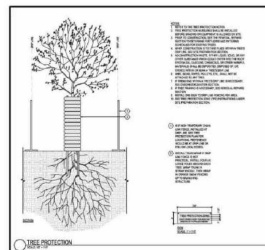
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE, DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIP LINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 1/2-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL, SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION: ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL. OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS: AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES; PRUNING AND ANSI A300 PART 1 STANDARD PRACTICES; PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL, ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.



(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

NOTES:

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST. TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION/CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).

LEGEND

- EXISTING ONSITE TREE
- EXISTING OFFSITE TREE
- ✕ DESIGNATES TREES TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE AT DRIP LINE PER ARBORIST REPORT

VESTING TENTATIVE MAP

TREE PROTECTION PLAN

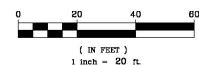
1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: AS SHOWN

DATE: August 22, 2023

GRAPHIC SCALE



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WESTRINGIA FRUTICOSA 'BLUE GEM'
BLUE GEM WESTRINGIA



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE



LAVATERA MARITIMA
TREE MALLOW



XYLOSMA CONGESTUM 'COMPACTA'
COMPACT XYLOSMA



MYRTUS C. 'COMPACTA'
DWARF MYRTLE



CAREX DIVULSA
EUROPEAN GREY SEDGE



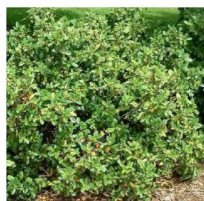
STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



BOUTELOUA G. 'BLONDE
AMBITION'
BLUE GRAMA GRASS



RHAMNUS C. 'LITTLE SUR'
COFFEEBERRY



EUONYMUS J. 'GREEN SPIRE'
GREEN SPIRE EUONYMUS



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX



SALVIA MEXICANA 'LIMELIGHT'
MEXICAN SAGE



GREVILLEA 'NOELL'
WOOLY GREVILLEA



MUHLENBERGIA RIGENS
DEER GRASS



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



SANTOLINA VIRENS
GREEN LAVENDER COTTON



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



CISTUS X SKANBERGII
ROCKROSE



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



NEPETA FAASSENII
CATMINT



DIETES IRIDIOIDES
FORTNIGHT LILY



LOROPETALUM 'EMERALD SNOW'
CHINESE FRINGE
FLOWER



RIBES SANGUINEUM
RED FLOWERING CURRANT



PHORMIUM 'DARK DELIGHT'
NEW ZEALAND FLAX



ACHILLEA MILLEFOLIUM
COMMON YARROW



TUECRIUM CHAMAEDRYS
GERMANDER



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY

VESTING TENTATIVE MAP

LANDSCAPE PLANTING PALETTE

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023



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L8

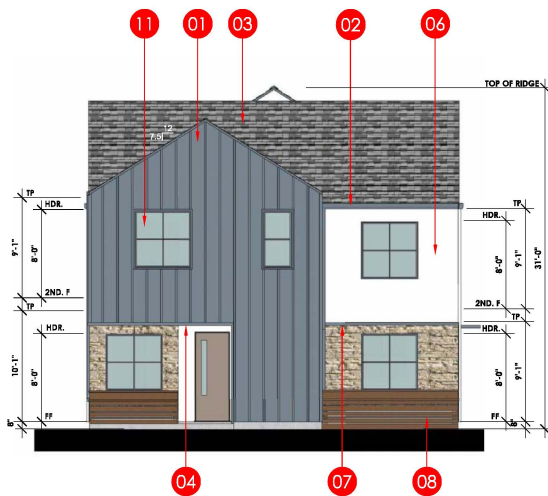
OF 8 SHEETS

JOB NO.: 3656



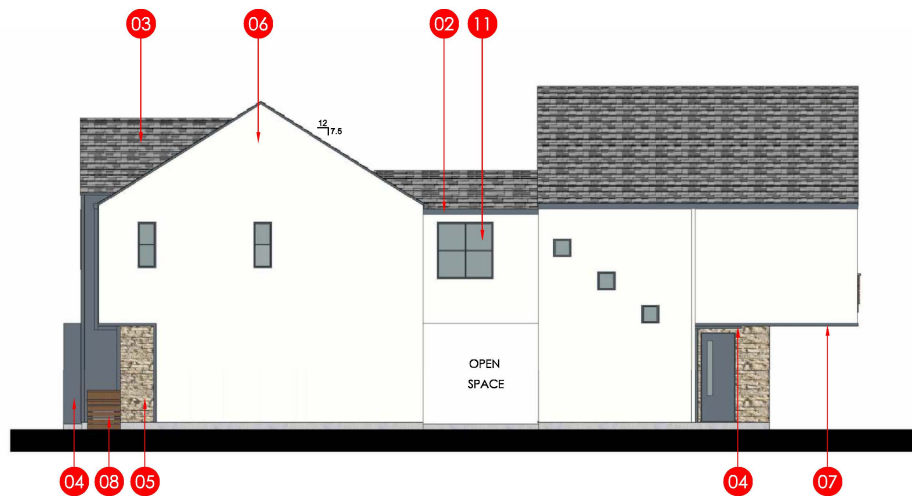
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPTUAL STREET SCENE



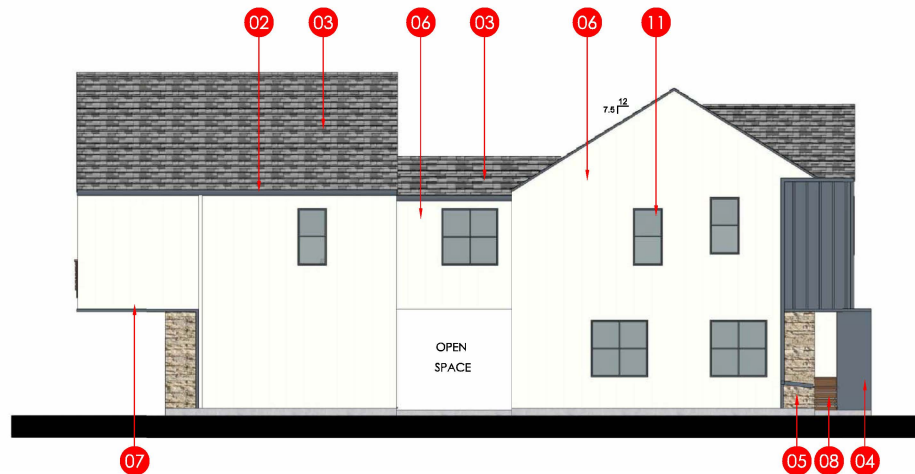
FRONT ELEVATION

SCALE: 3/16"=1'-0"



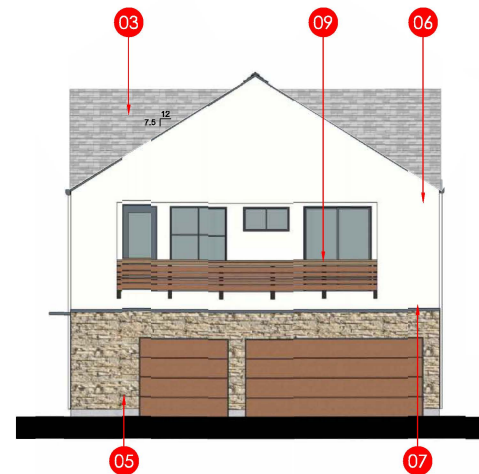
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

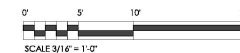
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 BATTEN BOARD
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW / PANEL
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENTION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

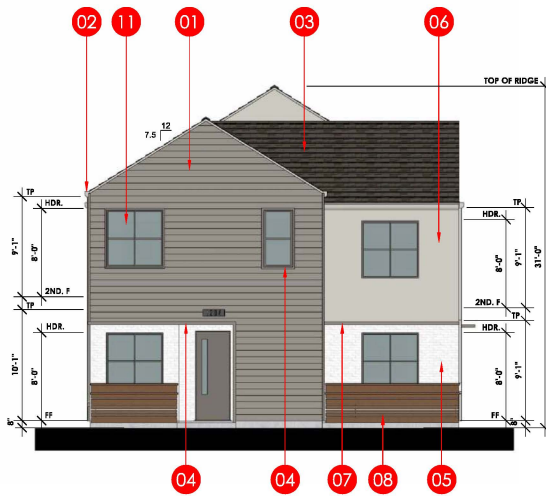
P1A BUILDING ELEVATIONS
REAR NEIGHBOR SIDE
COLOR SCHEME 3 SHOWN



SCALE 3/16"=1'-0"

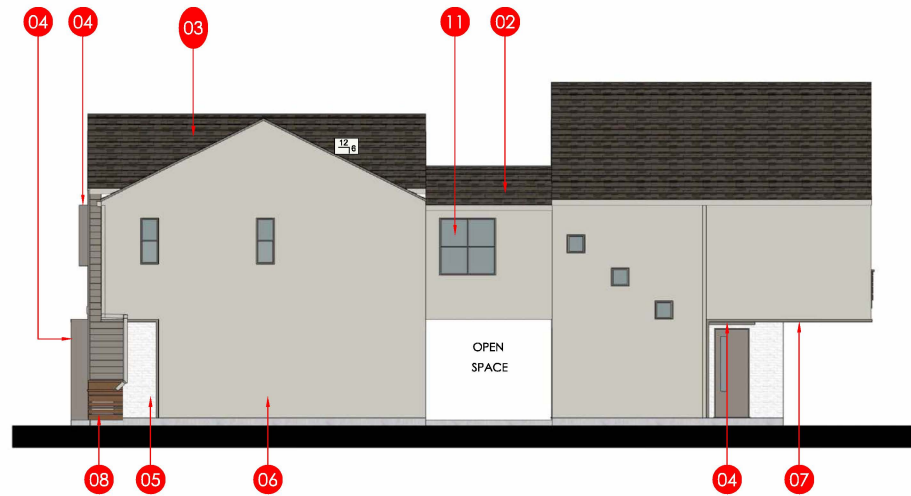
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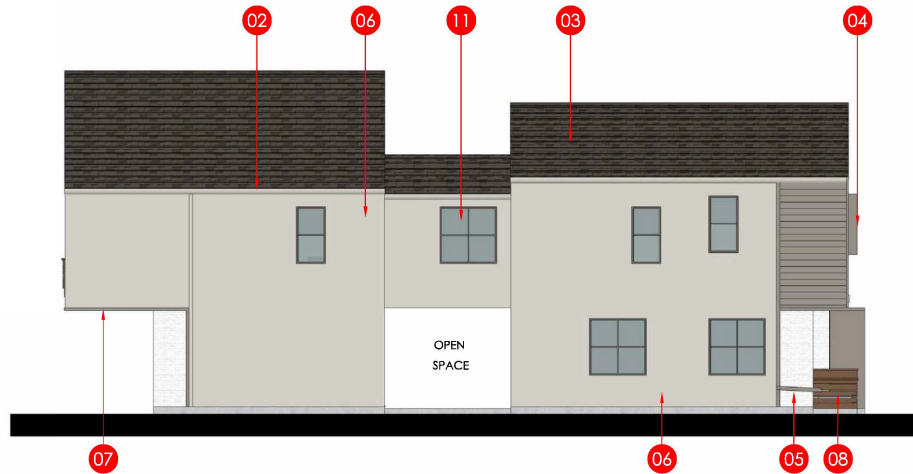
FRONT ELEVATION

