SHEET LIST:

TS Cover Sheet & Project Summary Architectural Sheets

A.1 Existing Site Photos
A.2 Architectural Site Plan

A.3 Streetscape Elevations

A.4 Perspective

A.5 Floor Plans - Plan 1

A.6 Floor Plans - Plan 1A
A.7 Building Section & Area Diagrams

A.8 Building Elevations - Plan 1A / Color Scheme A

A.9 Building Elevations - Plan 1A / Color Scheme B

A.10 Building Elevations - Plan 1 / Color Scheme C

A.11 Colors & Materials

Civil Sheets

C-1 Existing Conditions & Demolition Plan

C-2 Site Plan

C-3 Grading And Drainage Plan

C-4 Utility Plan

C-5 Stormwater Management Plan

C-6 Clean Bay Blueprint

TM1 Vesting Tentative MapTM2 Vesting Tentative Map

Landscape Sheets

L-1 Conceptual Landscape Plan

L-2 Conceptual Tree Plan

L-3 Site Imagery and Preliminary Lighting Plan

Conceptual Irrigation Hydrozone Plan

VICINITY MAP:



PROJECT TEAM:

APPLICANT:

Valley Oak Partners, LLC
734 The Alameda, San Jose, CA 95126
Tel: 408-200-6211

Aquilar

ARCHITECT:

DAHLIN 5865 Owens Drive, Pleasanton, CA 94588 Tel: 925-251-7200 Contact: Eric Muzzy

CIVIL ENGINEER:

CEA (Civil Engineering Associates) 128 Railway Ave, Campbell, CA 95008 Tel: 408-453-1066 x.207 Contact: John Gaylord

LANDSCAPE ARCHITECT:

vTA vanderToolen Associates 700 Ygnacio Valley Road, Suite 100, Walnut Creek. CA 94596

PROJECT DESCRIPTION:

Tel: 925-274-1305 Contact: Mary Carden

articulation.

CODE INFORMATION:

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA MECHANICAL CODE (CPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS
CODE (CALGreen Code)
CITY OF SANTA CLARA, CALIFORNIA MUNI CODE

 OCCUPANCY GROUP:
 R-3

 CONSTRUCTION TYPE:
 VB

 BUILDING AREA / UNIT:
 2,772 SF

 BUILDING HEIGHT:
 2 STORIES, 26'

 SPRINKLER SYSTEM:
 NFPA 13D



PROJECT SUMMARY					
Location	4503 Cheene	y Street, Santa	a Clara, 95054		
Project Number	1005.012				
Assessor Parcel Number	104-09-034				
Parcel Area (Gross)	18,651 sf	0.43 ac			
Existing Use	1 Residential	unit			
DEVELOPMENT REGULATIONS	STAN	DARD		NOTES	PROPOSED
General Plan Land Use	Low Density	Residential	Existing zo	oning is inconsistent	Low Density Residential
General Plan Density	8-19 units /	gross acre		Compliant	14 units / gross acre
Zoning Designation	R1-6L - Sin	gle Family		as R3-18D per City nning Division	R1-6L - Single Family
DEVELOPMENT REGULATIONS	PER R3-18	D ZONING	CODE REF.	NOTES	PROPOSED
Lot Area	8,500	SF min.	18.16.040	Compliant	18,651 SF
Lot Width	70'	min.	18.16.050	Compliant	127.5'
Building Height	25' r	max.	18.16.060	DB Waiver Request 1	26'
Front yard	20'	min.	18.16.070	DB Waiver Request 2	13' min.
Side yard	10'	min.	18.16.080	DB Waiver Request 3	5.5' min.
Side yard - Street	20'	min.	10.10.000	DB Waiver Request 4	10' min. (5' to porch)
Rear	15'	min.	18.16.090	DB Waiver Request 5	10' min.
Building Coverage	35%	max.	18.16.100	DB Waiver Request 6	48%
Open landscaped Area	45%	min.	18.16.110	DB Waiver Request 7	37%
Open landscaped Area	8,39	3 SF	10.10.110	DB Walver Request 7	6,927 SF
Unit Count	7 max. (1,	/2,500 SF)	18.16.120	Compliant	6
Parking Spaces	2 / unit,	12 total	18.16.130	Compliant	2 / unit, 12 total
Driveway legnth from ROW	20'	min.	10.10.130	Compliant	23.5'

١	ARCHI	TECTU	IRAL SU	MMARY							
	unit name	unit count	bedroom count	bathroom count	gross living area / unit	-	garage area	porch area	upper level stair area	construction area / unit	total construction area
	Plan 1	4	4	2.5	2,275	9,100	430	42	67	2,772	11,088
Н	Plan 1A	2	4	2.5	2,275	4,550	430	108	67	2,772	5,544
٦	Total	6				13,650					16,632

SHEET

TS

COVER SHEET & PROJECT SUMMARY

The project site is located at 4503 Cheeney Street. The existing site consists of a single family detached home. The project proposes demolition of existing building, and construction of 6 new single family detached homes. Each home will include a gross living area of +/- 2,275 sf, and a gross construction area of 2,772 sf. Residential development at this density is an allowed use per the existing General Plan designation.

The project layout is designed similarly to the surrounding neighborhood, with corner units entering from the Third Street frontage and interior units entering from a private driveway. Resident parking will be provided in private garages. The architectural design features a variety of colors and materials intended to compliment the proposed building

An SB 330 preapplication for this project was submitted in September 2023. The proposed project requires Architectural Review and approval of State Density Bonus.

includes requests for 7 waivers as noted in the Project Summary table.

