



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.		NO.	LANDSCAPE PLANS	NO.	ARCHITECTURAL PLANS	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	PLAN 2A + ADU	37	A4.1	COLOR SCHEME 1	45	AR1	CONCEPT RENDERING - AT REAR NEIGHBOR	53	AR9	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE
	<u>CIVIL PLANS</u>	9	C6.0	FIRE ACCESS PLAN	14	L3	LANDSCAPE TYPICAL LOTS	22	A1.2	P1B BUILDING ELEVATIONS REAR NEIGHBOR SIDE	30	A2.4	PORCH CONDITION 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			<u>JOINT TRENCH PLANS</u>	15	L4	LANDSCAPE HYDROZONE PLAN	23	A1.3	P1A BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	31	A2.5	PORCH CONDITION P2B BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE W/ ENHANCED SIDE ELEVATION	39	A4.3	COLOR SCHEME 3	47	AR3	CONCEPT RENDERING - ALONG BIORETENTION 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	PLAN 1A + ADU	32	A2.6	PLAN 2B & 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	A3.2	PLAN BMR	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	A3.3	BMR WITH PORCH BUILDING ELEVATIONS	43	A5.4	SHADOW STUDIES - SEPTEMBER 21	51	AR7	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE			

MAY 19, 2023



1957 PRUNERIDGE AVENUE

REZONING APPLICATION & PLANNED DEVELOPMENT
 SANTA CLARA, CALIFORNIA



LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	BOUNDARY
- - - - -	- - - - -	PROPERTY LINE
- - - - -	- - - - -	RIGHT-OF-WAY
[Hatched]	[Hatched]	CURB, GUTTER & SIDEWALK
[Solid Grey]	[Solid Grey]	PAVEMENT
[Dotted]	[Dotted]	BIORETENTION
[Arrow]	[Arrow]	DIRECTION OF TRAVEL

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

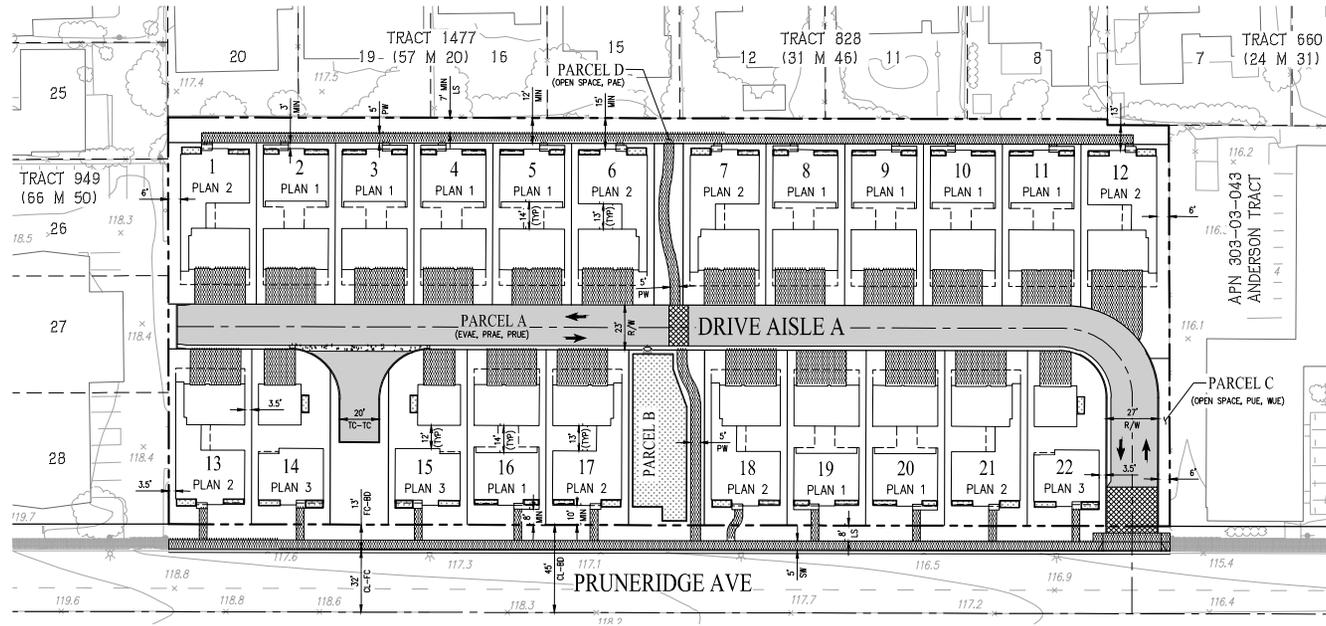
SETBACK	DIMENSION (MINIMUM)
GARAGE	18'
2ND STORY	10'
FRONT	3'
FRONT (PRUNERIDGE)	10'
PORCH	1'
PORCH (PRUNERIDGE)	8'
SIDE	3.5'

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, WUE	521±
PARCEL D	OPEN SPACE, PRAE, PRUE	7,840±

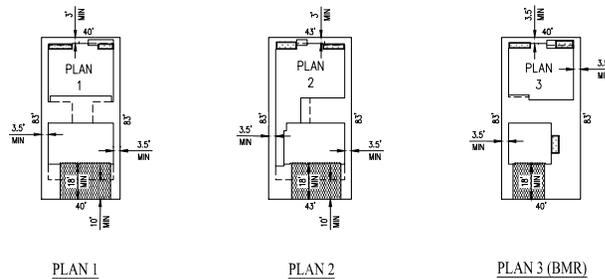
LOT COVERAGE SUMMARY

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	3,508	2,925	1,805	51%
7	2	3,508	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	3,627	2,925	1,805	47%
18	2	3,627	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%



ABBREVIATIONS

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



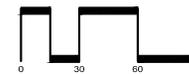
TYPICAL SETBACK DETAILS

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.CBANDGS.COM

SHEET NO.
P1.0

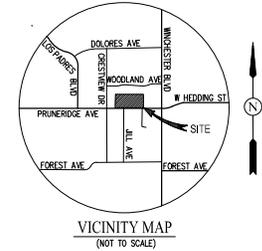
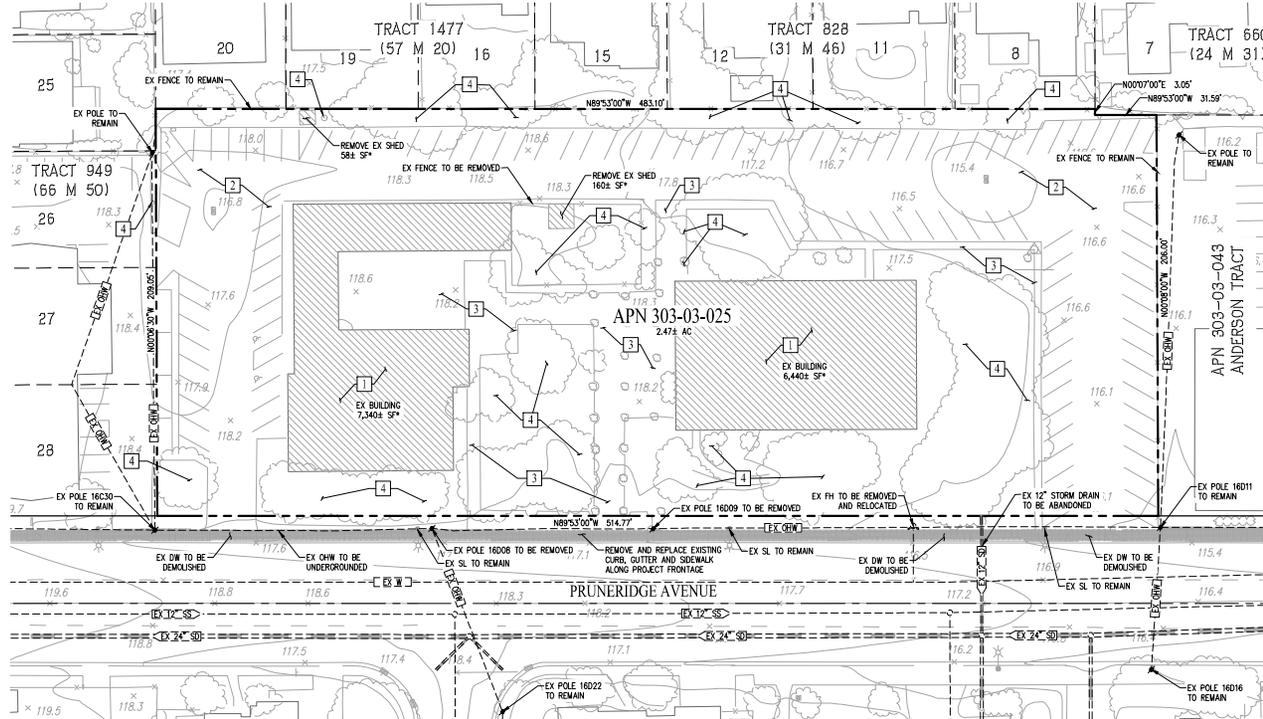
JOB NO.: 3656

CONTACTS:

1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
SANTA CLARA, CA 95050
(408) 985-6020
CORY KUSCH
2. ENGINEER: CARLSON, BARBER & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

GENERAL NOTES

- ASSESSORS PARCEL NO. 303-03-025
- SITE AREA: 2.474 ACRES
- LOTS: RESIDENTIAL: 22 (LOTS 1-22)
PRIVATE ROADWAY CIRCULATION 1
WATER QUALITY: 1
- DWELLING UNITS: 22
- SITE DENSITY: 8.9 DU/AC
- EXISTING GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
- EXISTING ZONING: PUBLIC, QUAS PUBLIC, AND PUBLIC PARK OR RECREATION (B)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
- 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 NAVD88 ELEVATION OF 112.31 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89 53 00W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
- STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.25)
- TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
- STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL).
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060850022H
DATE: MAY 18, 2009
- 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: SILICON VALLEY POWER
TELEPHONE: AT&T
CABLE TV: COMCAST
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP

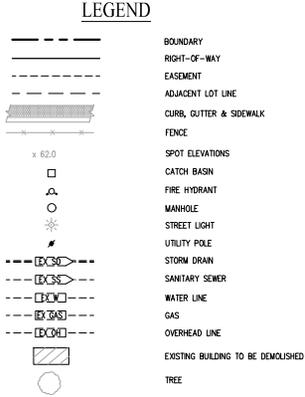


SHEET INDEX

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
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
TYP	TYPICAL
W	WATER

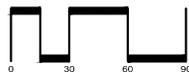


DEMOLITION NOTES

- NOTE DESCRIPTION
- REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
 - REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER
 - REMOVE EXISTING CONCRETE
 - REMOVE EXISTING TREE AND SHRUBS
- *EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.

**REZONING APPLICATION
EXISTING CONDITIONS
1957 PRUNERIDGE AVENUE**

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



SAN RAMON : (925) 866-0322
ROSEVILLE : (916) 788-4466
WWW.CBANDCS.COM

SHEET NO.
C1.0
OF 7 SHEETS

JOB NO: 3656

ABBREVIATIONS

AC	ACRES
BBC	BACK OF BEVELED CURB
BC	BACK OF CURB
BO	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
USEE	UNDERGROUND ELECTRICAL EASEMENT
WUE	WATER UTILITY EASEMENT

LEGEND

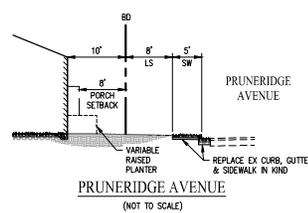
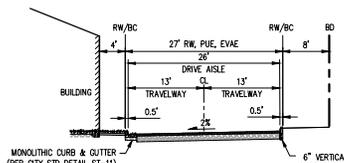
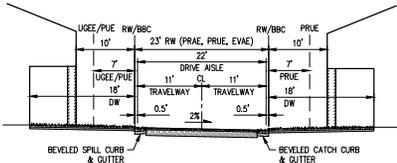
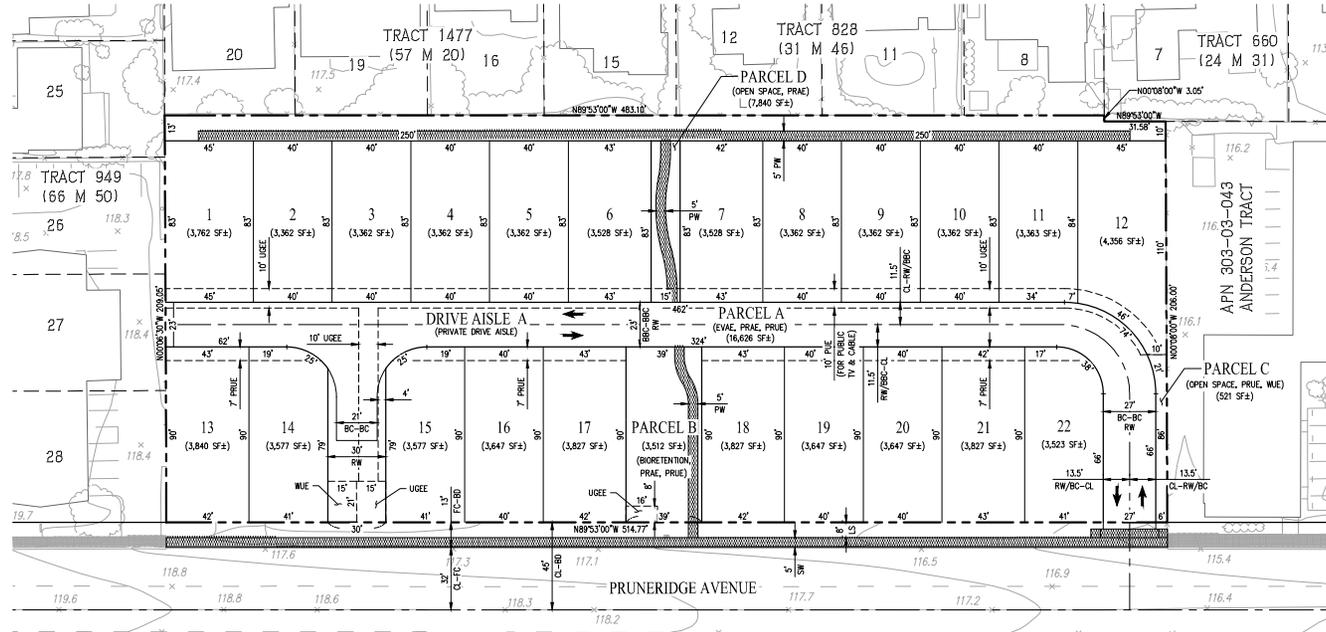
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	CENTERLINE
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	CURB, GUTTER & SIDEWALK
---	---	DIRECTION OF TRAVEL

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

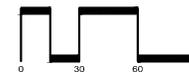
SITE DENSITY

UNIT COUNT	SITE AREA	SITE DENSITY
RESIDENTIAL	22 UNITS	2.47 AC
		8.9 DU/AC



**REZONING APPLICATION
SITE PLAN
1957 PRUNERIDGE AVENUE**

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

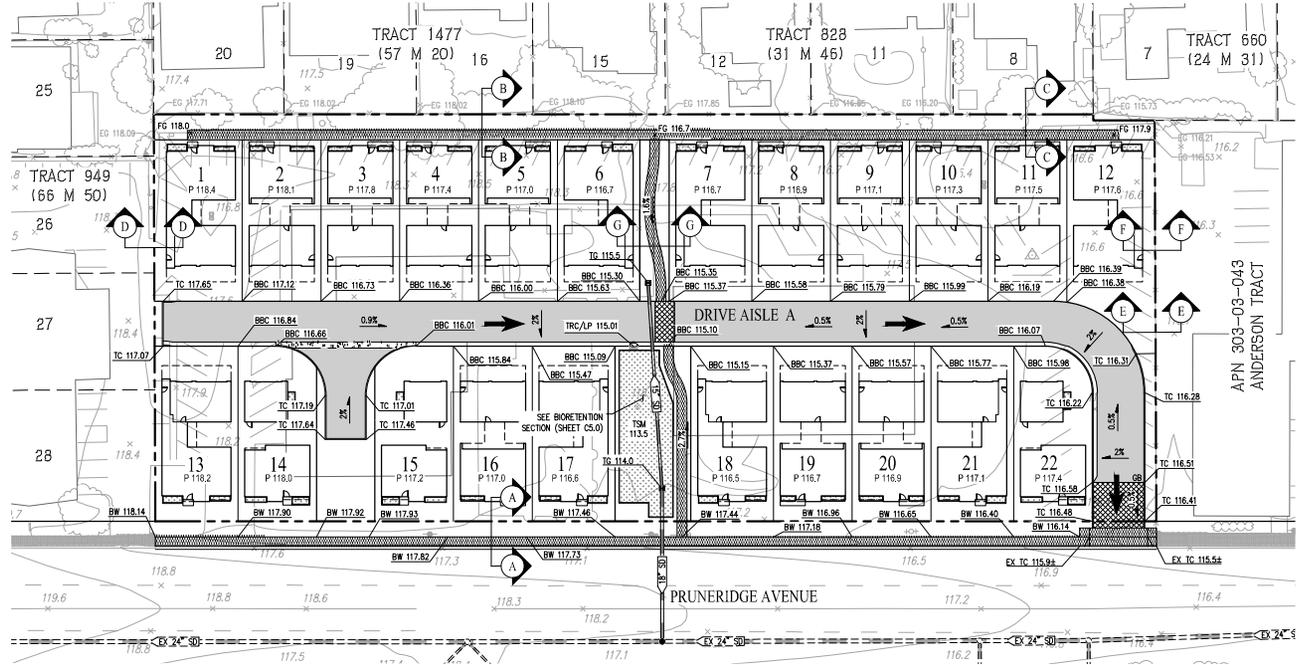
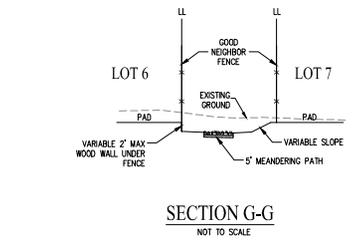
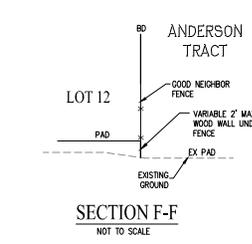
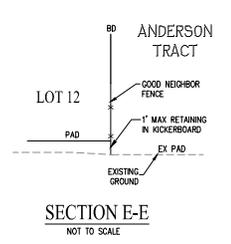
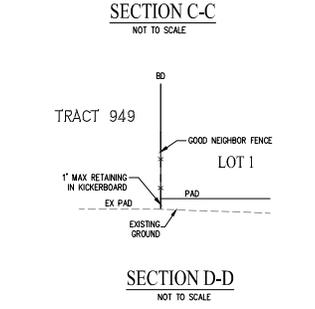
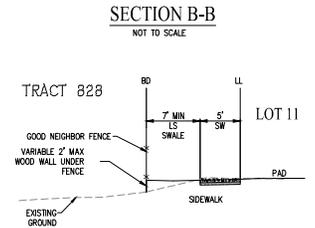
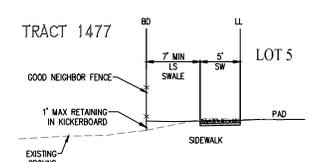
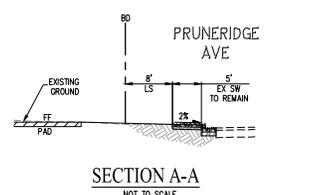
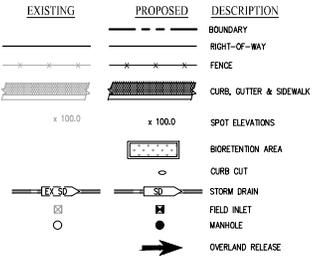


SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CGBANDG.COM

SHEET NO.
C2.0
OF 7 SHEETS

JOB NO: 3656

LEGEND



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"

EARTHWORK SUMMARY

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

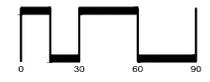
NOTE:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.
2. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.
3. EARTHWORK QUANTITIES DO NOT INCLUDE REUSING ROCK GENERATED FROM EXISTING PARKING AREA OR BUILDING FOUNDATION, APPROXIMATELY 2,700 C.Y. OF ROCK WILL BE GENERATED IN THIS WAY DURING DEMOLITION.