SCALE: 3/16"=1'-0"



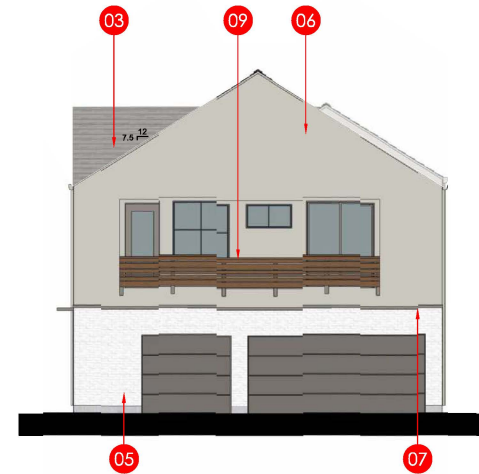
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

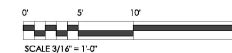
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 HORIZONTAL SIDING
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW / PANEL
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENTION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

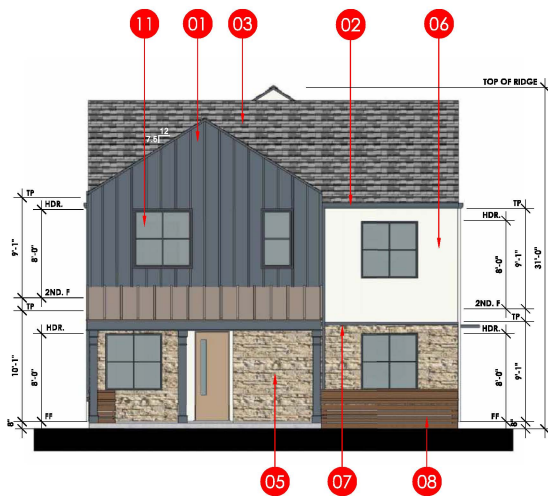
P1B BUILDING ELEVATIONS
REAR NEIGHBOR SIDE COLOR
SCHEME 1 SHOWN



SCALE 3/16"=1'-0"

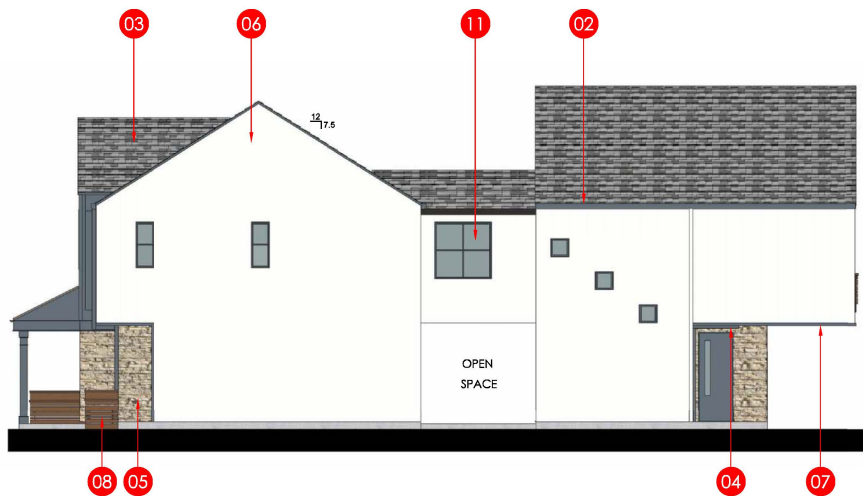
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A1.2
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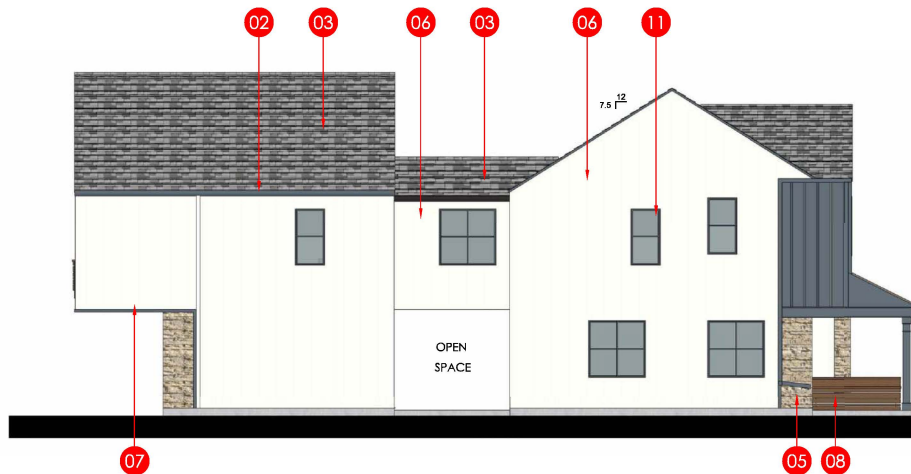
FRONT ELEVATION

SCALE: 3/16"=1'-0"



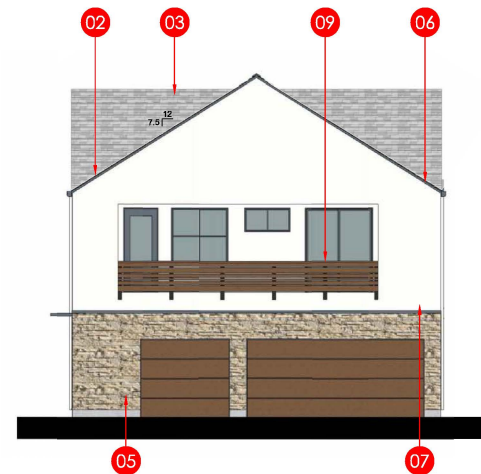
RIGHT ELEVATION

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LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

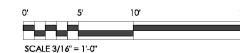
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 BATTEN BOARD
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENTION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

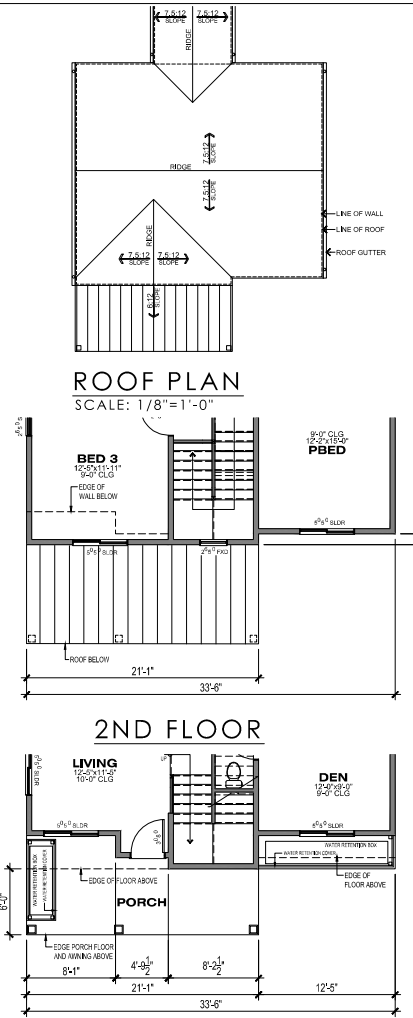
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

P1A WITH PORCH BUILDING
ELEVATIONS PRUNERIDGE ROAD SIDE
COLOR SCHEME 3 SHOWN

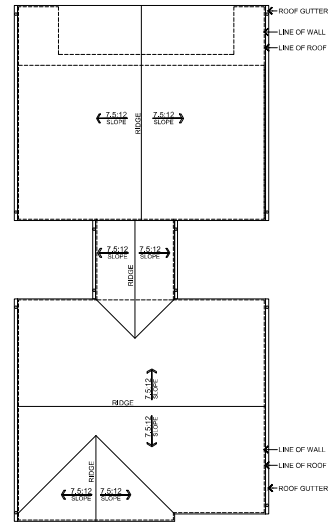


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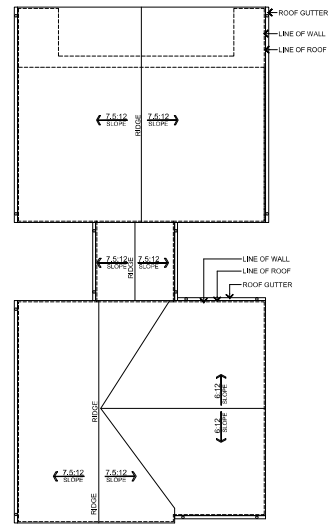
2023_09-21
SHEET NO.:
A1.3
OF 14 SHEETS