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

4503 CHEENEY STREET















4503 CHEENEY STREET

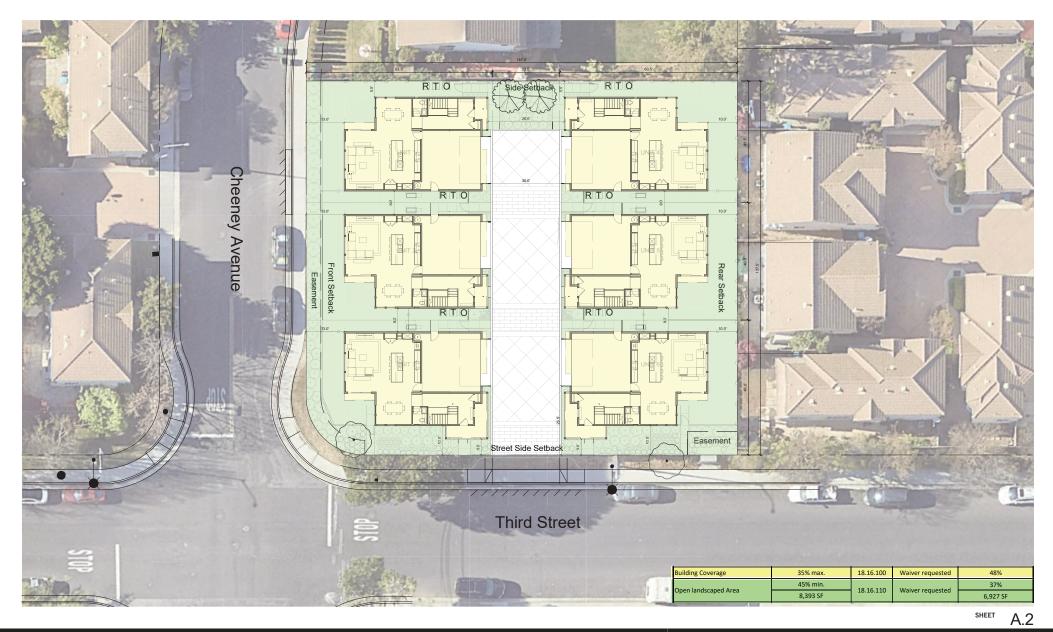
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

EXISTING SITE PHOTOS





4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

ARCHITECTURAL SITE PLAN









THIRD STREET ELEVATION



CHEENEY STREET ELEVATION

SHEET A.3

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

STREETSCAPE ELEVATIONS





PERSPECTIVE - CORNER VIEW

SHEET A.4

4503 CHEENEY STREET

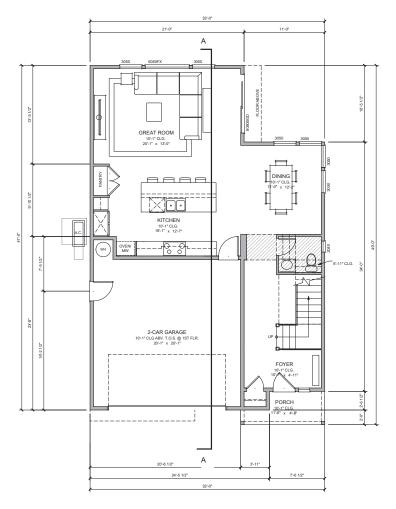
IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

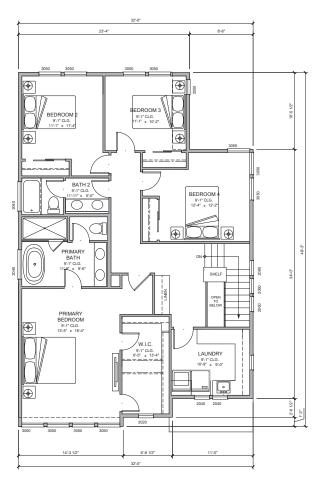
DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

PERSPECTIVE

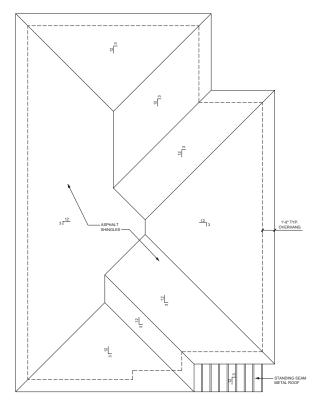




PLAN 1 - MAIN FLOOR PLAN LOTS 2, 3, 4, & 5



PLAN 1 - UPPER FLOOR PLAN



PLAN 1 - ROOF PLAN



4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

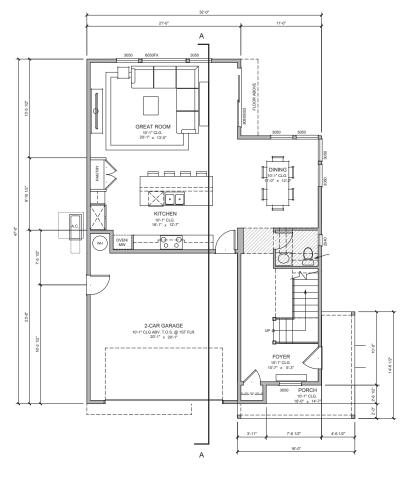
DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

