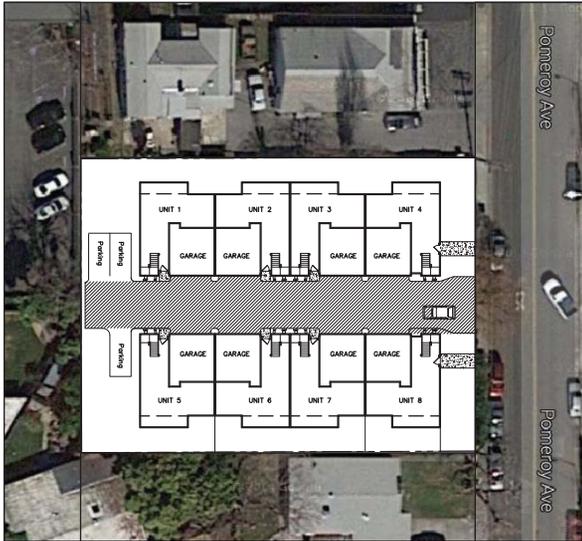
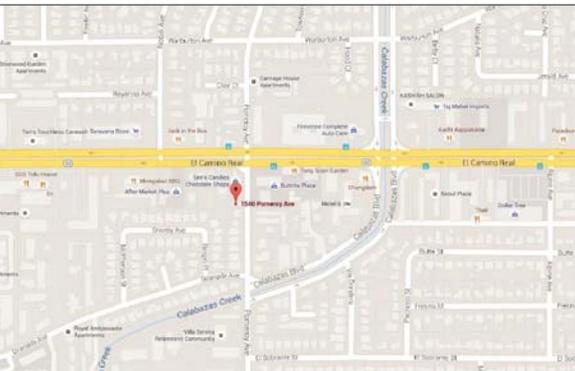


PROPOSED RESIDENTIAL PROJECT AT: 1530 / 1540 POMEROY AVE. SANTA CLARA, CA



AERIAL EXHIBIT



VICINITY MAP

1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

RIGDECREST GROUP, INC
OMID SHAKERI (408) 666-6556

EXISTING GROSS LOT AREA: 21,000 SQ. FT.
APN: 290-02-097 & 096

BUILDING OCCUPANCY: R-3 / U
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 2 STORIES
FIRE SPRINKLER: YES (PER 2016 NFPA 13 STANDARD)

PROJECT SCOPE:
8 TWO STORY UNITS WITH ATTACHED 2 CAR GARAGE EACH

UNITS 3 - 4 - 7 - 8 : 4 BEDROOMS
UNITS 1 - 2 - 5 - 6 : 3 BEDROOMS

PARKING PROVIDED: 19 CARS
2 COVERED (IN GARAGE) FOR EACH UNIT
3 GUEST PARKING

BUILDING AREA TABLE

SQUARE FOOTAGE SUMMARY FOR EACH UNIT	
FIRST FLOOR	835 SQ. FT.
SECOND FLOOR	1,045 SQ. FT.
GARAGE AREA	385 SQ. FT.
TOTAL LIVING AREA	1,880 SQ. FT.

FAR	70 %
LOT COVERAGE	46 %

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE INSTALLED (UNDER SEPARATE PERMIT)

PROJECT SUMMARY

SHEET INDEX

- A1.1 PROJECT DATA
- A1.2 SITE PLAN
- A1.3 EXISTING SITE PLAN
- A1.4 FIRE PREVENTION EXHIBIT
- A2.1 FLOOR PLANS
- A2.2 FLOOR PLANS
- A2.3 TYPICAL FLOOR PLAN (4 Bedrooms)
- A2.4 TYPICAL FLOOR PLAN (3 Bedrooms)
- A3 EXTERIOR ELEVATIONS

- C1 CIVIL COVER SHEET
- C2 UTILITY PLAN
- C3 GRADING & DRAINAGE
- C4 STORM WATER CONTROL PLAN
- C5 STORM DRAIN PLAN
- C6 DETAILS
- TM TENTATIVE PLAN

- L1 LANDSCAPE PLANTING PLAN
- L2 LANDSCAPE IRRIGATION PLAN
- L3 LANDSCAPE NOTES & SPECIFICATIONS
- L4 COMMON AREA DETAILS

SHEET INDEX

REVISIONS	BY



SITE PLAN

RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DATE: 4-11-2018

SCALE: -

DRAWN: CB

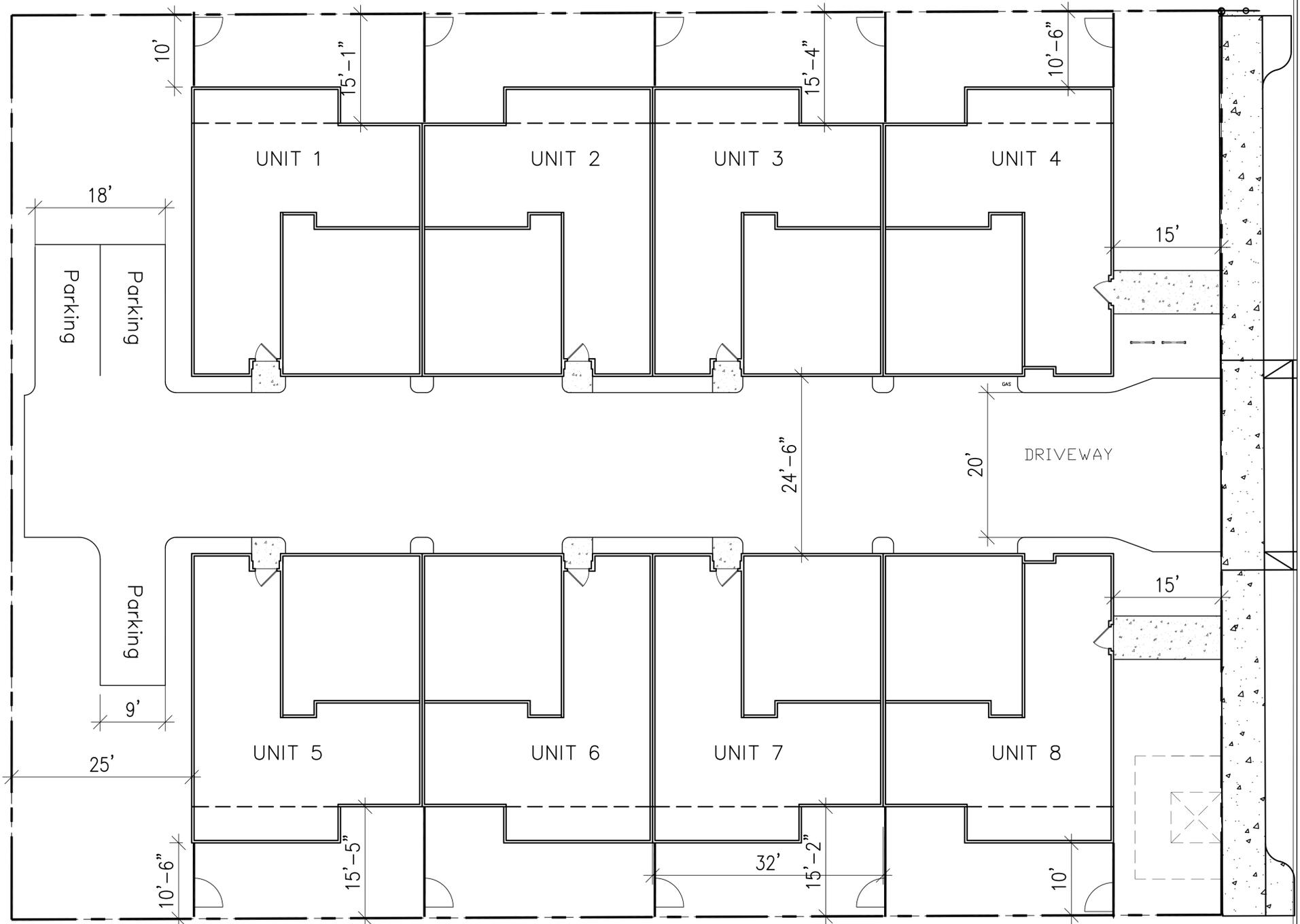
JOB NO: 14-349

SHEET NO.

A1.1

OF SHEETS

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POMEROY AVE. (60' R/W)

SITE PLAN

1/8" = 1'-0"

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 408.674.2077
 4912 BRADFORD PL
 ROCKLIN, CA 95769



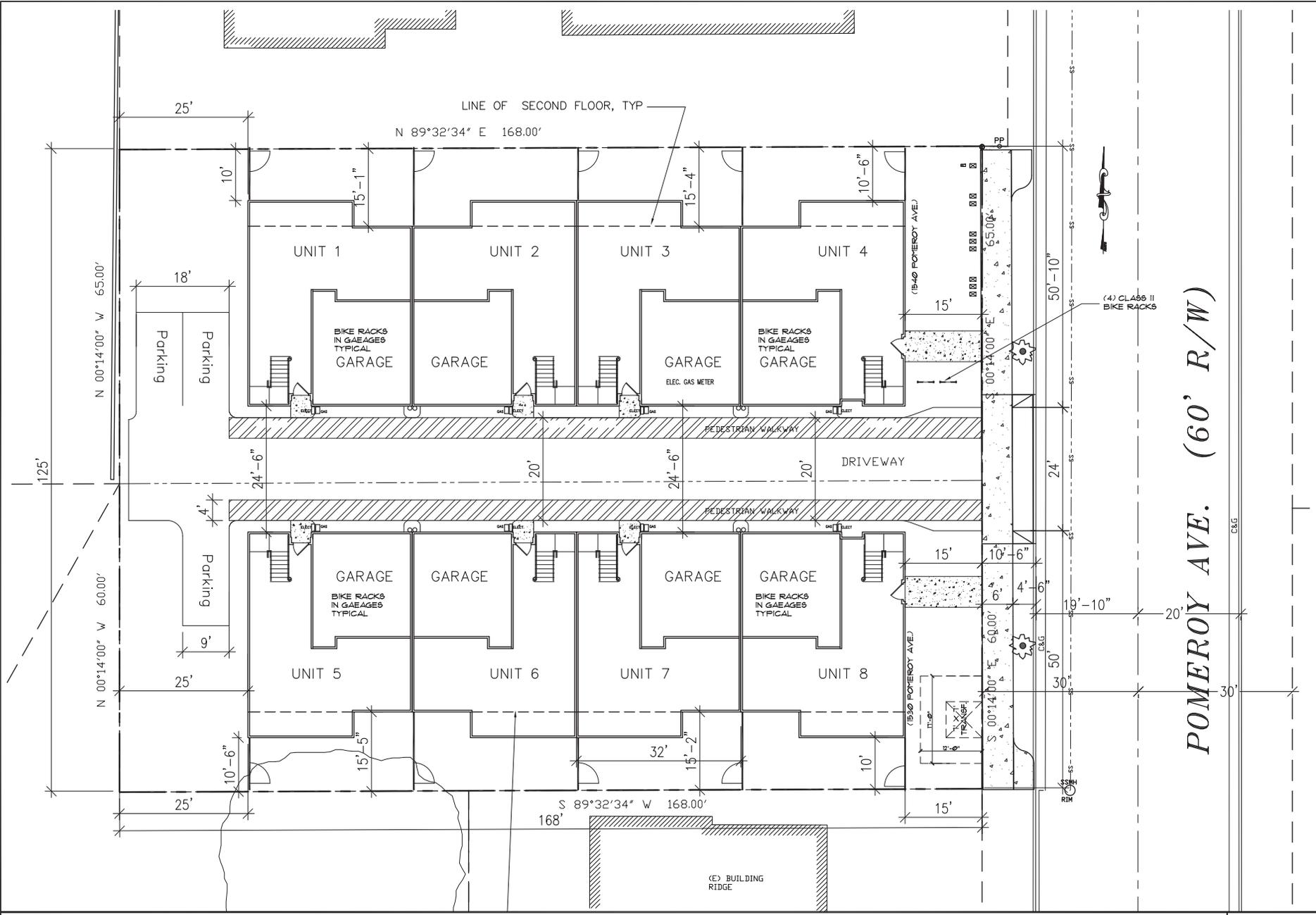
SITE PLAN

RESIDENTIAL PROJECT AT:
 1530 / 1540 POMEROY AVE.
 SANTA CLARA, CA

DATE:
 8-1-2018
 SCALE:
 1/8" = 1'-0"
 DRAWN:
 CB
 JOB NO:
 .