ABBREVIATIONS

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

**REZONING APPLICATION
GRADING 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.CBGENGS.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C3.0
OF 7 SHEETS

JOB NO: 3656

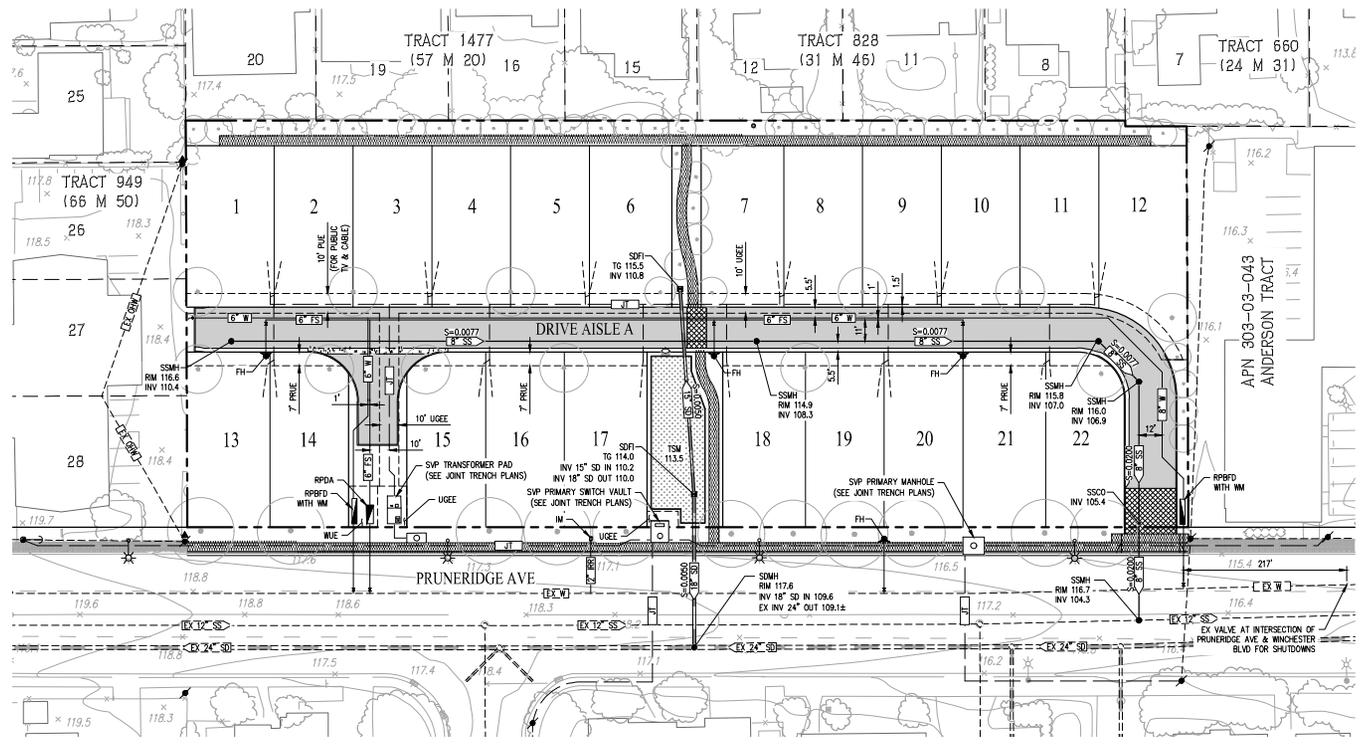
4/26/2023 09:01:21 AM

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
---	---	BIORETENTION AREA
---	---	CURB CUT
---	---	TREES

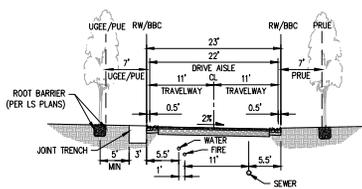
ABBREVIATIONS

BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
DW	DRIVEWAY
FH	FIRE HYDRANT
FT	FINISH FLOOR
FI	FIELD INLET
M	IRRIGATION METER
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
LS	LANDSCAPE
DHW	OVERHEAD WIRE
P	PAD
PL	PROPERTY LINE
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RPFBD	REDUCED PRESSURE BACKFLOW PREVENTER
RPA	REDUCED PRESSURE DETECTOR ASSEMBLY
RWD	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
UGE	UNDERGROUND ELECTRICAL EASEMENT
W	WATER
WM	WATER METER
WUE	WATER UTILITY EASEMENT

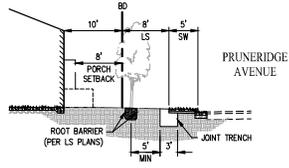


UTILITY NOTES:

- 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.



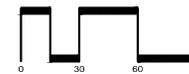
DRIVE AISLE A
(NOT TO SCALE)



PRUNERIDGE FRONTAGE
(NOT TO SCALE)

**REZONING APPLICATION
UTILITY 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.CBGBANDS.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
C4.0
OF 7 SHEETS

JOB NO: 3656

LEGEND

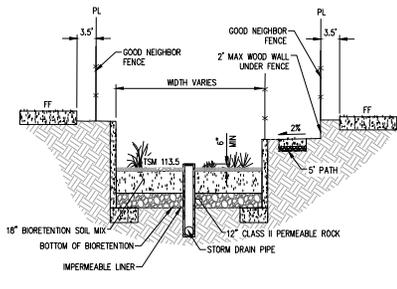
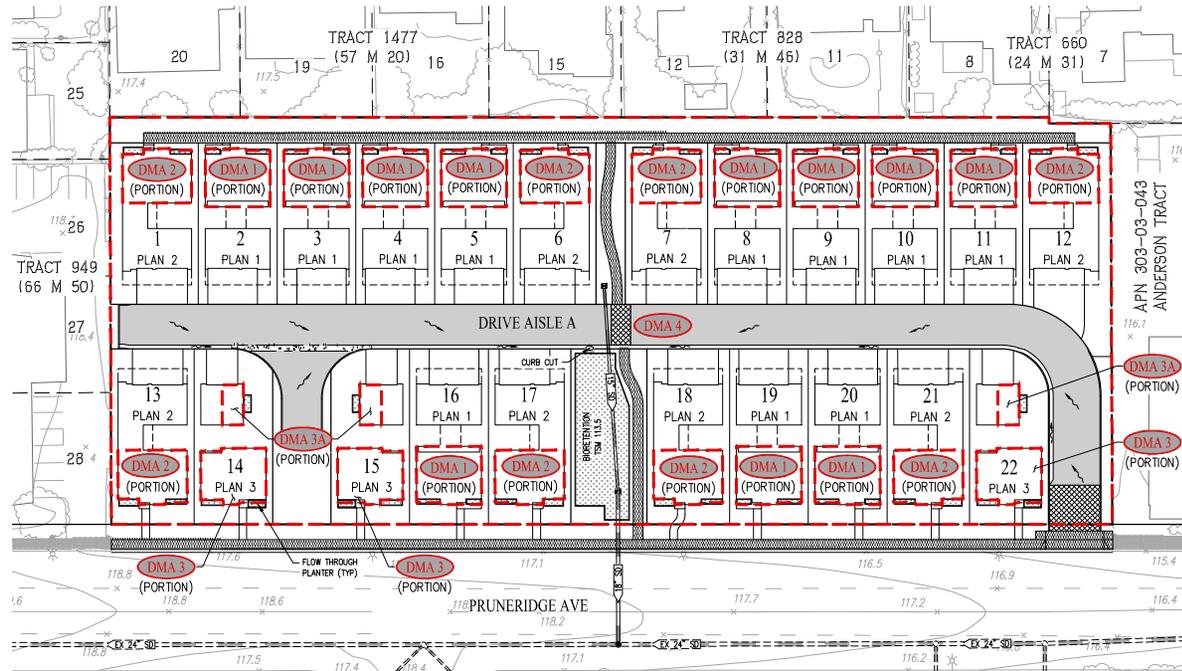
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER & SIDEWALK
---	---	STORM DRAIN
○	●	FIELD INLET
○	●	MANHOLE
*	*	STREET LIGHT
---	---	BIORETENTION AREA
---	---	DRIVE AISLE
---	---	DRIVEWAY
---	---	DECORATIVE PAVEMENT
---	---	BARE EARTH
---	---	CURB CUT
---	---	DIRECTION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

ABBREVIATIONS

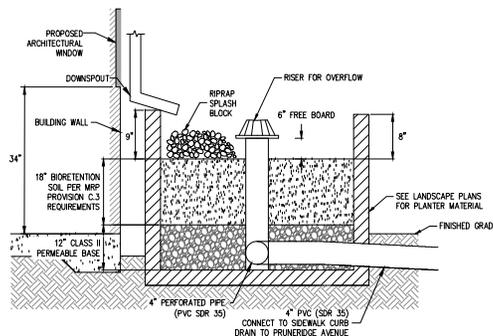
BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
FI	FIELD INLET
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TSM	TOP OF SOIL MIX
TYP	TYPICAL

**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/46993/63908350413382972.
- 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 BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVRPPP 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 ROOF SHALL BE CLASS 2 PERM ROOF 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 BIORETENTION FACILITIES.



TYPICAL BIORETENTION 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	BIORETENTION	37,743	47,817	51,592	2,065	2,105	6

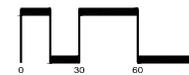
* TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% RULE.
NOTES:

- ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCVRPPP C.3 HANDBOOK.
- DRAINAGE WILL BE ROUTED TO BIORETENTION 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.

**REZONING APPLICATION
STORMWATER CONTROL 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.CBGANDKS.COM

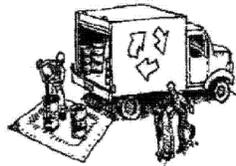
SHEET NO.
C5.0
OF 7 SHEETS

JOB NO: 3656

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. (809) 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 banded 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 swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

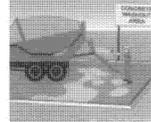
Contaminated Soils

- ❑ 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 bagged 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 into 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



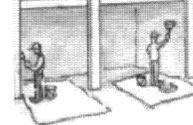
Paving

- ❑ 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.



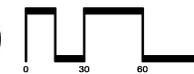
**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

REZONING APPLICATION STORMWATER BMP PLAN

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

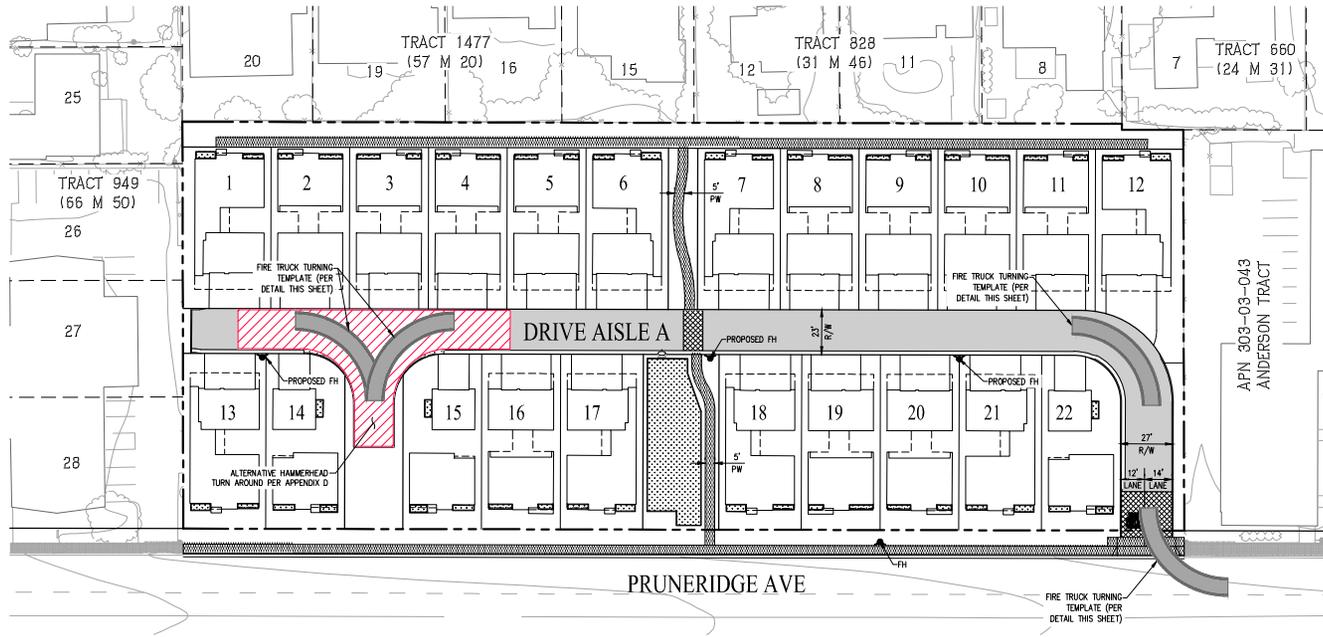


SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4466
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
C5.1
OF 7 SHEETS

JOB NO.: 3656

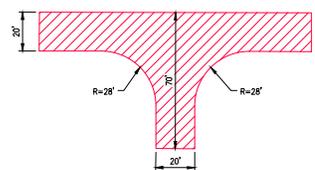


EXISTING	PROPOSED	DESCRIPTION
- - - - -	—————	BOUNDARY
- - - - -	—————	PROPERTY LINE
- - - - -	—————	RIGHT-OF-WAY
▨ ▨ ▨ ▨	▨ ▨ ▨ ▨	CURB, GUTTER & SIDEWALK
⦿	⦿	FIRE HYDRANT

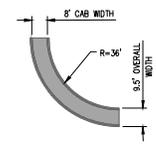


TYPICAL CURB STRIPING

NOTE: NO STREET PARKING ALLOWED ON SITE. CURB TO BE PAINTED RED THROUGHOUT.



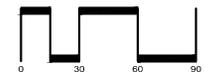
ALTERNATIVE 120'
HAMMERHEAD PER APPENDIX D
NOT TO SCALE



FIRE TRUCK
TURNING TEMPLATE
NOT TO SCALE

REZONING APPLICATION FIRE ACCESS PLAN 1957 PRUNERIDGE AVENUE

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



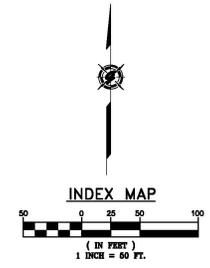
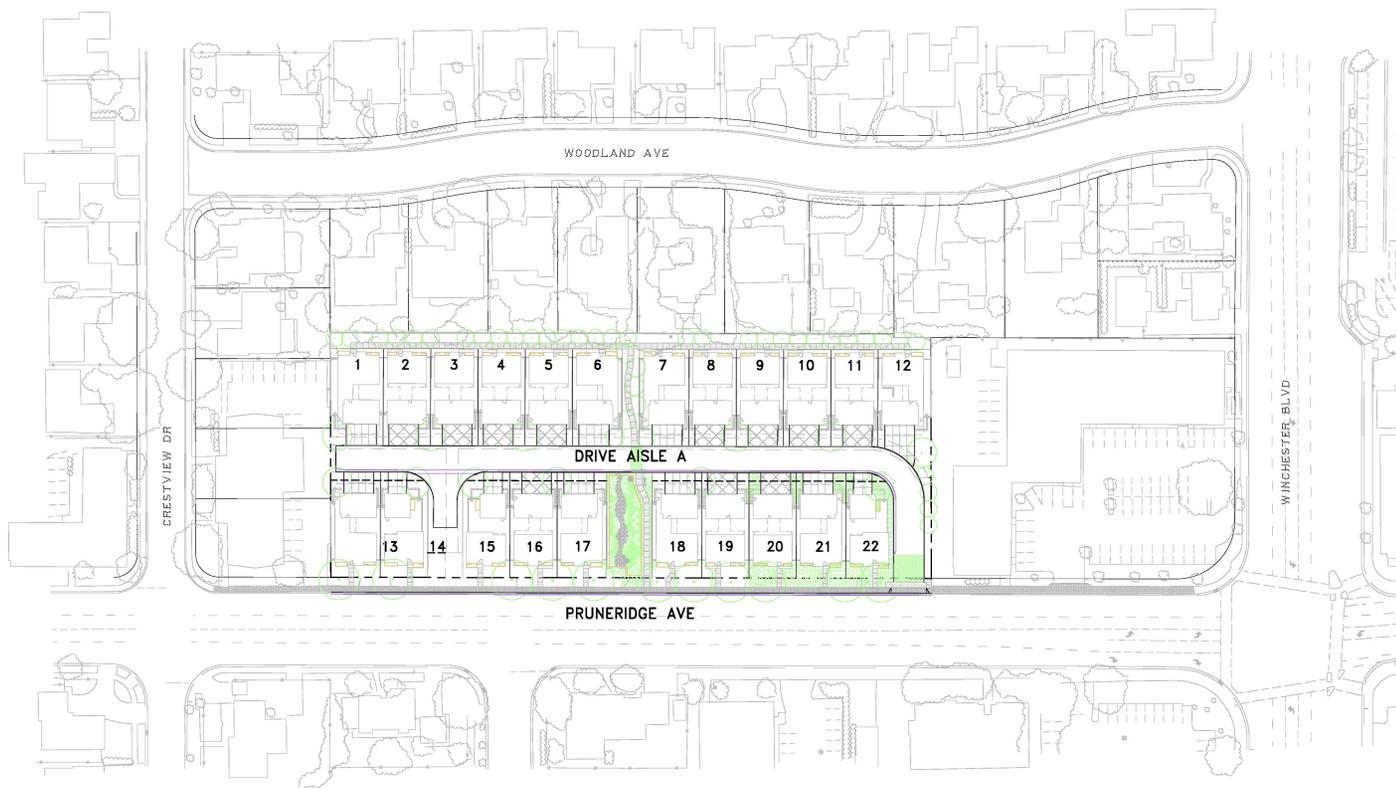
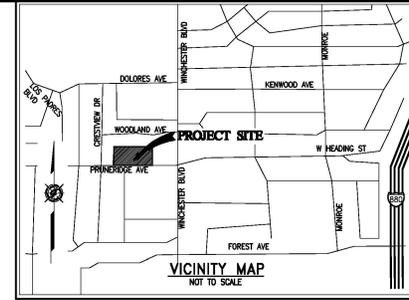
SAN RAMON : (925) 866-0322
ROSEVILLE : (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
C6.0
OF 7 SHEETS

JOB NO.: 3656

H:\9586\2023\12\24

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



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**

REVISIONS	DATE	DESCRIPTION	APPROVED

GIACALONE
DESIGN SERVICES, INC.
3000 STRANDBLVD. #100, SAN JOSE, CALIFORNIA, CA 95134
TEL: (408) 253-1100
WWW.GIACALONE.COM

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

PROJECT MANAGER:
B. FULLINGTON
DRAWN BY:
A. VERNER
CHECKED BY:
D. CROWFOOT (P.E.)
SCALE:
1"=50'
JOB NUMBER:
22-226
DATE LAST MODIFIED:
05-19-23
SHEET
INT1
OF 2 SHEETS

PROJECT TEAM CONTACTS		
COMPANY:	CONTACT:	PHONE:
SCS DEVELOPMENT	KEN PERRY	408-985-6045
CBG	LEE ROSENBLATT	925-866-0322
PG&E	TBD	
AT&T	JERRY SCHEMBRI	408-635-8900
QUANTA - SANTA CLARA	BEN LOPEZ	408-661-8928
GIACALONE DESIGN SERVICES INC	BRETT FULLINGTON	925-467-1740