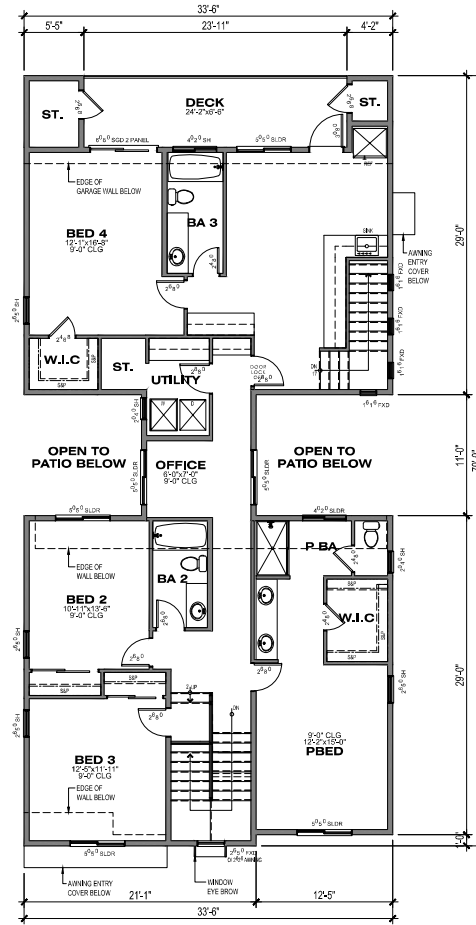
**1ST FLOOR
PLAN 1A
WITH OPT PORCH**
PRUNERIDGE ROAD SIDE
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023



ROOF PLAN 1A
SCALE: 1/8" = 1'-0"



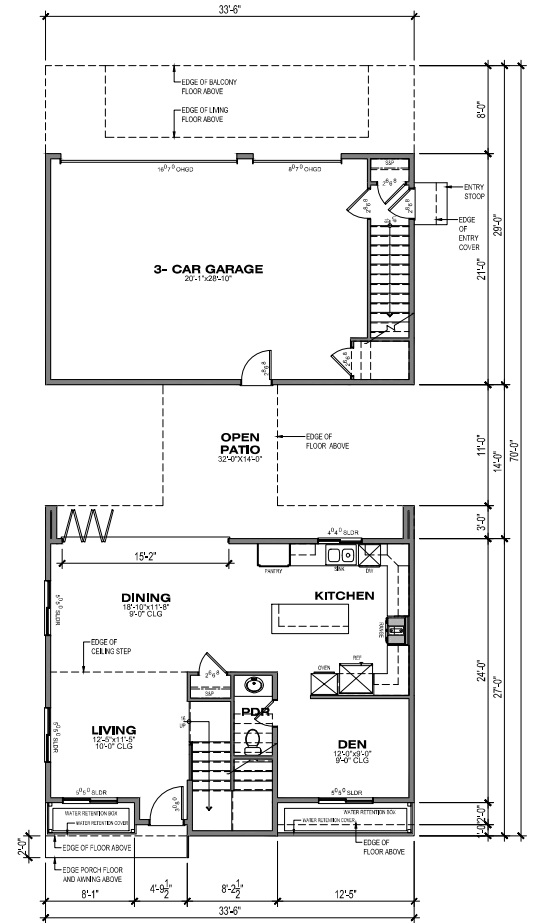
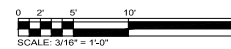
ROOF PLAN 1B
SCALE: 1/8" = 1'-0"



2ND FLOOR
1,777.52 SF

PLAN 1A
REAR NEIGHBORHOOD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

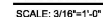
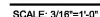
NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B
FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF
WINDOWS AND ROOF DESIGN

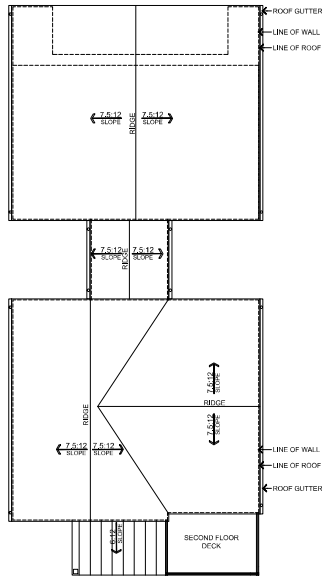


1ST FLOOR
838.21 SF

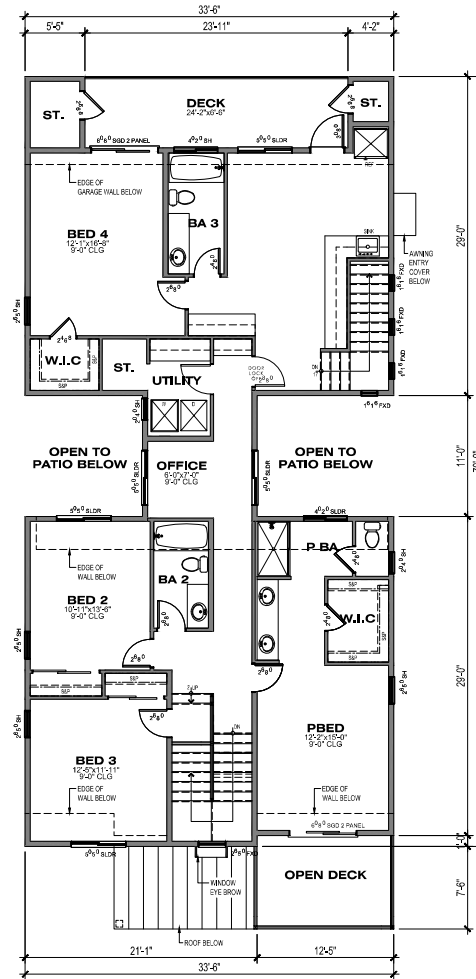
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SHEET NO.
A1.4
OF SHEETS

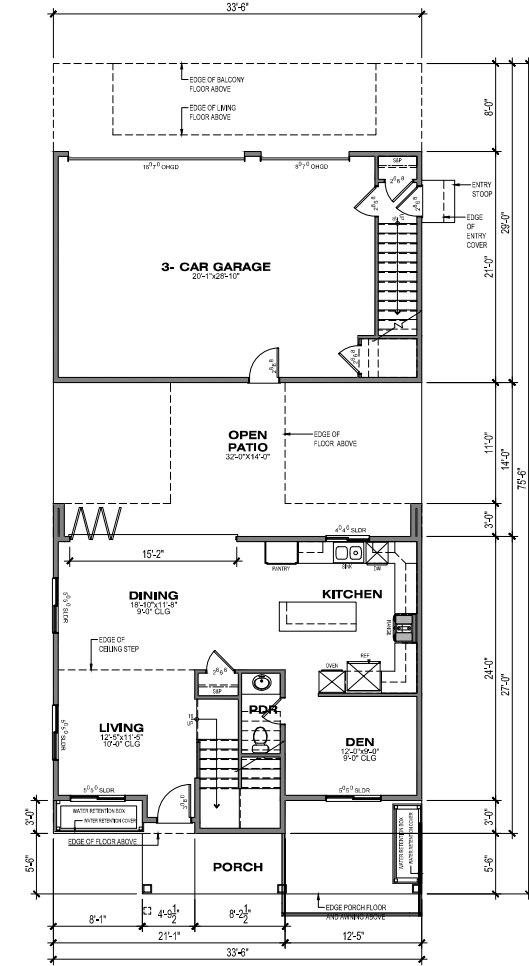




ROOF PLAN 1B
SCALE: 1/8"=1'-0"



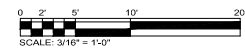
2ND FLOOR
1,777.52 SF



1ST FLOOR
838.21 SF

PLAN 1B
WITH PORCH DECK
PRUNERIDGE ROAD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN



SCALE: 3/16"=1'-0"

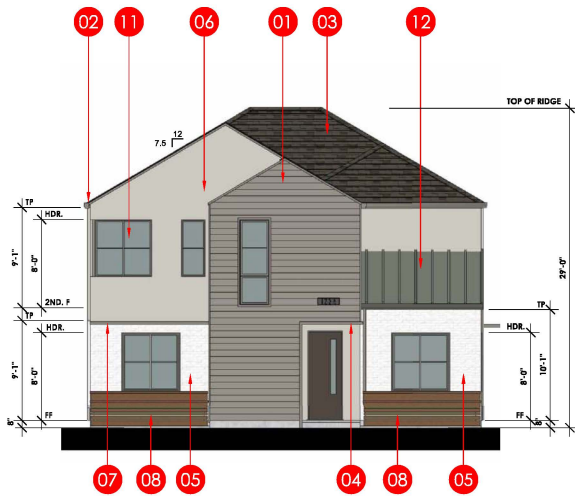
1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16"=1'-0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00

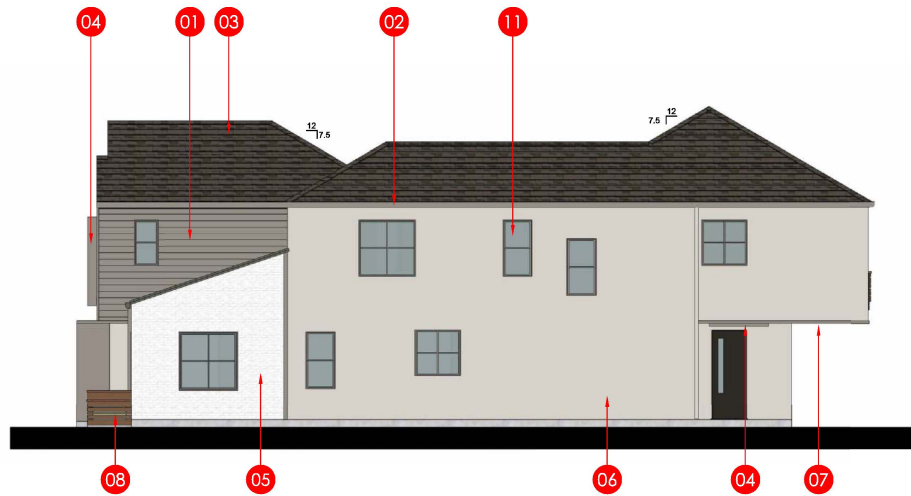
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A1.6
OF SHEETS



FRONT ELEVATION

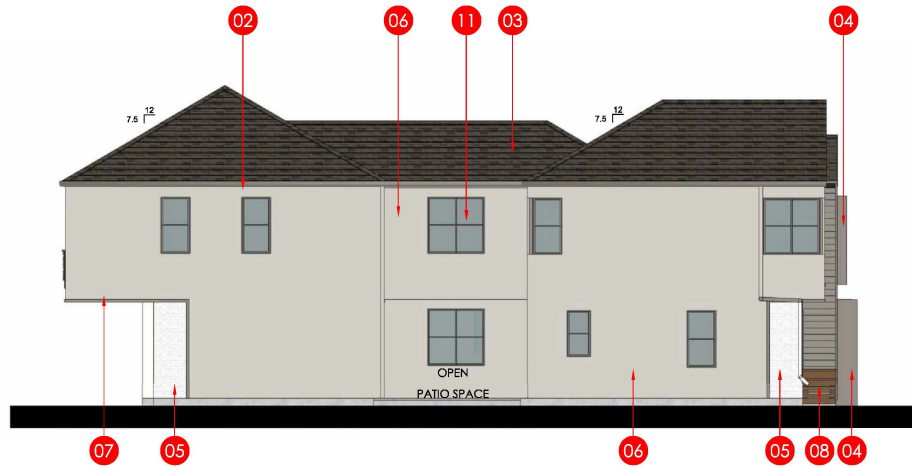
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