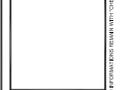
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A1.2
 OF SHEETS

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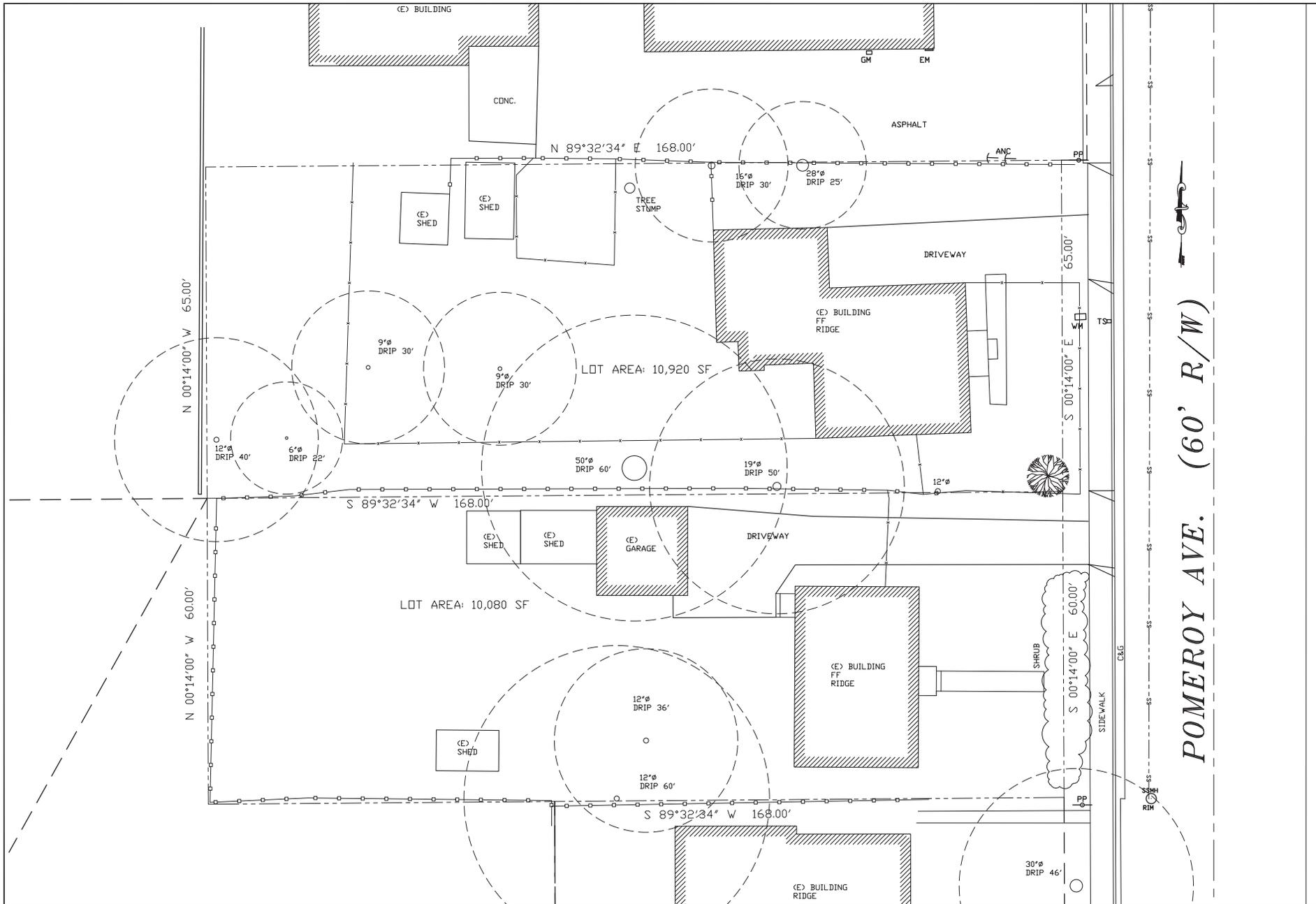
SITE PLAN

**RESIDENTIAL PROJECT AT:
 1530 / 1540 POMEROY AVE
 SANTA CLARA, CA**

DATE: 11-6-2017
 SCALE: 1/8"=1'-0"
 DRAWN: CB
 JOB NO: 1
 SHEET NO:
A.12

OF SHEETS

DATE PLOTTED: 11/06/2017 10:58:11 AM. PLOTTER: HP DesignJet T1100. PLOT SCALE: 1/8"=1'-0". PLOT SHEET: A.12. PLOT SIZE: 36" X 48". PLOT ORIENTATION: Landscape. PLOT DEVICE: HP DesignJet T1100. PLOT FILE: C:\Users\cbassal\OneDrive\Documents\1530_1540_Pomeroy_Ave_Santa_Clara_CA\1530_1540_Pomeroy_Ave_Santa_Clara_CA.dwg. PLOT DEVICE: HP DesignJet T1100. PLOT FILE: C:\Users\cbassal\OneDrive\Documents\1530_1540_Pomeroy_Ave_Santa_Clara_CA\1530_1540_Pomeroy_Ave_Santa_Clara_CA.dwg. PLOT DEVICE: HP DesignJet T1100. PLOT FILE: C:\Users\cbassal\OneDrive\Documents\1530_1540_Pomeroy_Ave_Santa_Clara_CA\1530_1540_Pomeroy_Ave_Santa_Clara_CA.dwg.



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EXISTING SITE PLAN

RESIDENTIAL PROJECT AT:
 1530 / 1540 POMEROY AVE
 SANTA CLARA, CA

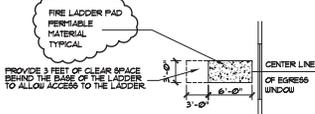
DATE:	3-18-2017
SCALE:	3/8"=1'-0"
DRAWN:	CB
JOB NO:	1
SHEET NO.:	A13

EXISTING SITE PLAN

1/8" = 1'-0"

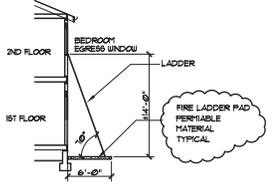
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PLAN VIEW INDICATES LADDER PAD LOCATION

SEE SITE PLAN SHEET A11 FOR PADS LOCATION



Exterior Emergency Escape and Rescue Opening Access:

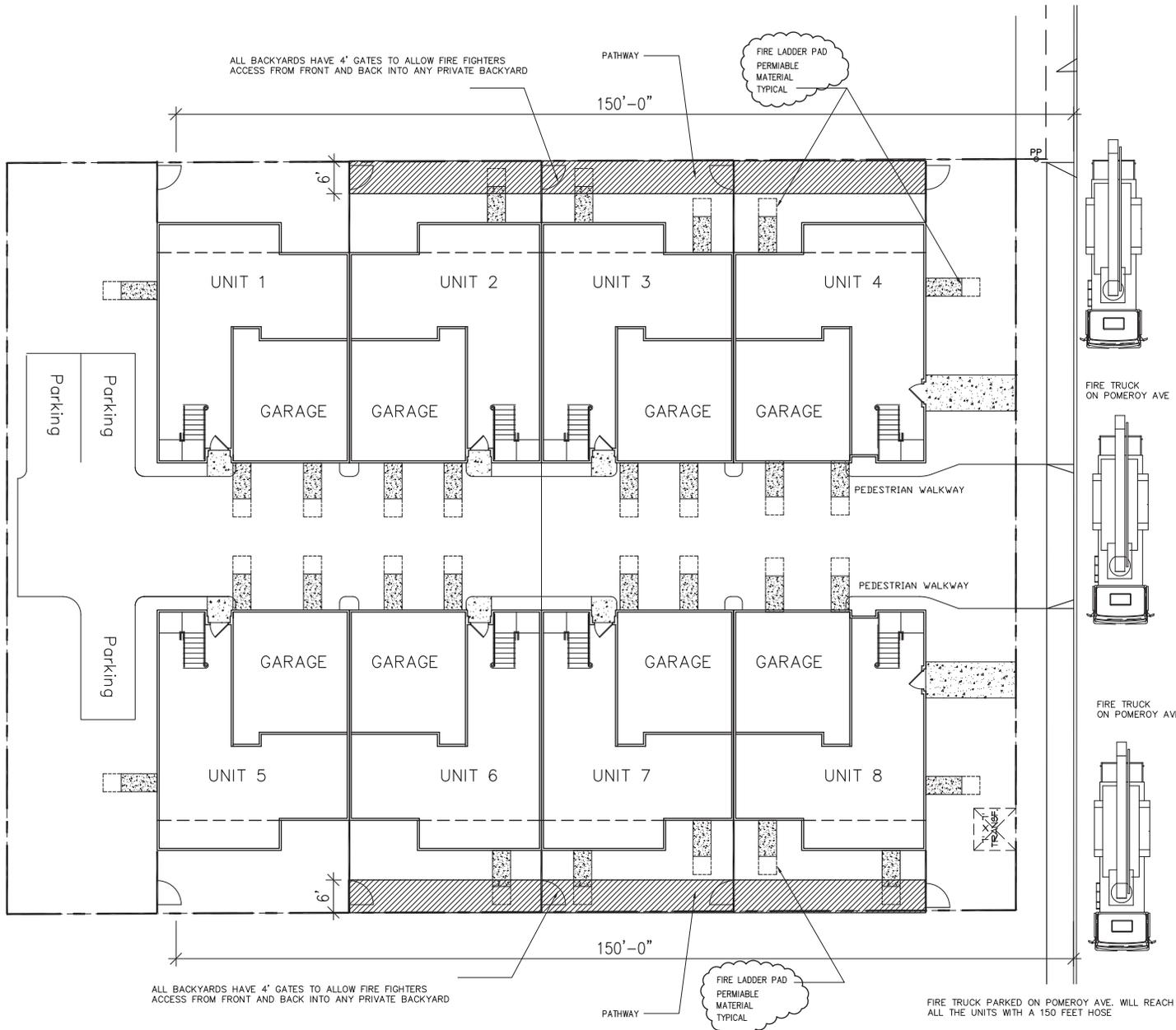
When exterior emergency escape and rescue openings are required by code, they shall be accessible by ladder as follows:

1. Provide straight access (compliant stairs may be used) 6 feet wide to court or fireproof rescue windows. Illustrate that a 35 foot extension ladder folded to its carrying size of 14'-0" long by 2'-3" wide by 1'-0" thick, carried by a 3 person team can be maneuvered into all locations with rescue windows.

2. All rescue windows must be accessible. A Stable, Slip Resistant, Level Fire Ladder Location (Pad) capable of supporting the weight of the ladder, the firefighter in gear, equipment, and the person to be rescued (no less than 1000 pounds total). Pads may be of grass, gravel or other permeable materials capable of supporting the ladder without slipping. The Fire Ladder Pad shall be no less than 6'-0" wide by 7'-0" deep and shall allow the unobstructed raising of the ladder free of overhead obstacles. The extended ladder angle must be at least 70° from horizontal or 4:1 slope unless otherwise approved. Provide elevation and plan views with ladder details.

FIRE DEPARTMENT MITIGATION WILL BE AS FOLLOWS:

- A- INCREASE THE SPRINKLER DENSITY FOR THE RESIDENTIAL PORTION ONLY FROM 0.1 GPMSQ. FT. TO 0.15 GPMSQ. FT. TO INCLUDE THE ATTIC SPACES WHERE COVERAGE IS REQUIRED.
- B- PROVIDE A FULL VOICE EVACUATION SYSTEM THROUGHOUT THE BUILDING.



POMEROY AVE. (60' R/W)

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FIRE PREVENTION EXHIBIT

RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE
SANTA CLARA, CA

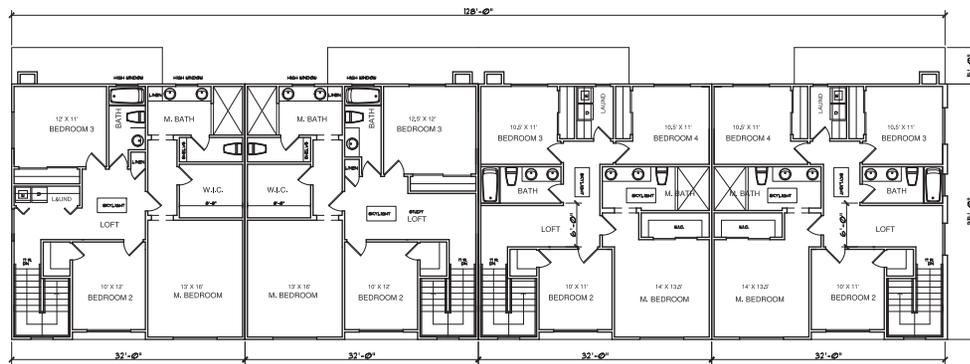
DATE:	11-6-2017
SCALE:	1/8"=1'-0"
DRAWN:	CB
JOB NO:	-
SHEET NO.	A.14

OF SHEETS

FIRE LADDER EXHIBIT

FIRE PREVENTION EXHIBIT

1/8" = 1'-0"