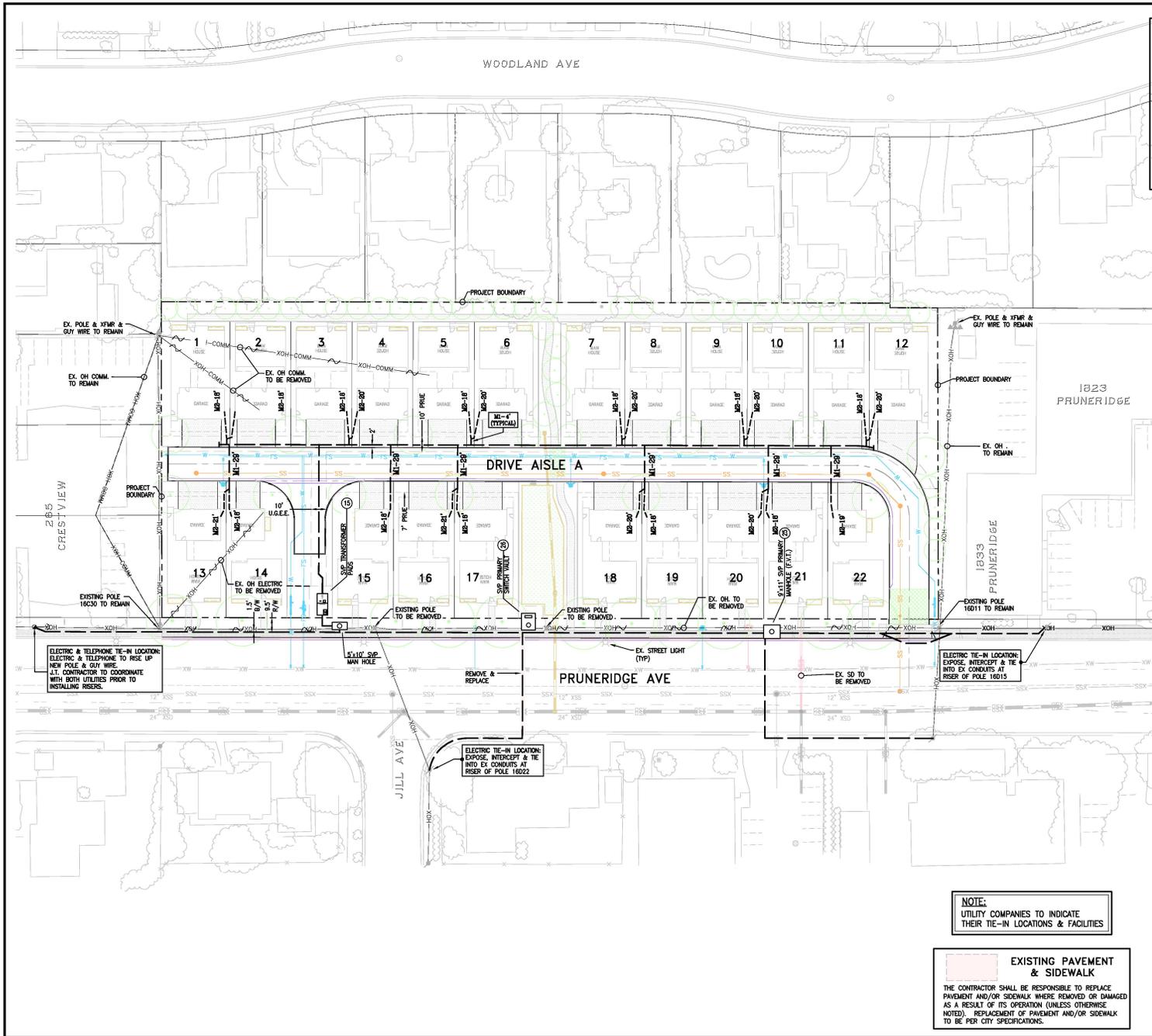
PG&E PM NO.
ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AT&T:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED				
DESCRIPTION:	BY:	DATE:	STATUS:	
GAS DESIGN				
ELECTRIC DESIGN				
TELEPHONE LAYOUT				
CATV LAYOUT				
STREET LIGHT PLANS - PUBLIC				
STREET LIGHT PLANS - PRIVATE				
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	04-19-23		

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

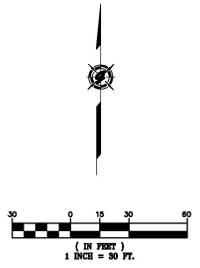
PROJECT DESCRIPTION & SCOPE
<ul style="list-style-type: none"> • PROVIDE NEW ELECTRIC, GAS, TELE., & CATV SERVICE TO 22 SFD • ELECTRIC COORDINATION • • • •

SHEET INDEX	
SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT



LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPlice BOX
- 9'x11' S/W PRIMARY MANHOLE (F.V.T.)
- S/W TRANSFORMER PAD
- S/W PRIMARY SWITCH VAULT (F.V.T.)



ELECTRIC & TELEPHONE TIE-IN LOCATION:
ELECTRIC & TELEPHONE TO RISE UP
NEW POLE & OH WIRE.
I.T. CONTRACTOR TO COORDINATE
WITH BOTH UTILITIES PRIOR TO
INSTALLING RISERS.

ELECTRIC TIE-IN LOCATION:
EXPOSE, INTERCEPT & TIE
INTO EX CONDUITS AT
RISER OF POLE 16022

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.

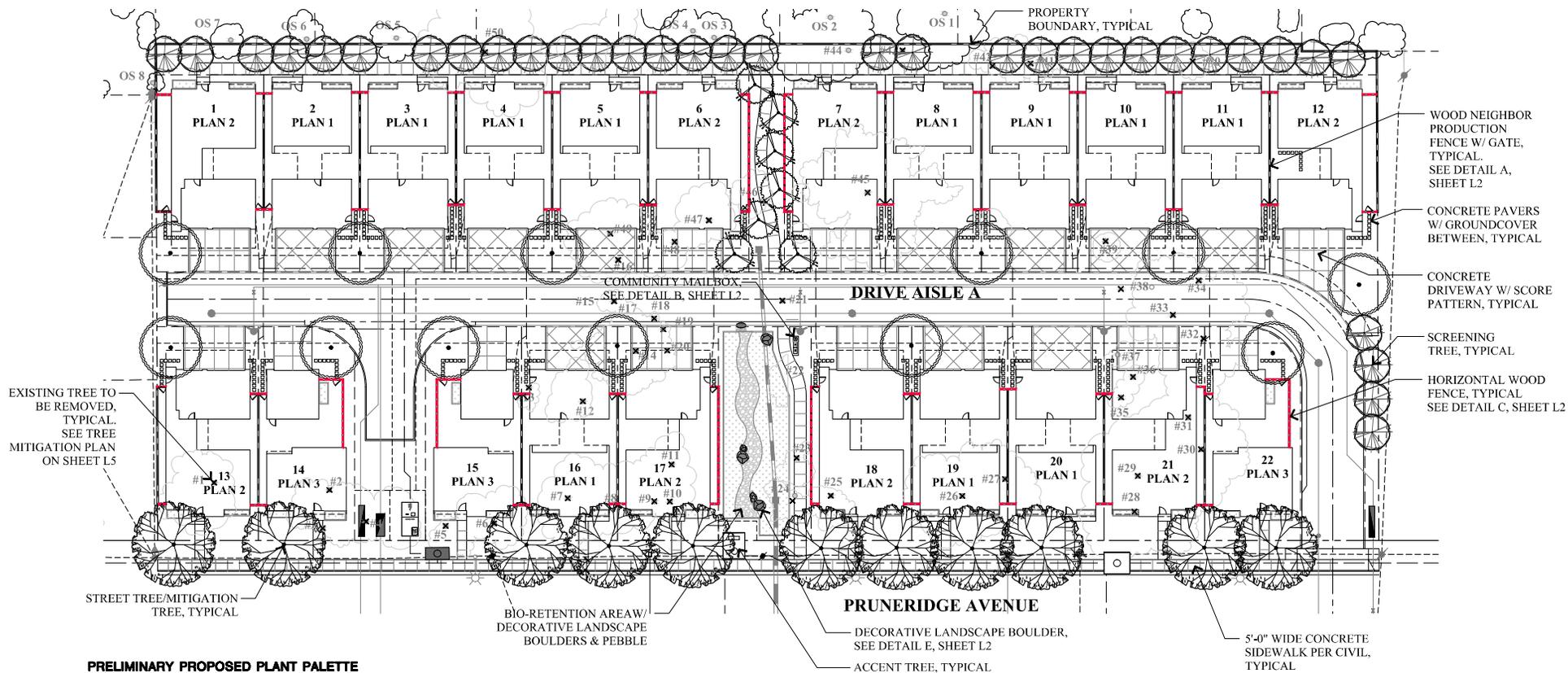
NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN
THIS DRAWING MATCH YOUR DESIGN. IF
THERE ARE ANY DISCREPANCIES, PLEASE
CONTACT THE PROJECT MANAGER IN OUR
OFFICE.

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

APPROVED:	
REVISIONS:	
SYMBOL:	
DATE:	
GIACALONE	
DESIGN SERVICES, INC.	
3000 STRANDBERG WAY, SUITE 200, PALMDALE, CALIFORNIA 91358	
(818) 705-1100	
WWW.GIACALONE.COM	
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



PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	EXISTING TREE TO BE REMOVED							
	EXISTING TREE TO REMAIN							
	ACCENT TREES / MITIGATION TREES							
	SCREENING TREES							
	STREET TREES / MITIGATION TREES							
	PLANT CALLOUT SYMBOL KEY							
	SHRUBS - FRONT YARD							
	SHRUBS - BIO-RETENTION							
	GROUNDCOVERS & VINES							

NOTES:

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

**VESTING TENTATIVE MAP
LANDSCAPE SITE PLAN**

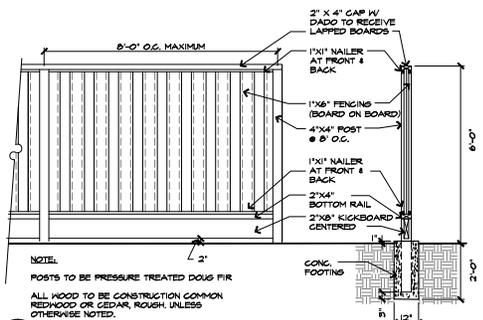
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

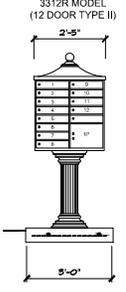
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SHEET NO. **L1** OF 3 SHEETS

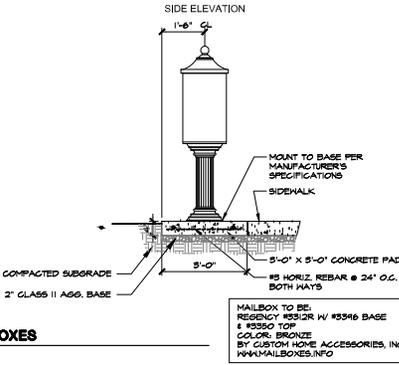
JOB NO: 3656



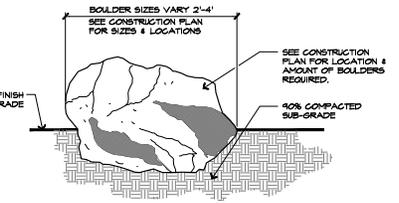
A INTERIOR SIDERYARD WOOD FENCE W/ KICKERBOARD
SCALE: 1/2" = 1'-0"
024 - 1/2x4



B COMMUNITY MAILBOXES



C 6' WOOD SCREEN & GATE
SCALE: 1/2" = 1'-0"
024 - 1/2x4



D TREE PLANTING AND STAKING DETAIL
SCALE: 1/2" = 1'-0"
024 - 1/2x4

E BOULDER INSET FINISHED GRADE
N.T.S.
000 - 8x8

CITY OF SANTA CLARA TREE PRESERVATION NOTES:

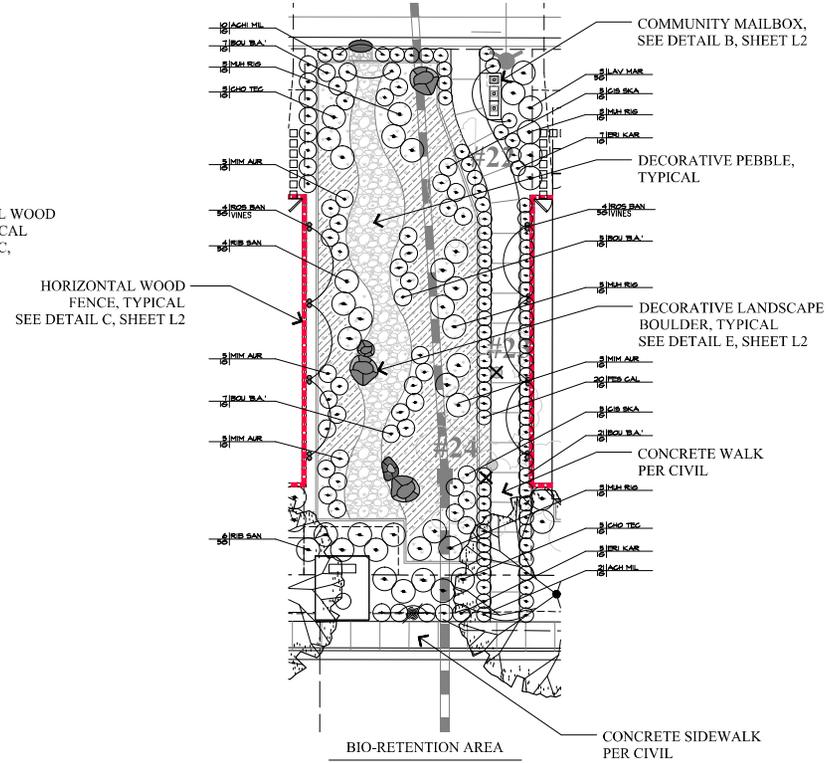
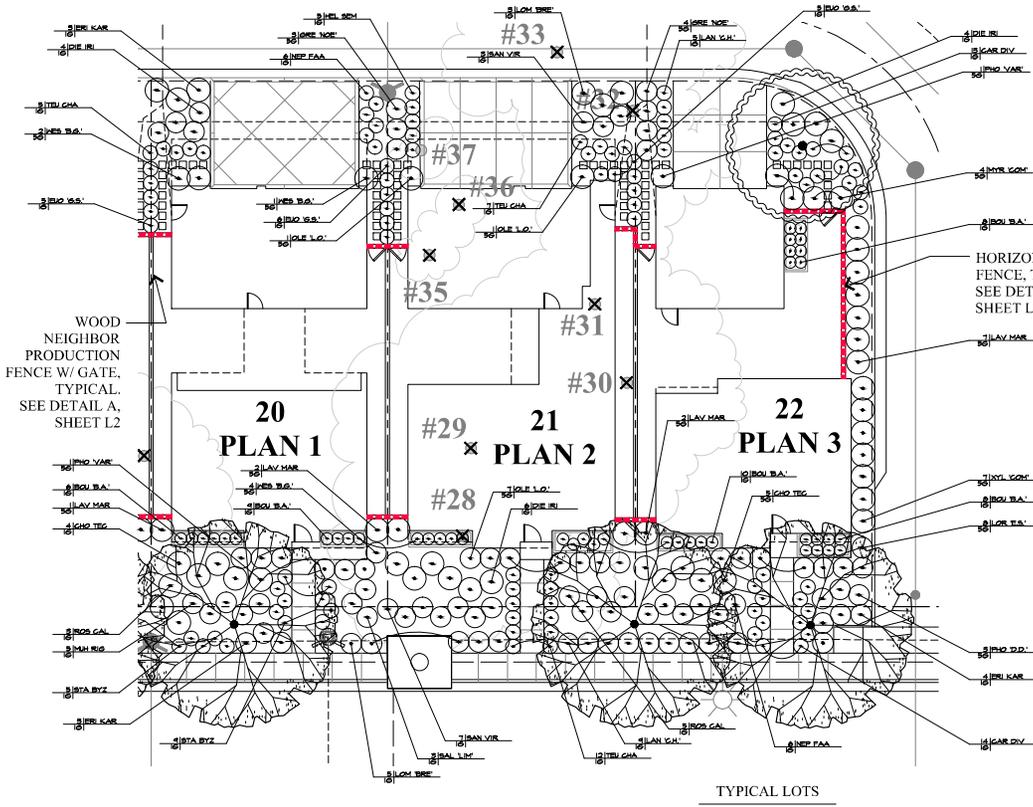
- NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).
- NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL 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 MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80° 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 SUCCEUM 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. CRUSHED 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 RADIUS 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 6"X12" 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 STRAW WADDE UP TO THE FIRST MAIN BRANCH, AND THEN WRAP SNOW FENCING AROUND THE WADDE 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. OPEN 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.
- BORE 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

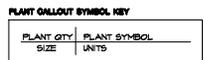
cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON (925) 866-0322
ROSELVILLE (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
L2
OF 8 SHEETS



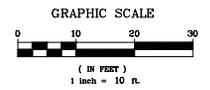
PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	
ACCENT TREES / MITIGATION TREES														
CERIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	(Symbol)	CAREX DWLSA	EUROPEAN GREY SEDGE	1 GALLON	LOW	(Symbol)	ACH MIL.	ACHILLEA MILEFOLIUM	COMMON YARROW	1 GALLON	LOW
LAGERSTROEMIA I. 'CATAWBA'	GRAPE MYRTLE STND.	24" BOX	LOW	(Symbol)	CIS SIA	ROSEWOOD	1 GALLON	LOW	(Symbol)	BOV B'A.	BOULETODIA G. 'BLOONDE AMBITION'	BLUE GRAMA GRASS	1 GALLON	LOW
SCREENING TREES														
LAURUS NOBILIS SARATOGA	SARATOGA LAUREL	24" BOX	LOW	(Symbol)	CHO TEC	CAPE RUSH	5 GALLON	LOW	(Symbol)	CIS SKA	CISTUS X SWANBERGE	ROCKROSE	1 GALLON	LOW
STREET TREES / MITIGATION TREES														
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE	24" BOX	LOW	(Symbol)	DE IR	DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	(Symbol)	CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	LOW
QUERCUS COCCINEA	SCARLET OAK	36" BOX	LOW	(Symbol)	ERI KAR	ERIGERON KARVINKSIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	ERI KAR	ERIGERON KARVINKSIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
SHRUBS - FRONTIARY														
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	EUD 'GS'	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	LOW
SHRUBS - MID-WHALE														
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	GRE 'YOB'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	1 GALLON	LOW	MIM AUR	MINKLUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	LOW
SHRUBS - BIO-RETENTION														
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	HEL SEM	HELIOTROPION SEMPERVIRENS	CHAPL. WEL. LANTANA	1 GALLON	LOW	MUH RIG	MUHLENBERGIA PIGENS	DEER GRASS	1 GALLON	LOW
GRASSES														
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW	RIB SAN	RIBES SANDERSONIUM	RED FLOWERING CURRANT	1 GALLON	LOW
WALKWAY														
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	LOW 'BIB'	LONANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	LOW	RHA 'LS'	RHAMNUS CALIFORNICA 'LITTLE SUR'	COFFEEBERRY	1 GALLON	LOW
WOODLAND														
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	LOS 'E.S'	LOROPETALUM EMERALD SNOW	CHINESE PRINCE FLOWER	5 GALLON	LOW	WATER USE				
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	MFR 'YOM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW	(Symbol)	NO MOW TURF - 5000ED	NATIVE FESCUES	LOW	
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	NEP FAA	NETPETA FASSINII	CATWING	1 GALLON	LOW	(Symbol)	AVAILABLE FROM DELTA BLUE GRASS			
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	OLE 'L.O.'	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GALLON	LOW	(Symbol)	00 ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	PHO 'D.O.'	PHORUM DARK DELIGHT	NEW ZEALAND FLAX	5 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	PHO 'YAR'	PHORUM T. 'VARIEGATUM'	CALIFORNIA WILD ROSE	5 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	ROS CAL	ROSA CALIFORNICA	MEXICAN SAGE	1 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	SAL 'LM'	SALVIA MEXICANA 'LIMELIGHT'	GREEN LAVENDER COTTON	1 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	SAN VPR	SANTOLINA VIRENS	BIG EAR'S LAMBS EAR	1 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	STA BYZ	STACHYS BYZANTINA 'BIG EARS'	GERMANDER	5 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	TEU CHA	TEUCRIUM CHAMAZEDRY'S	BLUE SEW WESTINGIA	1 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	WES 'RG'	WESTRINGIA FRUTICOSA 'BLUE GEM'	COMPACT XYLISMA	5 GALLON	LOW					
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	XYL 'COM'	XYLOSMA C. 'COMPACTA'								