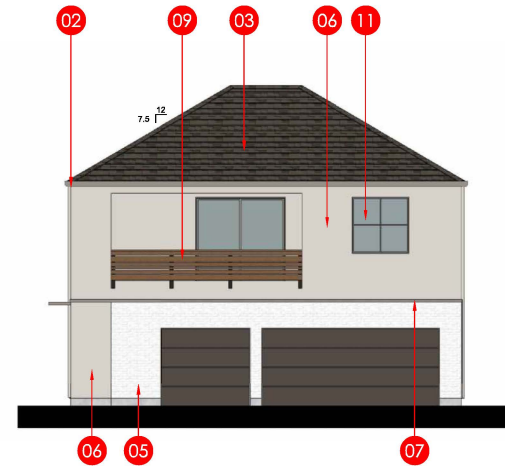
SCALE: 3/16"=1'-0"

KEYNOTES	
01	HORIZONTAL SIDING
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF



LEFT ELEVATION

SCALE: 3/16"=1'-0"

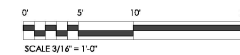


REAR ELEVATION

SCALE: 3/16"=1'-0"

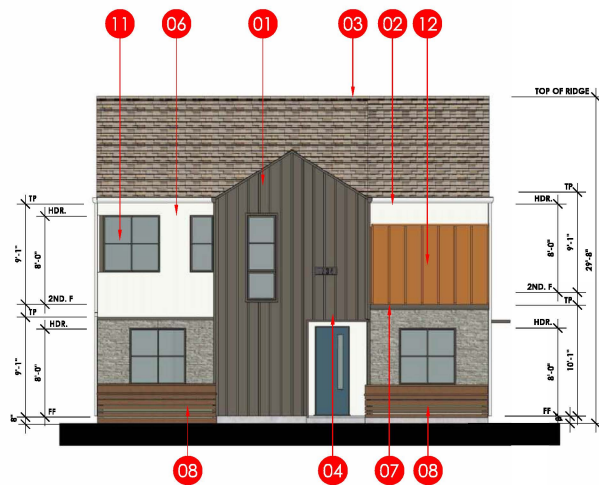
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

P2A BUILDING ELEVATIONS REAR NEIGHBOR SIDE COLOR SCHEME 1 SHOWN



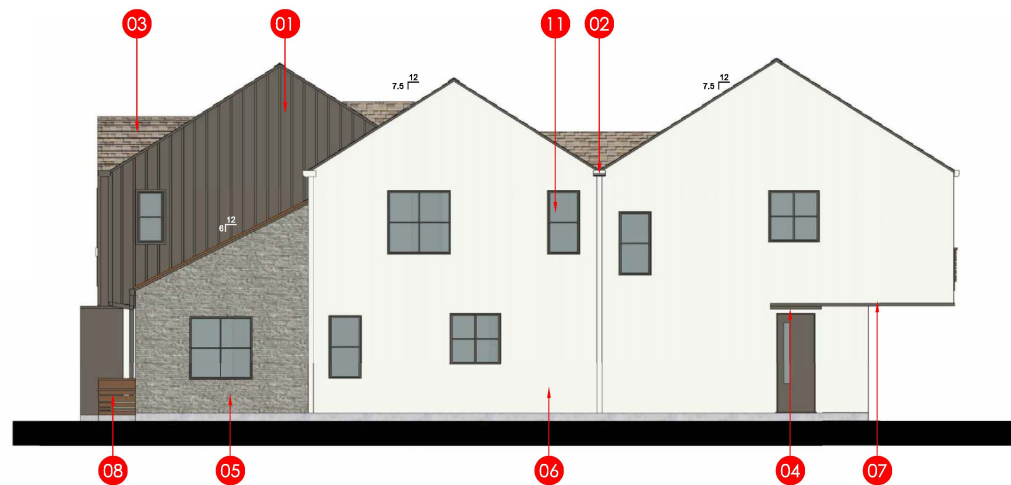
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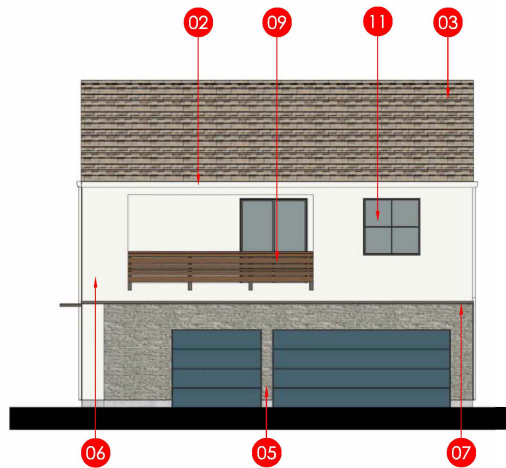
FRONT ELEVATION

SCALE: 3/16"=1'-0"



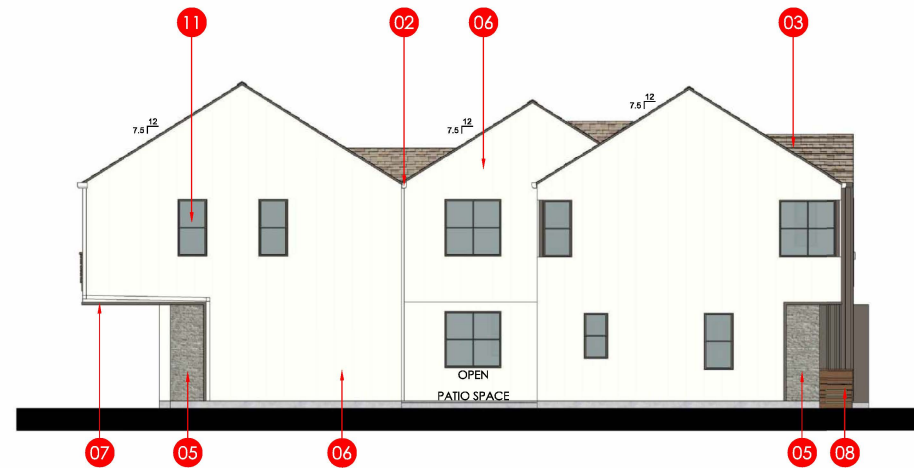
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

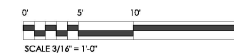
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 BATTEN BOARD
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENTION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

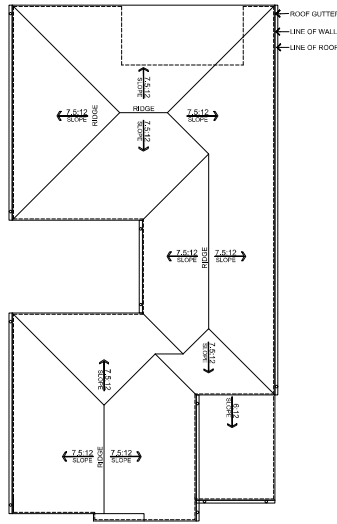
P2B BUILDING ELEVATIONS
COLOR SCHEME 2 SHOWN
REAR NEIGHBOR SIDE



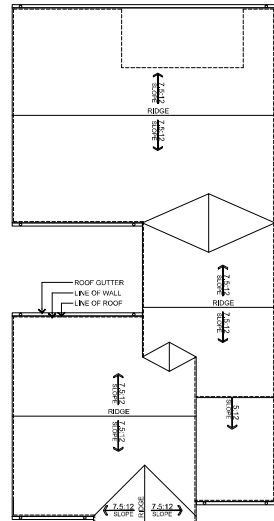
SCALE 3/16"=1'-0"

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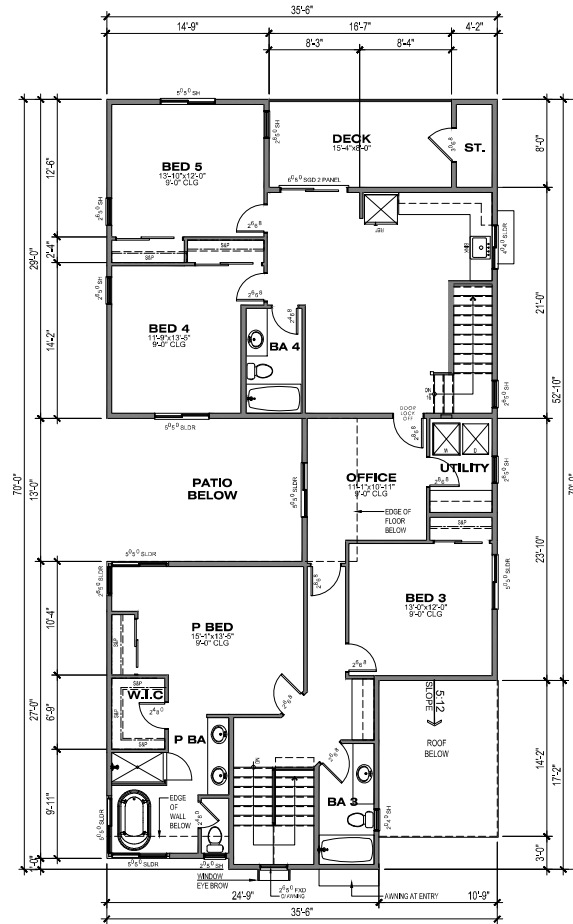
ROOF PLAN 2A
SCALE: 1/8"=1'-0"



ROOF PLAN 2B
SCALE: 1/8"=1'-0"