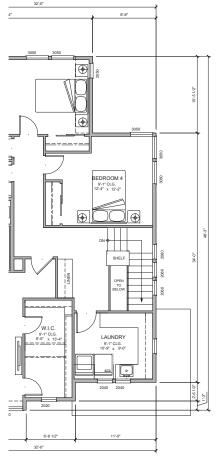
FLOOR PLANS UNIT 1

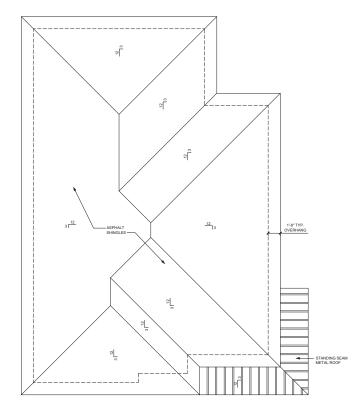












PLAN 1A - ROOF PLAN

PLAN 1A - MAIN FLOOR PLAN LOTS 1 & 6

PLAN 1A - PARTIAL UPPER FLOOR PLAN



4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

FLOOR PLANS UNIT 1A

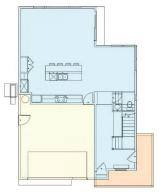






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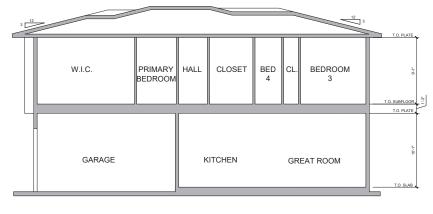
PROJECT NO. 1005.012 | JANUARY 16, 2024







UPPER FLOOR LIVING AREA
TOTAL LIVING AREA
GARAGE AREA
PORCH AREA
UPPER LEVEL STAIR AREA



BUILDING SECTION A-A



PLAN 1

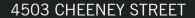


MAIN FLOOR LIVING AREA UPPER FLOOR LIVING AREA TOTAL LIVING AREA GARAGE AREA PORCH AREA UPPER LEVEL STAIR AREA

939 SF 1,336 SF 2,275 SF
2,2/5 SF

ARCHI	TECTL	IRAL SU	MMARY							
unit name	unit count	bedroom count	bathroom count	gross living area / unit	-	garage area	porch area	upper level stair area	construction area / unit	total construction area
Plan 1	4	4	2.5	2,275	9,100	430	42	67	2,772	11,088
Plan 1A	2	4	2.5	2,275	4,550	430	108	67	2,772	5,544
Total	6				13,650					16,632





IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

BUILDING SECTION & AREA DIAGRAMS









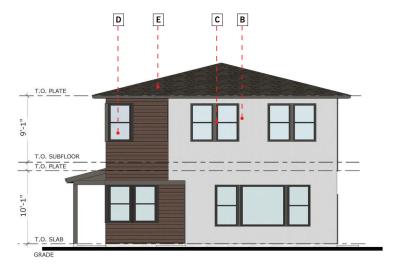


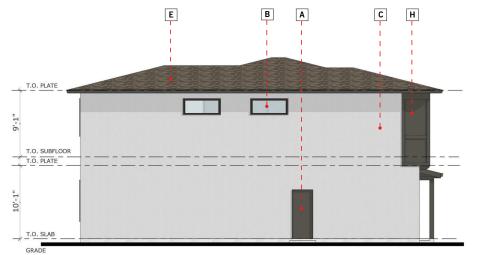
MATERIAL LIST

- A WOOD DOOR
- **B** VINYL WINDOWS
- c stucco
- D 8" HORIZ. LAP SIDING
 - COMPOSITE SHINGLE ROOFING
- F ALUMINUM GARAGE DOOR
- G STANDING SEAM ROOFING
- Н PAINTED ACCENT PANEL
 - SLIDING GLASS DOOR

FRONT ELEVATION

RIGHT ELEVATION





REAR ELEVATION

LEFT ELEVATION

SHEET

A.8

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

BUILDING ELEVATIONS

PLAN 1A / COLOR SCHEME A







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PROJECT NO. 1005.012 | JANUARY 16, 2024



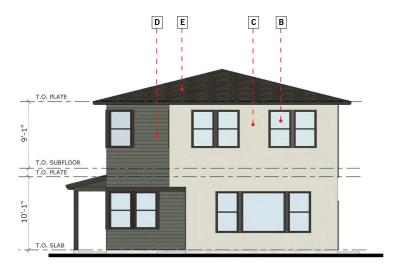
G D В C Н Ε I E 25'-4" T.O. RIDGE T.O. SUBFLOOR I T.O. PLATE 10'-1" T.O. SLAB

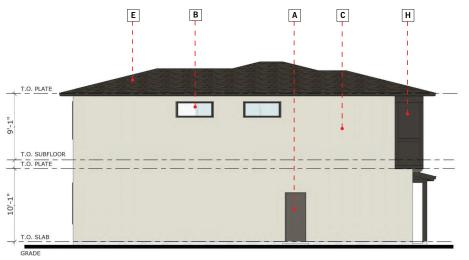
MATERIAL LIST

- A WOOD DOOR
- B VINYL WINDOWS
- С STUCCO
- D 8" HORIZ. LAP SIDING
 - COMPOSITE SHINGLE ROOFING
 - ALUMINUM GARAGE DOOR
- G STANDING SEAM ROOFING
- H PAINTED ACCENT PANEL
 - SLIDING GLASS DOOR

FRONT ELEVATION

RIGHT ELEVATION





REAR ELEVATION

LEFT ELEVATION

SHEET

A.9

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

BUILDING ELEVATIONS

PLAN 1A / COLOR SCHEME B





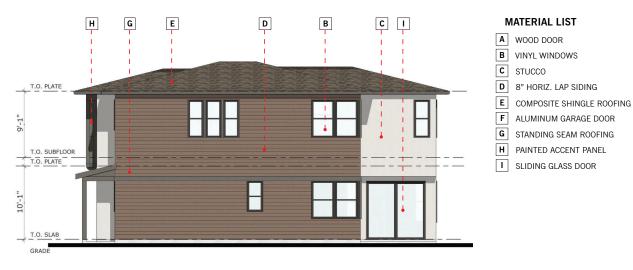


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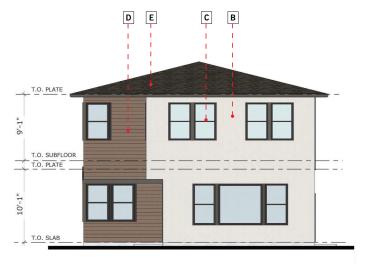
PROJECT NO. 1005.012 | JANUARY 16, 2024



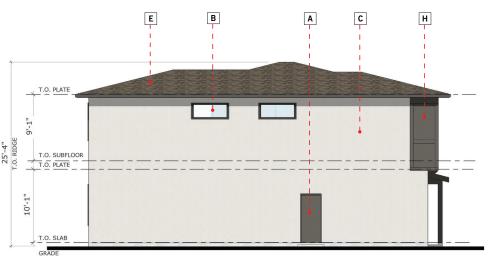
FRONT ELEVATION



RIGHT ELEVATION







LEFT ELEVATION

BUILDING ELEVATIONS

PLAN 1 / COLOR SCHEME C







SHEET A.10

MATERIAL LIST

ALUMINUM GARAGE DOOR

STANDING SEAM ROOFING

PAINTED ACCENT PANEL

I SLIDING GLASS DOOR

A WOOD DOOR B VINYL WINDOWS

G

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PROJECT NO. 1005.012 | JANUARY 16, 2024

4503 CHEENEY STREET

IN SANTA CLARA, CA

ARCHITECTURAL REVIEW - SUBMITTAL 1

DAHLIN GROUP ARCHITECTURE | PLANNING | INTERIORS

COLOR SCHEME A



SHERWIN WILLIAMS "ELDER WHITE" SW 7014

TRIM / GARAGE DOOR / FASCIA SHERWIN WILLIAMS "BLACK FOX" SW 7020

> ENTRY DOOR SHERWIN WILLIAMS "FRENCH ROAST" SW 6069

GAF ASPHALT SHINGLES TIMBERLINE, OR EQUAL "MISSION BROWN"



COLOR SCHEME B



STUCCO SHERWIN WILLIAMS "SILVERPLATE" SW 7649

TRIM / GARAGE DOOR / FASCIA SHERWIN WILLIAMS "BLACK FOX" SW 7020

ENTRY DOOR SHERWIN WILLIAMS "RIPE OLIVE" SW 6209

ROOF GAF ASPHALT SHINGLES TIMBERLINE, OR EQUAL "MISSION BROWN"



COLOR SCHEME C



STUCCO SHERWIN WILLIAMS "SIMPLIFY BEIGE" SW 6085

TRIM / GARAGE DOOR / FASCIA SHERWIN WILLIAMS "BLACK FOX" SW 7020

> ENTRY DOOR SHERWIN WILLIAMS "SHADE GROWN" SW 6188



MATERIALS (ALL COLOR SCHEMES)

EXTERIOR FINISHES

- STUCCO MEDIUM SAND FINISH
- CEMENTIOUS SMOOTH LAP SIDING 7" EXPOSURE
- CEMENTOUS VERTICAL PANEL SIDING -SMOOTH FINISH

WINDOWS & DOORS

- VINYL FRAMED WINDOWS BRONZE (OR SIM.) FINISH
- PAINTED FIBERGLASS FRONT ENTRY DOOR
- STANDARD PANEL GARAGE DOOR W/ LITES

TRIM / ACCENT

- 2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
- 2 1/2" X 3/4" CEMENTIOUS WINDOW TRIM @ LAP SIDING FINISHES
- 5 1/2" X 3/4" CEMENTIOUS TRIM @ PANEL FINISH
- 9" X 9" CEMENTIOUS TRIM WRAPPED COLUMNS

- ASPHALT COMPOSITION SHINGLE ROOF
- PREFINISHED STANDING SEAM METAL ROOF





IN SANTA CLARA, CA

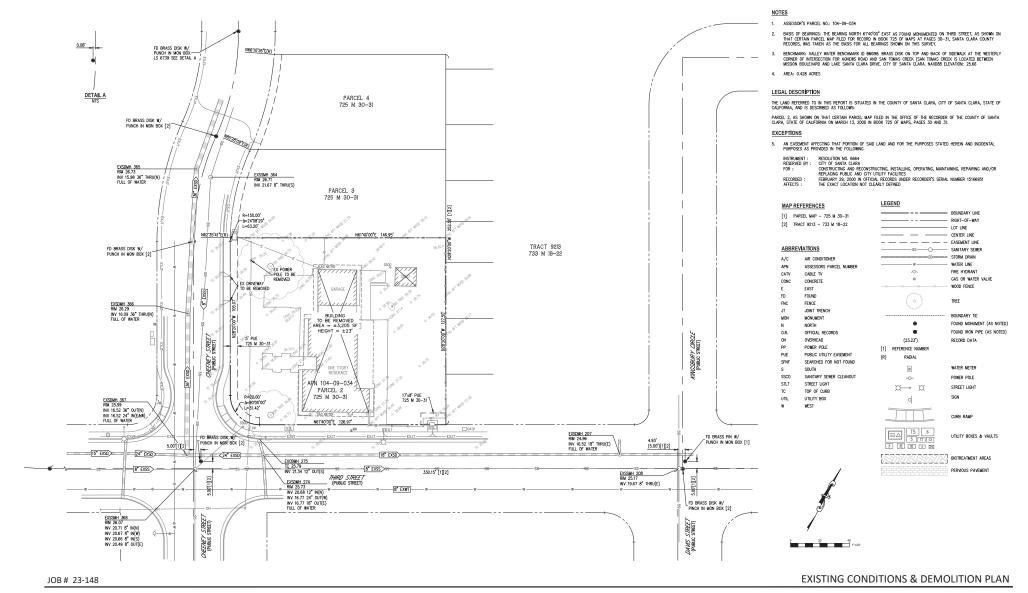
SITE KEY

ARCHITECTURAL REVIEW - SUBMITTAL 1



SHEET A.11



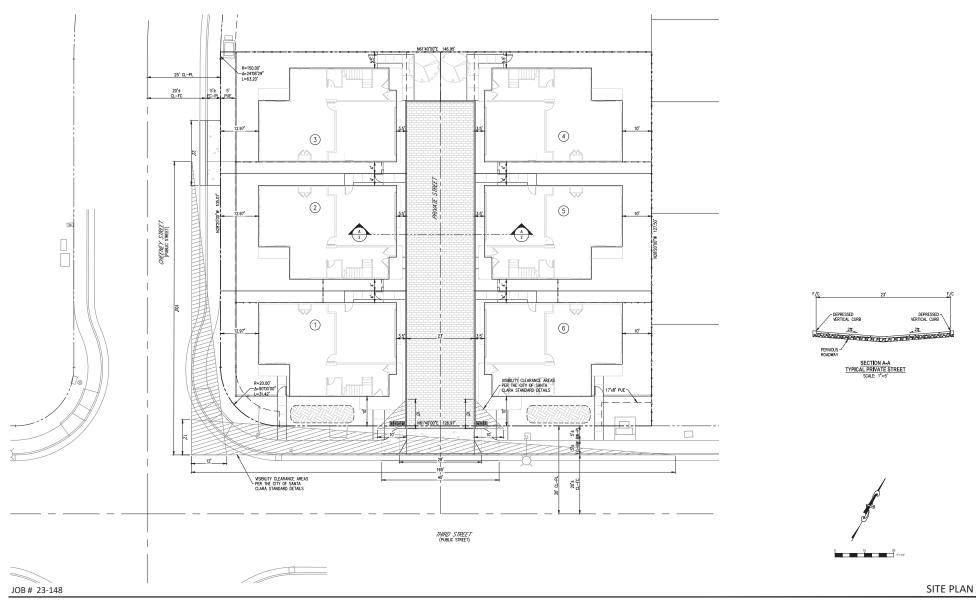










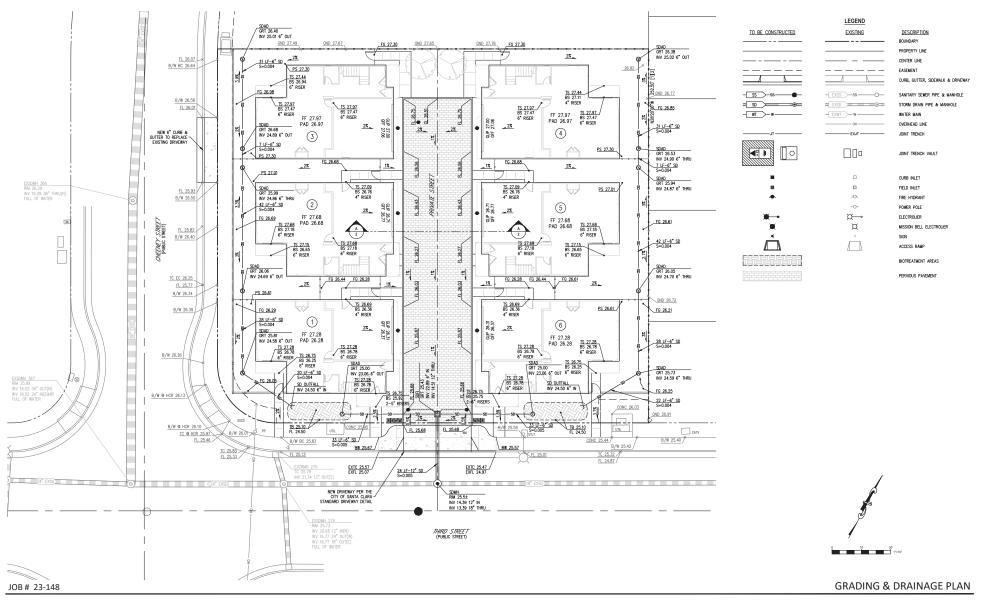








C-2

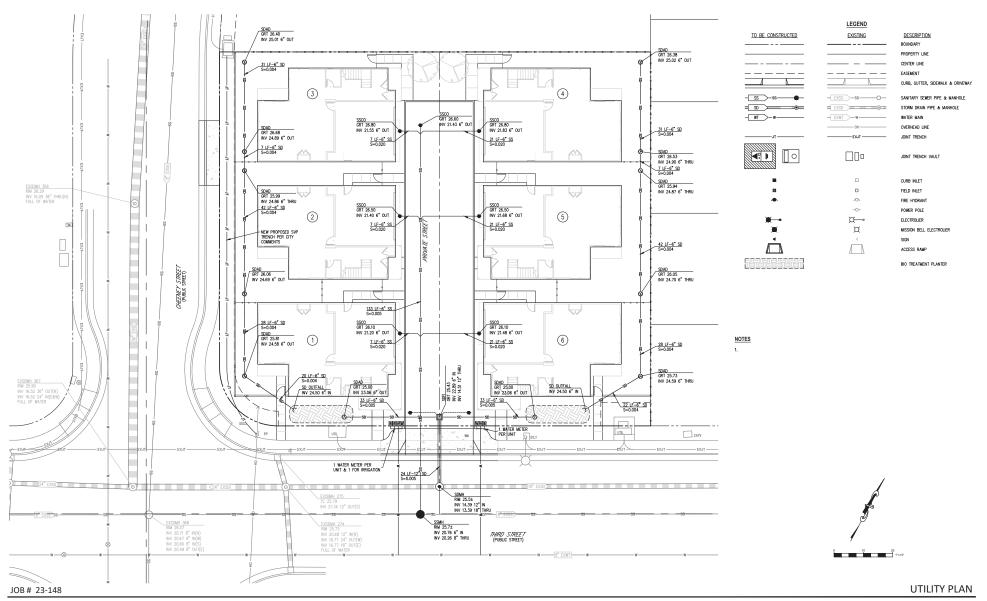








C-3

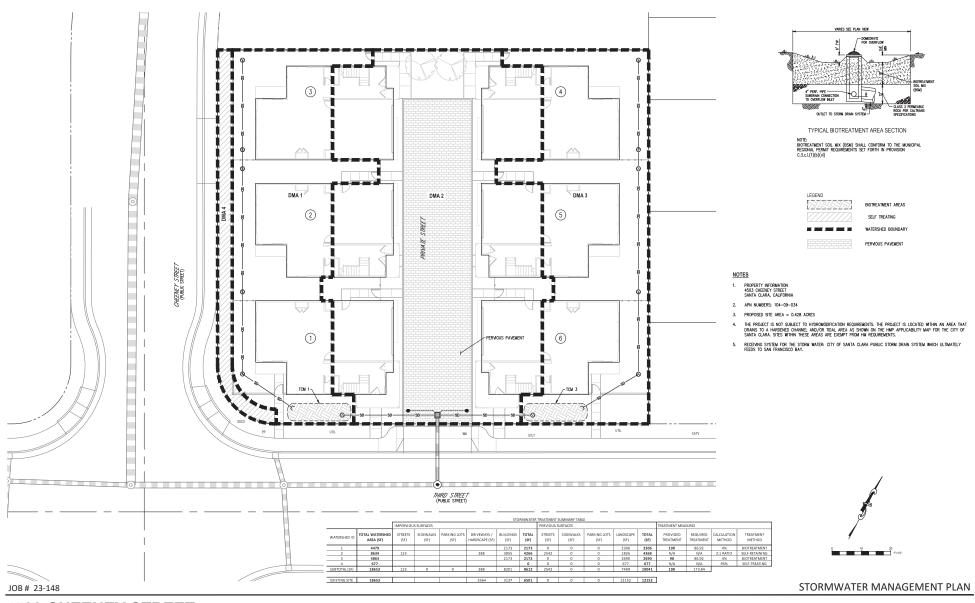








C-4











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

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.

- ☐ 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
- ☐ 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 mough to collect fluids. Recycle or dispose of fluids as azardous waste.
- ☐ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed areathat will not allow rinse water to run into gutters, steets, storm drains, or surface waters.
- ☐ Do not clean vehicle or equipment onste using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts

Spill Prevention and Control

- ☐ Keep spill cleanup materials (e.g., rag), 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 drp 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 waer, or bury
- 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 hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24

Earthmoving



Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slones 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
- Buried barrels, debris, or trash.
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction

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 onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporar waste pit, and make sure wash water does not leach into the underlying soil. (See CASOA 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 collected and hauled off-site for treatment and proper disposal

Paving/Asphalt Work

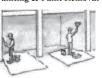


- ☐ Avoid paving and seal coating in wet weather or when rain is forecast, to prezent materials that have not cured fron contacting stormwater runoff.
- ☐ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog sea, or similar materials.
- ☐ Collect and recycle or properly dispose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

Sawcutting & Asphalt/Concrete Removal

- ☐ Proect storm drain inlets during saw cuting.
- ☐ If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shevel or vacuum saw cut slurry deposits andremove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all

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 statecertified contractor



Storm drain polluters may be liable for fines of up to \$10,000 per day!

CLEAN BAY BLUEPRINT

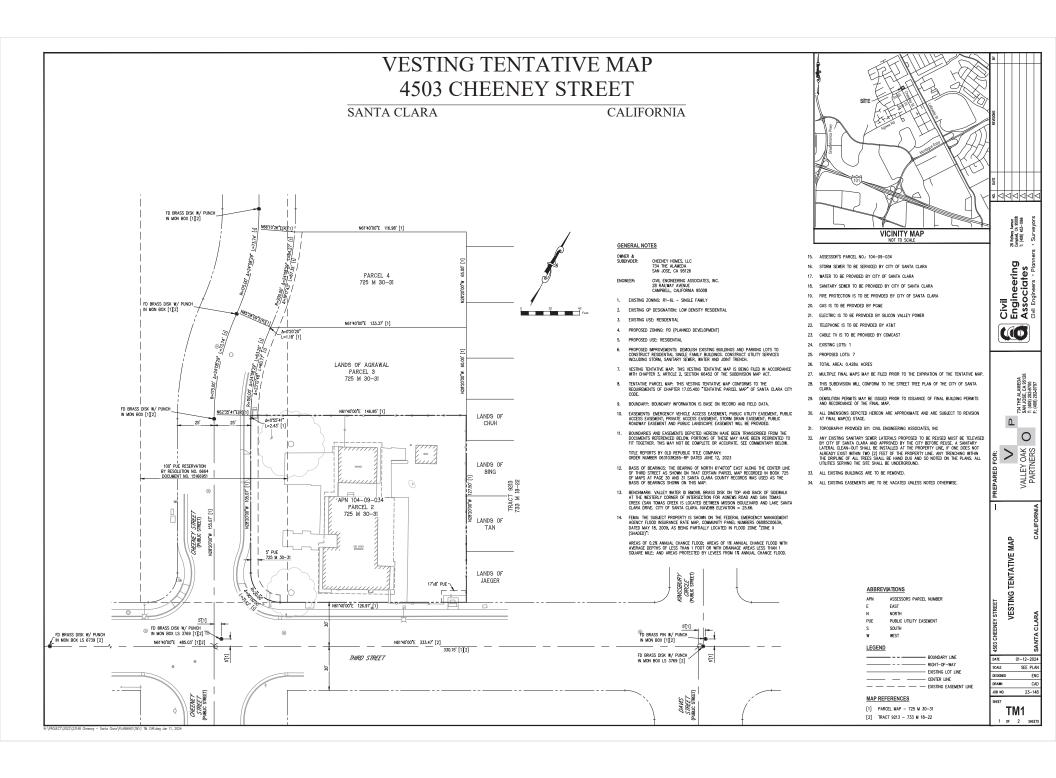


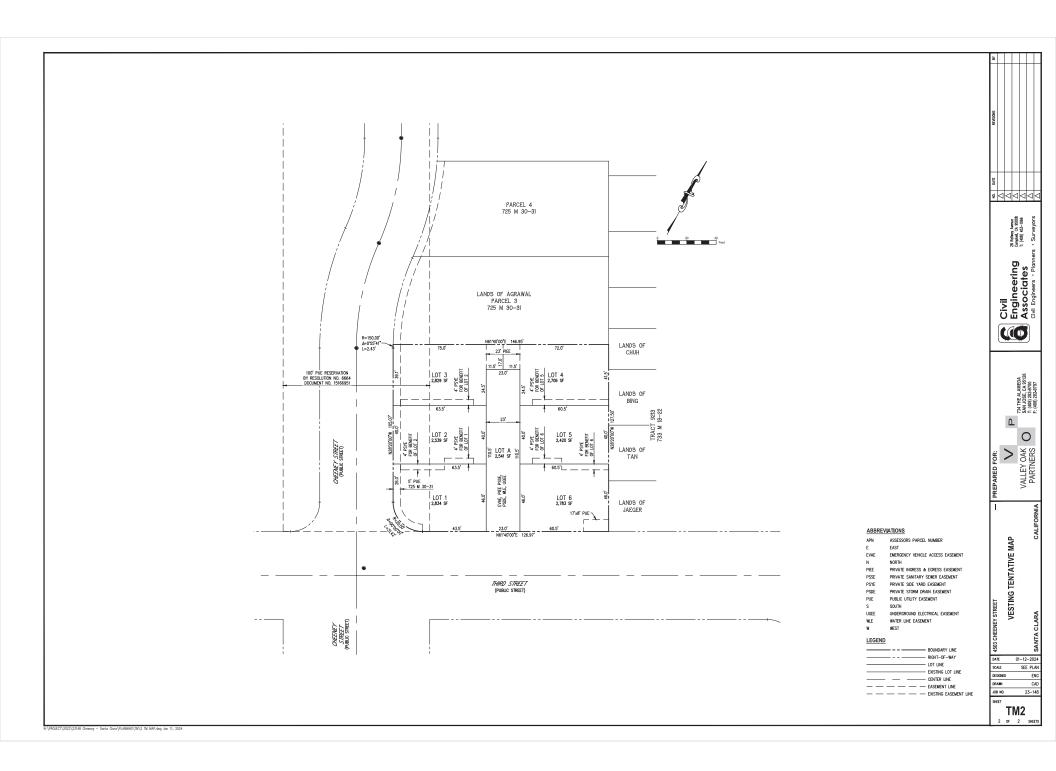


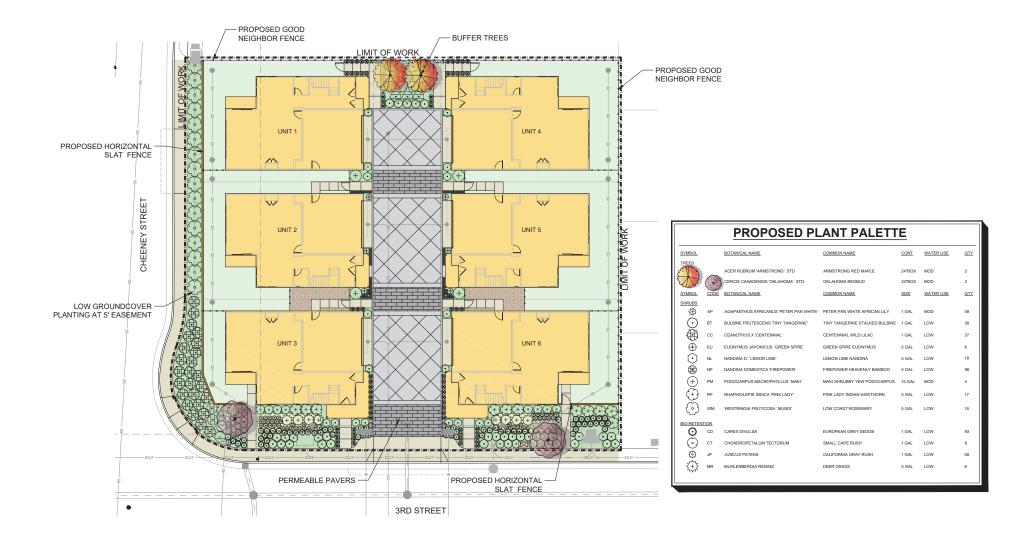


4503 CHEENEY STREET IN SANTA CLARA, CA

JOB# 23-148









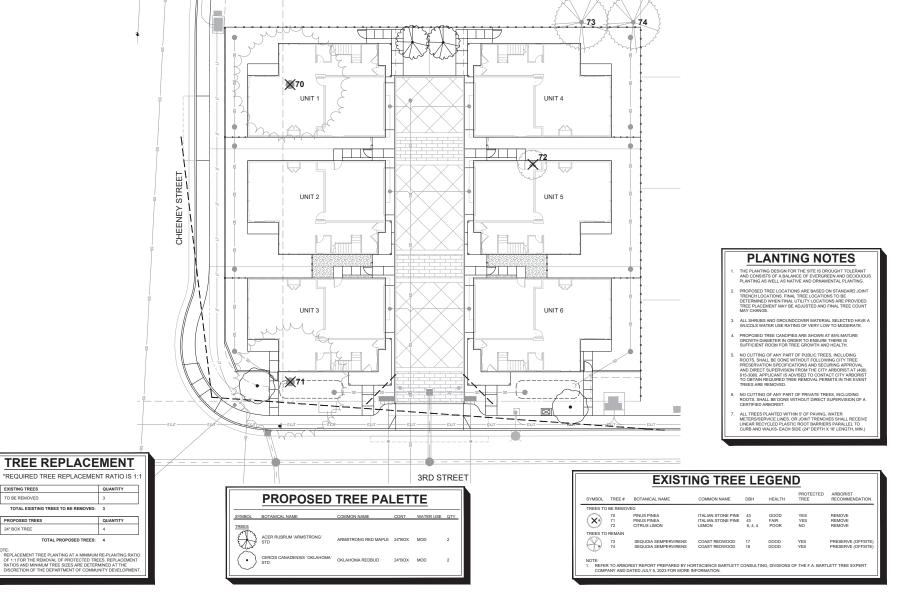














4503 CHEENEY STREET
Santa Clara, California

CONCEPTUAL TREE PLAN

CONCEPTUAL DESIGN PHASE JANUARY 16, 2024









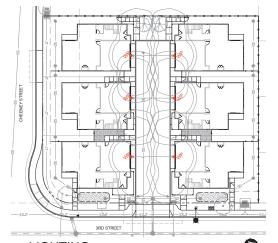






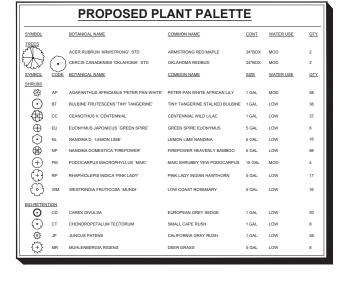








	LIGHT FIX	TURE	SCHEDUL	<u>.E</u>
SYMBOL	CATALOG#	HEIGHT	DESCRIPTION	
WP	H.E. WILLIAMS, INC. VWM LED - VOLTAIRE MINI ARCHITECTURAL WALL PACK	NA	WALL PAC LIGHTS	
	VWM-H-L20/740-T3-DBZ-SDGL-X	X-DIM-UNV		
	(OR EQUIVALENT)			
<u>~~</u> ×	EXISTING STREET LIGHT	PER CITY OF SAI	ITA CLARA STANDARDS	



TREES













BIORETENTION











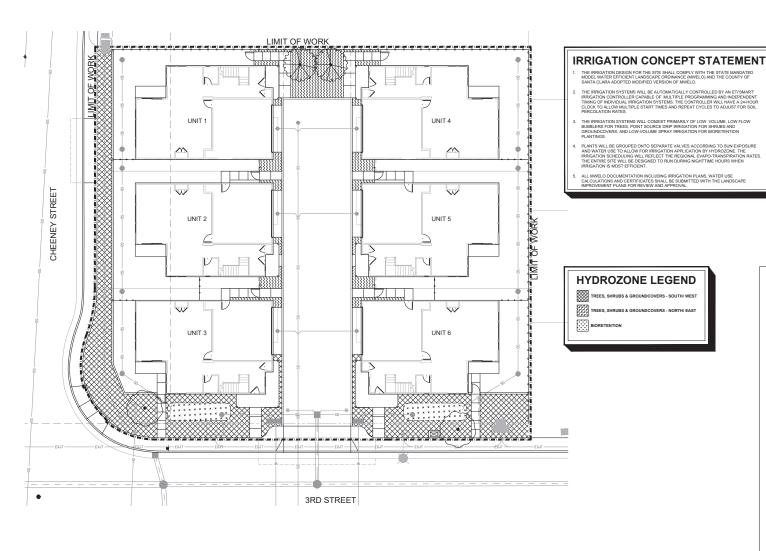
4503 CHEENEY STREET Santa Clara, California

SITE IMAGERY AND PRELIMINARY LIGHTING PLAN

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IRRIGATION NOTES

1. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 12" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 18" MIN.

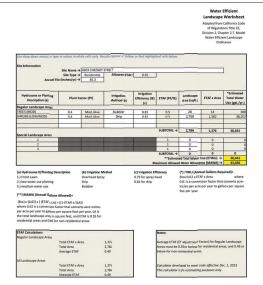
3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPL

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION, IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

S. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

8. CLASS OF IRRIGATION PIPE: MAINLINE PIPE SHALL BE SCHEDULE 40 PVC FOR LINES 2-1/2" AND SMALLER AND CLASS 315 PVC FOR LINES 3" AND LARGER. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.





4503 CHEENEY STREET
Santa Clara, California

CONCEPTUAL IRRIGATION HYDROZONE PLAN

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