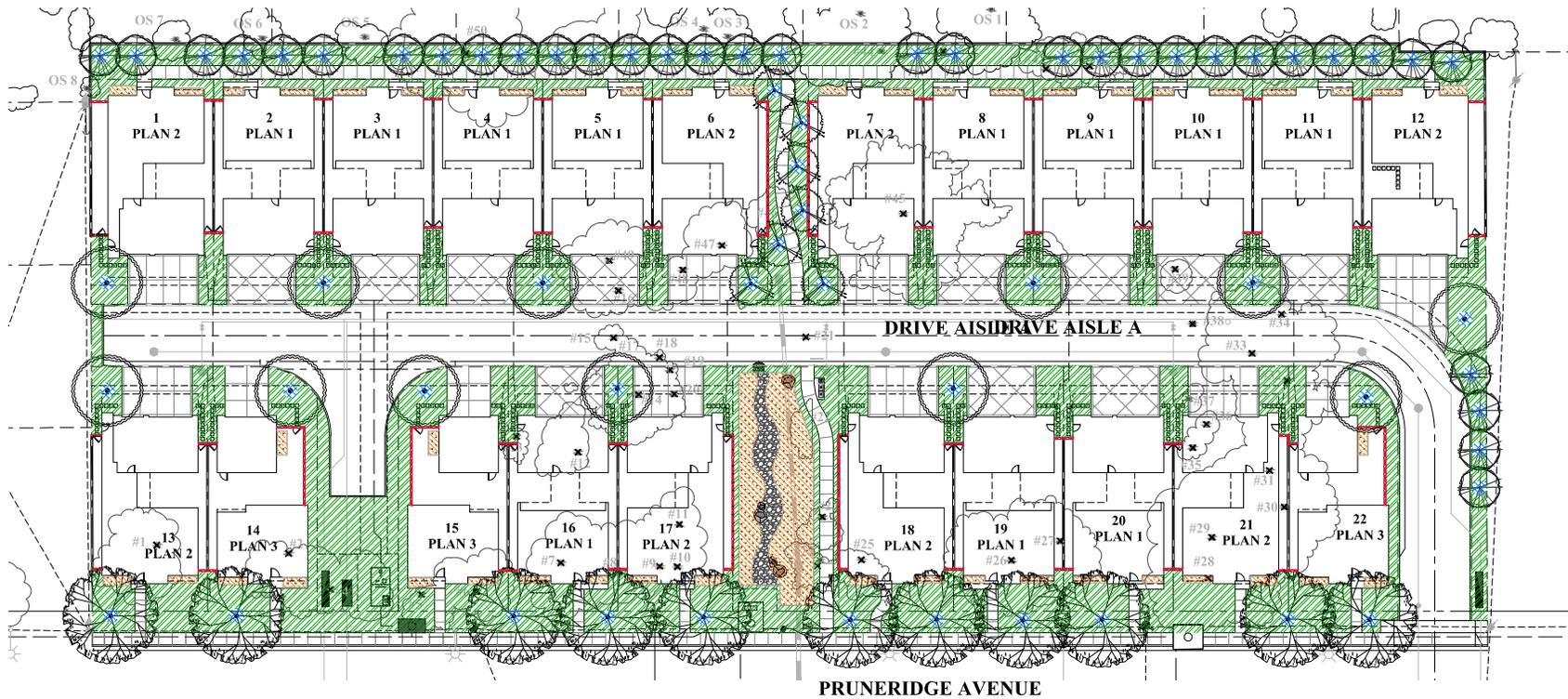
**VESTING TENTATIVE MAP
LANDSCAPE TYPICAL LOTS**

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



cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4466
WWW.CBANDG.COM

SHEET NO.
L3
OF 3 SHEETS



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:
 $MAWA = (ET_{0.05} \times 0.25 \times LA)$

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:
 $ETWU = (ET_{0.05} \times 0.25 \times HA) + SLAI$

ET₀ = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
 LA = LANDSCAPE AREA
 HA = HYDROZONE AREA (SQUARE FEET)
 PF = PLANT FACTOR FROM WUCOLS
 IE = IRRIGATION EFFICIENCY (0.8)
 0.25 = 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:
 $ETWU \text{ (LOW WATER USE)} = (44.2) \times (0.62) \times \frac{(0.2 \times 28,354)}{0.8} = 191,855 \text{ GAL/YR}$

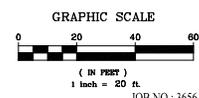
TOTAL ETWU = 191,855 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:
 $MAWA \text{ (TOTAL LANDSCAPED AREA)} = (44.2) \times (0.62) \times (0.45 \times 28,354) = 349,656 \text{ GAL/YR}$

NOTE:
 ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

**VESTING TENTATIVE MAP
 LANDSCAPE HYDROZONE PLAN**

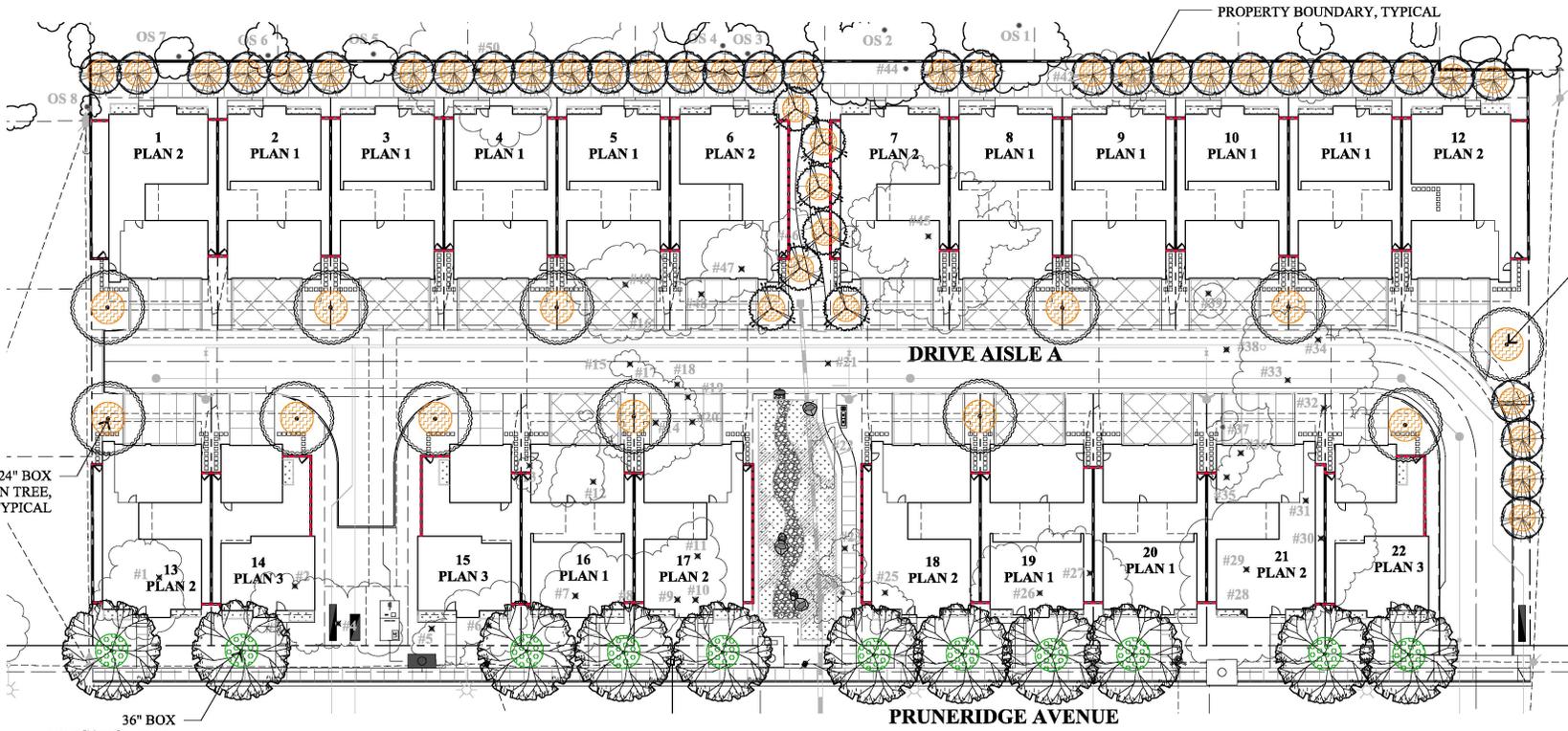
1957 PRUNERIDGE AVENUE
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
 SCALE: AS SHOWN DATE: August 22, 2023



cbg
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 786-4456
 WWW.CBANDG.COM

SHEET NO.
L4
 OF 8 SHEETS



24" BOX MITIGATION TREE, TYPICAL

24" BOX MITIGATION TREE, TYPICAL

36" BOX MITIGATION TREE, TYPICAL

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

ID#	COMMON NAME	COMMON USE	DBH	HT	TR	COND	REMARKS	REMOVED	MITIGATION
X 1	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 2	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 3	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 4	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 5	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 6	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 7	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 8	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 9	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 10	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 11	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 12	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 13	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 14	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 15	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 16	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 17	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 18	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 19	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 20	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 21	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 22	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 23	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 24	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 25	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 26	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 27	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 28	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 29	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 30	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 31	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 32	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 33	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 34	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 35	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 36	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 37	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 38	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 39	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 40	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 41	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 42	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 43	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 44	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 45	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 46	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 47	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 48	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 49	Overcup Oak	Tree	102	110	100	A	Good		36" Box
X 50	Overcup Oak	Tree	102	110	100	A	Good		36" Box

X DESIGNATES TREES TO BE REMOVED.

TREE MITIGATION NOTE:
TOTAL OF (64) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (49) EXISTING TREES TO BE REMOVED, (11) OF THE MITIGATION TREES ARE UPSIZED TO BE 36" BOX.
* REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES, RATIO 1:1 FOR POOR CONDITION TREES. (34) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (15) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.
REQUIRED TOTAL MITIGATION TREES: 34 X 2:1 = 68

LEGEND

PROPOSED 24" BOX TREE

PROPOSED 36" BOX TREE

VESTING TENTATIVE MAP
TREE MITIGATION PLAN

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

GRAPHIC SCALE

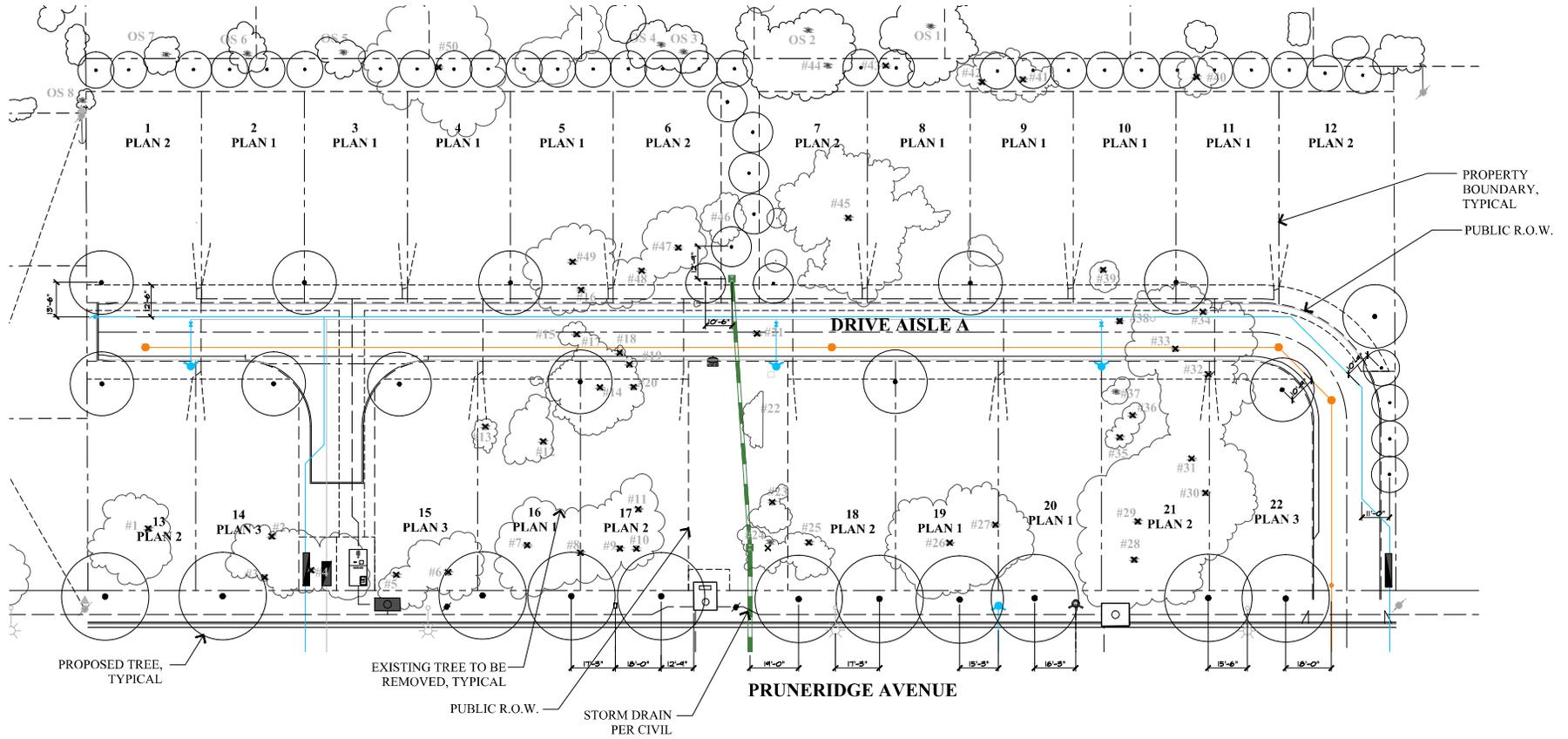
0 20 40 60
(IN FEET)
1 inch = 20 ft.

cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
ROSELVILLE • (916) 788-4456
WWW.CBGANDCO.COM

SHEET NO.
L5
OF 8 SHEETS

JOB NO.: 3656



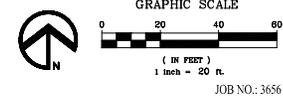
LEGEND

	EXISTING TREE CANOPY TO BE REMOVED
	EXISTING TREE CANOPY TO BE REMAIN
	PROPOSED TREE CANOPY REFER TO SHEET L1 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

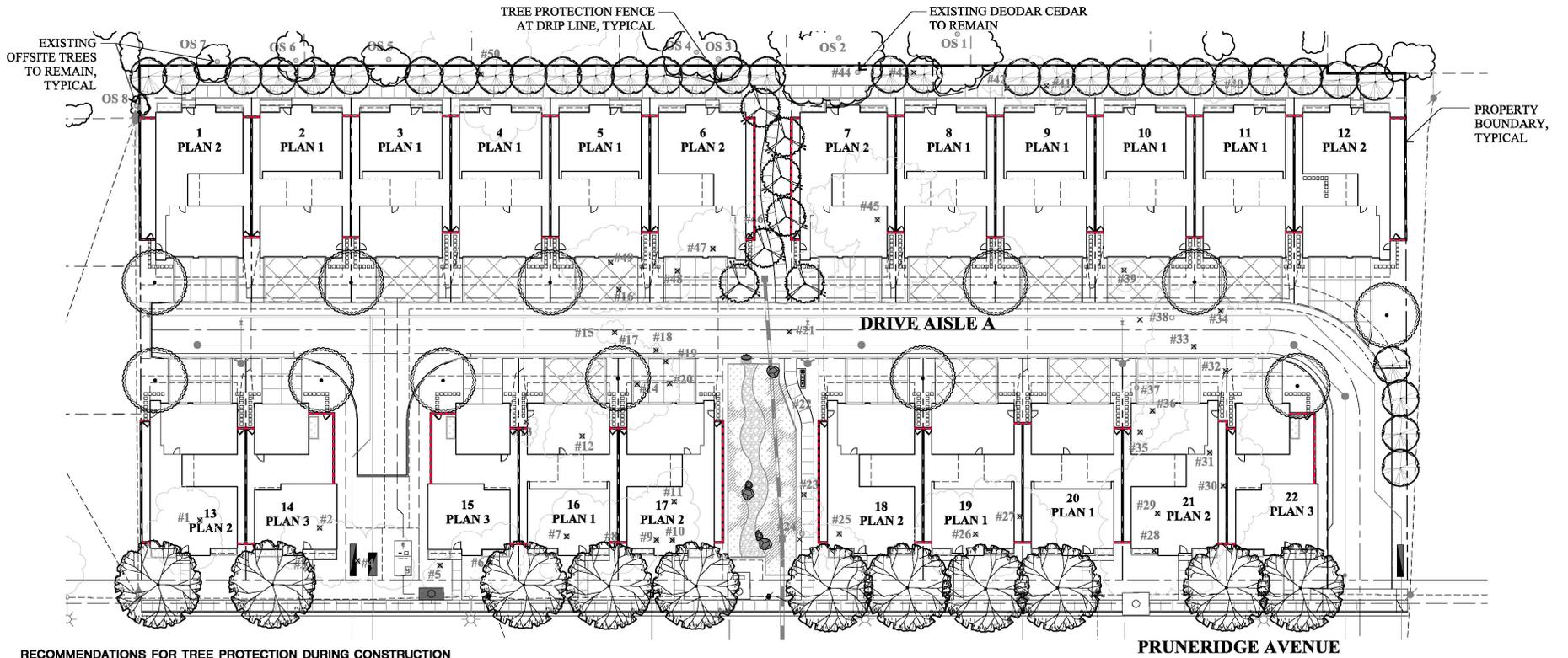


cbg
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
 ROSEVILLE • (916) 786-4456
 WWW.CBANDG.COM

SHEET NO.
L6
 OF 3 SHEETS

JOB NO.: 3656



RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

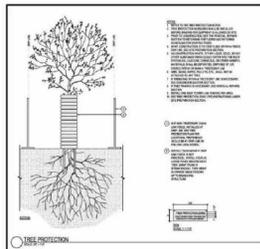
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE, DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIFLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. 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 DRIFLINE 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 BURL UP 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 ADOPT 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

- #X EXISTING ONSITE TREE
- EXISTING OFFSITE TREE
- X 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



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4466
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
L7
OF 8 SHEETS

JOB NO.: 3656



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



BOUPELOUA 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 'NOELLI'
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



CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CSANDG.COM

SHEET NO.