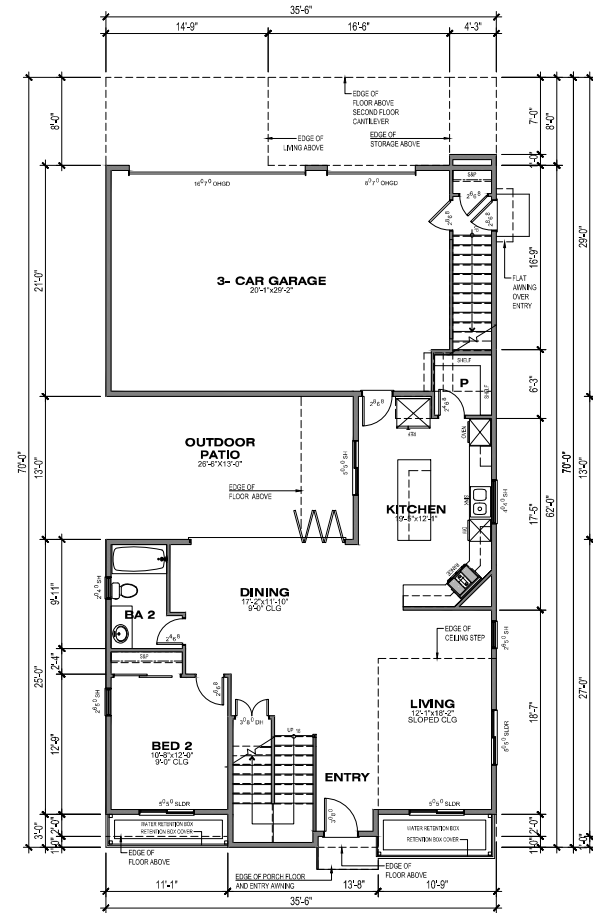
1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16"=1'-0" DATE: 21 SEPTEMBER 2023



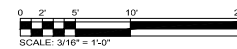
2ND FLOOR
1,804.82 SF

PLAN 2A
REAR NEIGHBOR SIDE
5BED/4BA
AREA: 2,925.25 SF



1ST FLOOR
1120.43 SF

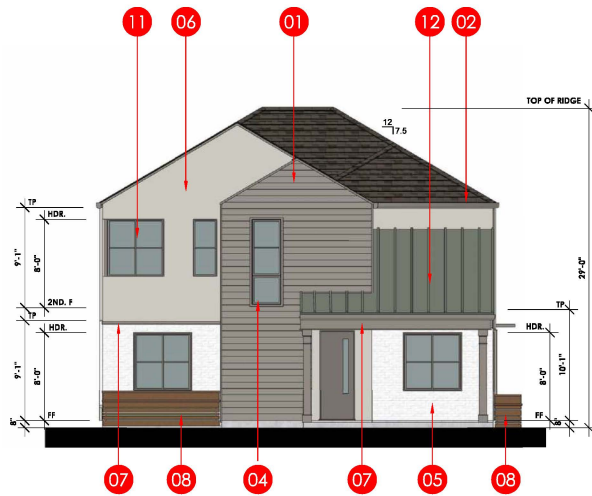
NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS. PLAN 2B
FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF
WINDOWS AND ROOF DESIGN



SCALE: 3/16"=1'-0"

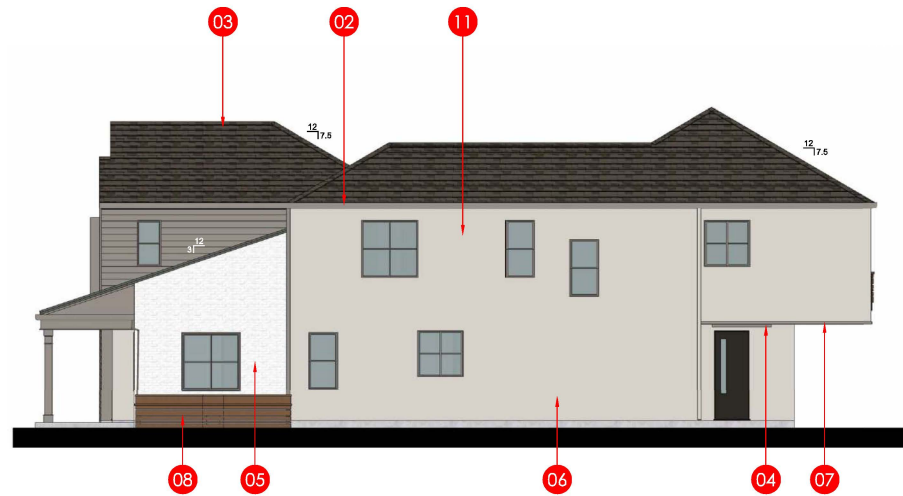
JOB NO.: 22007.00
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A2.3
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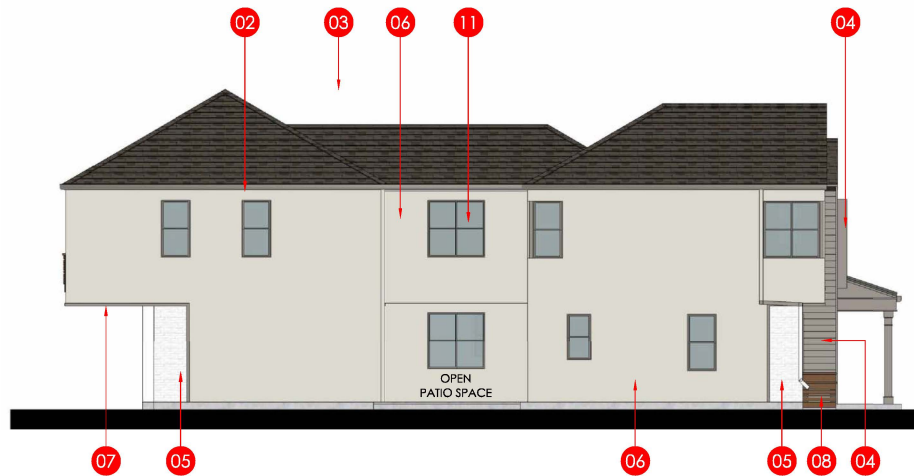
FRONT ELEVATION

SCALE: 3/16"=1'-0"



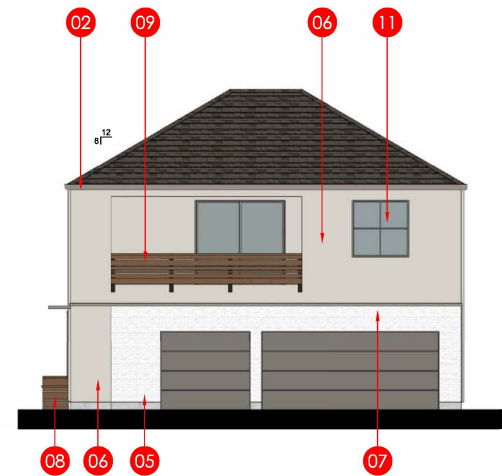
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

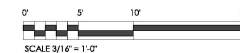
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 BATTEN BOARD
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENTION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

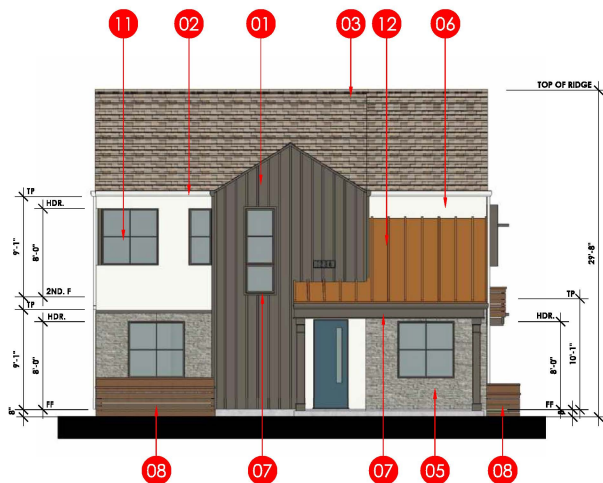
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2A WITH PORCH
BUILDING ELEVATIONS
PRUNERIDGE ROAD SIDE
COLOR SCHEME 2 SHOWN**



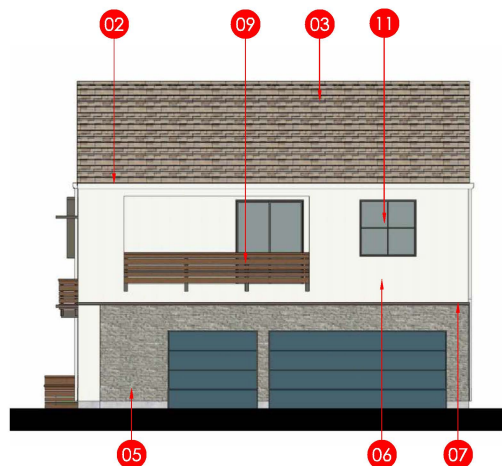
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SHEET NO.:
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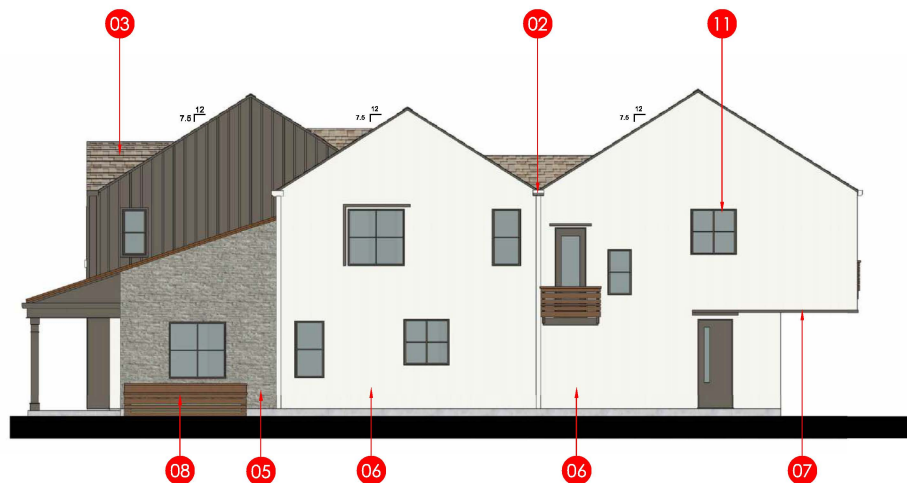
FRONT ELEVATION

SCALE: 3/16"=1'-0"