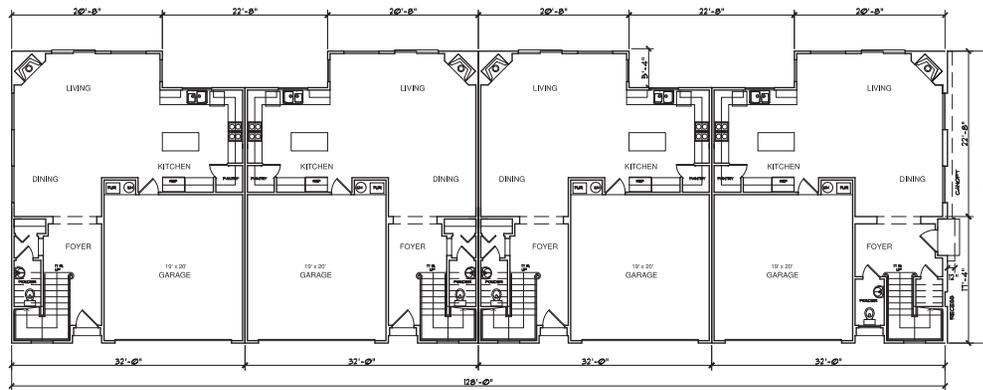


UNIT 1
3 BEDROOMS

UNIT 2
3 BEDROOMS

UNIT 3
4 BEDROOMS

UNIT 4
4 BEDROOMS



UNIT 1

UNIT 2

UNIT 3

UNIT 4

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FLOOR PLANS

**RESIDENTIAL PROJECT AT:
 1530 / 1540 POMEROY AVE
 SANTA CLARA, CA**

DATE:	3-18-2017
SCALE:	3/4"=1'-0"
DRAWN:	CB
JOB NO:	-

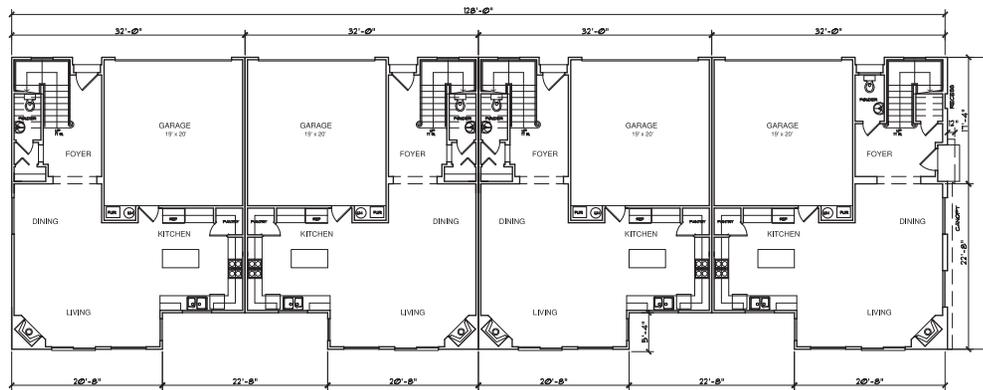
SHEET NO.
A21

FLOOR PLANS

1/8"=1'-0"

OF SHEETS

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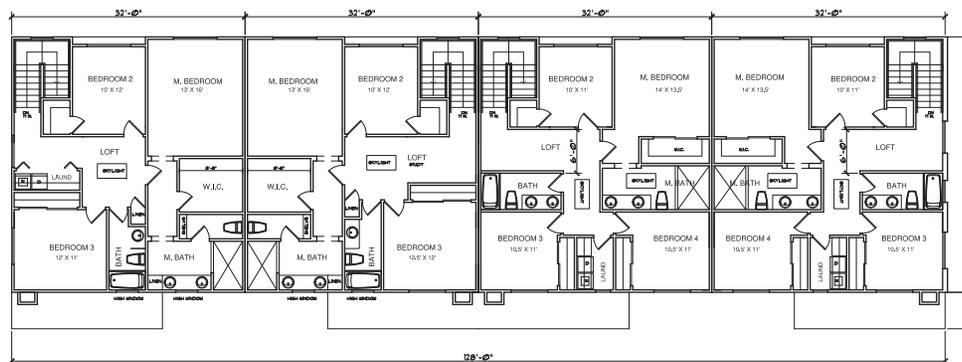


UNIT 5

UNIT 6

UNIT 7

UNIT 8



UNIT 5
3 BEDROOMS

UNIT 6
3 BEDROOMS

UNIT 7
4 BEDROOMS

UNIT 8
4 BEDROOMS

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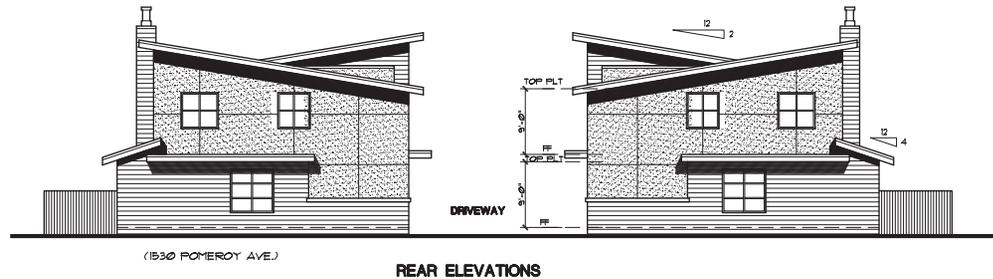
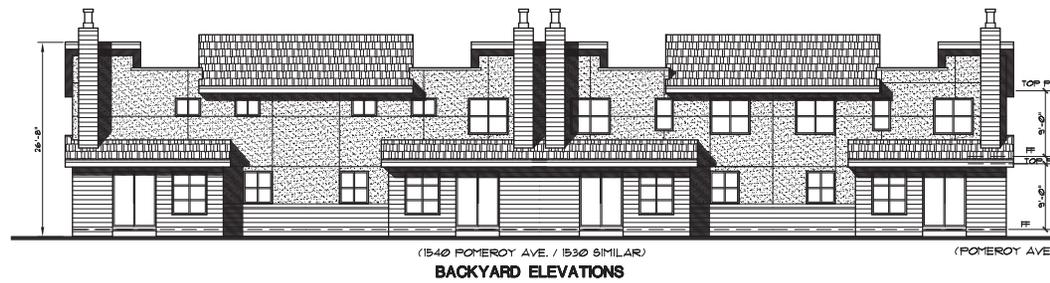
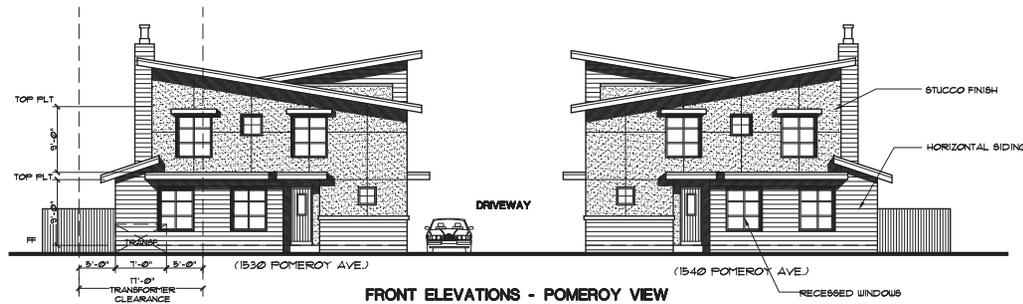
FLOOR PLANS

**RESIDENTIAL PROJECT AT:
 1530 / 1540 POMEROY AVE
 SANTA CLARA, CA**

DATE:	3-18-2011
SCALE:	3/4"=1'-0"
DRAWN:	SCB
JOB NO:	-

SHEET NO.
A2.2

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EXTERIOR ELEVATIONS

**RESIDENTIAL PROJECT AT:
 1530 / 1540 POMEROY AVE
 SANTA CLARA, CA**

DATE: 3-18-2017
 SCALE: 3/4"=1'-0"
 DRAWN: GDB
 JOB NO: -
 SHEET NO:

A3
 OF SHEETS

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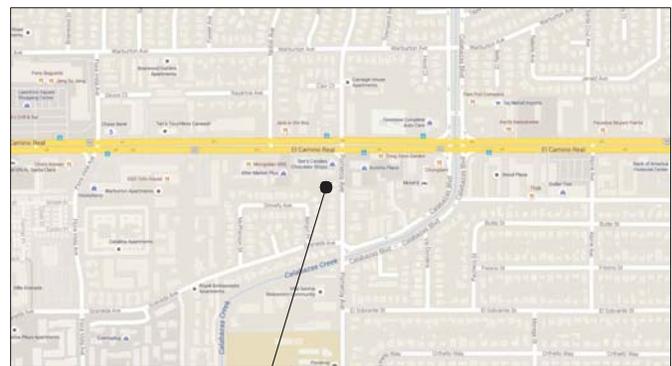
ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BFL	BACKFLOW PREVENTOR
BF	BOTTOM OF WALL
CB	CURB AND GUTTER
CL	CENTERLINE
CSW	CENTRINE SWALE
CO	CLEANOUT
CP	CONTROL POINT
DI	DROP INLET
D-S	DOWN-SPOUT
DTL	DETAILED
DWY	DRIVEWAY
ELECT	ELECTRIC
EP	EDGE OF PAVEMENT ELEVATION
EUC	EUCALYPTUS TREE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FOC	FACE OF CURB
GB	GRADE BREAK
GUY	GUY WIRE
HP	HIGH POINT
DP	DUCTILE IRON PIPE
INV	INVERT
JP	JOINT POLE
JB	JUNCTION BOX (UTILITY)
LIP	LIP OF GUTTER
LAND	LANDING
LP	LOW POINT
L/S	LANDSCAPE MONUMENT
M(N)	NEW
OR	OVERLAND RELEASE
FR	FILL BOX
PGEV	PG&E VAULT
PP	PROPERTY LINE
PP/A	POWER POLE
PP/P	PLASTIC PERFORATED PIPE
PSE	PUBLIC SERVICE EASEMENT
R/W	RIGHT OF WAY
PC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
SD	SEWER
SDM	STANDARD
SDM	STORM DRAIN MANHOLE
STD	STANDARD
SS	SANITARY SEWER
SSM	SANITARY SEWER MANHOLE
SW	SEWER
TC	TOP OF CURB
TF	TOP OF FOUNDATION
TO	TOP OF GRADE
TOS	TOP OF SLAB
TP	TOP OF PAVEMENT
TM	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
WL	WHITE LINE STRIPE
WALK	WALKWAY
WM	WATER METER
WV	WATER VALVE

EASEMENT ABBREVIATIONS:

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
UEGE	UNDERGROUND ELECTRICAL EASEMENT
PIEE	PRIVATE INGRESS/ EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PE	PRIVATE WATER EASEMENT
SE	SEWER EASEMENT

IMPROVEMENT PLANS

NINE (9) LOT SUBDIVISION
1530/1540 POMEROY AVE. SANTA CLARA, CA 95051



PROJECT SITE

LOCATION MAP
N.T.S.

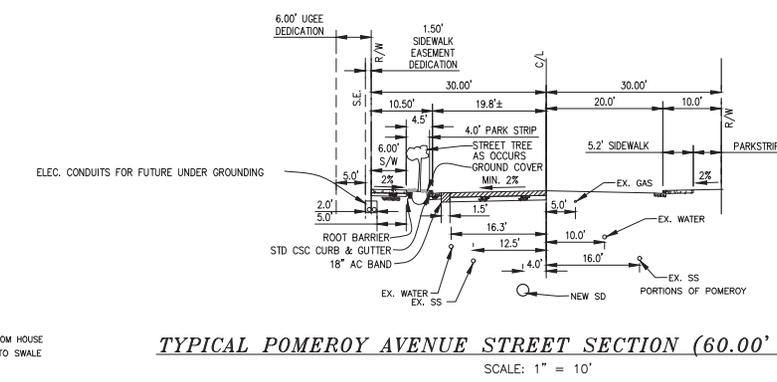
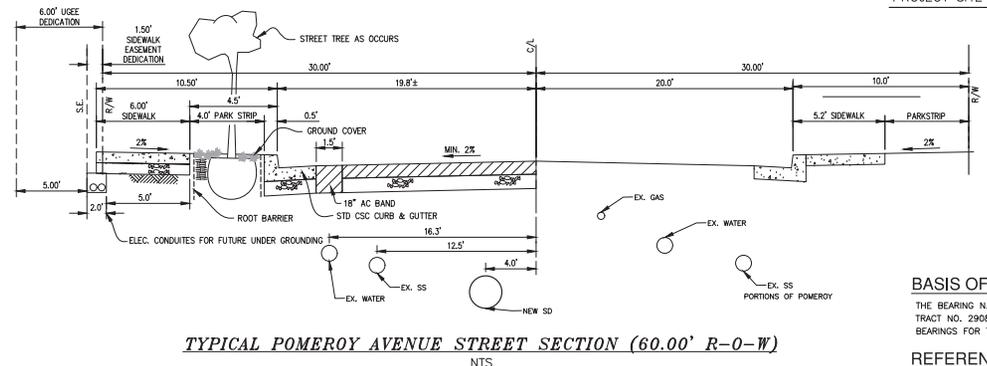
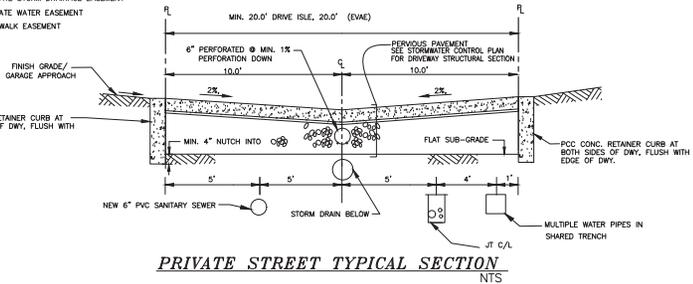


Applicant:
ECCO Builders, INC.
Ornid Shakeri
12280 Saratoga-Sunnyvale Rd.
Suite 109
Saratoga, CA 95070

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SMP ENGINEERS
CIVIL ENGINEERS

IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 and 1540 POMEROY AVE.
SANTA CLARA, CA 95051
COVER SHEET

LEGEND		DESCRIPTION
---	---	STREET CENTER LINE
---	---	DISTINCTIVE BORDER LINE
---	---	EASEMENT LINE
---	---	LOT LINE
---	---	BUILDING FOOTPRINT
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
---	---	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH 6" TLV	OH 6" TLV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH (UNDERGROUND)
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
SSMH	SSMH	SANITARY SEWER MANHOLE
SDMH	SDMH	STORM DRAIN MANHOLE
SCM	SCM	SURVEY CITY MONUMENT
ELECTROLIER	ELECTROLIER	ELECTROLIER
WM	WM	WATER METER
TREE WITH TRUNK	TREE WITH TRUNK	TREE WITH TRUNK
STREET TREE	STREET TREE	STREET TREE
6" WOODEN FENCE	6" WOODEN FENCE	6" WOODEN FENCE
SPOT ELEVATION	SPOT ELEVATION	SPOT ELEVATION
TREE PROTECTION FENCE	TREE PROTECTION FENCE	TREE PROTECTION FENCE
5' TALL CHAIN LINK	5' TALL CHAIN LINK	5' TALL CHAIN LINK
EARTHSWALE	EARTHSWALE	EARTHSWALE
CONCRETE SWALE	CONCRETE SWALE	CONCRETE SWALE
INLET/ JUNCTION BOX	INLET/ JUNCTION BOX	INLET/ JUNCTION BOX
AREA DRAIN	AREA DRAIN	AREA DRAIN
OVERLAND RELEASE PATH	OVERLAND RELEASE PATH	OVERLAND RELEASE PATH
GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
1% MIN. FROM PROPERTY LINE TO SWALE	1% MIN. FROM PROPERTY LINE TO SWALE	1% MIN. FROM PROPERTY LINE TO SWALE
(E) TREE TO BE REMOVE	(E) TREE TO BE REMOVE	(E) TREE TO BE REMOVE
DOWN-SPOUT	DOWN-SPOUT	DOWN-SPOUT



SHEET INDEX:

C-1	COVER SHEET
C-2	UTILITY PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	STORMWATER CONTROL PLAN
C-5	STORM DRAIN MAIN IN POMEROY
C-6	DETAILS

BASIS OF BEARINGS:
THE BEARING N 0°14'00" W. OF THE CENTERLINE OF POMEROY AVE., AS SHOWN UPON CERTAIN TRACT NO. 2908, RECORDED IN BOOK 140 OF MAPS AT PAGE 31, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY MAP.