L8

OF 8 SHEETS

JOB NO.: 3656



PLAN BMR

PLAN 1B

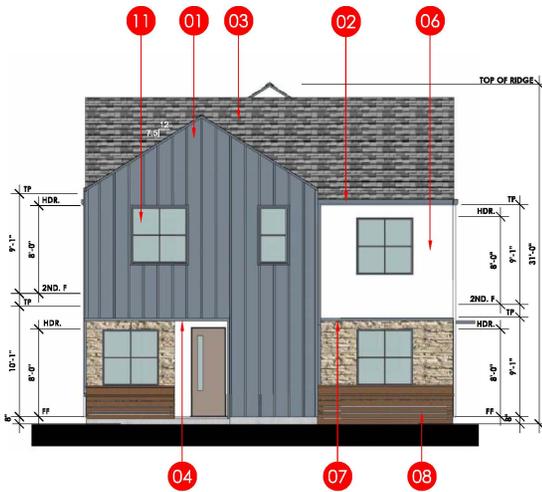
PLAN 2B

1957 PRUNERIDGE AVENUE
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

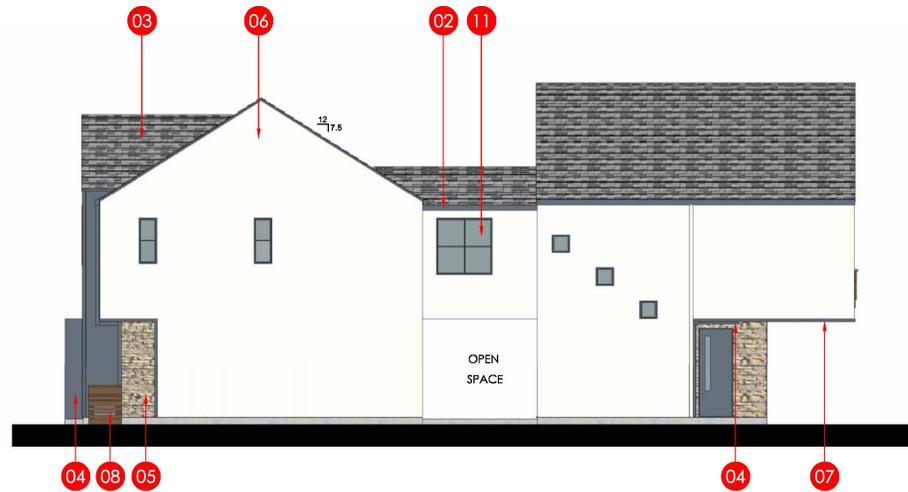
**CONCEPTUAL STREET
 SCENE**

JOB NO.: 22007.00
DANIELIAN
 ASSOCIATES
 ARCHITECTS ■ PLANNERS
 www.danielian.com 949.474.6030

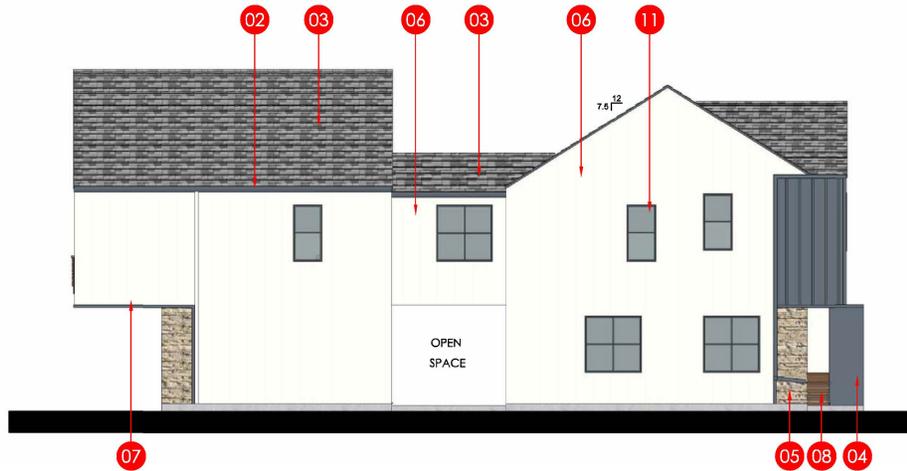
2023_09-21
 SHEET NO.:
A0.0
 OF 14 SHEETS



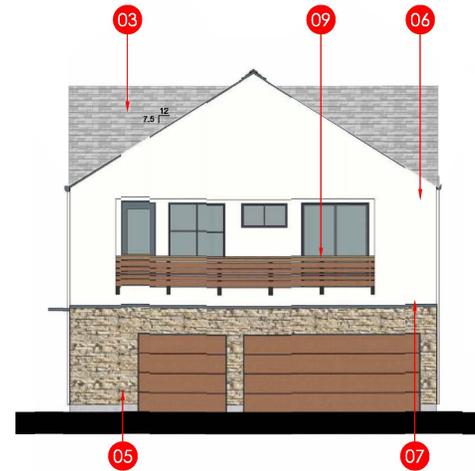
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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

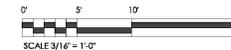


REAR ELEVATION
SCALE: 3/16"=1'-0"

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

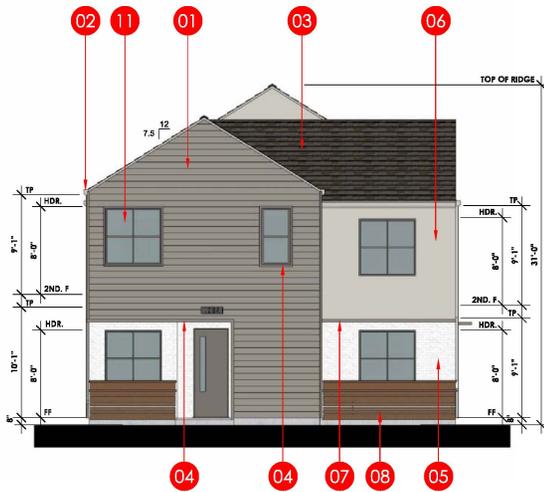
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P1A BUILDING ELEVATIONS
REAR NEIGHBOR SIDE
COLOR SCHEME 3 SHOWN**



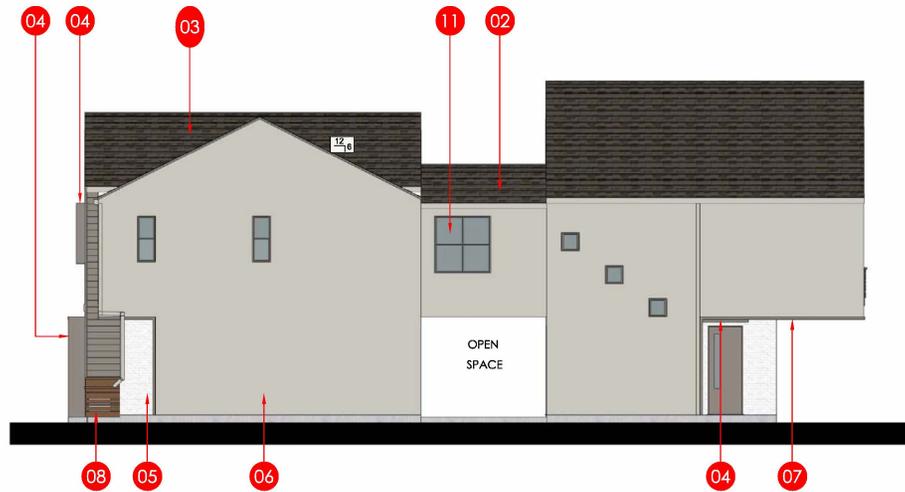
JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

2023_09-21
SHEET NO.:
A1.1
OF 14 SHEETS



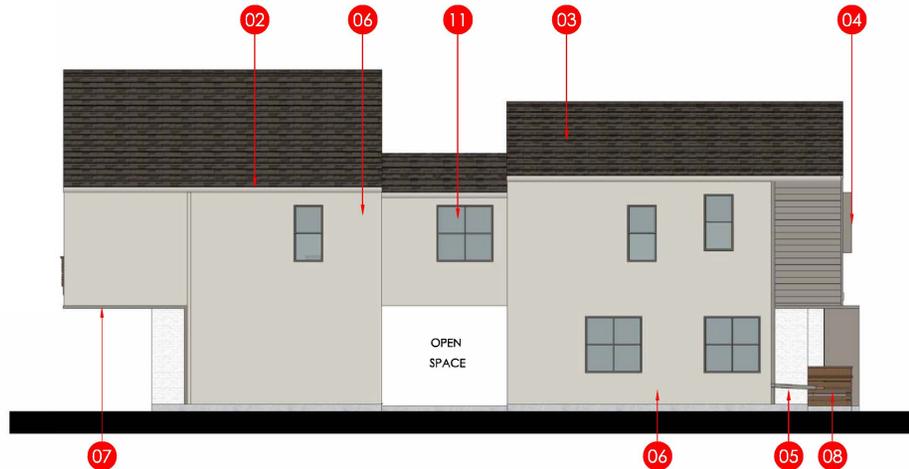
FRONT ELEVATION

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



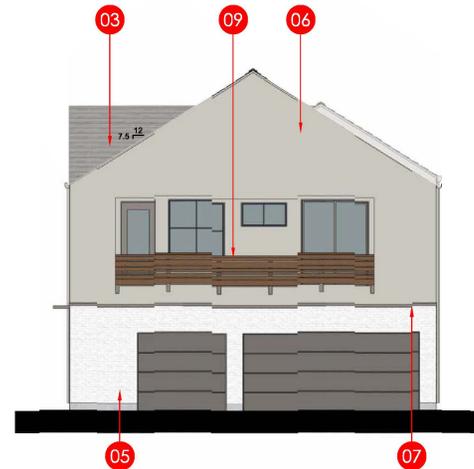
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

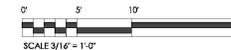
SCALE: 3/16"=1'-0"

KEYNOTES

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

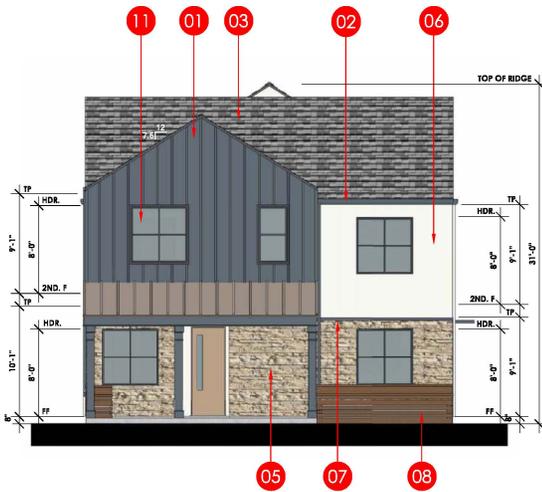
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

P1B BUILDING ELEVATIONS
REAR NEIGHBOR SIDE COLOR
SCHEME 1 SHOWN

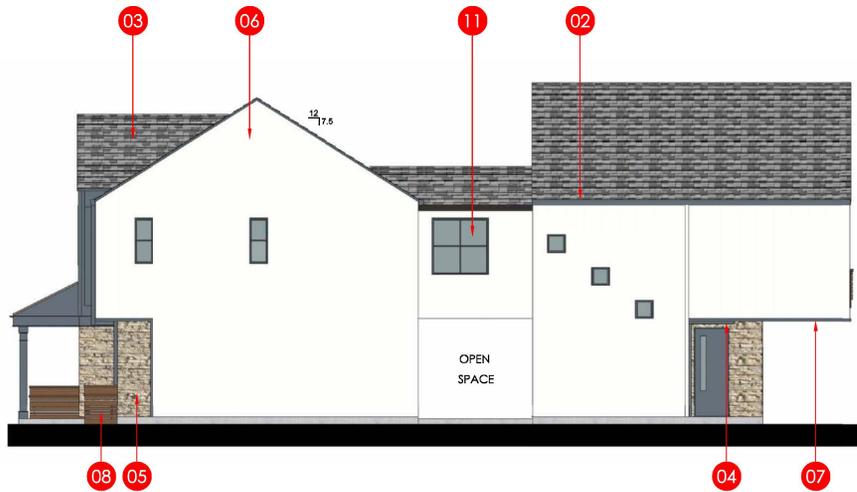


JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

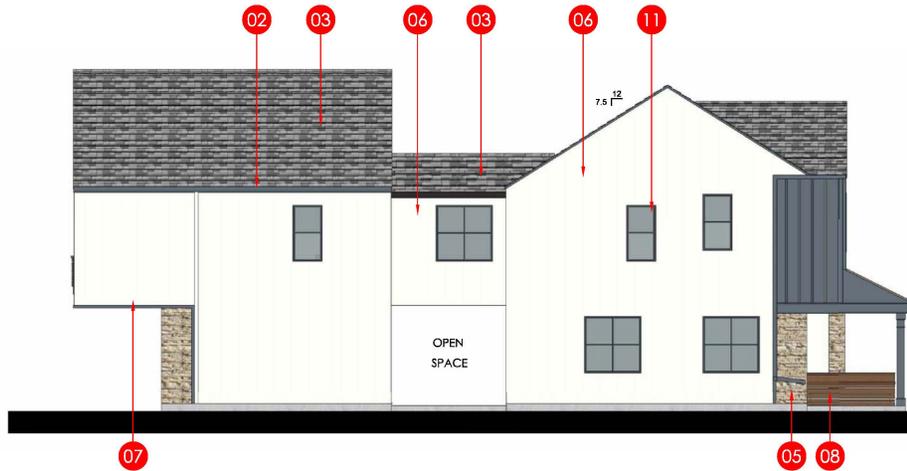
2023_09-21
SHEET NO.:
A1.2
OF 14 SHEETS



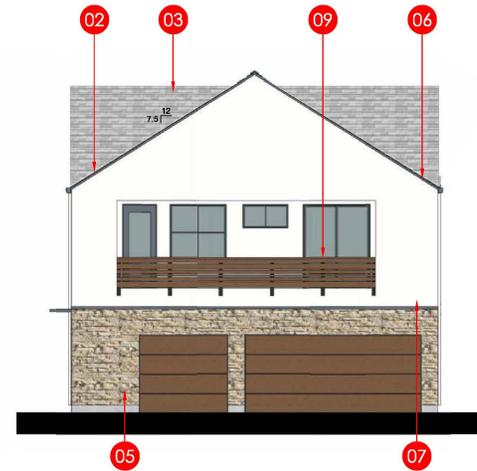
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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

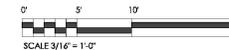


REAR ELEVATION
SCALE: 3/16"=1'-0"

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

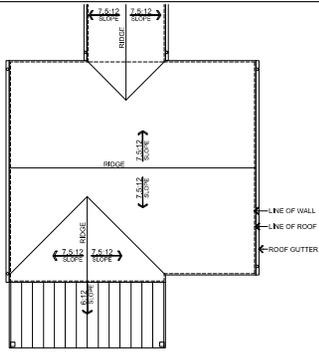
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

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

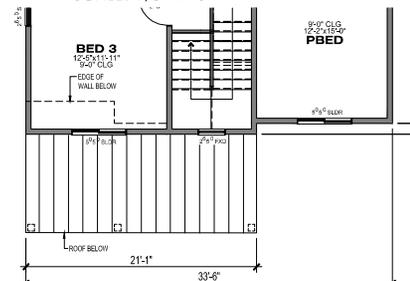


JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

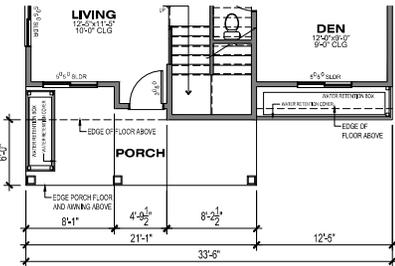
2023_09-21
SHEET NO.:
A1.3
OF 14 SHEETS



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

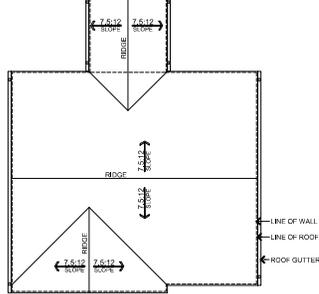
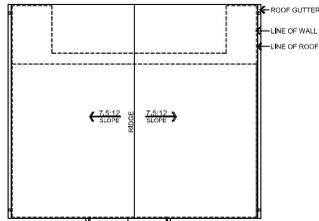


2ND FLOOR

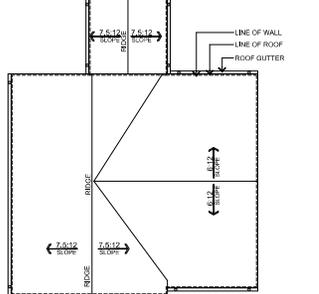
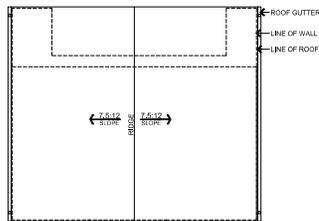


**1ST FLOOR
PLAN 1A
WITH OPT PORCH**

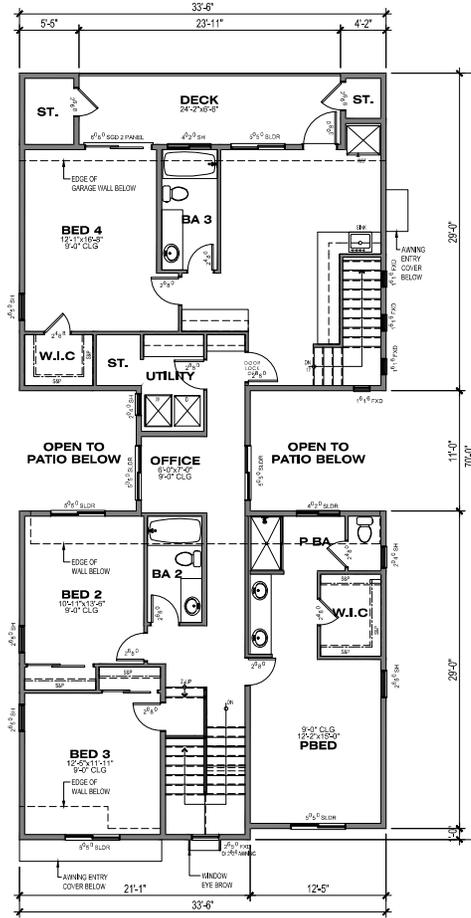
PRUNERIDGE ROAD SIDE
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16"=1'-0" DATE: 21 SEPTEMBER 2023



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



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



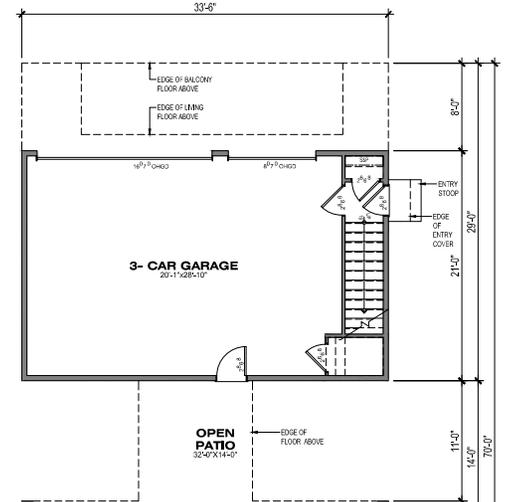
2ND FLOOR
1,777.52 SF

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

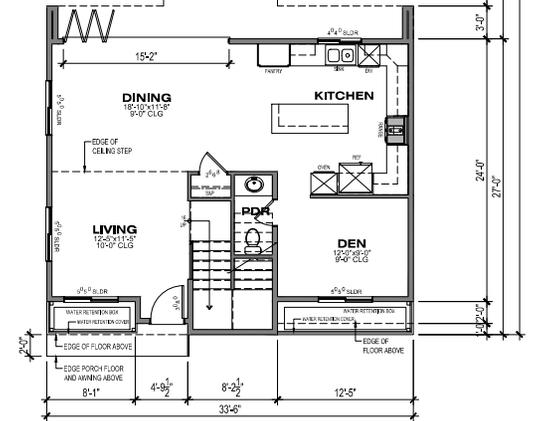
NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B
FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF
WINDOWS AND ROOF DESIGN