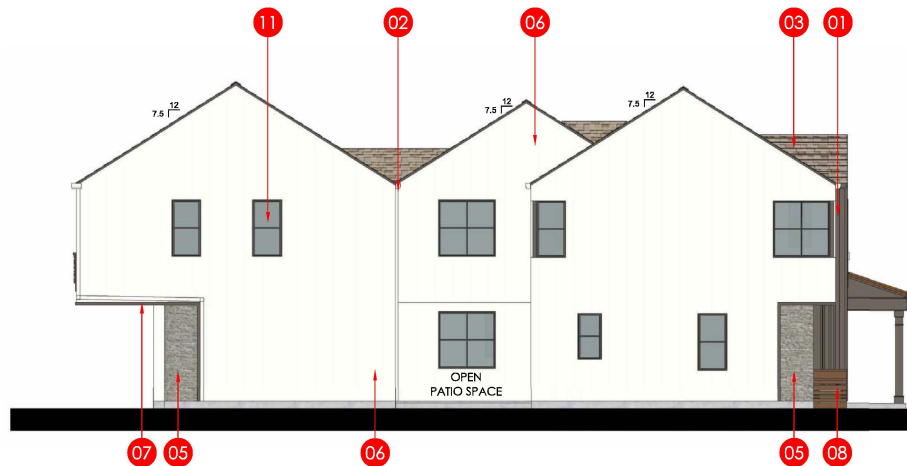
REAR ELEVATION

SCALE: 3/16"=1'-0"



RIGHT ELEVATION (ENHANCED ELEVATION @ BIORETENSION)

SCALE: 3/16"=1'-0"



LEFT ELEVATION

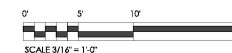
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 BATTEN BOARD
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENSION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

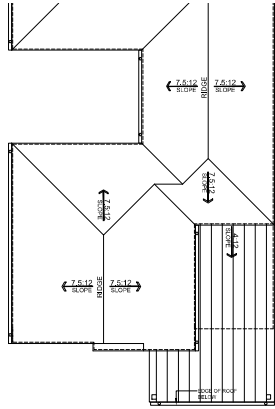
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2B WITH PORCH BUILDING
ELEVATIONS PRUNERIDGE ROAD SIDE
COLOR SCHEME 2 SHOWN
WITH ENHANCED SIDE ELEVATION**

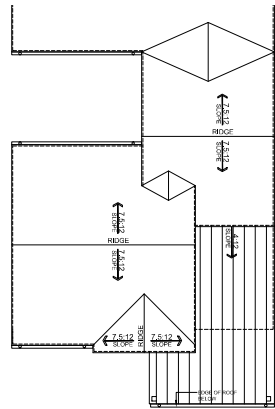


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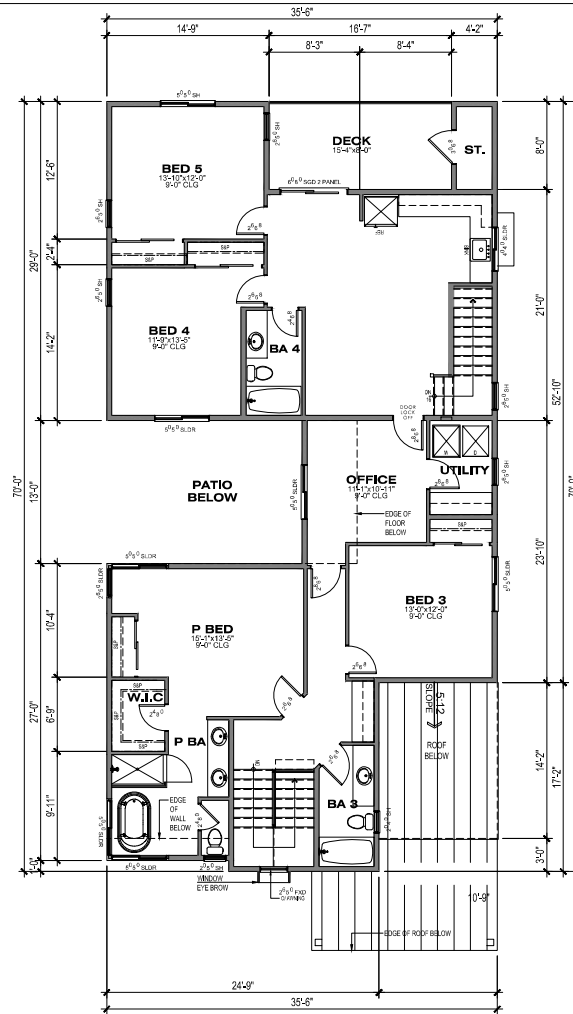
2023_09-21
SHEET NO.:
A2.5
OF 14 SHEETS



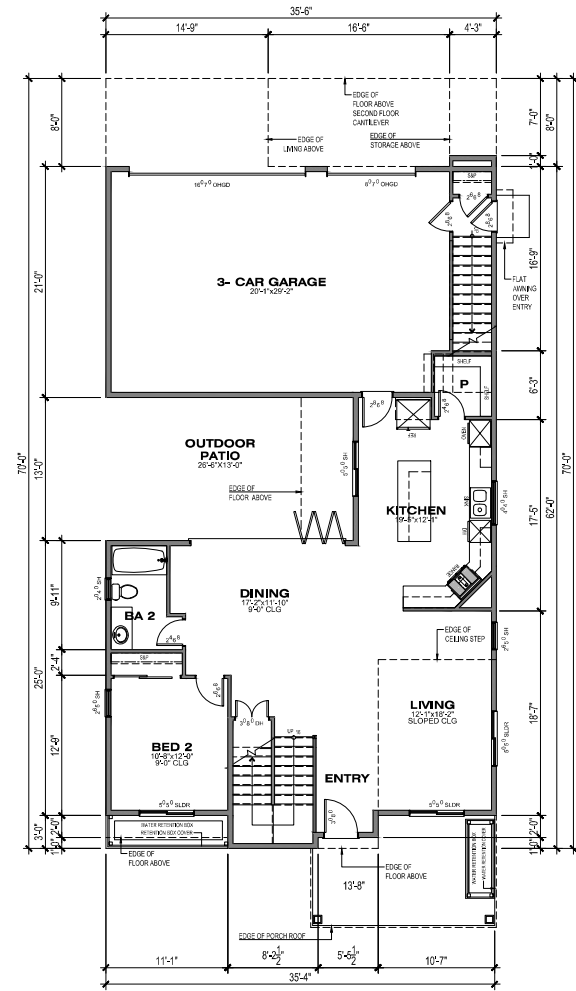
ROOF PLAN 2A WITH PORCH
SCALE: 1/8"=1'-0"



ROOF PLAN 2B WITH PORCH
SCALE: 1/8"=1'-0"



2ND FLOOR
1,804.82 SF

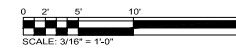


1ST FLOOR
1120.43 SF

PLAN 2B

WITH PORCH CONDITION
PRUNERIDGE ROAD SIDE
5BED/4BA
AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS WITH
PORCH CONDITION FACING PRUNERIDGE ROAD.



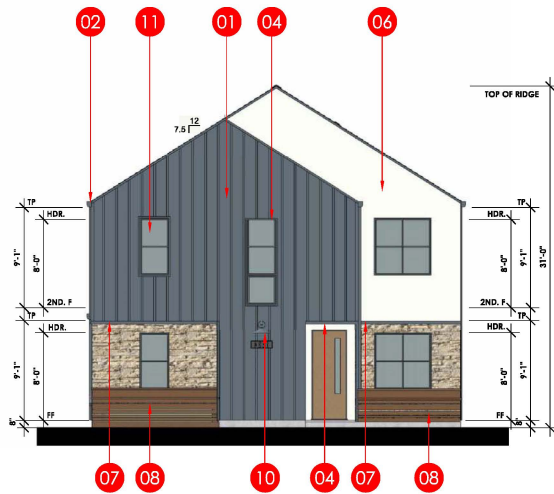
JOB NO.: 22007.00

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SHEET NO.
A2.6
OF SHEETS

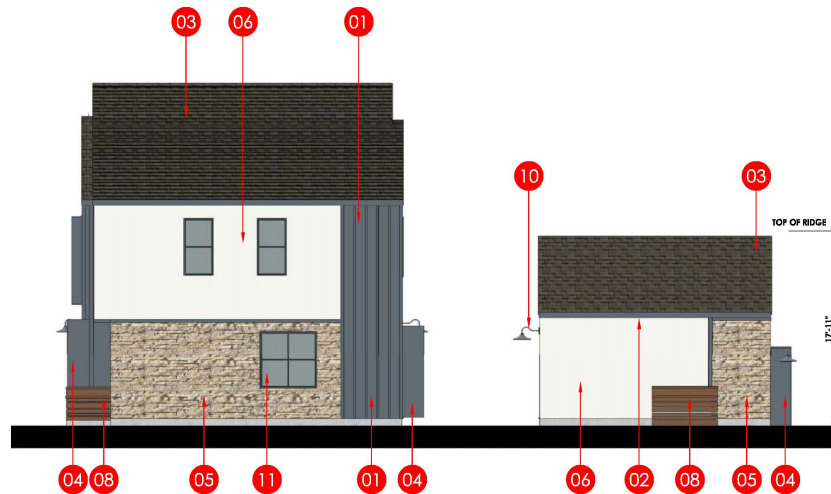
1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16"=1'-0" DATE: 21 SEPTEMBER 2023



FRONT ELEVATION

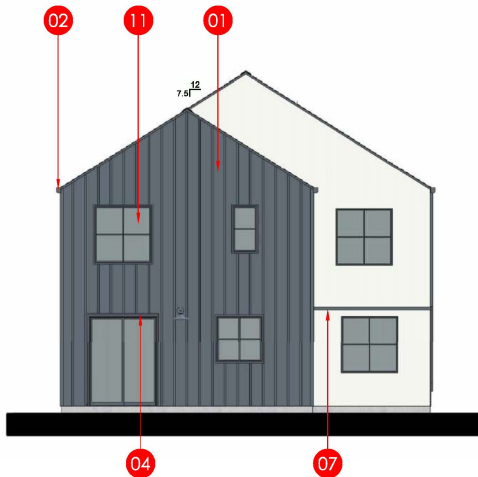
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

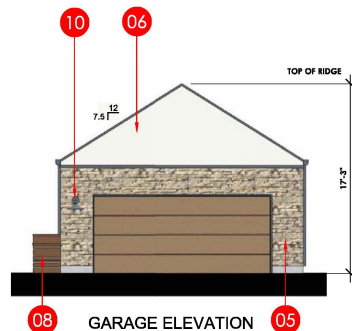
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