REFERENCED CITY OF SANTA CLARA B.M.
BM # E-13 CHISLED CROSS ON SE BOLT IN TRAFFIC LIGHT BASE, AT NW CORNER OF EL CAMINO REAL & POMEROY AVE. EL: 91.06' (NAVD8)

APPROVED: Rajeev Batra
Director of Public Works/ City Engineer, City of Santa Clara

Engineering Department	Date
Land and Property Development Division	Date
Water and Sewer Utilities	Date
Street Department	Date
Silicon Valley Power	Date
Traffic Division	Date

Revised:
1/2/2018
PLAN CHECK COMMENTS
DATED 12/8/2017



Date: 5/15/2018
Scale:
Prepared by: V.G.
Checked by: S.R.
Job #: 216021
Sheet:

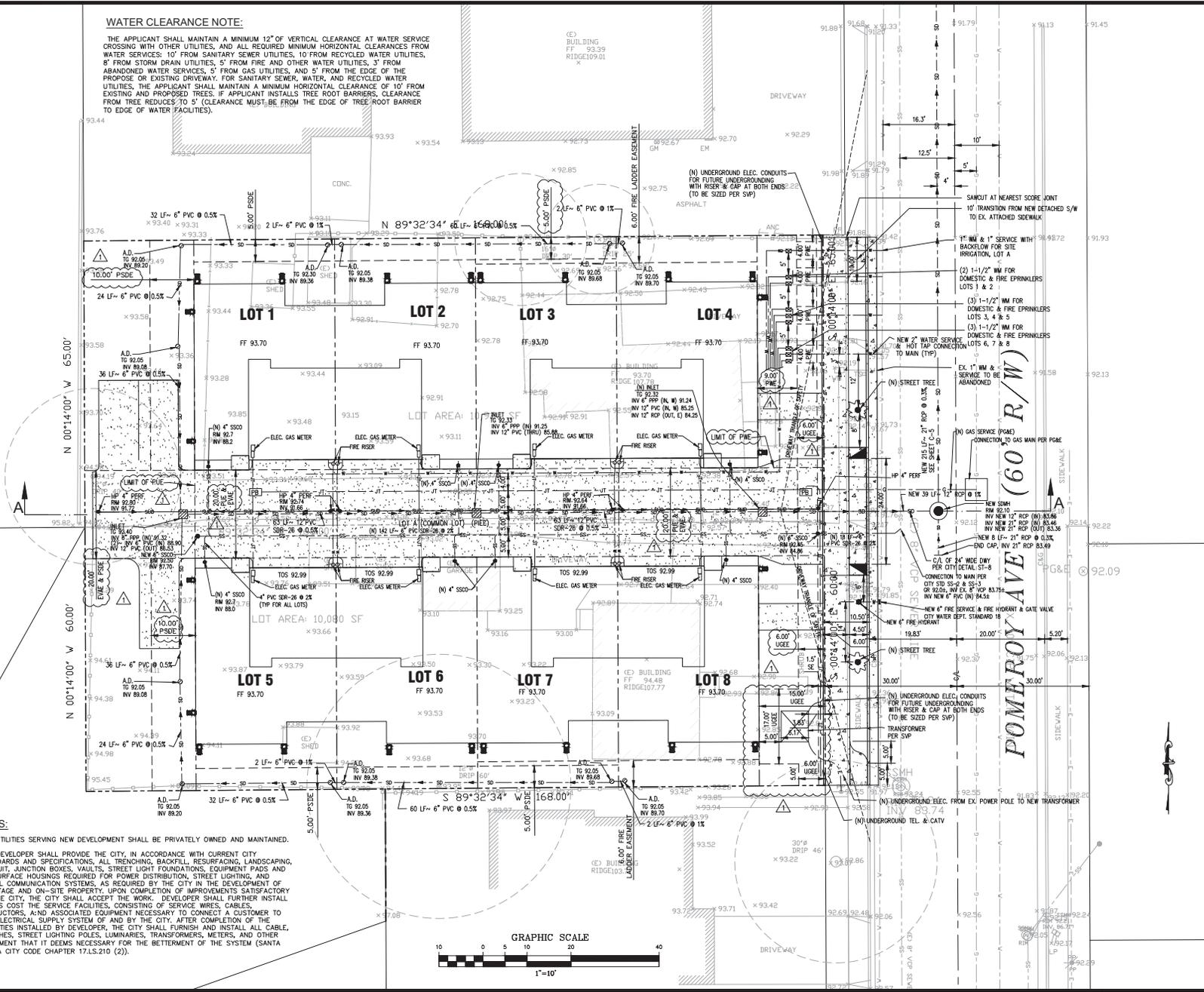
WATER CLEARANCE NOTE:

THE APPLICANT SHALL MAINTAIN A MINIMUM 12" OF VERTICAL CLEARANCE AT WATER SERVICE CROSSING WITH OTHER UTILITIES, AND ALL REQUIRED MINIMUM HORIZONTAL CLEARANCES FROM WATER SERVICES: 10' FROM SANITARY SEWER UTILITIES, 10' FROM RECYCLED WATER UTILITIES, 8' FROM STORM DRAIN UTILITIES, 5' FROM FIRE AND OTHER WATER UTILITIES, 3' FROM ABANDONED WATER SERVICES, 5' FROM GAS UTILITIES, AND 5' FROM THE EDGE OF THE PROPOSED OR EXISTING DRIVEWAY. FOR SANITARY SEWER, WATER, AND RECYCLED WATER UTILITIES, THE APPLICANT SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. IF APPLICANT INSTALLS TREE ROOT BARRIERS, CLEARANCE FROM TREE REDUCES TO 5' (CLEARANCE MUST BE FROM THE EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITIES).

NOTES:

- ALL UTILITIES SERVING NEW DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE DEVELOPER SHALL PROVIDE THE CITY, IN ACCORDANCE WITH CURRENT CITY STANDARDS AND SPECIFICATIONS, ALL TRENCHING, BACKFILL, RESURFACING, LANDSCAPING, CONDUIT, JUNCTION BOXES, VAULTS, STREET LIGHT FOUNDATIONS, EQUIPMENT PADS AND SUBSURFACE HOUSINGS REQUIRED FOR POWER DISTRIBUTION, STREET LIGHTING, AND SIGNAL COMMUNICATION SYSTEMS, AS REQUIRED BY THE CITY IN THE DEVELOPMENT OF FRONTAGE AND ON-SITE PROPERTY. UPON COMPLETION OF IMPROVEMENTS SATISFACTORY TO THE CITY, THE CITY SHALL ACCEPT THE WORK. DEVELOPER SHALL FURTHER INSTALL AT HIS COST THE SERVICE FACILITIES, CONSISTING OF SERVICE WIRES, CABLES, CONDUCTORS, AND ASSOCIATED EQUIPMENT NECESSARY TO CONNECT A CUSTOMER TO THE ELECTRICAL SUPPLY SYSTEM OF AND BY THE CITY. AFTER COMPLETION OF THE FACILITIES INSTALLED BY DEVELOPER, THE CITY SHALL FURNISH AND INSTALL ALL CABLE, SWITCHES, STREET LIGHTING POLES, LUMINAIRES, TRANSFORMERS, METERS, AND OTHER EQUIPMENT THAT IT DEEMS NECESSARY FOR THE BETTERMENT OF THE SYSTEM (SANTA CLARA CITY CODE CHAPTER 17.1S.210 (2)).

GRAPHIC SCALE



1534 CAROL LANE
LOS ALTOS, CA 94024
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FAX: (650) 941-9755
E-MAIL: SMPENGINEERS@YAHOO.COM

Applicant:
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Orvid Shakeri
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IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 and 1540 POMEROY AVE
SANTA CLARA, CA 95051

UTILITY PLAN

Revisions:



Date: 5/15/2018
Scale: 1" = 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 216021
Sheet: 2 OF 6

C-2



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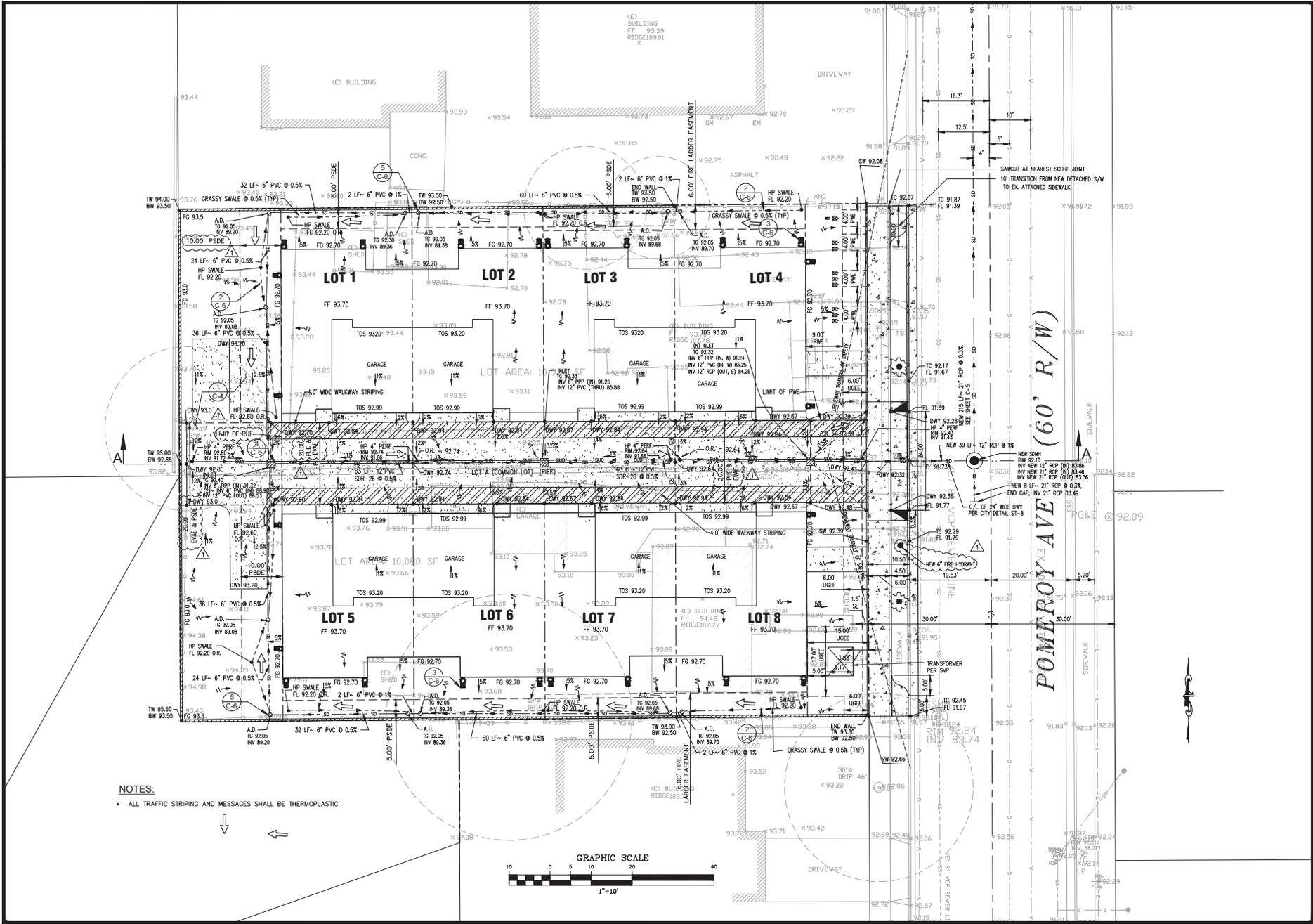
IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 AND 1540 POMEROY AVE.
SANTA CLARA, CA 95051
GRADING AND DRAINAGE PLAN

Revisions:

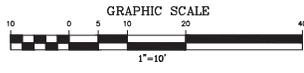


Date: 5/15/2018
Scale: 1" = 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 216021

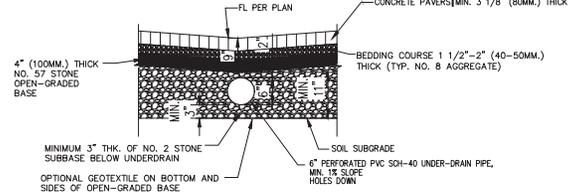
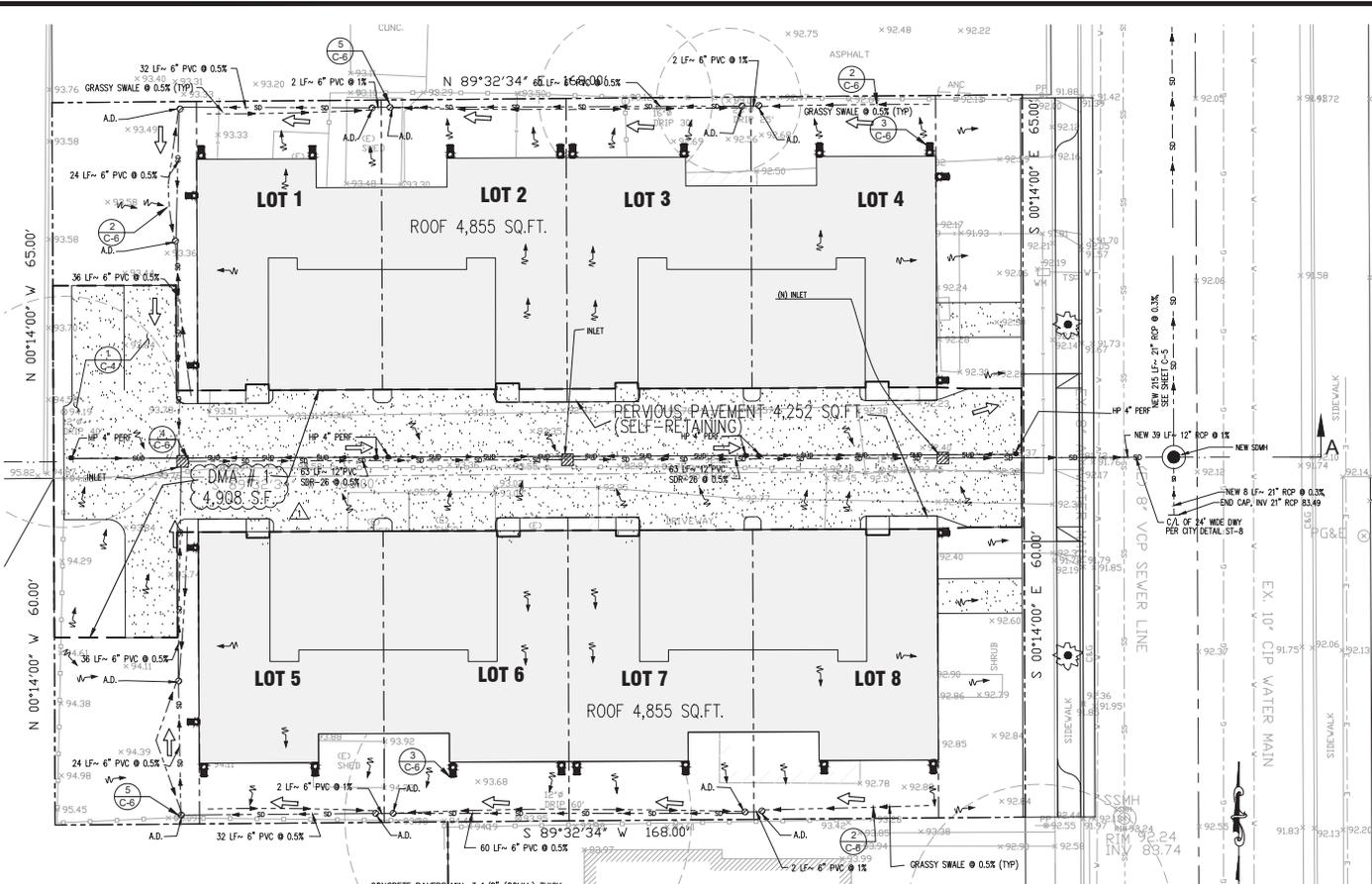
Sheet: **3 OF 6**
C-3



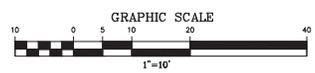
NOTES:
• ALL TRAFFIC STRIPING AND MESSAGES SHALL BE THERMOPLASTIC.



POMEROY AVE (60' R/W)



1 PERVIOUS CONCRETE PAVERS DRIVEWAY & UNDER-DRAIN DETAIL
NTS



SIZING FOR VOLUME BASED TREATMENT			
Step 1: Determine Average Impervious Area	Impervious Area = 4,855 sq. ft.	% Imperviousness (IP) = 13.37%	
Step 2: Calculate Correction Factor	Permeable Area = 4,855 sq. ft.	Correction Factor = 1.0022	
Step 3: Calculate Maximum Storm Extent at the Site	Pipe(s) = 18" x 12' = 1.0022		
Step 4: Calculate the Required Storm Control Volume	Design Volume = 21,000 cu ft		
Step 5: Calculate Maximum Detention Storage Volume (Vd)	Design Volume = 21,000 cu ft		
Step 6: Calculate Minimum Storage Depth	Storage Depth = 0.40 ft		

PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON			
PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION			
DESCRIPTION	AREA (SQ.FT.)	AREA (ACRES)	PERCENTAGE
2 EX HOUSE AND DETACHED GARAGE	2,598	0.060	12.4%
SHEDS	600	0.014	2.9%
AC DWY	1,187	0.027	5.7%
WALKWAYS, PORCH, PATIOS	285	0.007	1.4%
TOTAL PROJECT IMPERVIOUS AREA	4,670	0.107	22.1%
TOTAL PROJECT PERVIOUS AREA	16,330	0.375	77.8%
TOTAL SITE AREA	21,000	0.482	100.0%
POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION			
DESCRIPTION	AREA (SQ.FT.)	AREA (ACRES)	PERCENTAGE
LOT 1 TO 4 ROOF	4,855	0.111	23.1%
LOT 5 TO 8 ROOF	4,855	0.111	23.1%
TRANSFORMER PAD	100	0.002	0.5%
TOTAL PROJECT IMPERVIOUS AREA	9,810	0.225	46.7%
LOT A PERVIOUS PAVERS DRIVEWAY, STALLS, WALKWAYS	4,252	0.098	20.2%
PROJECT LANDSCAPE/ GROUND	6,938	0.159	33.0%
TOTAL PROJECT PERVIOUS AREA	11,190	0.257	53.3%
TOTAL SITE AREA	21,000	0.482	100.0%
PRE VS. POST COMPARISON	AREA (SQ.FT.)	AREA (ACRES)	PERCENTAGE
PROJECT IMPERVIOUS AREA INCREASE	5,140	0.118	24.5%

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

- Updated stormwater quality control measures include:
- Source Control Measures
 - Site Design Measures
 - Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be designed and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

This project proposes to implement appropriate source control and site design measures. The project creates/replaces LESS THAN 10,000 SQFT of impervious surface area, therefore, it is not required to provide stormwater treatment facilities based on numeric sizing criteria. However, the project proposes to implement stormwater treatment measures to maximize the removal of pollutants to the maximum extent practicable.

1 Source Control Measures:

- Covered material storage and Garage.

2 Site Design Measures:

- Pervious pavement driveways, walkways and parking stalls with underdrain.
- Maximized landscaping areas to promote on-site infiltration as much as possible.
- Disconnected Roof downspouts & splash blocks that deflect the water away from the building and flow to on-site landscaped areas and Earthworks.

3 Stormwater Treatment Measures:

NOT APPLICABLE

Pervious Walkways and Driveway Maintenance:

The maintenance activity schedule presented below is based on recommendations provided in the California Stormwater BMP Handbook—New and Redevelopment, and the Interlocking Concrete Pavement Institute Manual (Second Edition).

The following maintenance activities should be performed on an ongoing basis:

- a) Keep landscaped areas well maintained;
- b) Prevent soil being washed onto pavement;

The following maintenance activities should be performed 2-3 times per year:

- a) Vacuum clean surface using commercially available sweeping machines at the following times:
 - End of Winter (April)
 - Mid-Summer (July/August)
 - After Autumn-leaf fall(November)

The following maintenance activities should be performed on as-needed (infrequent) basis, maximum 15-20 years:

- a) If routine cleaning does not restore infiltration rates, then reconstruction of part of the whole of a pervious surface may be required;
- b) The surface area affected by any observed hydraulic failure should be lifted for inspection of the internal materials to identify the location and the extent of the blockage;
- c) Surface materials should be lifted and replaced after brush cleaning. Geotextiles may need complete replacement;
- d) Subsurface layers may need cleaning and replacing;
- e) Removed silts may need to be disposed of as controlled weeds;
- f) Repair ruts or deformations in pavement exceeding 3/8-inch or 13 mm;
- g) Replace broken paver units that impair the structural integrity of the surface;
- h) Replenish aggregate surface joint materials.

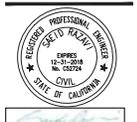


Applicant:
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Ornid Shakeri
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IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 AND 1540 POMEROY AVE.
SANTA CLARA, CA 95051
STORMWATER CONTROL PLAN

Revision:



Date: 5/15/2018
Scale: 1" = 10'
Prepared by: V.G.
Checked by: S.R.
Job #: 216021
Sheet:



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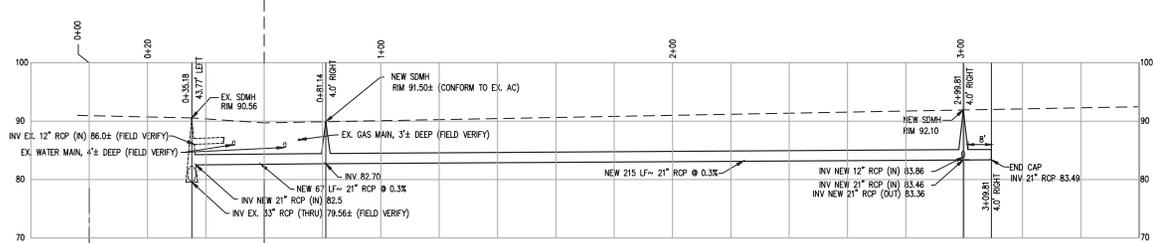
IMPROVEMENT PLANS
NINE LOT SUBDIVISION
1530 and 1540 POMEROY AVE.
SANTA CLARA, CA 95051
STORM DRAIN MAIN IN POMEROY

Revisions:



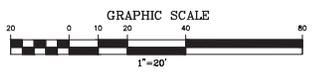
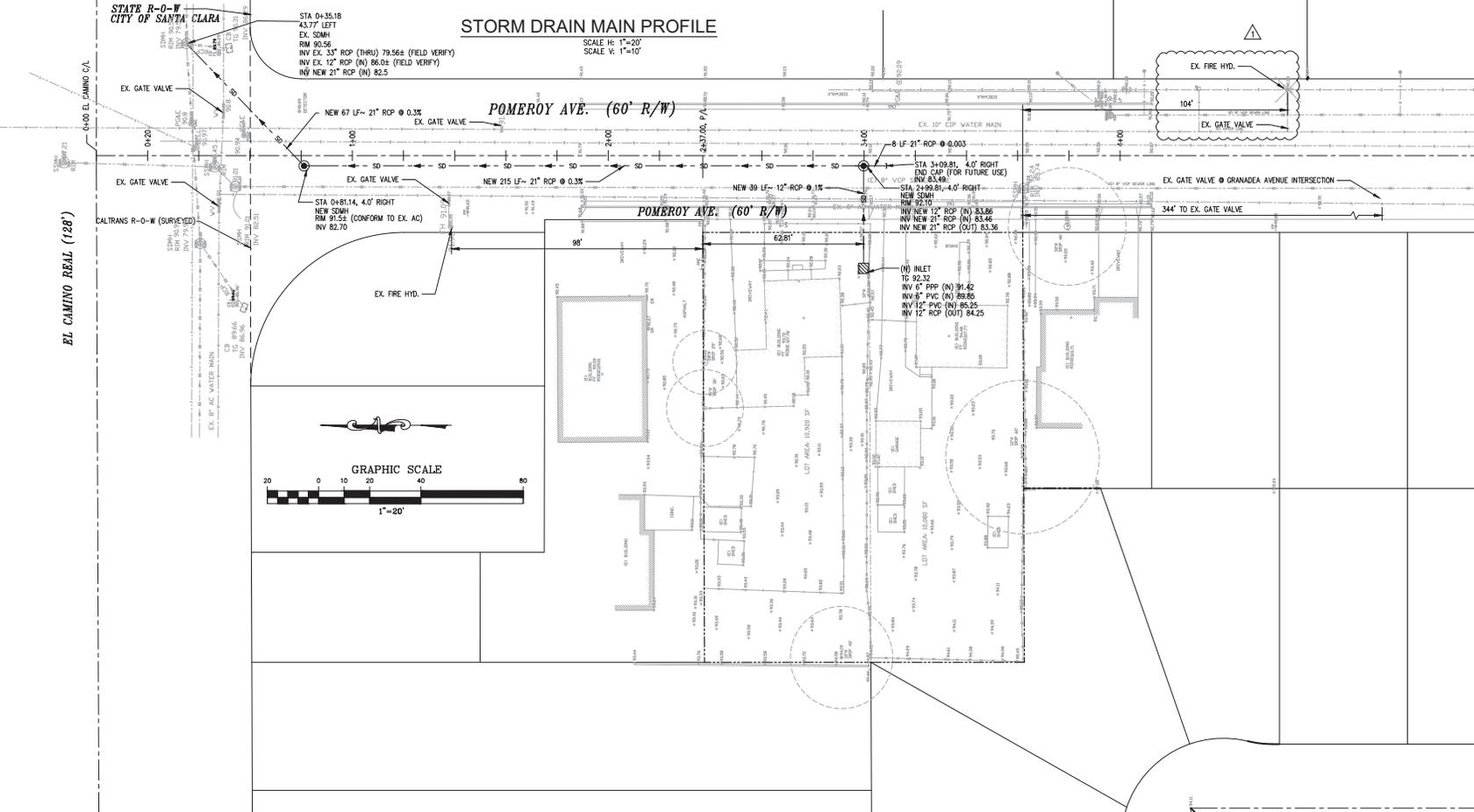
Date: 5/15/2018
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 216021

Sheet: 5 OF 6
C-5



STORM DRAIN MAIN PROFILE

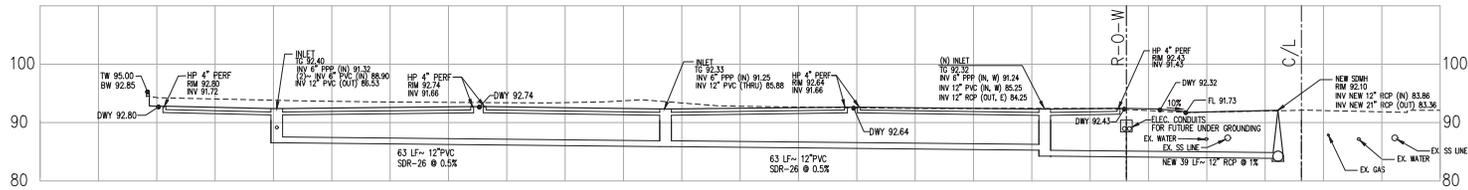
SCALE H: 1"=20'
SCALE V: 1"=10'



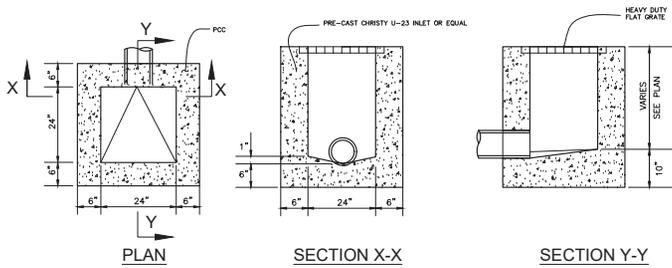
EL CAMINO REAL (128')

STATE R-0-W
CITY OF SANTA CLARA

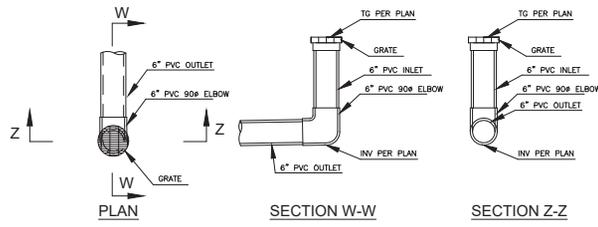
CALTRANS R-0-W (SURVEYED)



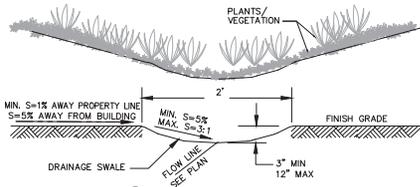
A-A
 SCALE H: 1"=20'
 SCALE V: 1"=10'



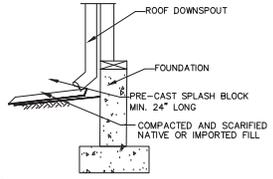
5 **STORM DRAIN INLET**
 NTS



6 **STORM DRAIN AREA DRAIN**
 NTS



2 **SWALE DETAIL**
 NTS



3 **DISCONNECTED ROOF DOWN-SPOOL DETAIL**
 NTS

Appoint: ECCO Builders, INC.
 Ornid Shakeri
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 Suite 109
 Saratoga, CA 95070

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IMPROVEMENT PLANS
 NINE LOT SUBDIVISION
 1530 and 1540 POMEROY AVE.
 SANTA CLARA, CA 95051

DETAILS

Revisions:



Date: 5/15/2018
 Scale: AS NOTED
 Prepared by: V.G.
 Checked by: S.R.
 Job #: 216021

BASIS OF BEARINGS:
THE BEARING N. 07°40' W. OF THE CENTERLINE OF POMEROY AVE., AS SHOWN UPON CERTAIN TRACT NO. 2908, RECORDED IN BOOK 140 OF MAPS AT PAGE 31, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY MAP.

REFERENCED CITY OF SANTA CLARA B.M.
BM # E-13 CHISEL CROSS ON SE BOLT IN TRAFFIC LIGHT BASE, AT NW CORNER OF EL CAMINO REAL & POMEROY AVE. EL: 91.06' (NAVD8)

LOT AREA TABLE		
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)
LOT 1	1,630	0.037
LOT 2	1,634	0.038
LOT 3	1,638	0.038
LOT 4	1,642	0.038
LOT 5	1,642	0.038
LOT 6	1,638	0.038
LOT 7	1,634	0.038
LOT 8	1,630	0.037
LOT A	7,912	0.182
TOTAL (BOUNDARY)	21,000	0.482

LEGEND

- STREET CENTER LINE
- - - - - DISTINCTIVE BORDER LINE
- - - - - PROPOSED LOT LINE
- - - - - EXISTING LOT LINE TO BE REMOVED
- EASEMENT LINE
- - - - - BUILDING FOOTPRINT

ABBREVIATIONS

- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- UGEU UNDERGROUND ELECTRICAL EASEMENT
- PIEE PRIVATE INGRESS/ EGRESS EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PWE PRIVATE WATER EASEMENT
- SE SIDEWALK EASEMENT

Tentative Map

NINE (9) LOT SUBDIVISION

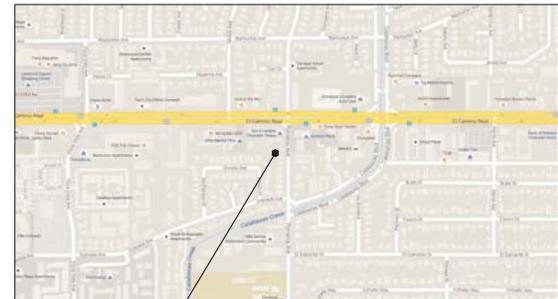
COMMENCING ON THE WESTERLY LINE OF POMEROY AVENUE, DISTANT THEREON 251.79 FEET SOUTHERLY FROM THE INTERSECTION OF SAID LINE OF POMEROY AVENUE WITH THE SOUTHERLY LINE OF SANTA CLARA-SAN FRANCISCO HIGHWAY, AND RUNNING THENCE SOUTHERLY ALONG SAID LINE OF POMEROY AVENUE 60 FEET; THENCE SOUTH 89° 45' WEST 173 FEET; THENCE NORTHERLY AND PARALLEL WITH SAID LINE OF POMEROY AVENUE 60 FEET; THENCE NORTH 89° 45' EAST 173 FEET TO THE POINT OF BEGINNING AND BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF THE SANTA CLARA-SAN FRANCISCO HIGHWAY AS NOW EXISTING 100 FEET WITH THE WESTERLY LINE OF POMEROY AVENUE; THENCE, RUNNING SOUTHERLY AND ALONG THE WESTERLY LINE OF POMEROY AVENUE 251.79 FEET TO THE TRUE POINT OF BEGINNING; THENCE, WESTERLY AND PARALLEL WITH SAID SOUTHERLY LINE OF SANTA CLARA-SAN FRANCISCO HIGHWAY 173 FEET TO A POINT; THENCE, NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF POMEROY AVENUE 65 FEET TO A POINT; THENCE, EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SANTA CLARA-SAN FRANCISCO HIGHWAY 173 FEET TO THE WESTERLY LINE OF POMEROY AVENUE; THENCE, SOUTHERLY AND ALONG SAID WESTERLY LINE OF POMEROY AVENUE, 65 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF QUITO RANCHO.

LYING ENTIRELY WITHIN THE CITY OF SANTA CLARA SANTA CLARA COUNTY STATE OF CALIFORNIA

MAY 2018
SMP ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024

SHEET INDEX:

TM TENTATIVE MAP

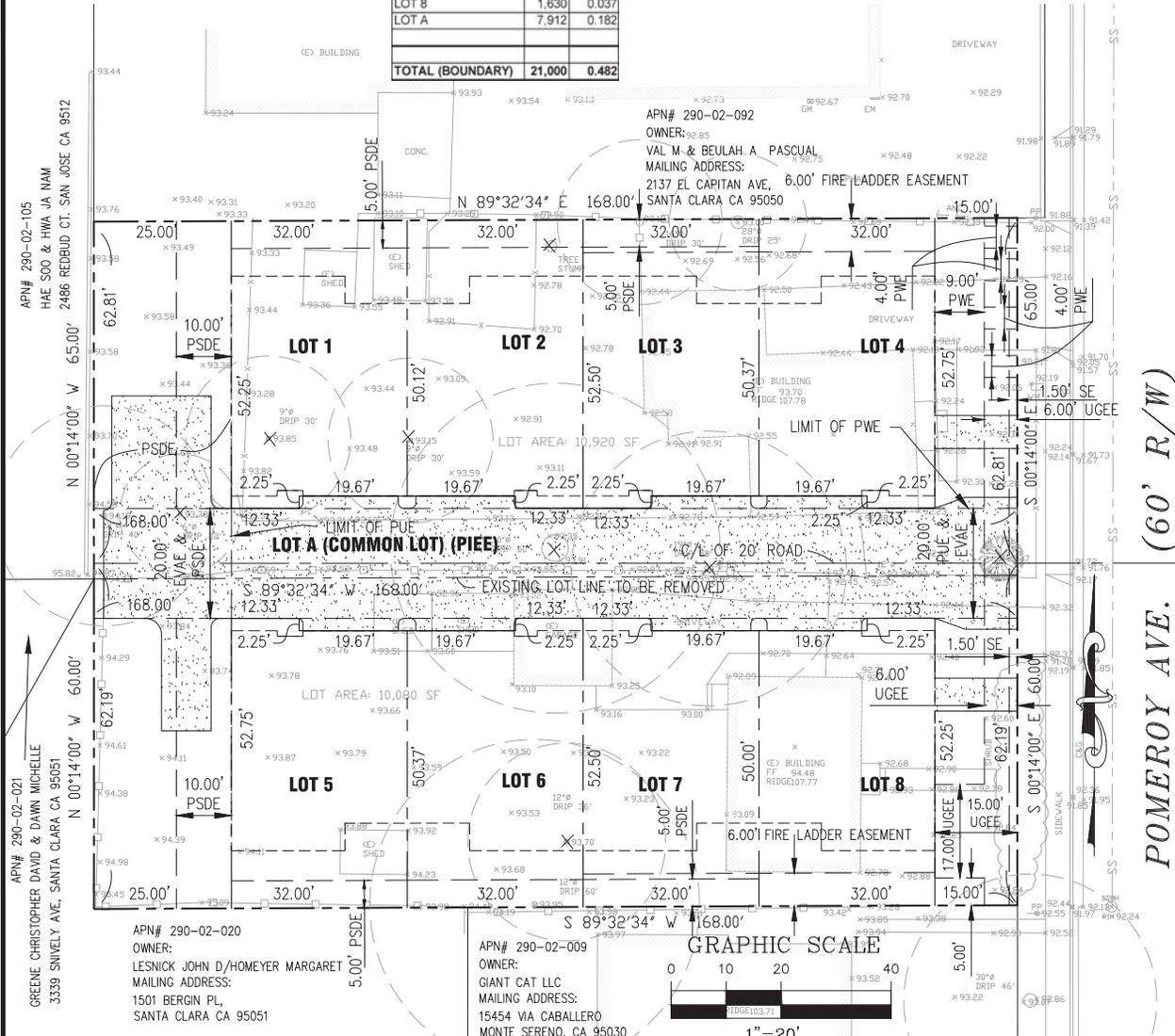


PROJECT SITE

LOCATION MAP
N.T.S.

GENERAL NOTES AND STATEMENTS:

- OWNERS AND DEVELOPERS: ECCO Builders, INC., Omid Shakeri, 12280 Saratoga-Sunnyvale Rd., Suite 109, Saratoga, CA 95070
- APPLICANT: SAME AS ABOVE
- APN# 290-02-096 and 290-02-097
- EXISTING ZONE: R3
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- FLOODING: FLOOD ZONE X500
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DONE TO THE SATISFACTION OF PUBLIC WORKS.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL/ APARTMENTS
- WATER: CITY OF SANTA CLARA
- FIRE PROTECTION: CITY OF SANTA CLARA FIRE DEPARTMENT
- STORM/SANITARY SEWER: CITY OF SANTA CLARA
- POWER AND GAS: CITY OF SANTA CLARA/PACIFIC GAS AND ELECTRIC
- TELEPHONE: PACIFIC BELL
- STREET TREES: NEW STREET TREES WILL BE PLANTED PER CITY SATISFACTION, WITH A MINIMUM OF 10' FROM EXISTING AND NEW CITY WATER'S & SANITARY SEWER FACILITIES.
- AREA OF SUBJECT PROPERTY: 0.482 ACRES (21,000 SQUARE FEET)
- ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO RECORD OF PARCEL MAP.



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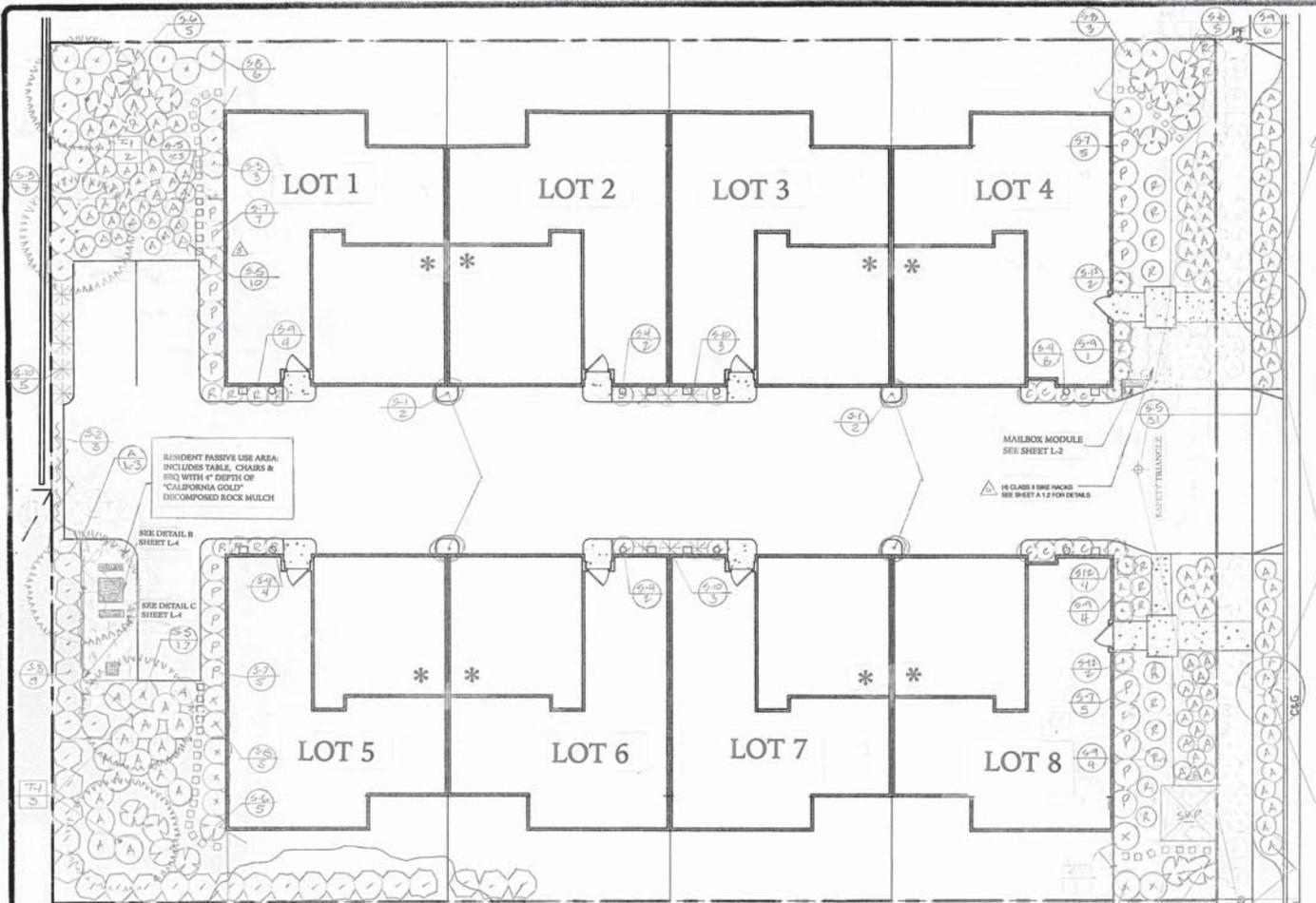
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TENTATIVE MAP
1530 and 1540 POMEROY AVE.
SANTA CLARA, CA 95051
APN# 290-02-096 and 290-02-097
TENTATIVE MAP

Revisions:



Date: 5/17/2018
Scale: 1" = 20'
Prepared by: V.G.
Checked by: S.R.
Job #: 216021
Sheet:



PROJECT NORTH

811 Know what's below. Call before you dig.

800-827-2660

SEE DETAIL 'F' ON SHEET L-4

WATER USE IT WISELY

POMEROY AVE. (60' R/W)

PLANT PALETTE

TREE COUNT	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS RATING	GROWTH H X W
11	8"	LAGROSTROGIA BOE 'TUCKERBAY'	ORANGE TWIG DOGWOOD	LOW	30'0" X 15'0" W
13	2'	SPERMATOPHYTES	SPERMATOPHYTES	LOW	10'0" X 2'0"
5-1	4"	1 GAL JUNIPERUS SCOPULORUM	MEXICANA JUNIPER	LOW	10'0" X 2'0"
5-2	3"	1 GAL BOUGAINVILLEA 'SAN GOSLO' RED	BOUGAINVILLEA	LOW	10'0" X 2'0"
5-3	55	1 GAL PRUNUS CANADENSIS 'COMANCHE' CHERRY	CAROLINA CHERRY	LOW	10'0" X 2'0"
5-4	11	1 GAL BAMBUSUS INDICA 'CLARK'	INDIAN BAMBUSUS	LOW	2'0" X 3'0"
5-5	104	1 GAL MYRTORUS PARRYPOLINA 'TROPIC' MYRTORUS	PINK MYRTORUS	LOW	7'0" X 3'0"
5-6	17	1 GAL LOROPETALUM 'SAGE' SAGE	FRINGE FLORER	LOW	7'0" X 3'0"
5-7	22	1 GAL PITTOSPORUM 'CAMEO DE NIHI'	MANGROVE LOW	6'0" X 3'0"	
5-8	17	1 GAL SYZONIA	SHINY SYZONIA	LOW	6'0" X 3'0"
5-9	25	1 GAL RHAPHIDOCARPUS INDICA 'BONER'	BONAN HAWTHORN	LOW	7'0" X 3'0"
5-10	11	1 GAL NANNARIA 'COMANCHE'	SEAWORTH BAMBUS	LOW	7'0" X 3'0"
5-11	8	1 GAL SYZONIA	SHINY SYZONIA	LOW	6'0" X 3'0"
5-12	8	1 GAL SYZONIA	SHINY SYZONIA	LOW	6'0" X 3'0"

STEPPING STONES: 12" X 12" GRAY CONCRETE STEPPING STONES

PLANTING NOTES

1. THE CONTRACTOR SHALL OBTAIN AND VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL BE PERFORMED BY TRAINED PERSONNEL WITH PROPER TRAINING AND UNDER THE SUPERVISION OF A LICENSED LANDSCAPE ARCHITECT.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE UNIVERSITY OF CALIFORNIA WATER RESOURCES CONTROL BOARD. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE UNIVERSITY OF CALIFORNIA WATER RESOURCES CONTROL BOARD. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE UNIVERSITY OF CALIFORNIA WATER RESOURCES CONTROL BOARD.

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10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE UNIVERSITY OF CALIFORNIA WATER RESOURCES CONTROL BOARD. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE UNIVERSITY OF CALIFORNIA WATER RESOURCES CONTROL BOARD.

PLANT/IRRIGATION WATER USE & RATIO:

HIGH WATER USE TREES & SHRUBS	0.0%
MEDIUM WATER USE SHRUBS	0.0%
LOW WATER USE SHRUBS & GROUNDCOVER	100.0%
HIGH WATER USE LAWN & ANNUAL FLOWER AREAS	0.0%
DECORATIVE WATER FEATURE AREA	0.0%
TOTAL PLANTED & IRRIGATION USE	100.0%

University of California
Water Use Classification of Landscape Species (WUCOLS R)

Plant Search Database

Export List
Santa Clara, CA
11 result

Typ	Botanical Name	Common Name	Water Use	Report
Gr S V	Bougainvillea spp.	Bougainvillea	Low	
Gr S T	Jurinea spp.	Jurinea	Low	
TA	Lagrostrogia boe, tuckerbay	orange twig	Low	
S	Longitarsus chinensis & ssp.	bride flower	Low	
Gr S	Myoporum parviflorum & ssp.	myoporum	Low	
S	Nannaria comanche	seaworth bamboo	Low	
ST	Pittosporum tobira and ssp.	black nange	Low	
I	Platanus occidentalis	California sycamore	Low	
S	Rapidochloa indica & ssp.	Indian bamboo	Low	
S	Stylosanthes trifoliate and ssp.	bird of paradise	Medium/High	
S	Syzygium confucianum	shiny sycamore	Low	

* DENOTES "FLAT BIKE LIFT" STATION LOCATED ON REAR GARAGE WALL OR CEILING

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

DESIGN PREPARED UNDER SECTION 7027.5

OF THE BUSINESS AND PROFESSIONS CODE.

BAY FRIENDLY STATEMENT:
THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION AND RUN-OFF, PROMOTES SURFACE INFILTRATION WHERE POSSIBLE AND MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

JON NELSON DATED: 2016

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
2	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
3	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
4	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
5	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
6	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
7	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
8	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
9	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN
10	11/13/2017	REVISED 11.13.2017 DUE TO CORRECT COMMENTS & ELS NOT AND SVP TRANSFORMER PAD LOCATION	JRN

LANDSCAPE PLAN

JRN
DESIGNED

DATE: 11/13/2017
SCALE: 1/8" = 1'-0"
JOB NO.: SANTA CLARA
SHEET: L-1
OF SHEETS: 09

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WATER AND LANDSCAPE EFFICIENCY CHECKLIST

IRRIGATION POINTS:

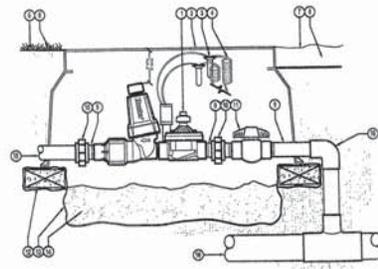
- MANUAL SHUTOFF OF ENTIRE IRRIGATION SYSTEM WITHIN 10'-0" OF POINT OF CONNECTION. EXISTING FDC IS 3/4" AND 1" SIZE SYSTEM DESIGNED FOR A MINIMUM OF STATIC PRESSURE OF 65 PSI, PRODUCING 17 GPM AT WATER METER.
- ALL DRIP EMITTERS ARE DESIGNED FOR MATCHED PRECIPITATION RATES THROUGHOUT ALL VALVES AND SYSTEMS.
- IRRIGATION WATER ADJUST SHALL BE PERFORMED UPON PROJECT COMPLETION.
- SITE IS PRIMARILY FLAT, NOT SLOPED, REDUCING ANY RUNOFF CONDITIONS.
- DRIP EMITTERS AND BUBBLERS ARE ALL DESIGNED TO CURRENT ANSI STANDARDS FOR THE MOST EFFICIENT IRRIGATION.
- AUTOMATIC IRRIGATION CONTROLLER IS DESIGNED USING REDUCING CARBON IMPACT, DESIGNED WITH NON-VOLATILE MEMORY ALLOWING FOR FULL MEMORY IF SYSTEM IS SHUT-OFF FOR ANY REASON.
- AUTOMATIC IRRIGATION IS CONTROLLED BY A RAIN-CLICK SENSOR PROVIDING POSITIVE CLOCK SHUT-OFF IN A RAIN EVENT.
- EACH AUTOMATIC IRRIGATION VALVE HAS ITS OWN INDIVIDUAL BALL VALVE SHUT-OFF LOCATED AT EACH VALVE BOX LOCATION, THIS ALLOWS FOR QUICK POSITIVE CONTROL OF EACH CONTROL VALVE.
- ALL DRIP VALVES HAVE ACCU-SYNC #40 PRESSURE REDUCING VALVES ATTACHED TO ELIMINATE ANY MISTING OR BLOWOUTS OF DRIP EMITTERS. AND MAINTAIN A CONSTANT PRESSURE OF 40 PSI OR LESS.
- SYSTEM DESIGNED USING DRIP EMITTERS AND BUBBLER IRRIGATION. POPUP SPRAY HEADS ARE USED IN ONLY A VERY LIMITED WAY ON THIS PROJECT. THIS PROMOTES HEALTHY PLANT GROWTH, AND REDUCES OVERALL WATER USE.
- A MASTER VALVE IS INSTALLED BETWEEN THE BACKFLOW PREVENTION VALVE AND THE FIRST AUTOMATIC VALVE (6-4) TO REDUCE WATER LOSS DUE TO MAINLINE PIPE DAMAGE.
- BACKFLOW PREVENTION UNIT IS TO BE INSTALLED PER LOCAL CODES, UPON INSTALLATION UNIT SHALL HAVE BACKFLOW TEST GIVEN TO ASSURE COMPLIANCE.

PLANTING ITEMS

- PROJECT IS NOT DESIGNED WITH ANY FORM OF NOXIOUS OR INVASIVE TREES, SHRUBS OR GRASS/CROPPERS.
- HEAVY AMOUNTS OF WOOD MULCH CHIPS IN LANDSCAPE AREAS, 3" DEPTH IN GENERAL PLANTING BEDS. THIS DEPTH OF MULCH WILL REDUCE WEED GROWTH AND IRRIGATION WATER EVAPORATION AT EMITTER SITE.
- HEAVY USE OF SOIL ADJUMENTS IN PLANTING AREAS ALLOWS FOR BETTER PLANT GROWTH AND REDUCED AMOUNTS OF IRRIGATION WATER. THE MIX SHOWN ON PLAN IS DOUBLE THE AMOUNT OF ORGANIC MATERIAL REQUIRED BY THE CURRENT STATE STANDARD.
- SOIL ADJUMENTMENT WILL BE 4 CUBIC YARDS OF NITROFIED REDWOOD COMPOST PER 1,000 SQUARE FEET OF LANDSCAPED AREA. THIS WILL BE ROTILLED INTO THE TOP 6" OF TOPSOIL.
- ALL PLANTING IS DERIVED FROM THE MOST CURRENT WULCOBS IV SOFTWARE AND FROM THE LATEST EAST BAY MUNICIPAL UTILITY DISTRICT PLANTING RECOMMENDATIONS TITLED "LOW WATER USE PLANTINGS".
- LANDSCAPE PLANTINGS FEATURE NO LAWN SOO OR ANNUAL FLOWER COLOR, DECORATIVE WATER FEATURES OR VEGETABLE GARDENS.
- ALL FERTILIZER REQUIRED WILL BE ORGANIC, SLOW RELEASE VARIETY. THIS WILL REDUCE THE NITROGEN SPIKE AND SUBSEQUENT INCREASED IRRIGATION TO WATER RAPIDLY GROWING PLANTINGS.
- ALL PLANTINGS USED ARE RELATIVELY LOW WATER USE MATERIAL. PLANT PALLETTE WATER RATIO IS 100% LOW WATER USE PLANTINGS. NO HIGH USE NURSERY MATERIAL INCLUDING SUCH AS FLOPPY/ GASTON OR WATER FEATURE USE INCORPORATED IN DESIGN OF THIS PROJECT.

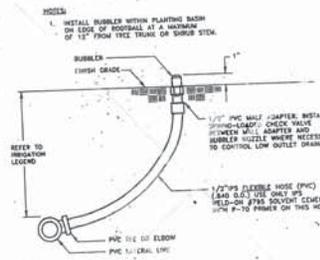
LEGEND:

- WATER METER CONTROL VALVE BOX PLAN
- IRRIGATION VALVE BOX PLAN
- WATERPROOF CONNECTION IS
- 1/2" OF COULD WIRE TO CONTROLLER
- FINISH GRADE IN PLAN
- READY TO TAP
- DRIP EMITTER BLANCH
- FINISH GRADE IN PLANTER BED
- 1/2" IN TOE W/PLE, SWITCH SIDE TO VALVE AND GREEN LATERAL INSTALLED
- PVC 1/2" BUSH
- 1/2" BALL VALVE - L&E (RD)
- 1/2" PVC SUPPORT (R)
- 1/2" FILTER FUSION - 1/2" W/PLE HANGING SPRING SUPPORT
- 1/2" W/PLE DRIVAL - 1" MIN. DEPTH
- IRRIGATION LATERAL
- MINIATURE LATERAL AND FITTINGS



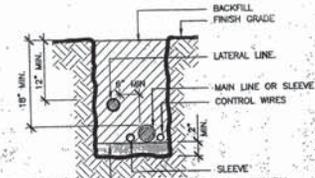
A REMOTE CONTROL VALVE (RCZ) WITH ISOLATION VALVE
Hunter
NOT TO SCALE

ATTENTION: THESE NOTES AND ARE BASED ON INFORMATION BASED FOR AN AVERAGE SEASONAL YEAR FROM BARELY GOLF BALL SUPPORTING THE WATER HEIGHTS OF THE PLANTS WILL USUALLY BE LESS OR GREATER THAN THIS DUE TO THE VARIATION OF LOCAL CLIMATE AND SOIL TYPES. THEREFORE THE IRRIGATION SCHEDULES SHOULD BE ADJUSTED TO THE LOCAL CLIMATE AND SOIL TYPES. THE IRRIGATION SCHEDULES SHOULD BE ADJUSTED TO THE LOCAL CLIMATE AND SOIL TYPES. THE IRRIGATION SCHEDULES SHOULD BE ADJUSTED TO THE LOCAL CLIMATE AND SOIL TYPES. THE IRRIGATION SCHEDULES SHOULD BE ADJUSTED TO THE LOCAL CLIMATE AND SOIL TYPES.



C BUBBLER DETAIL
NOT TO SCALE

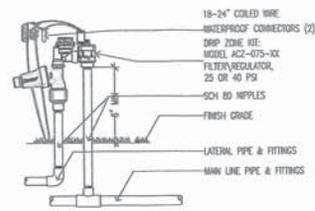
IRRITROL #533 ADJ BUBBLER



TRENCHING
NOTE:
1. ALL PLASTIC PIPING TO BE SUNK IN TRENCHES.
2. BUNDLE AND TAPE WRAPING AT 10' INTERVALS.
3. TIE AND LOOSE 20" LOOP IN WRING AT CHANGE OF DIRECTION GREATER THAN 30 DEGREES. UNTIL ALL LOOPS AFTER ALL CONNECTIONS HAVE BEEN MADE.
4. INSTALL ALL CONTROL WIRE ON THE UNDERSIDE OF THE MAIN LINE PIPE.
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.

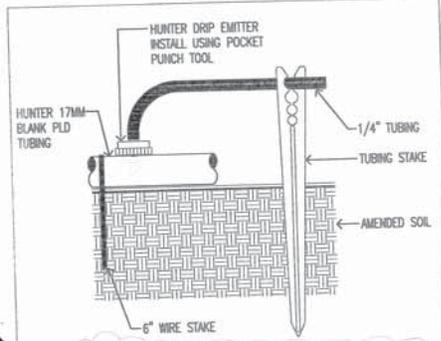
G TO BE USED IN PRIVATE/ COMMON SPACE LANDSCAPE AREAS ONLY

NOTE: EACH ANTI-SIPHON VALVE SHALL HAVE EACH OWN 3/4" TXR SCH 80 BALL VALVE LOCATED UPSTREAM OF EACH ANTI-SIPHON VALVE TO ACT AS A POSITIVE SHUT-OFF.



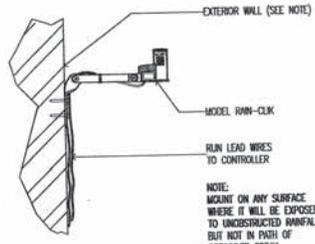
B ACZ-075 VALVE
SCALE: 1.5" = 1'-0" Hunter IRRIGATION DETAIL

FRONTYARD HOMEOWNER AUTO OPERATED DRIP VALVE

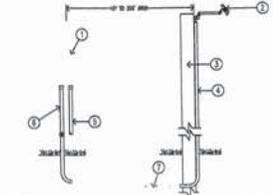


D EMITTER WITH 1/4" TUBING
SCALE: N.T.S. Hunter IRRIGATION DETAIL

NOTE:
POINT OF SOURCE DRIP EMITTER TO BE HUNTER PFE-10-B SELF-PIERCING BARB 1 GALLON PER HOUR (GPH) FLOW "BLACK"



E RAIN-CLICK
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

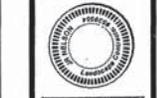


H SOLAR PANEL FOR XC HYBRID
SCALE: 1" = 1'-0" Hunter IRRIGATION DETAIL

- HUNTER XC HYBRID CONTROLLER
- MODEL: SPRINK
- SUITABLE POST, POLE, OR OUTER MOUNT MOUNT IN LOCATION THAT SHADOWS DIRECT SUNLIGHT
- CONDUIT FROM SOLAR PANEL TO CONTROLLER OR TO A POINT 12" BELOW GRADE
- CONDUIT FOR WAVE CONTROL WIRE
- CONDUIT FOR CONTROLLER POWER SOURCE
- POWER WIRE, 18-20AWG WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS, FROM MOUNT TO SENSOR, MINIMUM TOOL WIRE DISTANCE 616 (200 FEET)

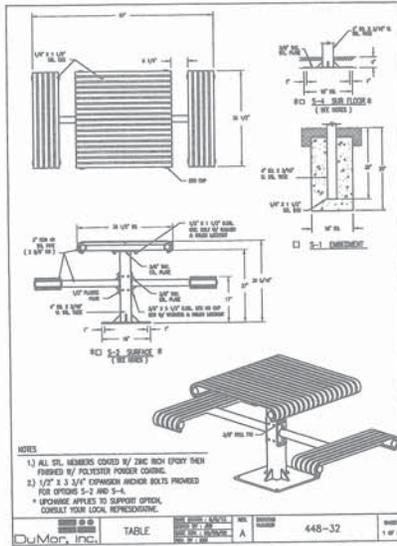
REVISIONS	BY
1/15/2017	PC

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LOS GATOS, CALIFORNIA 95033
PHONE (408) 591-0873 EMAIL: CNIDEV@AOL.COM

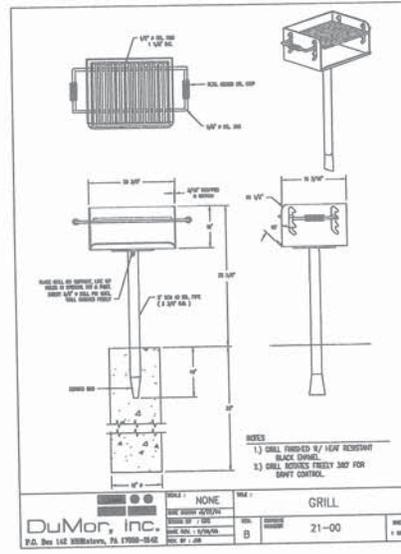


LANDSCAPE NOTES
NEW RESIDENTIAL PROJECT AT
RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

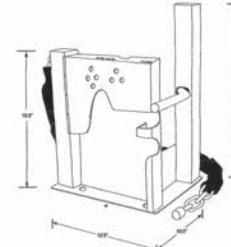
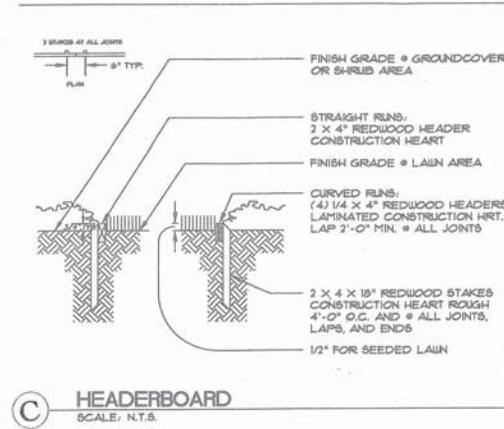
DRAWN	JEN
CHECKED	
DATE	10.10.2016
SCALE	
JOB NO.	CAMPBELL
SHEET	
L-3	



(B) TABLE & BENCH



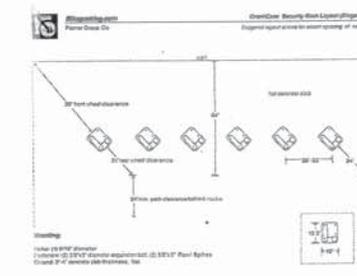
(A) BBQ



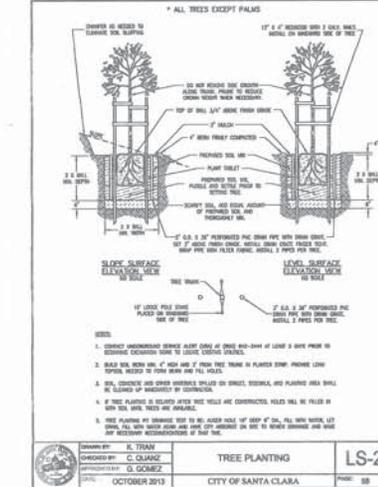
Layout Options
Diagonal, Perpendicular, Parallel

Specifications

Material: 11 gauge 60000-0000 304 alloy	Height: 18 1/2"
Dimensions: 18 1/2" x 18 1/2" x 18 1/2"	Depth: 18"
Weight: 10 lbs	Capacity: 2 bikes
Finish: Powder Coat	Finish: Black
Assembly: CrankCase	Assembly: CrankCase
Length: 18"	Length: 18"
Height: 18 1/2"	Height: 18 1/2"
Weight: 10 lbs	Weight: 10 lbs
Finish: Powder Coat	Finish: Black
Assembly: CrankCase	Assembly: CrankCase



(D) CLASS 2 BIKE RACKS



(F) CITY OF SANTA CLARA STREET TREE DETAIL

REVISIONS	BY
REVISED 1.8.2018	
ADD BIRD RACKS	

ADD STREET TREE DETAIL, DETAIL "F" 3.15.2018

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PHONE (408) 591-0873 EMAIL: CNDEY@AOL.COM



RESIDENTIAL PROJECT AT:
1530 / 1540 POMEROY AVE.
SANTA CLARA, CA

DATE	BY	CHKD.
12/18/2017		

JOB NO.: 1530-011
SHEET: L-4

(F) CITY OF SANTA CLARA STREET TREE DETAIL