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

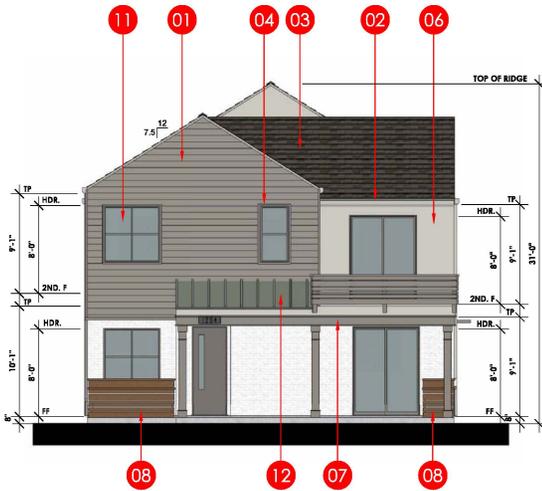


1ST FLOOR
838.21 SF

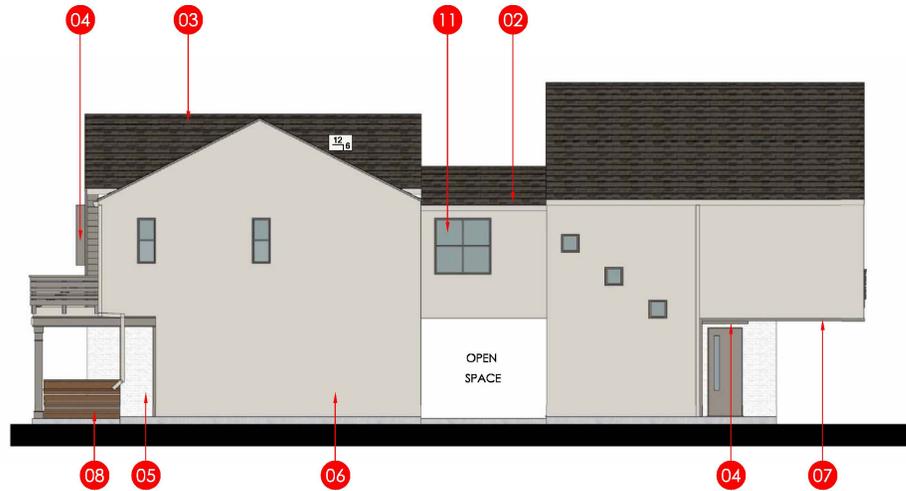


JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners

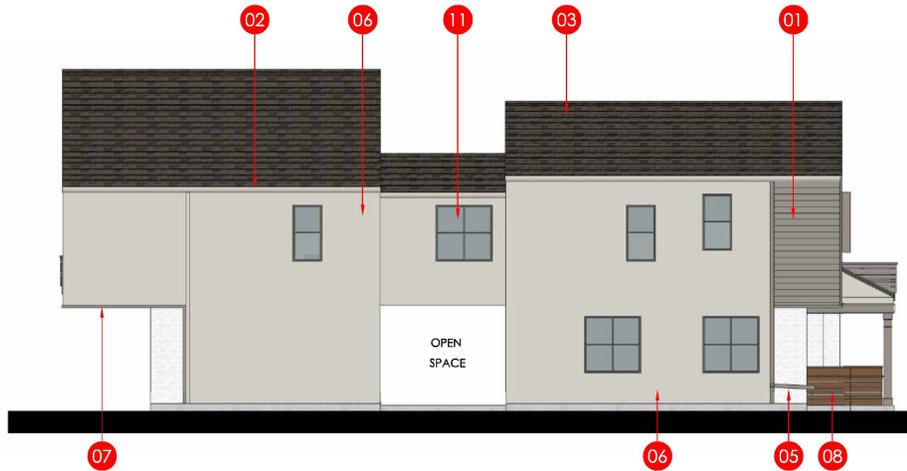
SHEET NO.
A1.4
OF SHEETS



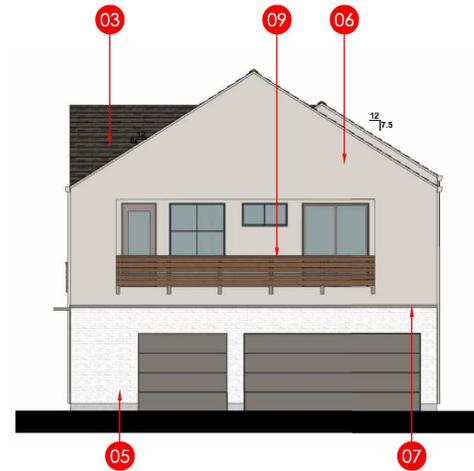
FRONT ELEVATION
SCALE: 3/16"=1'-0"



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



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

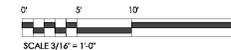


REAR ELEVATION
SCALE: 3/16"=1'-0"

KEYNOTES	
01	HORIZONTAL SIDING
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
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

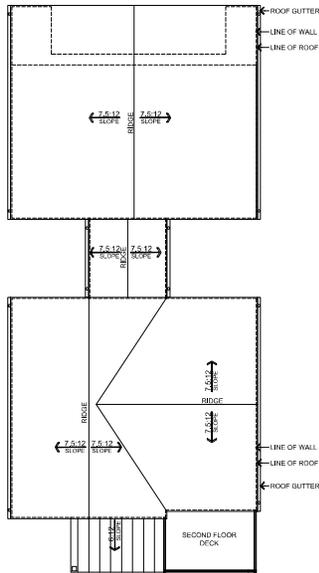
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P1B WITH PORCH BUILDING
ELEVATIONS PRUNERIDGE ROAD SIDE
COLOR SCHEME 1 SHOWN**

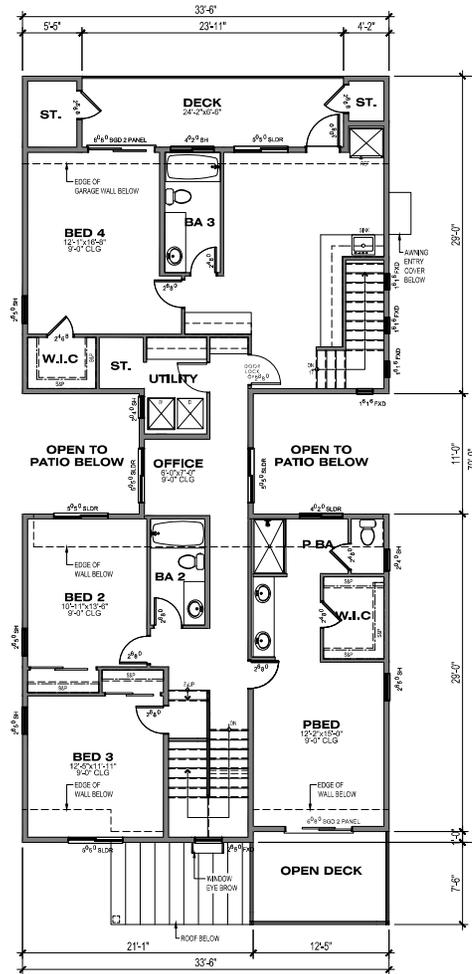


JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

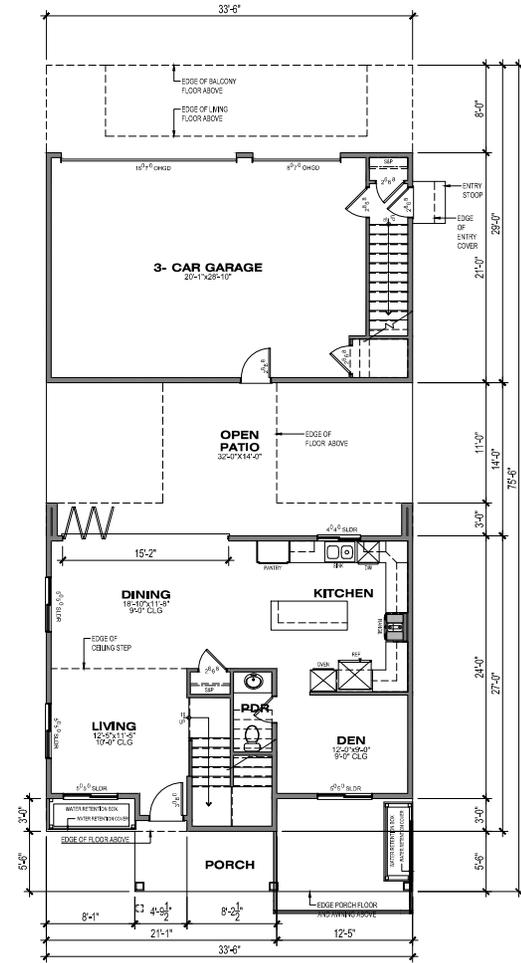
2023_09-21
SHEET NO.:
A1.5
OF 14 SHEETS



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



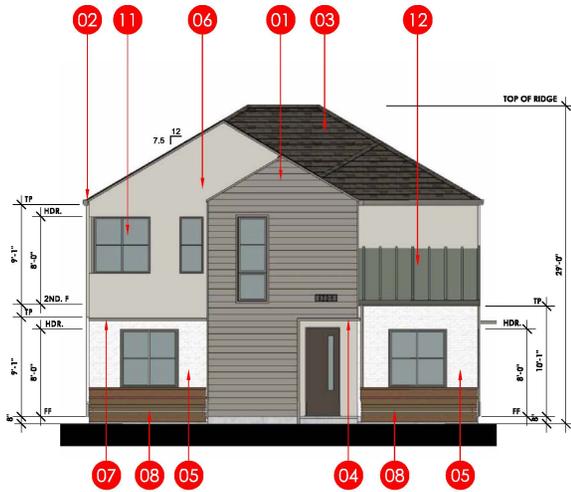
SCALE: 3/16"=1'-0"

1957 PRUNERIDGE AVENUE

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

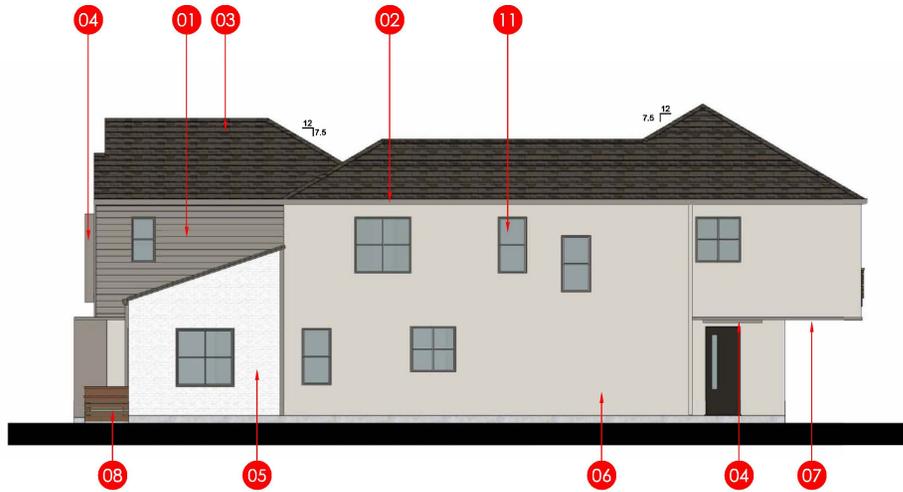
JOB NO.: 22007.00
DANIELIAN ASSOCIATES
architects ■ planners

SHEET NO.
A1.6
OF SHEETS



FRONT ELEVATION

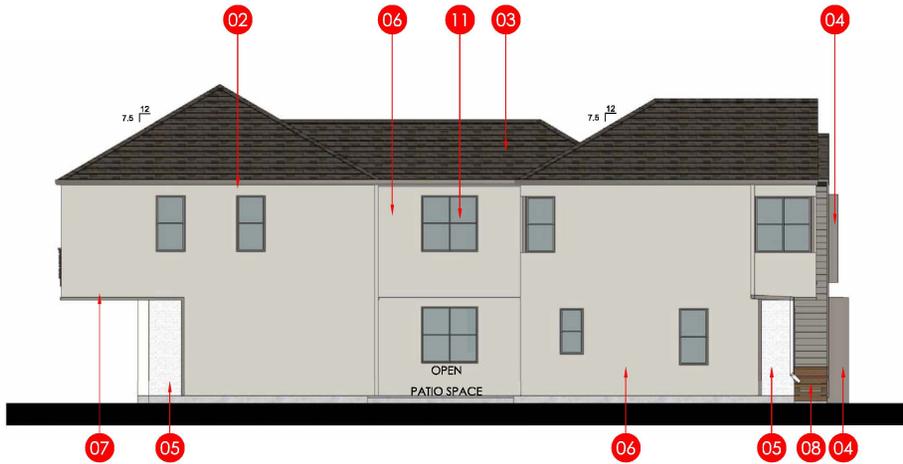
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

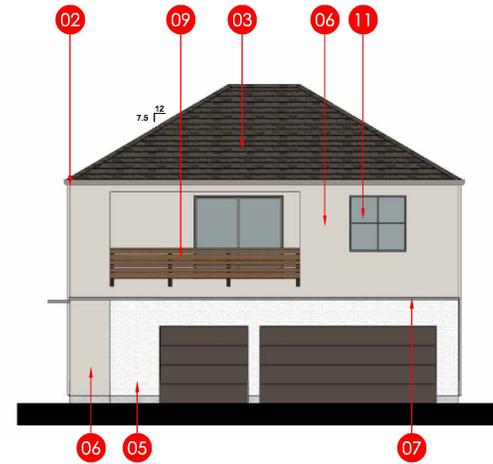
SCALE: 3/16"=1'-0"

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



LEFT ELEVATION

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

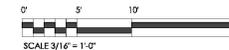


REAR ELEVATION

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

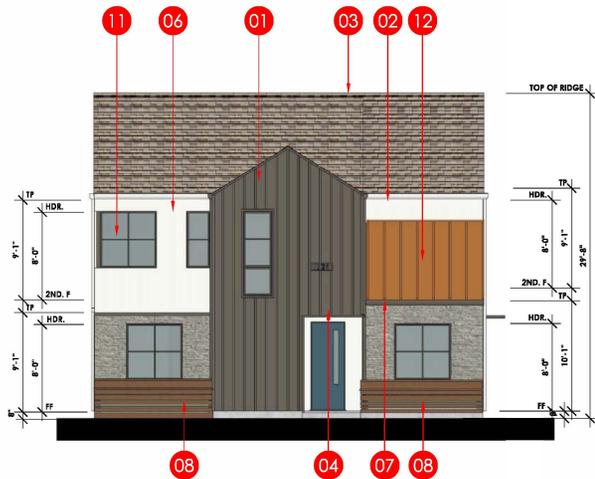
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2A BUILDING ELEVATIONS
REAR NEIGHBOR SIDE
COLOR SCHEME 1 SHOWN**



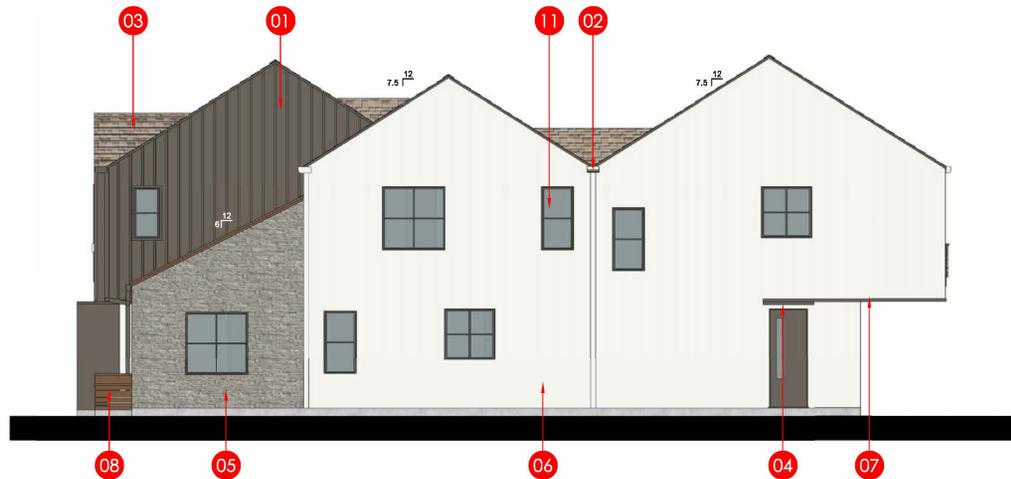
JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

2023_09-21
SHEET NO.:
A2.1
OF 14 SHEETS



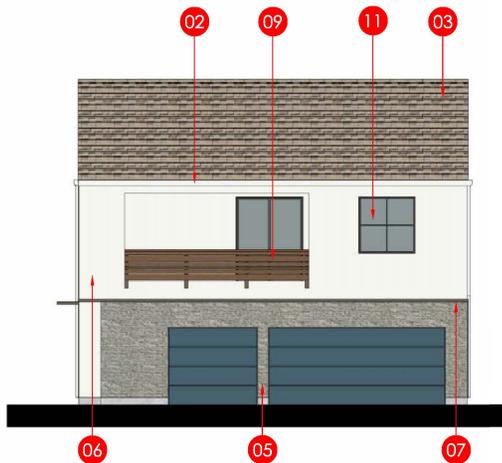
FRONT ELEVATION

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



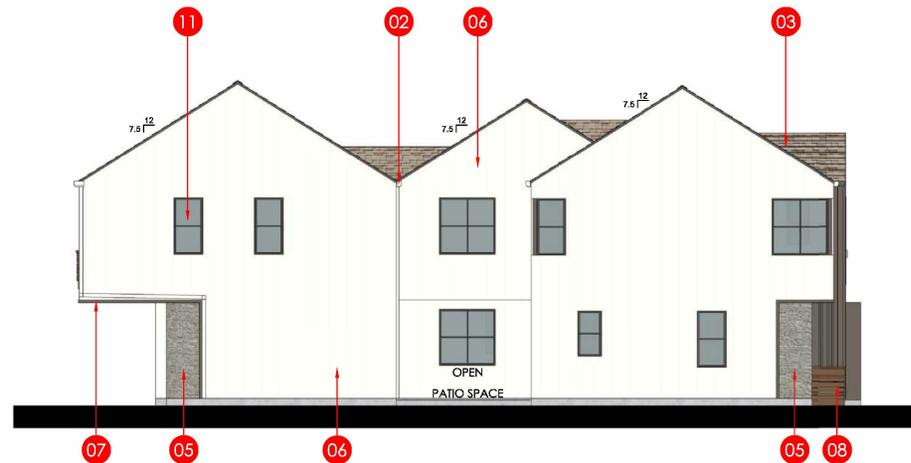
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

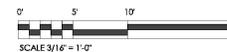
SCALE: 3/16"=1'-0"

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

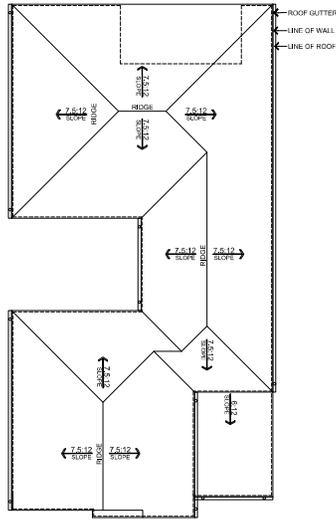
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

P2B BUILDING ELEVATIONS
COLOR SCHEME 2 SHOWN
REAR NEIGHBOR SIDE

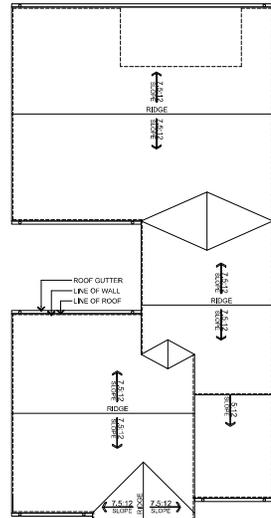


JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

2023_09-21
SHEET NO.:
A2.2
OF 14 SHEETS



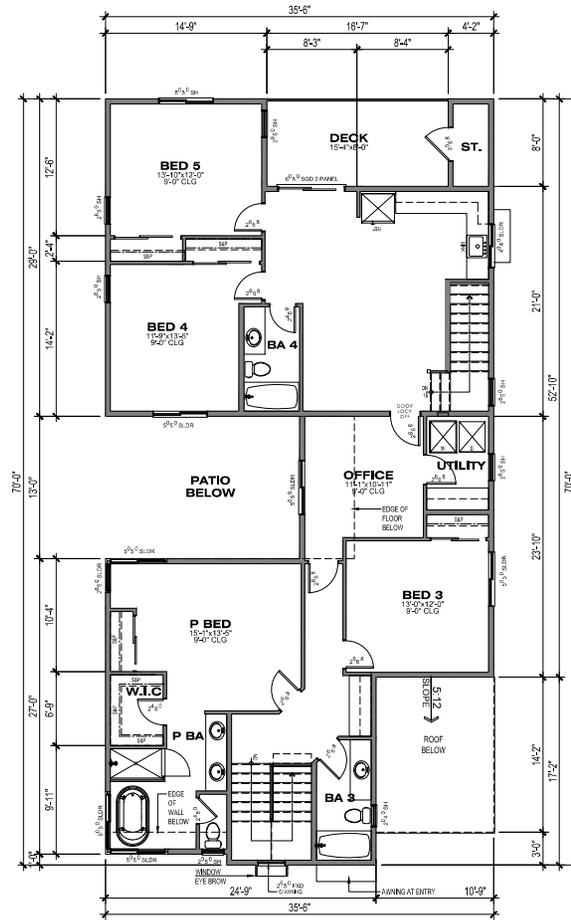
ROOF PLAN 2A
SCALE: 1/8"=1'-0"



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

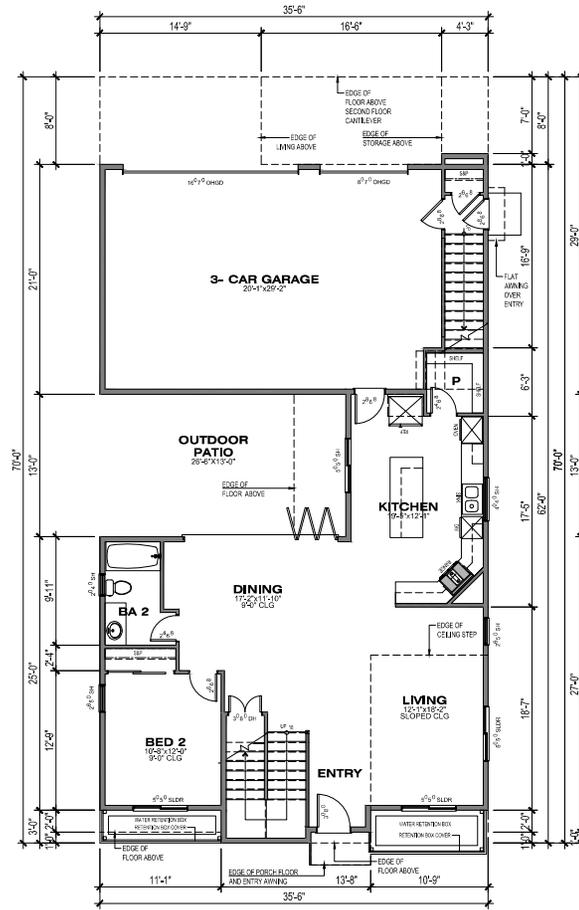
1957 PRUNERIDGE AVENUE

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



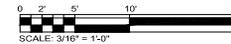
2ND FLOOR
1,804.82 SF

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



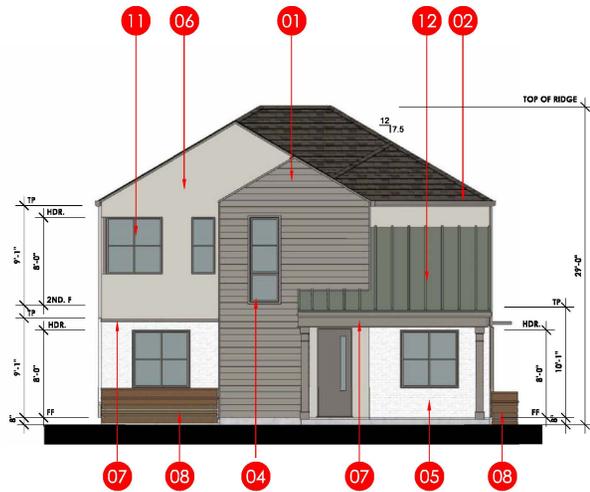
1ST FLOOR
1,120.43 SF

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



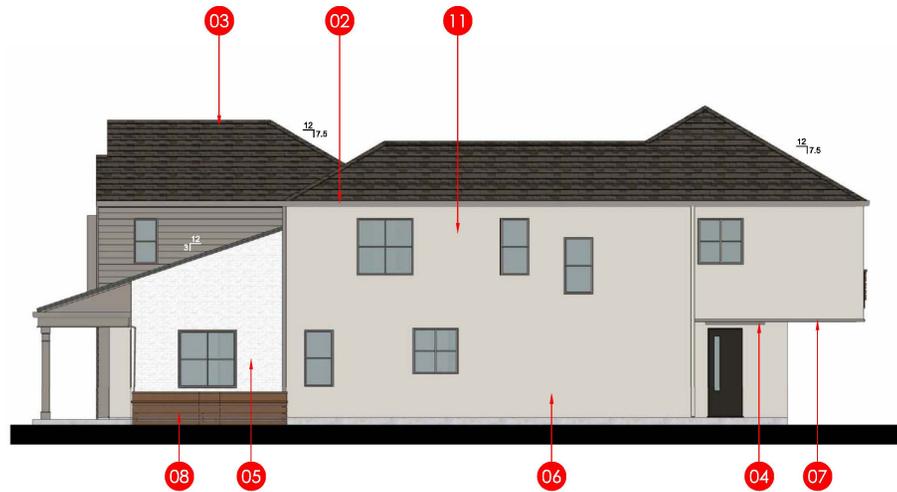
JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners

SHEET NO.
A2.3
OF SHEETS



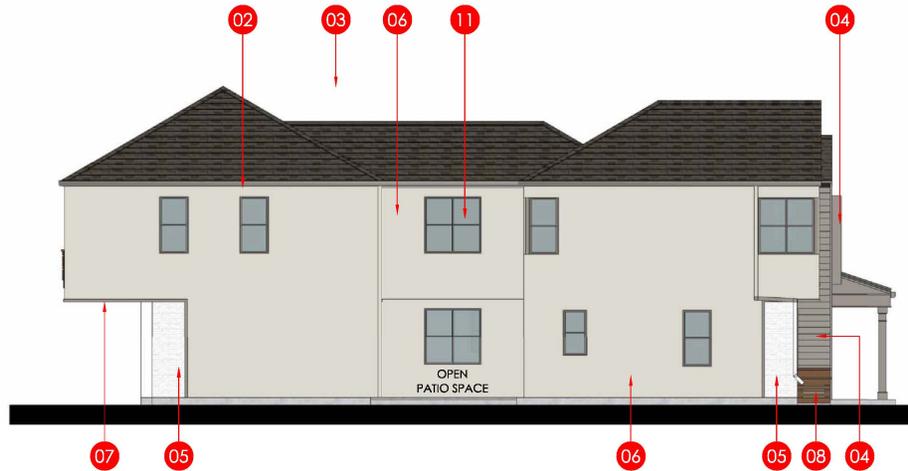
FRONT ELEVATION

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



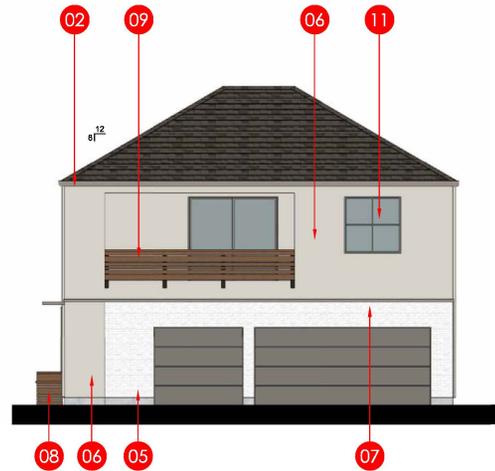
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

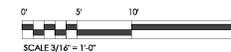
SCALE: 3/16"=1'-0"

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

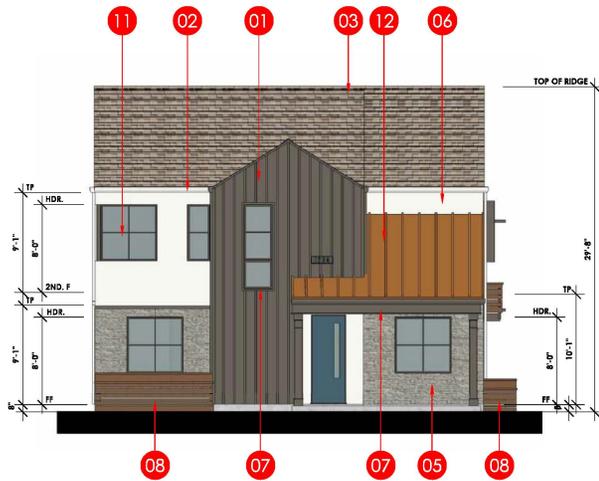
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

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



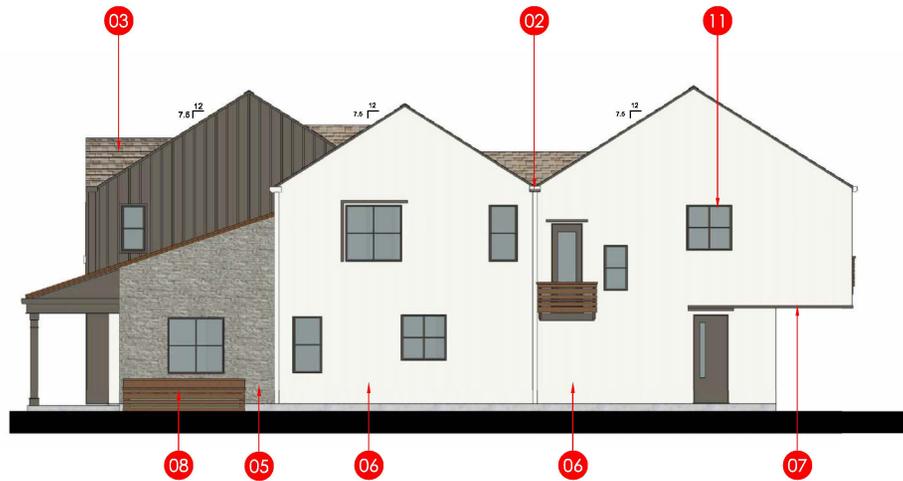
JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

2023_09-21
SHEET NO.:
A2.4
OF 14 SHEETS



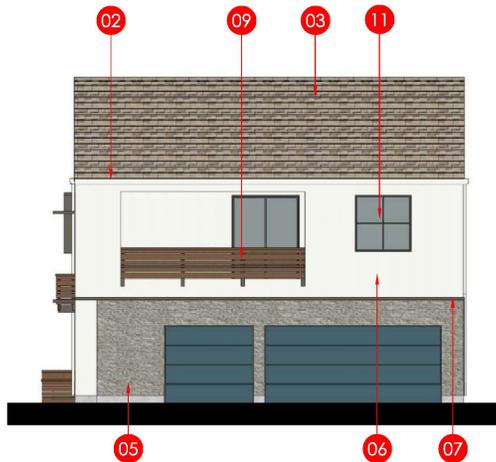
FRONT ELEVATION

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



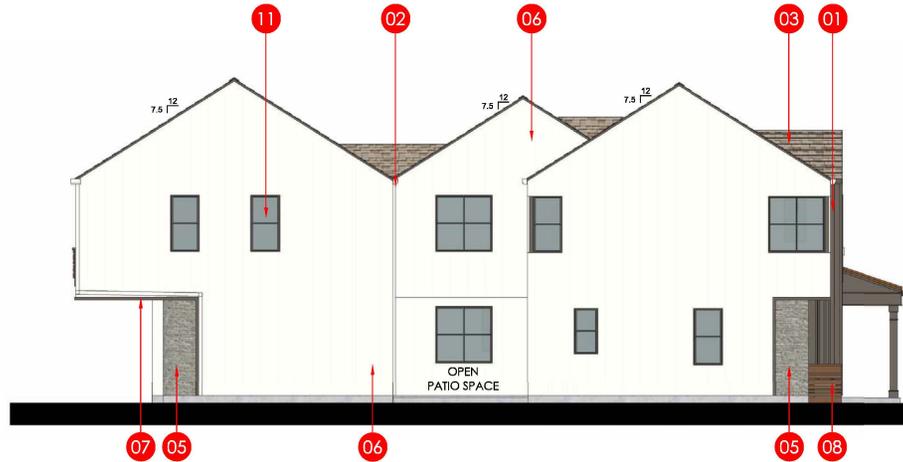
RIGHT ELEVATION (ENHANCED ELEVATION @ BIORETENSION)

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



REAR ELEVATION

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



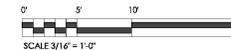
LEFT ELEVATION

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 RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

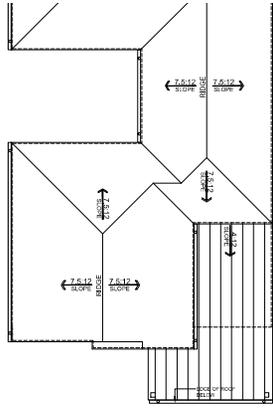
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

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

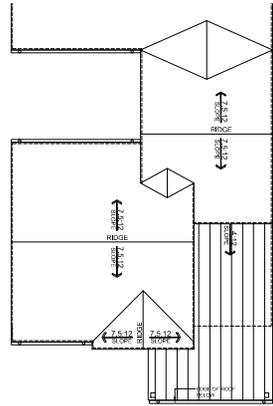


JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

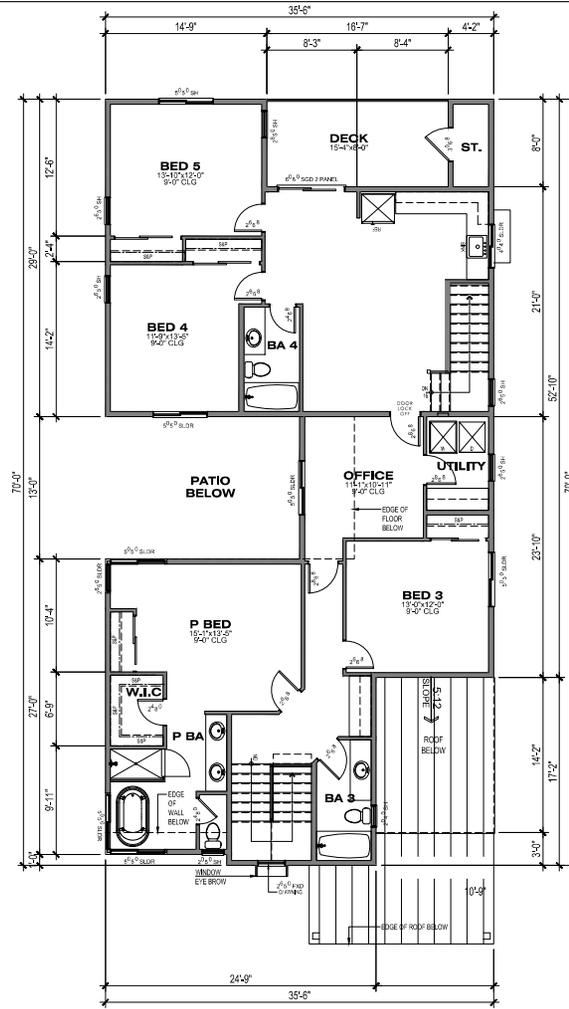
2023_09-21
SHEET NO.:
A2.5
OF 14 SHEETS



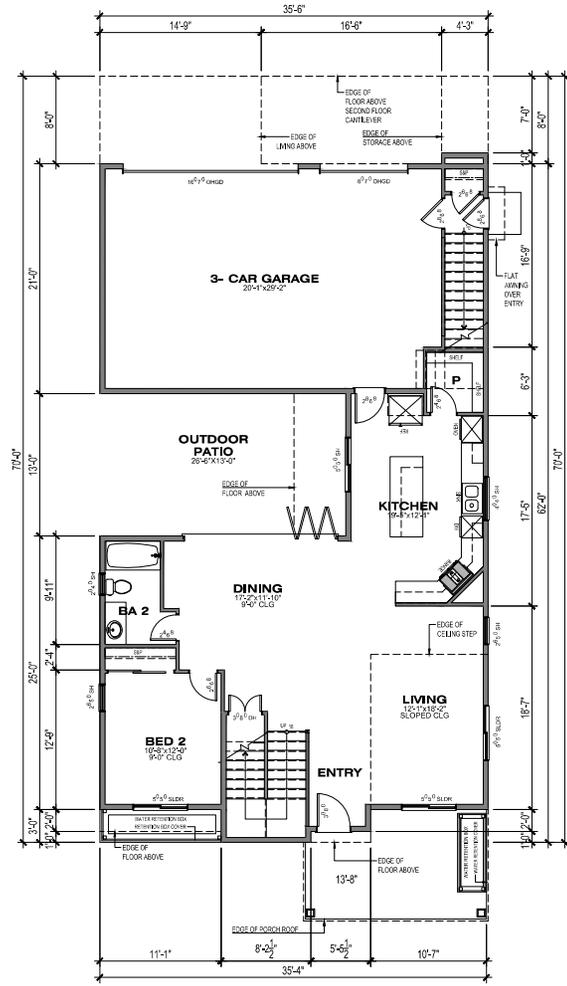
ROOF PLAN 2A WITH PORCH
SCALE: 1/8"=1'-0"



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



2ND FLOOR
1,804.82 SF

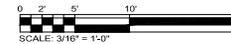


1ST FLOOR
1120.43 SF

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.



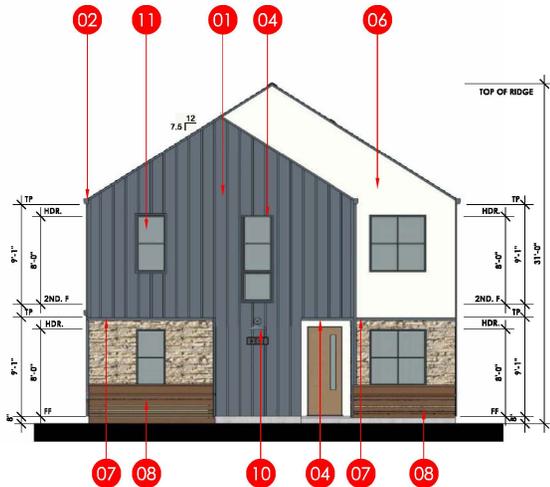
SCALE: 3/16" = 1'-0"

JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners

SHEET NO.
A2.6
OF SHEETS

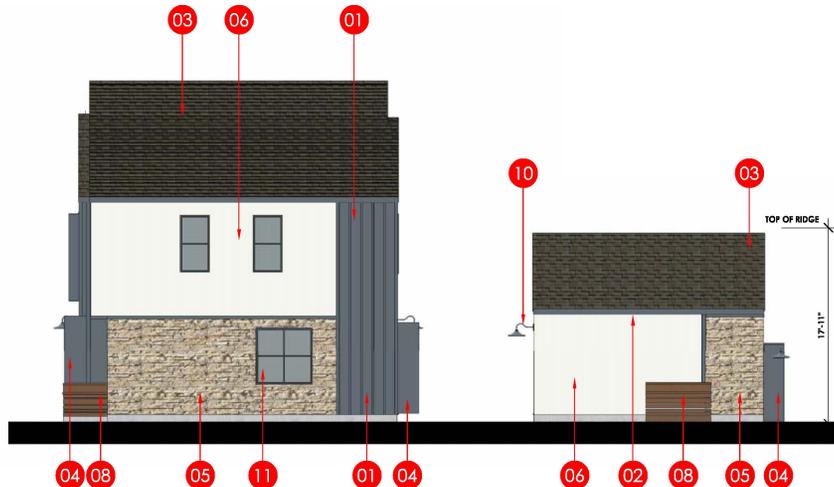
1957 PRUNERIDGE AVENUE

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



FRONT ELEVATION

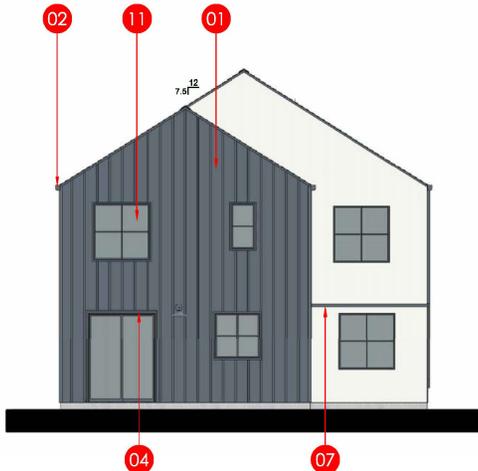
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

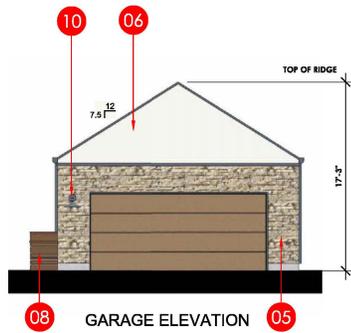
SCALE: 3/16"=1'-0"

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

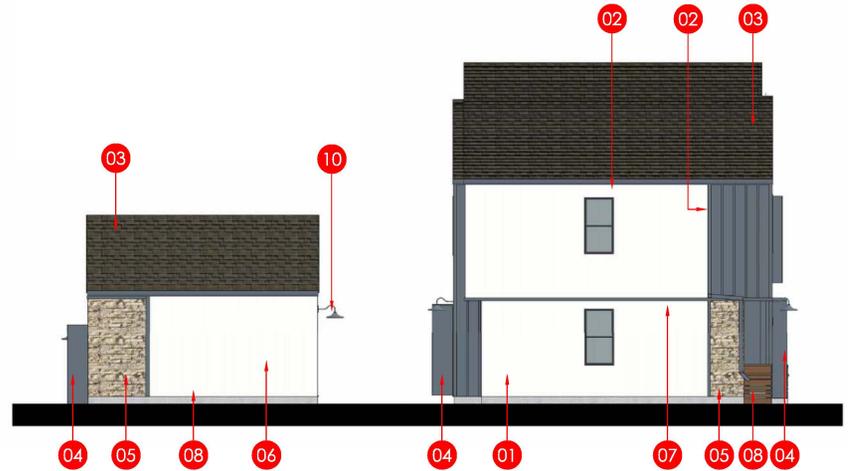


REAR ELEVATION

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



GARAGE ELEVATION

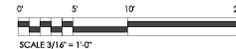


LEFT ELEVATION

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

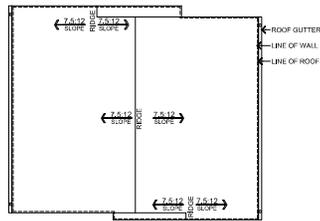
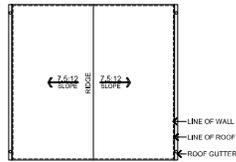
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**BMR BUILDING ELEVATIONS
REAR NEIGHBOR SIDE
COLOR SCHEME 3**

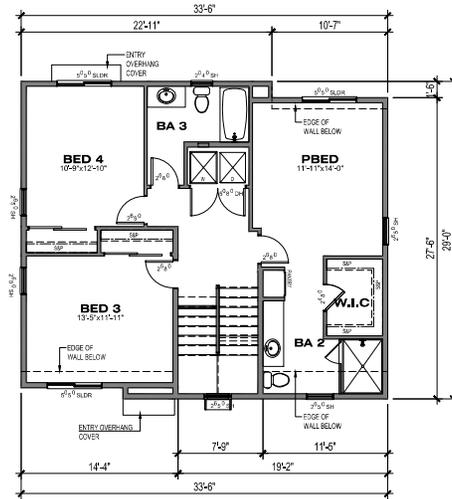
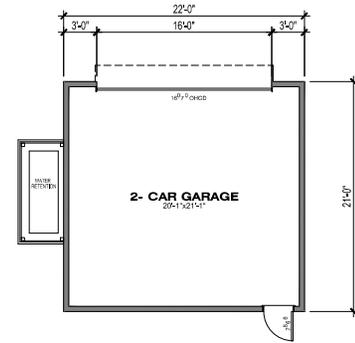
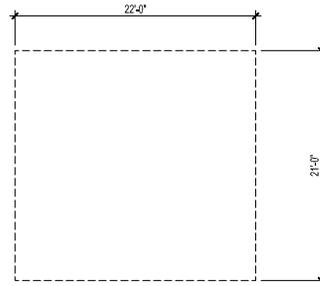


JOB NO.: 22007.00
DANIELIAN ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

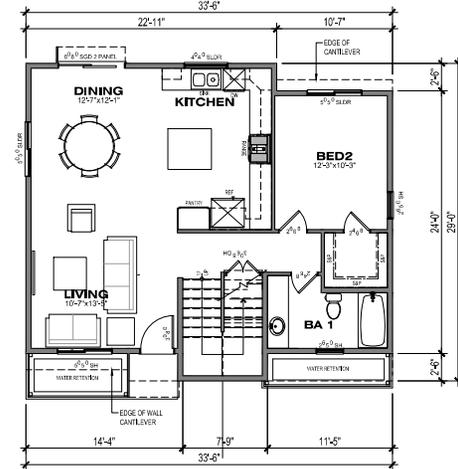
2023_09-21
SHEET NO.:
A3.1
OF 14 SHEETS



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



2ND FLOOR
868.00 SF



1ST FLOOR
881.81 SF

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

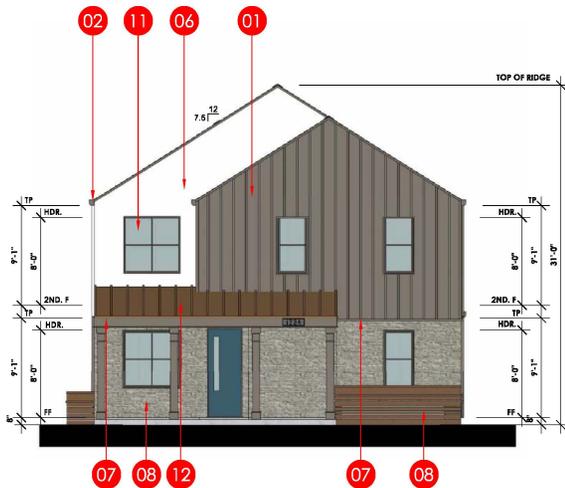
1957 PRUNERIDGE AVENUE

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



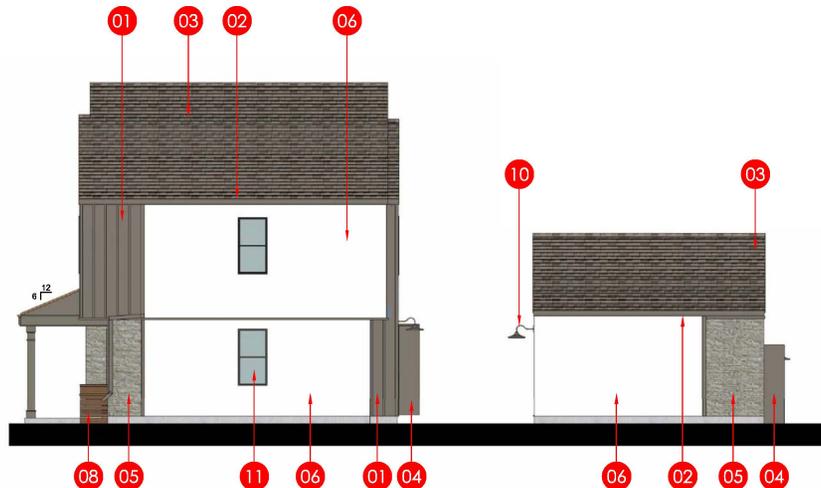
JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners

SHEET NO.
A3.2
OF SHEETS



FRONT ELEVATION

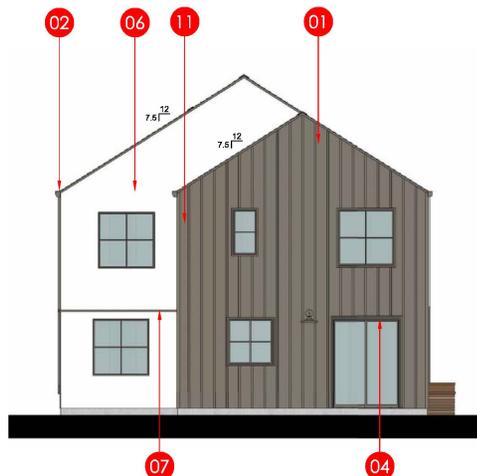
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

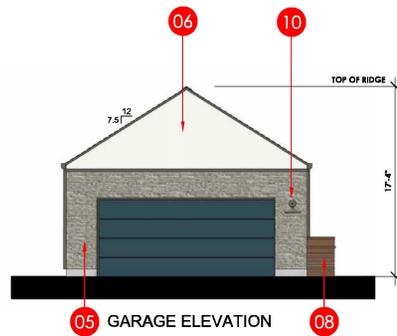
SCALE: 3/16"=1'-0"

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

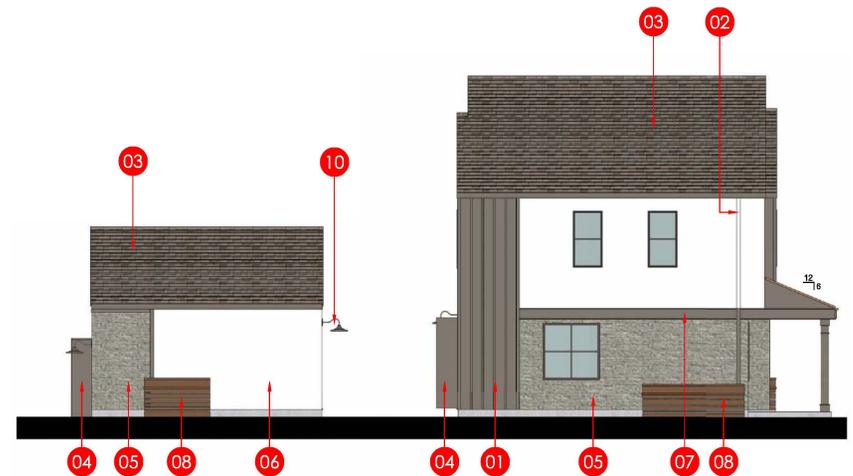


REAR ELEVATION

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



GARAGE ELEVATION



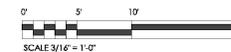
LEFT ELEVATION

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

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

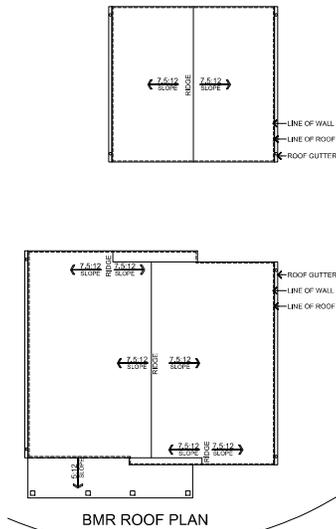
**BMR WITH PORCH
BUILDING ELEVATIONS**

COLOR SCHEME 2

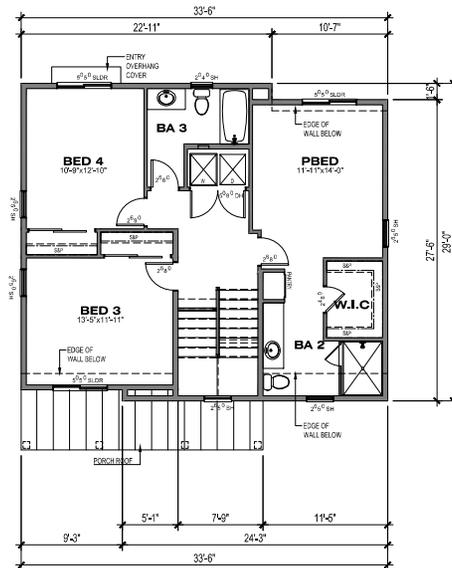


JOB NO.: 22007.00
DANIELIAN ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

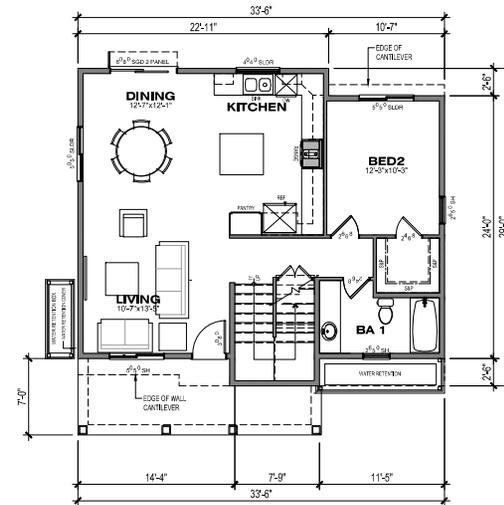
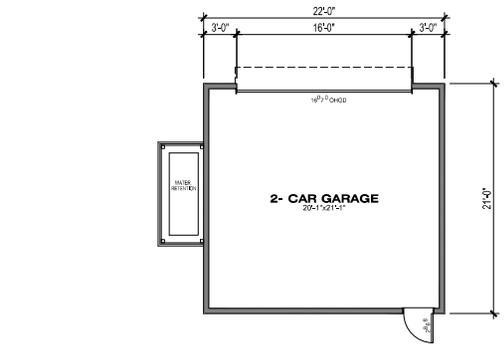
2023_09-21
SHEET NO.:
A3.3
OF 14 SHEETS



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

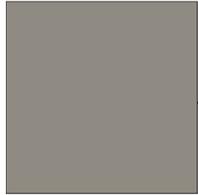
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023



JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners

SHEET NO.
A3.4
OF SHEETS

Plot Date: 9/21/2023 9:06:58 AM; By: Victor Alvarez



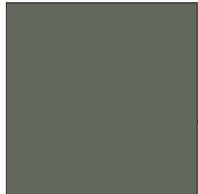
BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7018
DOVE TAIL



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: SUMMERWOOD



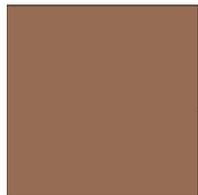
STUCCO BODY
SHERWIN-WILLIAMS
SW#7015
REPOSE GRAY



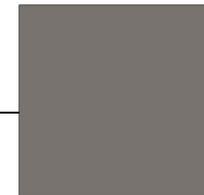
STANDING SEAM METAL ROOF
McElroy METAL
SHADES OF DESTINATION
COLOR: TERRATONE



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
GAUNHLET GRAY



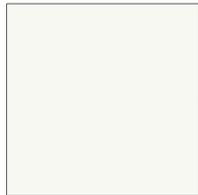
PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

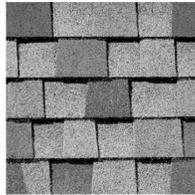
COLOR SCHEME 1

JOB NO.: 22007.00
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

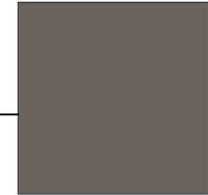
2023_09-21
SHEET NO.:
A4.1
OF 14 SHEETS



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: AMBER



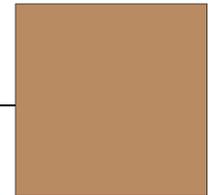
BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7047
PORPOISE



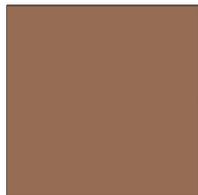
ENTRY / GARAGE DOOR
SW#7620
SEAWORTHY



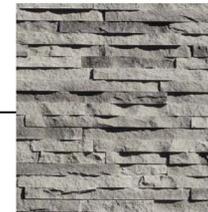
PLAN 2B WITH PORCH AS EXAMPLE



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



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY



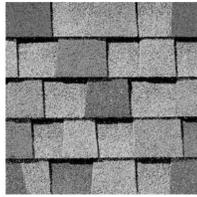
STONE VENEER
EL DORADO STONE
COLOR/FINISH: EUROPEAN LEUGE SIDEWALK

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

COLOR SCHEME 2



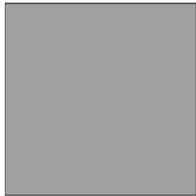
BATTEN BOARD BODY / TRIM
SW#6250
GRANITE PEAK



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: SIERRA GRAY



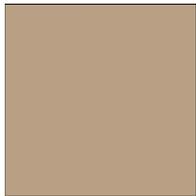
STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



STANDING SEAM METAL ROOF
MCELROY METAL
ASH GRAY



STONE VENEER
EL DORADO STONE
LEDGE CUT 33 OCEAN FLOOR



ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#610B
LATTE



PLAN 1B WITH PORCH AS EXAMPLE



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



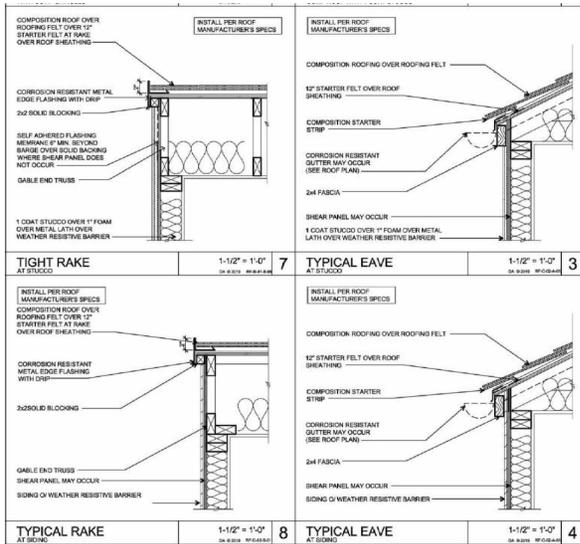
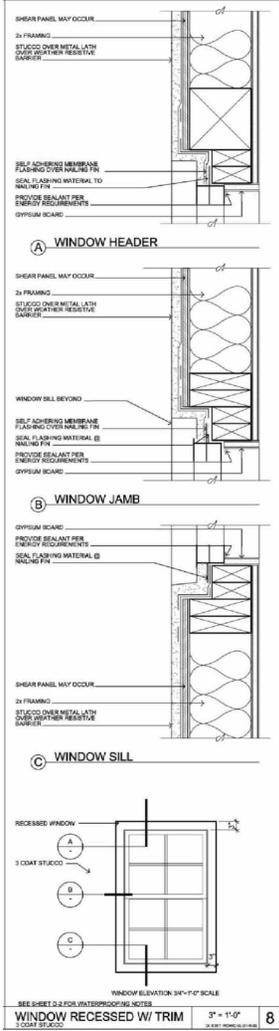
12:00 PM



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**

JOB NO.: 22007.00 2023_09-21
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030
SHEET NO.:
AR1
OF 14 SHEETS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
AT PRUNERIDGE ROAD**

JOB NO.: 22007.00 2023_09-21
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

SHEET NO.:
AR2
OF 14 SHEETS



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**



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

JOB NO.: 22007.00 2023_09-21
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

SHEET NO.:
AR7
OF 14 SHEETS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00 2023_09-21
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

SHEET NO.:
AR8
OF 14 SHEETS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00 2023_09-21
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030
SHEET NO.:
AR9
OF 14 SHEETS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00 2023_09-21
DANIELIAN ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030

SHEET NO.:	AR10
OF 14 SHEETS	



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00 2023_09-21
DANIELIAN ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030
SHEET NO.: **AR11**
OF 14 SHEETS