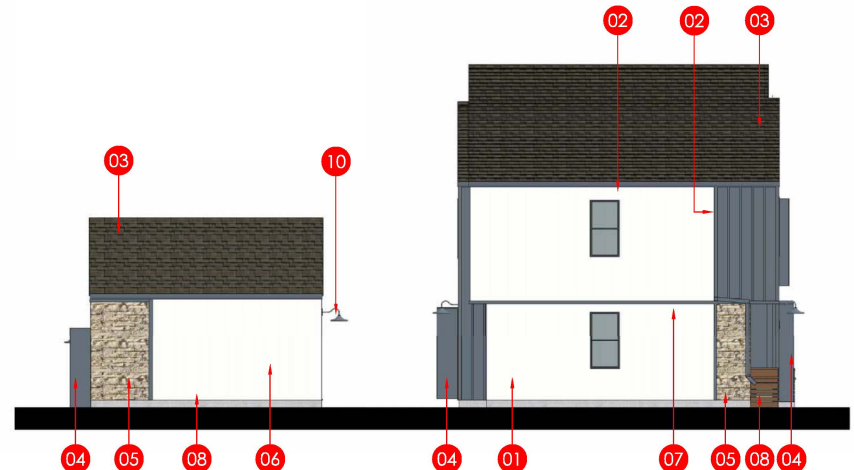


REAR ELEVATION

SCALE: 3/16"=1'-0"



GARAGE ELEVATION

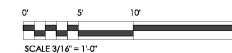


LEFT ELEVATION

SCALE: 3/16"=1'-0"

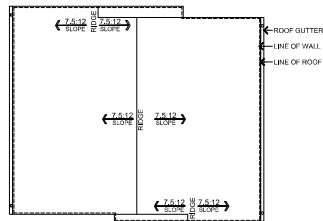
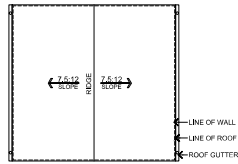
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

BMR BUILDING ELEVATIONS REAR NEIGHBOR SIDE COLOR SCHEME 3

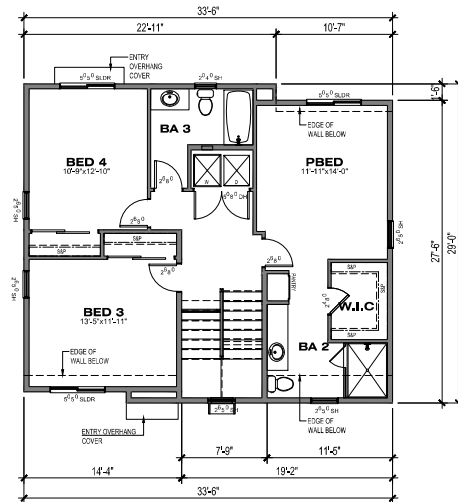
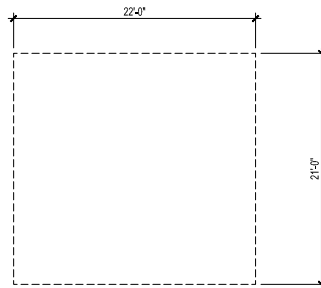


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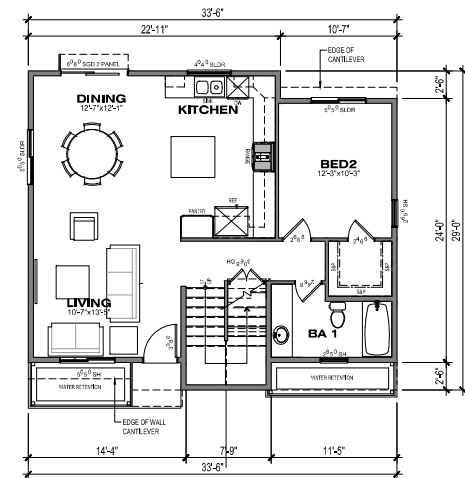
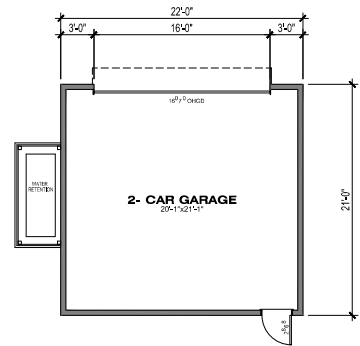
2023_09-21
SHEET NO.:
A3.1
OF 14 SHEETS



ROOF PLAN
SCALE: 1/8" = 1'-0"



2ND FLOOR
868.00 SF

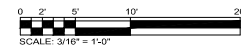


1ST FLOOR
881.81 SF

1957 PRUNERIDGE AVENUE

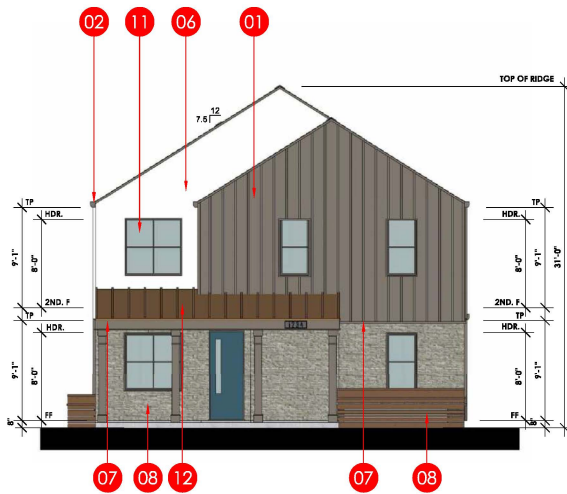
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023

PLAN BMR
REAR NEIGHBOR SIDE
4BED/3BA
AREA: 1,749.81 SF



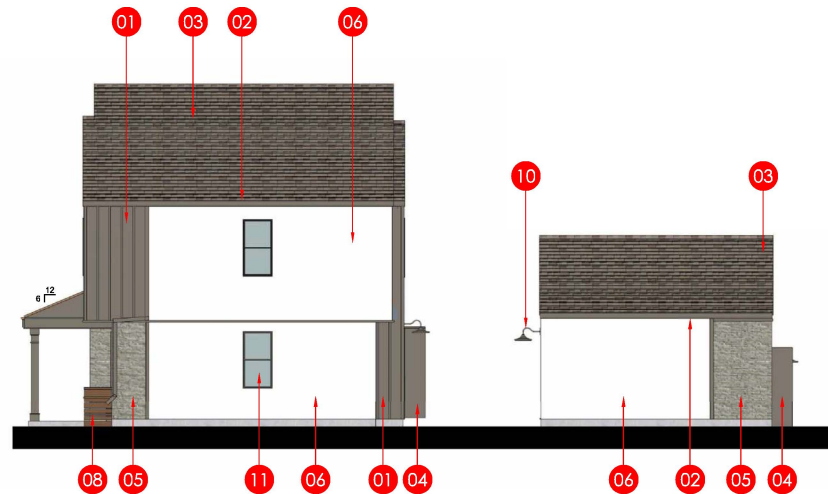
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A3.2
OF SHEETS



FRONT ELEVATION

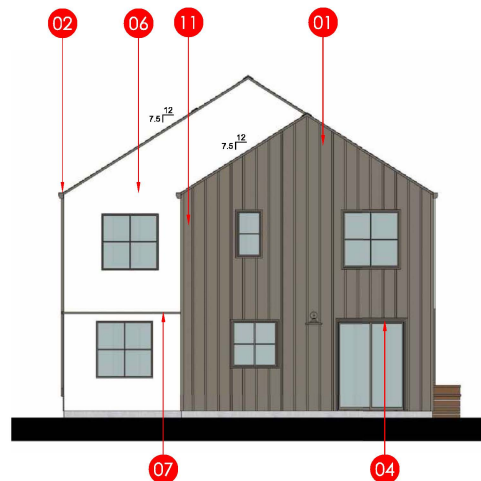
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

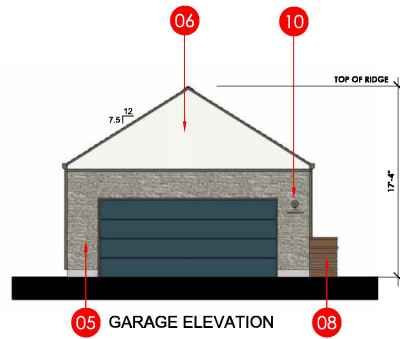
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

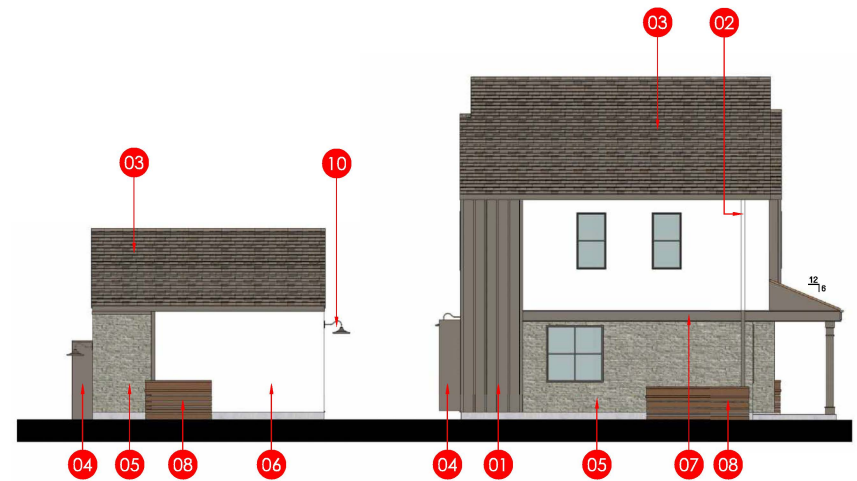


REAR ELEVATION

SCALE: 3/16"=1'-0"



GARAGE ELEVATION



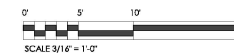
LEFT ELEVATION

SCALE: 3/16"=1'-0"

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

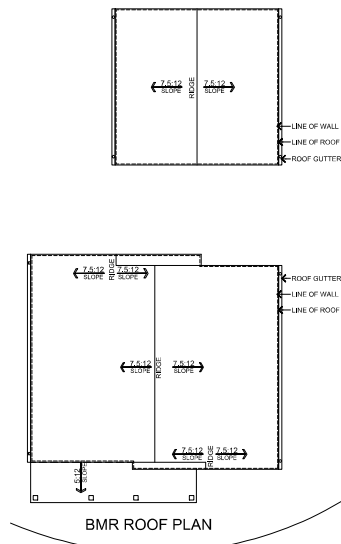
BMR WITH PORCH BUILDING ELEVATIONS

COLOR SCHEME 2

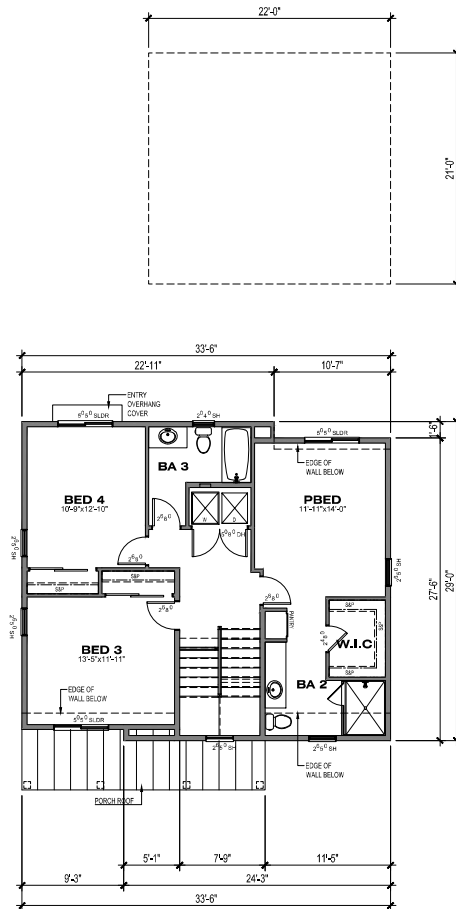


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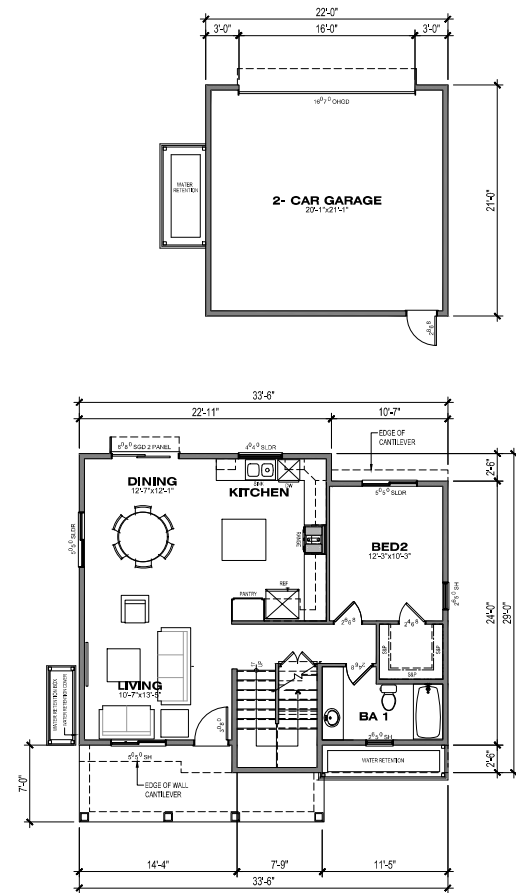
2023_09-21
SHEET NO.:
A3.3
OF 14 SHEETS



ROOF PLAN
SCALE: 1/8"=1'-0"



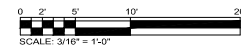
2ND FLOOR
868.00 SF



1ST FLOOR
881.81 SF

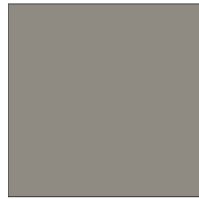
PLAN BMR WITH PORCH
PRUNERIDGE ROAD SIDE
4BED/3BA
AREA: 1,749.81 SF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023



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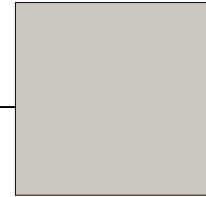
SHEET NO.
A3.4
OF SHEETS



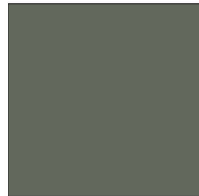
BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7018
DOVE TAIL



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: SUMMERWOOD



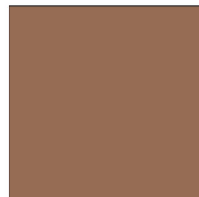
STUCCO BODY
SHERWIN-WILLIAMS
SW#7015
REPOSE GRAY



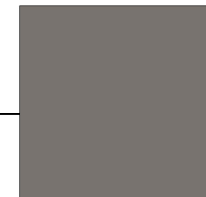
STANDING SEAM METAL ROOF
McElroy METAL
SHADES OF DESTINATION
COLOR: TERRATONE



BRICK VENEER
EL DORADO STONE
COLOR/FINISH: TUNDRA BRICK "CHALK DUST"



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY



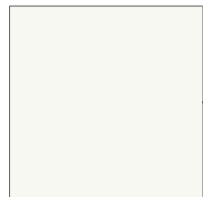
ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#7019
GAUNTLET GRAY



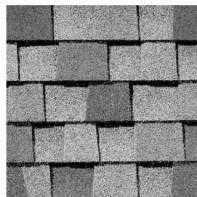
PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

COLOR SCHEME 1



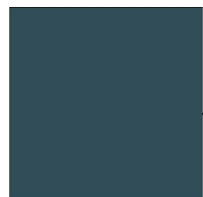
STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: AMBER



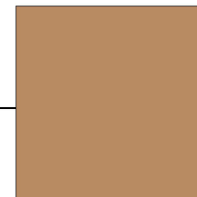
BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7047
PORPOISE



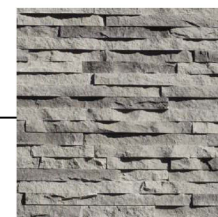
ENTRY / GARAGE DOOR
SW#7620
SEAWORTHY



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY



STANDING SEAM METAL ROOF
McElroy METAL
ARCHITECTURAL COLORS
COLOR: COPPER PENNY METALIC



STONE VENEER
EL DORADO STONE
COLOR/FINISH: EUROPEAN LEFGE SIDEWALK

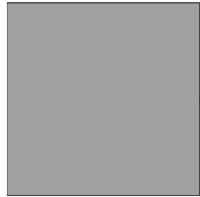
PLAN 2B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

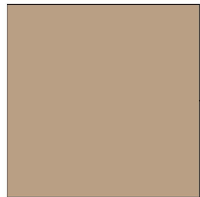
COLOR SCHEME 2



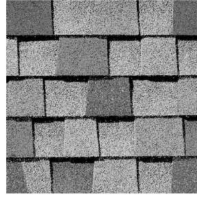
BATTEN BOARD BODY / TRIM
SW#6250
GRANITE PEAK



STANDING SEAM METAL ROOF
MCEUROY METAL
ASH GRAY



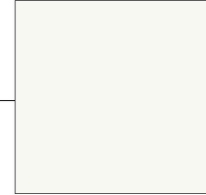
ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#6108
LATTE



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: SIERRA GRAY



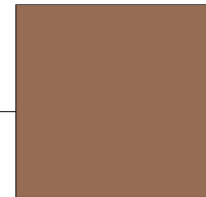
PLAN 1B WITH PORCH AS EXAMPLE



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



STONE VENEER
EL DORADO STONE
LEDGE CUT 33 OCEAN FLOOR



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

COLOR SCHEME 3



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SHADOW STUDIES
MARCH 21



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SHADOW STUDIES JUNE 21



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SHADOW STUDIES FEBRUARY 3



9:00 AM



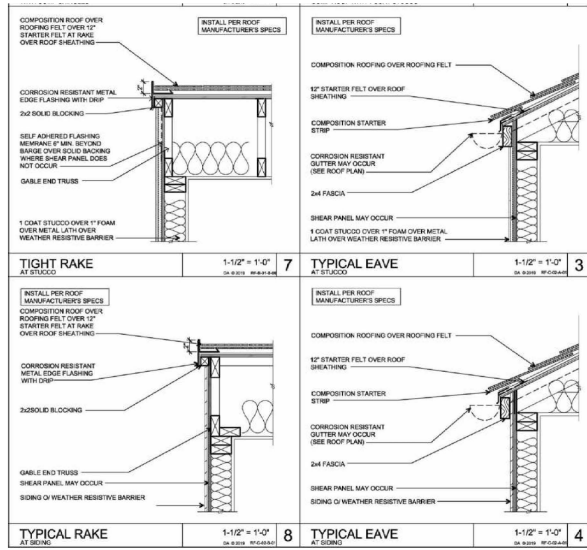
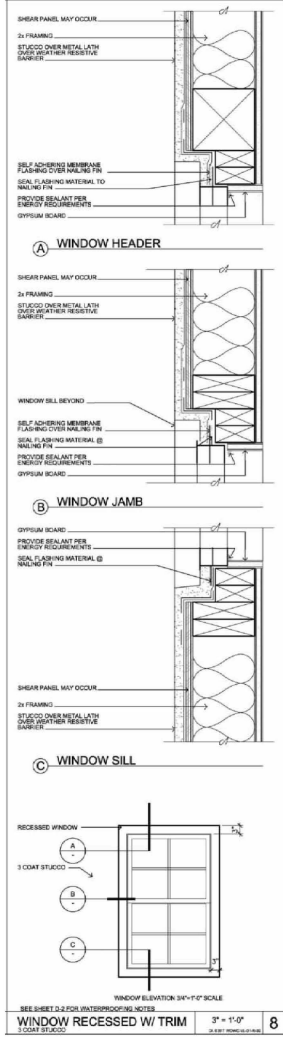
12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES
SEPTEMBER 21**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

ARCHITECTURAL DETAILS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
AT REAR NEIGHBOR**

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1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
AT PRUNERIDGE ROAD**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
ALONG BIORETENTION AREA**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
INTERIOR COURTYARD DAY
AT BMR**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
INTERIOR COURTYARD
NIGHT AT PLAN 1**

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1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
PRUNERIDGE PORCH SPACE**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE

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CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE



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CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE