SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, MARCH 22, 2016
5:15 p.m.

Doetsch Conference Room/City Hall
70 N. First Street, Campbell, CA 95008

AGENDA

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN	**Pruneyard**	5:15 PM to 6:45 p.m. / 1 hr. 30 Minutes	Pruneyard
Project Planner: *Daniel Fama, Associate Planner*				
2.	PLN	**180 Redding Road**	6: 45p.m. to 7:15 PM / 30 Minutes	Mike Paydar
Project Planner: *Stephen Rose, Associate Planner*				

Questions about this agenda can be directed to the Community Development Department, Planning Division, at (408) 866-2140 or by email at planning@cityofcampbell.com.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: March 22, 2016

From: Daniel Fama, Associate Planner DF

Via: Paul Kermoyan, Community Development Director PK

Subject: Pruneyard Project

File No.: PLN2015-76:79/335/357:359

Applications: Zoning Map Amendment, Planned Development Permit, Conditional Use Permit, Tentative Parcel Map, Parking Modification Permit, Tree Removal Permit, Master Sign Plan and Freeway-Oriented Sign

Project Site: 1875, 1901, 1919, 1995, and 1999 S. Bascom Avenue

BACKGROUND

Ellis Partners, owners of The Pruneyard Shopping Center and Offices, began discussions with City staff regarding expansion, renovation, and subdivision of the center shortly after purchase of the property in late 2014. Due to the community significance of the center and the policy implications of subdividing the property, the City Council was asked to review preliminary plans at a March 17, 2015 study session. This was followed by the project's mandatory study session with the Planning Commission on June 23, 2015. A formal application was received on August 13, 2015. Although the application remains "incomplete" pending acceptance of revised plans to address outstanding Fire District circulation comments, the architectural design of the new and renovated buildings is sufficiently developed for review by the Site and Architectural Review Committee (SARC) at this time.

A written architectural report prepared by Marvin Bamburg, MBA Architects, the City's newly appointed architectural advisor, is included as **Attachment 1**. As directed by the City Council, Mr. Bamburg's services will be utilized for significant development projects or those with unique architectural concerns. In the future, a written report will be prepared for a project in the earlier stages of review and be referenced within the SARC memorandum. However, due to the Mr. Bamburg's recent appointment, his work for the Pruneyard Project is being received after completion of this SARC memorandum. Staff will be prepared to discuss his findings at the SARC meeting, however, as a general rule, Mr. Bamburg will not be in attendance.

Lastly, the project's Traffic Impact Analysis (TIA) is still in draft form. By the time of the SARC meeting, the public review draft will have been circulated to VTA, CalTrans, and San Jose Department of Transportation for review and comment before being finalized. In addition to the analysis of potential off-site traffic impacts (i.e., intersection level-of-service, freeway ramp queuing, neighborhood cut-through, etc.), the TIA also analyzed the project's on-site circulation. The draft report recommended various revisions, which have been incorporated into revised site plans that are currently under review by staff, the traffic consultant, and the Fire District. As such, the site plans provided in the project plans (reference **Attachment 2**) may be considered superseded by those provided in **Attachment 3**.

PROJECT SITE

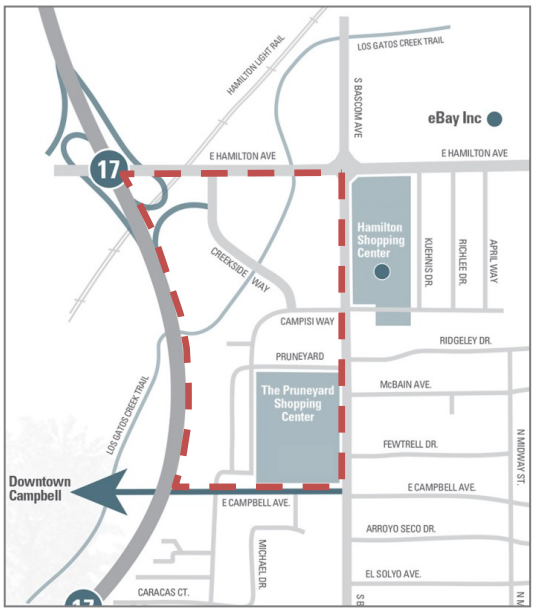
Site Characteristics: The Pruneyard is a 27 acre multi-use property encompassing 364,000 square-feet of professional office, a 171-room hotel, 253,000 square-feet of retail space, and a multi-level parking garage. The property is bounded by Bascom and Campbell Avenues to the east and south, Highway 17 to the west, and the Pruneridge Plaza Apartments to the north. Campisi Way, which provides access to Hamilton Avenue and Highway 17 via Creekside Way, terminates at the northerly property line. The site is within the C-2 (General Commercial) and the C-2/O (General Commercial/Overlay) Zoning Districts, and has a corresponding *General Commercial* land use designation as shown on the General Plan Land Use Diagram.

Source: Silicon Valley Business Journal

Site History: The Pruneyard was originally developed pursuant to a Site Approval (S68-65) granted in 1968 consisting of a Master Plan to develop the Pruneyard Commercial Complex to be constructed in six phases. In 1969 a Site Approval (S69-43) was granted for phase one of the center. The remaining five phases were approved through Site Approvals in 1970. Construction of the office towers commenced in 1971 through the approval of a development agreement and zoning overlay allowing for increased building height. The hotel component was constructed in 1989. In 1994, in conjunction with an exterior remodel of the commercial shopping center, reconfiguration of parking, and hotel expansion, the City approved a center-wide Conditional Use Permit (UP94-19) that allowed alcohol sales and outdoor seating but limited the number of restaurants to 18.

Pruneyard/Creekside Commercial District: The General Plan recognizes the Pruneyard as part of the broader "Pruneyard/Creekside Commercial District"—the area bound by Highway 17, Hamilton, Bascom, and Campbell Avenues (see map on next page)—which is envisioned as an "active, connected 'urban village' with a mixture of commercial, office, residential, entertainment and recreational uses functioning as a community and regional focal point." The Pruneyard is the southern node of this area, providing shopping, dining, and entertainment opportunities, and a linkage to Downtown Campbell.

Applicable General Plan policies and strategies, including those specific to the "Pruneyard/Creekside Commercial District" are included in **Attachment 4**. These policies are intended to carry out the vision for this area over time. In this regard, these policies form a framework in which to analyze the proposed development concept.



Source: Berkshire Communities

PROJECT PROPOSAL

The development proposal for the Pruneyard is multifaceted. It includes construction of several new retail buildings, a five-story office building, and expansion of the existing parking garage. Specifically, the following new buildings are proposed (each is numbered for reference as shown on the Site Plan):

- **New Retail Buildings**:
  - **R1** – 6,000 sq. ft. single-story free-standing retail
  - **R2** – 5,500 sq. ft. single-story free-standing retail
  - **R5** – 5,500 sq. ft. single-story free-standing restaurant
  - **R3** – (a) 12,000 sq. ft. two-story retail/office building *OR*
    (b) 28,000 sq. ft. two-story fitness facility
  - **R4** – 1,600 sq. ft. single-story free-standing retail
- **Office Building (O1)** – 100,000 sq. ft., five-stories, & two levels of underground parking
- **Garage Expansion**: (a) three-levels *OR*
  (b) five-levels

Additionally, the project would also include renovation of existing retail buildings, creation/expansion of public plaza areas, improved pedestrian/bicycle connections, modified vehicular circulation, a new Master Use Permit document, a new signage program, and subdivision of the center into three parcels (office, retail, and hotel). The proposed development is presented as a planned development proposal, requiring approval of a Zoning Map Amendment (rezone to P-D), a Planned Development Permit, a Parking Modification Permit, a Tentative Parcel Map, a Tree Removal Permit, and a Master Sign plan with a Freeway-Oriented Sign.

DISCUSSION

Subdivision/Site Configuration: The proposed subdivision would create three parcels separately accommodating the hotel, the office buildings, and shopping center buildings. In order to assuage the City's historic concerns regarding subdivision of the Pruneyard, "common" and "building" areas would be separately delineated such that all areas outside of the building envelopes would be managed by an Owner's Association pursuant to an "Operating, Maintenance and Parking Easement Agreement". In this manner, each ownership interest can focus on its specialization while overall management of the center, in terms of security, maintenance, and parking, can be coordinated by the Owner's Association. This arrangement would be further strengthen by the Master Use Permit document which will apply land use and operational restrictions across all three properties.

In addition to operational and land use issues, the subdivision of the property would also affect the physical configuration of the shopping center. The proposed project aims to create a more cohesive sense of place within the Pruneyard by creating interior plazas framed by existing and new buildings. In this regard, four of the five proposed retail buildings are placed within the interior of the site situated around the plazas. Only building R5 (opposite Outback restaurant) and the office building would be located along the Campbell Avenue street frontage. In addition to the design intent of the project, the placement of new buildings is also influenced by the drawing of new property lines (e.g., a new retail building cannot be located within the office parcel and vice versa). This limitation precludes certain placements; for instance, perhaps the new office building would be better placed at the Campbell/Bascom corner, within the retail parcel. In considering how proposed buildings are to be situated, the SARC should consider whether the proposed subdivision is hindering a better site layout.

Circulation: The center's existing roadway configuration would be substantially altered with the project, including removal of the main one-way roadways and interior traffic circle, to be replaced with new "primary" two-way drive aisles and "secondary" one-way drive aisles. The existing configuration provides an inefficient circulation of vehicles that is most reflected by the underutilization of the parking garage. The new vehicular circulation patterns appear to show a more direct and expedient movement through the site, particularly with direct vehicular access into the expanded garage from the Campisi Way entrance.

To improve pedestrian movement within the center, additional interior sidewalks and marked paths-of-travel through the parking lot areas would also be created. The most significant improvement to pedestrian circulation is expansion of the plaza areas, as noted below, with the raised roadways. By bringing the vehicle lane up to the pedestrian level (separated with truncated domes and bollards) drivers will more closely watch their speeds.

Expanded Pedestrian Plazas: The existing plaza within the core of the center would be expanded by removal of existing parking spaces. This would accommodate placement of the small retail building (R4), new outdoor dining, open public seating areas, a children's play area, and decorative landscaping features. The portion of the existing interior roadway that extends east to west through the expanded pedestrian plaza as well as a new one-way roadway adjacent to the proposed new interior retail buildings (R2 and R1) would be raised to the plaza/sidewalk level and differentiated with upgraded pavement to provide a more pedestrian-oriented environment. The "big picture" idea is to position the Pruneyard as a destination unto itself, by creating a space that can act as a community focal point.

Office Building: The projects plans present two office building concepts. Each is 100,000 square-feet five-stories, with two levels of subterranean parking. The primary design would resemble the Pruneyard Office's mid-twentieth century "international style" architecture with a rectangular building form and glass walls. The secondary design presents a more contemporary approach with angular forms and GFRC (glass fiber reinforced concrete cladding) in a warm red tone. Both designs would form a plaza at the building's corner and incorporate ground floor retail space.

Height/Massing

Introduction of a 100,000 square-foot office building within the Pruneyard is consistent with the General Plan policies noted below, which encourage maximizing the development potential of properties near transit and in particular within the Pruneyard/Creekside District in order to expand the City's job base and maintain a sustainable jobs/house balance. In terms of development intensity, new and redeveloped projects within the Pruneyard/Creekside District are limited to a Floor Area Ratio (FAR) of 2.0 (square-footage equal to two times the lot size). The proposed project would result in an overall FAR of 1.04, with the office parcel itself at a 2.25 FAR (reflecting the concentration of existing and proposed development on this portion of the Pruneyard).

Strategy LUT-1.5a:	Transit-Oriented Developments: Encourage transit-oriented developments including employment centers such as office and research and development facilities and the city's highest density residential projects by coordinating the location, intensity, and mix of land uses with transportation resources, such as Light Rail.
Strategy LUT-1.5d:	Higher Floor Area Ratios (FARs): Develop provisions for allowing higher FARs in new projects that provide a mix of uses, maintain a jobs/housing balance or are located within proximity to Light Rail
Policy LUT-14.2:	Development Intensities: Allow higher development intensities within the Pruneyard / Creekside area.
Strategy LUT-14.2a:	Maximum Height: Allow new buildings and redevelopment buildings to develop at the maximum height in the Pruneyard/Ceekside Area, subject to traffic and environmental constraints.
Strategy LUT-14.2b:	Floor Area Ratio (FAR): Allow a maximum FAR of 2.0 for new development or redevelopment within the Pruneyard/Creekside Area.

Although the above policies support development of this type (professional office) and intensity (less than 2.0 FAR), conformance with the General Plan also requires consistency with the Zoning Code, particularly with findings for approval. Specifically, the Planned Development Permit findings (CMC Sec. 21.12.030.H.6) require a project to clearly "result in a more desirable environment" and "aid in the harmonious development of the immediate area."

The proposed office building's size and placement along the Campbell Avenue street frontage, relative to its height and massing may be disruptive to the established building pattern of East Campbell Avenue, which is characterized by one and two-story buildings, as shown in the streetscape image below:

Similarly, its placement near the new "portals" openings under the Highway 17 overpass may harm the desired pedestrian experience and obstruct the intended view corridor as perceived by motorist and pedestrians traveling westbound towards Downtown Campbell, as shown in the conceptual design illustration, below:

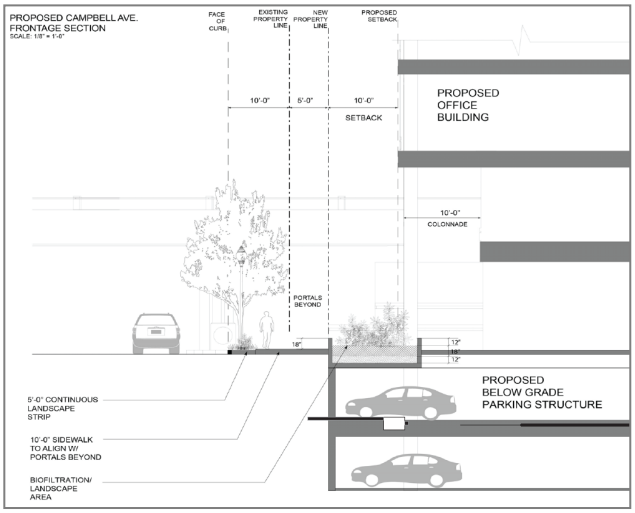
Moreover, General Plan Strategy LUT-14.6a specifically notes that building heights should be reduced towards the adjacent streets, with taller buildings located within the interior of the Pruneyard/Creekside area. This had been achieved with Pruneyard Place, which is centrally located between Tower I and II, away from Campbell Avenue. As such, at 75 feet (the City's maximum allowable height), the proposed office building appears not comply with General Plan guidance.

> Strategy LUT-14.6a: Building Heights: Locate taller buildings toward Highway 17 and the center of the Pruneyard/Creekside area. Building heights should be reduced as building forms approach Hamilton Avenue, Bascom Avenue, Campbell Avenue and the Creek Trail.

The simplest and most effective means of reducing the building's massing is to reduce its overall height more in keeping with the development fronting Campbell Avenue. Given the predominate one- and two-story development in the vicinity, reducing the building to three stories would provide for greater compatibility, and reducing it to two stories would achieve consistency with the two-story buildings in the immediate area. Although the alternative design attempts to minimize massing to some degree by setting back the upper story, the overall height will inevitably result in a building that is simply too large for the location.

Streetscape Interface

The proposed office building's interface with the public street also must be considered. Although the design incorporates ground-floor retail, it is set back within a covered colonnade area. Providing retail and restaurant opportunities along Campbell Avenue is consistent with the applicable policies. However, the colonnade may conceal the storefronts from the street, limiting their visibility and economic viability, and be inconsistent with "open air" experience the rest of the project is attempting to achieve.



<u>Retail Buildings (R1, R2, & R5)</u>: These three mid-size retail buildings are shown in a "modern hacienda" style characterized by flat tile roofs, arched openings, tall fasciae, wood cladding, and white plaster walls, as shown below. An expanded retail presence within the center would increase the variety and mix of uses for the community. In terms of design, the "modern hacienda" motif of the new retail buildings is a creative approach that provides a distinct and modern flare to the center. The buildings appear to maintain a relationship with the existing buildings through use of comparable roof forms and materials without mimicking their design.

R1 Building – South Elevation

R2 Building – East Elevation

R5 – South Elevation

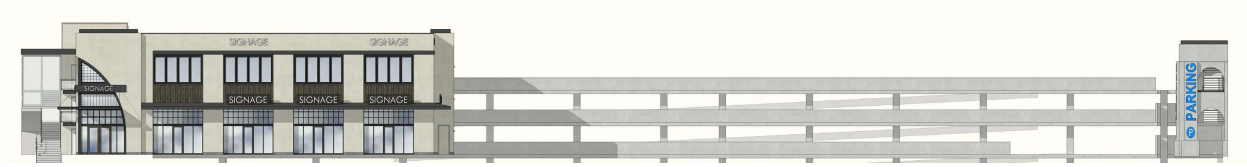
Retail Buildings (R4): The smallest building, R4, takes on a modern character as an open "showcase" of glass and wood, located within the main plaza area. Although it departs from the overall "town and country" design aesthetic of the Pruneyard, within context of the main plaza area, it aptly stands as an isolated architectural element

Retail Building (R3) / Parking Garage Expansion: As with the office buildings, two options are presented for the R3 building and parking garage expansion. The smaller option is for a 12,000 square-foot two-story retail/office building and a three-level parking garage expansion. Should Ellis Partners successfully lease to a major fitness center, a larger version of the proposal would be constructed. The larger version would more than double the size of the R3 building to 28,000 square-feet and allow for the potential for a rooftop swimming pool. To accommodate the additional parking demand that would be generated by the fitness facility the parking garage expansion would be increased to five-levels. The building would be integrated and placed in front of the parking garage to both screen the garage from view and "bridge" the garage to the shopping center. The building would have a subtle art-deco appearance most exhibited by a geometric entry feature, but share a comparable wall and trim treatment as the retail buildings.

R3 Building (Fitness) – Corner Review

R3 Building (Non-Fitness Options) – Corner Review

R3 (Fitness) Building – East Elevation



R3 (Non-Fitness) Building – East Elevation

Retail Building Improvements: The existing "town and country" design of the retail buildings would be refreshed to integrate with the "modern hacienda" style of the new retail buildings. This would include painting the walls white, plastering brick façade elements, adding new wood features, and modernizing the appearance of the tower elements. An example is shown below, from within the interior of the site looking west, which highlights various aspects of the proposed alterations:

Additionally, at some corners, the arcades formed by the tile roof projections would be removed in order to provide the tenant spaces greater visibility. This would occur at Coffee Society, La Boulanger, Lisa's Tea Treasures, Coffee Society, Orchard City Kitchen, Togo's, and Trader Joe's (as shown below).

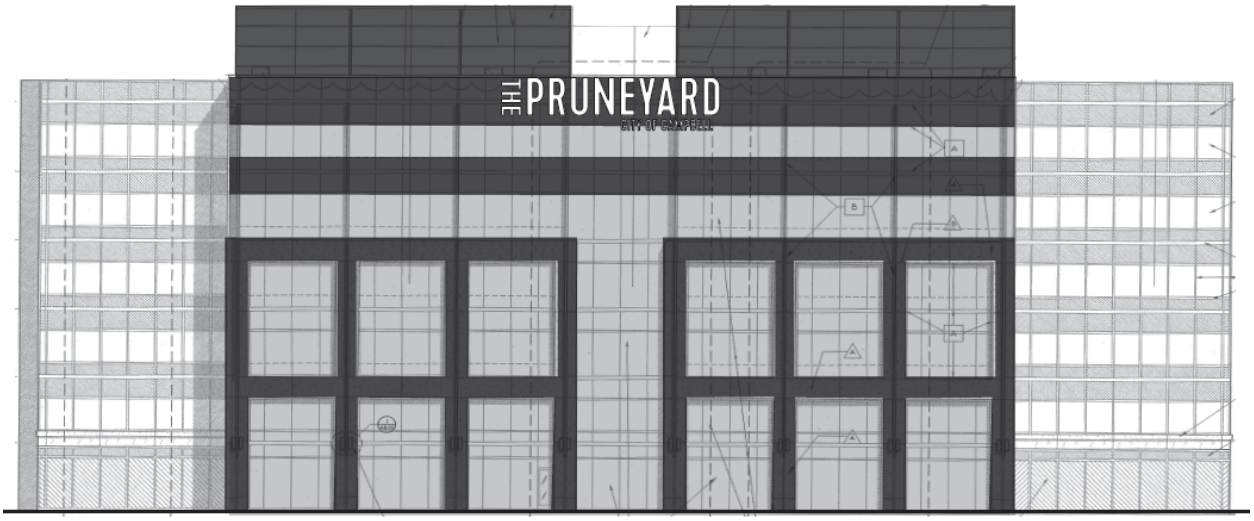
Additionally, the Sugar, Butter, Flour space would be entirely redone to more closely match the modern glass and wood design of the proposed building R4. As with the R4 building, Sugar, Butter, Flour, is set apart from the primary retail buildings in such a way that affords greater leeway with design divergence.

It is necessary for shopping centers to be continuously maintained and revitalized over their life to reflect changing market conditions and design shifts. The desire to refresh the design of the existing center is supported by applicable General Plan policies, as well. As noted, it has been over twenty years since the last major remodel of the Pruneyard. The proposed renovation plans would largely keep the "bones" of the Pruneyard's retail buildings intact. The most significant alteration would be the severing of arcade overhangs at select corners, since the "town and country" design is largely defined by the low-slung roof forms. Additionally the painting of the buildings white will sharply strongly contrast with the terra-cotta color of the tile roofing. However, this approach will reestablish and maintain a continuous design theme within the center.

Signage: The project also includes a new Master Sign Plan package (reference **Attachment 5**), which would allow for a freeway-oriented sign, tenant wall and rooftop signage, as well as new freestanding signs. The signage package would be integrated into the new Master Use Permit for more expedient review and permitting. To allow for the freeway-oriented sign and rooftop signage, which are currently not permitted by the Sign Ordinance, staff is preparing a Zoning Text Amendment (ZTA) that would allow their consideration. The ZTA will be considered by the Planning Commission and City Council at the same public hearing as the overall project.

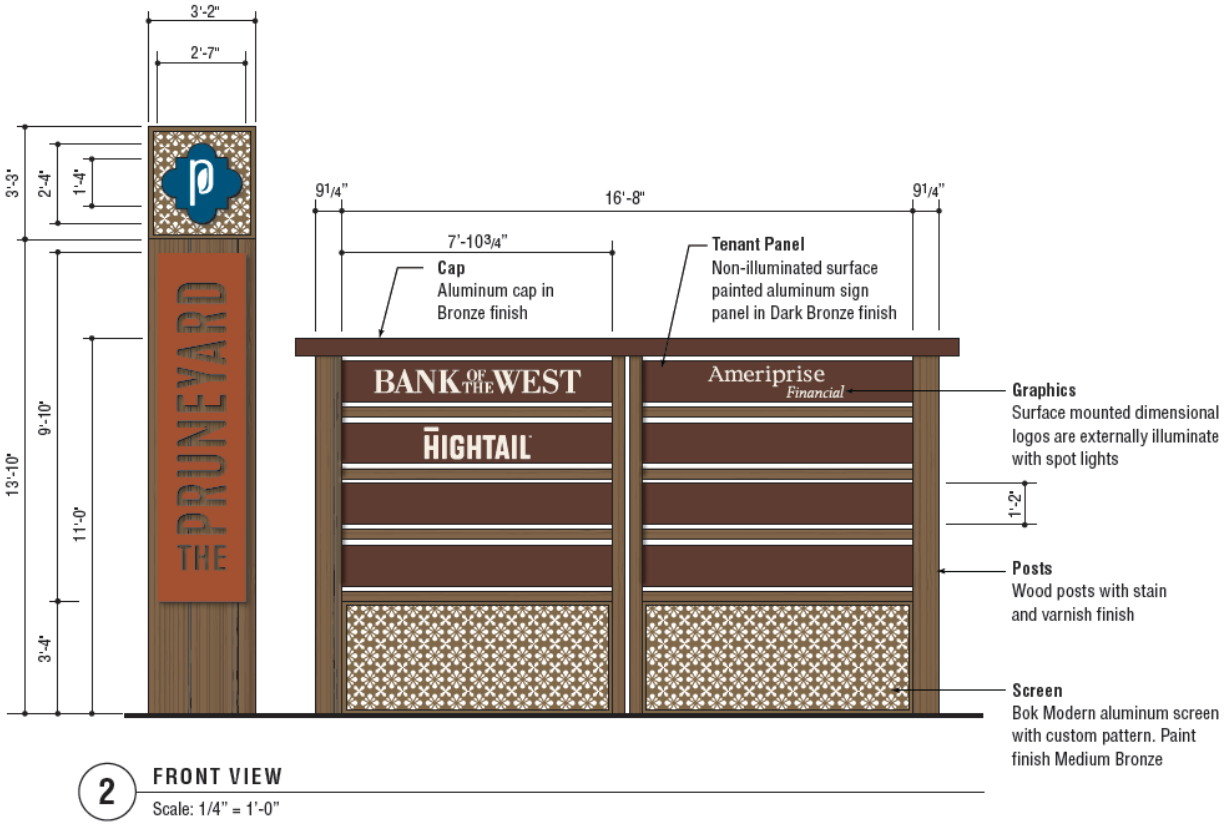
- **Freeway-Oriented Sign**: To identify the Pruneyard from the freeway, a 350 square foot walls sign place along the upper story of the Pruneyard Place is proposed. This sign would identify the Pruneyard shopping center only, and not any particular tenant. As presented in the signage package, the sign is depicted atop the building, standing on the roof edge. Although consideration for rooftop signs for individual tenants may be found to be appropriate (see below), it is not necessary for this sign. At staff's request, Ellis

Partners provided a revised sign proposal, below, which places the sign on the wall of the building's upper story.



- **Retail Signs**: Many of the current Pruneyard tenant signs stand at the roof edge—a placement that would be carried forward in a new Master Sign Plan for both the existing and new retail buildings. Although the City does prohibit roof signs, the prohibition serves to prevent unsightly clutter that typically results from this type of sign placement. However, rooftop signs are appropriate in context of the Pruneyard's sloped tile roofs, which limit alternative placement.

- **Free-Standing Signs**: The new free-standing signs are more contemporary than the existing sign structures. In addition to being smaller, the new signs are metal framed with a customized pattern to create a distinct branding image for the Pruneyard. This approach is somewhat unique as most free-standing signs are designed to match the appearance of the main buildings in terms of materials and colors. However, the distinct design would result in a higher quality signage presence along Campbell and Bascom Avenues.



Parking: The Pruneyard has long operated under a shared parking scheme that allowed a reduction in the aggregate amount of parking that would otherwise be required due to the differing usage patterns between the retail and offices uses. Fehr & Peers conducted an analysis to develop an understanding of the additional parking capacity necessary to accommodate the new retail and office square-footage. This analysis has been peer reviewed by the City's traffic consultant and found to be adequate. In summary, the center will be sufficiently parked throughout the year, except during the holidays when a valet system will be necessary to more efficiently make use of parking facilities. A parking management plan will also regulate employee parking practices and incorporate improved wayfinding signage.

Landscaping/Tree Removal: Existing landscaping would be modified to accommodate the site improvements and new buildings. This would include removal of various parking lot trees as well as several existing Mexican Fan Palms. Some of the landscaping areas would serve as bio-retention basins to comply with the "C-3" stormwater treatment requirements. The new landscaping design would take a more contemporary approach, with heavy use of drought tolerant and native vegetation.

SUMMARY

The Pruneyard is an established presence in the community, arguably second only to Historic Downtown Campbell in significance. The proposed project, by introduction of new buildings, renovation to existing buildings, and with a redesigned site layout, will very much alter the Pruneyard as it is today. However, the overall approach will maintain much of the center's existing scale and feel, while providing a contemporary makeover in a manner that can be found contextually appropriate.

The exception, however, is the proposed office building. More than any other aspect of this project, the SARC's discussion should focus on the office building, with specific emphasis on its height, massing, form, design, and street interface. If the SARC determines that additional time is necessary to review the office building, or any other aspect of the project, a subsequent SARC meeting may be scheduled.

Attachments:

1. Architectural Consultant Report
2. Project Plans
3. Revised Site Plans
4. "Pruneyard/Creekside Commercial District" Policies
5. Master Sign Plan

Attachment 1

ARCHITECTURAL CONSULTANT
PLAN REVIEW

Additions and Remodeling of

THE PRUNEYARD

Shopping Center

for the city of

Campbell
CA

Submitted 16 MARCH 2016

ARCHITECTS

MBA

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MARVIN BAMBURG ASSOCIATES INC. 1176 LINCOLN AVE. SAN JOSE, CA 95125 408/297-0288 FAX 408/297-0384

ARCHITECTURAL PLAN REVIEW of the PRUNEYARD

a proposal by Ellis Partners, March 2016

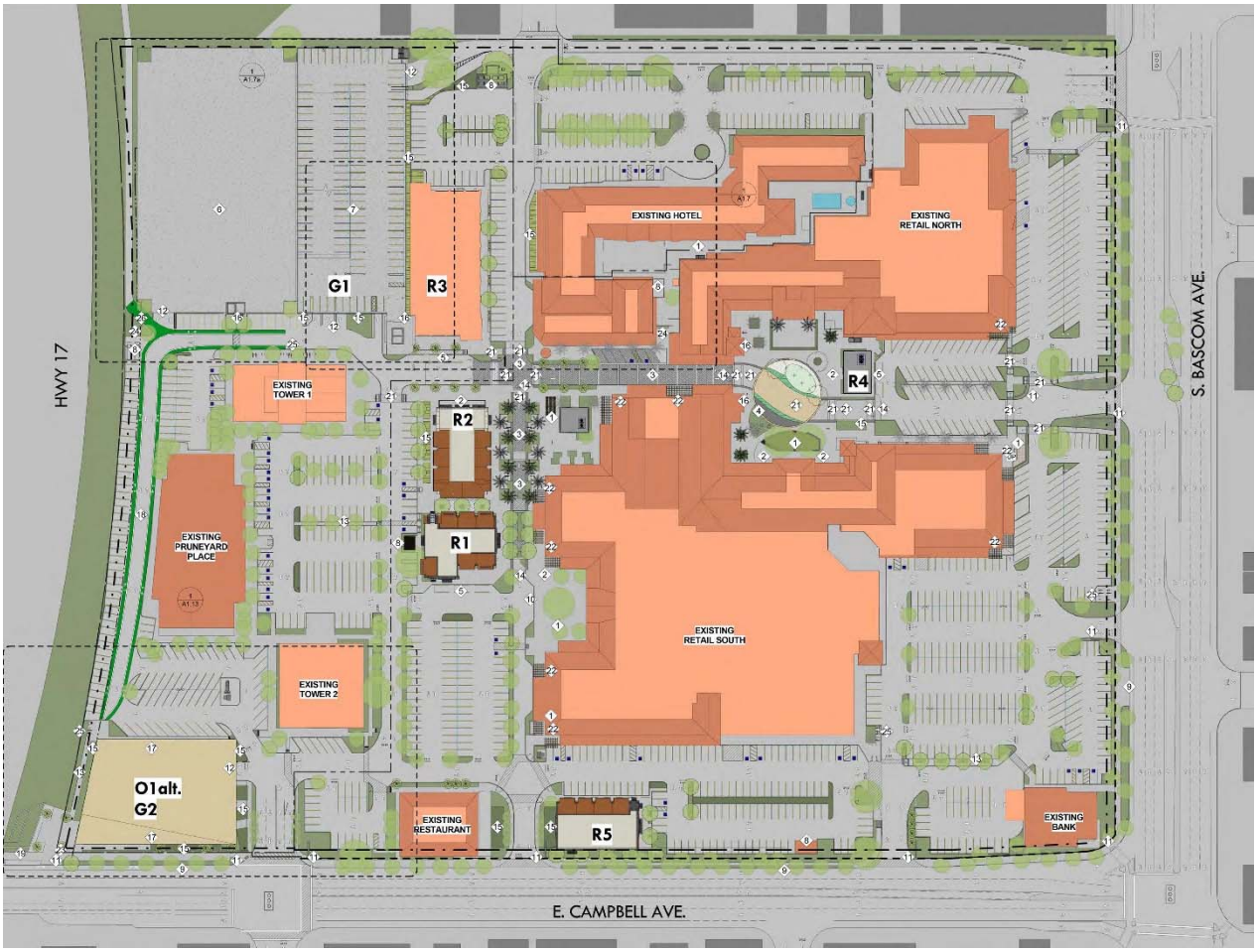
This design review is provided by Marvin Bamburg, AIA, CSI, LEED-AP, of MBA ARCHITECTS under contract with the City of Campbell. It is intended for the use of the Planning Department and the Planning Commission for guidance in the approval process of the proposed development. These comments should not imply that there are design deficiencies or that any aspect of this project is poorly designed. Rather, the recommendations are intended to add to and enhance the fine development that is proposed.

Relevant documents:

- The developer's submission of plans prepared by LOWNEY ARCHITECTURE of Oakland, CA Project 13-051, consisting of 113 sheets dated 15 DEC 2015.
- Campbell Community Development Department Memorandum, subj: Pre-application Study Session – the PRUNEYARD, of 23 JUN 2015.
- Email from Daniel Fama to marvin@mba-architects.net dated 29 FEB 2016

This review is limited to the following elements pursuant to the above referenced email:

1. Office Building 01 (both options)
2. Retail Buildings R1, R2 and R5
3. Retail Building R3 (both options)
4. Retail Building R4
5. Remodel of existing buildings



General commentary:

This architect considers the documentation provided by the developers, specifically the 113 sheets of drawings, renderings and description, to be **outstanding** for their quality and thoroughness. It takes a developer-client willing to provide the funding for such a detailed presentation and an architect who wants his audience to completely understand the project, in order to present such a detailed plan set. In addition, the developer requested a face-to-face meeting with this reviewer to provide additional description regarding the strategy and goals that are driving this project. All this is greatly appreciated by me.

I must add that I remember my children in their very early years running thru the mustard growing among the prune trees on the PRUNEYARD site prior to its construction (1965). My early practice began in my front bedroom, but soon moved to the 6th floor of the newly constructed Pruneyard Towers building (1970). I am personally very familiar with the original development and helped with new retail tenant's improvements in the commercial buildings. We were the architects for the OUTLOOK RESTAURANT, PAOLO'S in the PRUNEYARD and SEBASTIAN'S RESTAURANT on top of Towers 1. I have very fond memories associated with this development and am motivated to keep it a high quality commercial center.

In that regard, I believe that one must appreciate existing situations before recommending changes to them. In strolling thru the PRUNEYARD commercial center on a very sunny day, I found the arcades very pleasant as they shielded the sun from me and the colorful displays in the show windows. This atmosphere encourages walking which certainly will be necessary with the parking so far from the retail businesses. The Lowney Architecture group is recommending that arcades be cut back at many of the corners to provide better shop exposure from the parking lot. I must take exception to that concept in this case. The rustic, early California architecture of the PRUNEYARD, was developed with sun-control in mind. It works, is charming, and should not be changed.

At some time in the past, the PRUNEYARD was severely modified with revised circulation patterns and additional structures. None of that work respected the existing rustic "town-and-country" theme. We have lived with that resulting mess for years. It is a welcome event to have a new owner who wishes to preserve and enhance the facilities. Unfortunately none of this will reverse the damage done previously.

While not within the defined scope of this consultant's review, I must comment on the proposed changes to the center plaza. The current situation there with a major roadway bisecting the space and an abundance of parking is ugly and defeats the openness of a public space that once was there. The removal of the parking and the landscape treatment including the decorative pavements is a wonderful change. If only the roadway could be removed. . .

BUILDING 01

The existing three office buildings have little relationship to the existing shopping center, none at all to its architecture. They do relate to each other somewhat with the use of a rigid curtainwall grid and somber colors.

Two designs have been presented by the developers for the new office building (01) located in the SW corner of the site along Campbell Avenue and adjacent to the existing office buildings. Both of these designs address the need for a pedestrian interface, and orient that interface primarily toward the emergence from the portal below the freeway overpass. I agree with this approach and how they have addressed it.

At the City Council Study Session of 23 JUN 2015, discussion was held regarding the interface of this building with others in the neighborhood and whether there should be a stepping of the stories as they approach the street. Existing buildings on the south side of Campbell Avenue opposite to this building's location are all single story. The highest building on the Avenue between Hwy 17 and Bascom Av is two stories. Indeed this new 5 story building will stand out dominantly.

Option 1 uses a rigid curtainwall grid for most of the façade, reflecting that of the adjacent office buildings. The street frontage deviates from a full height (5 story) curtain wall, by using a two story arcade with storefront and office walls recessed along the street side, and a one-story recess on the freeway side. These arcades are defined by a gold-colored post-and-beam structure which is carried around the building at the ground floor level, the only color on this otherwise bland building. All elements are straight and rectilinear giving this design some compatibility with the existing office buildings, particularly with the proportions of the modular fenestration. Like the other existing buildings, the actual structure of the building is hidden inside behind the curtain walls except for the street-front arcade. While this design defers more strongly to the existing buildings, I find it uninteresting and uninspired. The full effect of the five-story height will be experienced on the street.

Option 2 also uses a strong grid-like design but has significant variances that create a structure totally different from the existing office buildings. It uses a strong structural grid that is expressed on all sides, with curtainwall/fenestration recessed and playing a much reduced role in the architectural expression. Several clever elements of this design make it fun and exciting to behold. First is the gracious two-story setback for the pedestrian plaza on the west side of the building. While there is no arcade along the

Campbell Avenue street frontage, the building is setback a good distance from the curb to enhance the pedestrian experience. The second strong element of this design is its color-a rust colored finish that is strongly expressed by the deep recesses of the fenestration. Thirdly, the deviation giving this building its unique design is the angular walls of the west side arcade and the south side top story. These whimsical deviations from the strong rectilinear structural grid bring delight and excitement to this important corner building. The fact that there is no architectural relationship of Building 01 (Option 2) to the rest of the Pruneyard center is of little consequence in my opinion. The existing shopping center is low-rise and tightly knit – of a totally different architecture than any of the offices. The other offices have always been architecturally disappointing; this building turns its back on them and welcomes pedestrian arrivals with flare and anticipation.

Of the two schemes, Option 2 steps the façade down slightly so the street frontage is only 4 stories high. This is still out of scale with those single story buildings on the south side. My gut feeling is that it is not a deal-killer. Perhaps in time the new developments all along Campbell Avenue will be multistoried; this is the first east of Hwy 17. Downtown has several 3-story buildings, tightly clustered, which seem quite appropriate. As our Valley densifies, higher buildings will become more common. The picture above is one method of diminishing the height of a building directly on the street frontage –stepping back each floor. While both approaches are well designed from an architectural standpoint, I prefer the cosmopolitan feel of the taller building, Option 2.

Recommendation: *I highly support this building in the Option 2 design. The renderings show potential commercial uses at the ground level, particularly affronting the pedestrian plazas. Signage for such commercial uses must be small and very discrete to avoid compromising this handsome design.*

BUILDINGS R1 and R2

Siting: These new buildings are paired and located in a former parking lot and driveway round-about. The positioning of the buildings is an attempt at tying the site together better and extending the commercial aspect further into the office portion of the site. The area surrounding the new buildings is being further enhanced with planting, landscape furniture and decorative pavements to create a plaza-like appearance -not a bad concept if executed correctly. However, in doing so, the existing vehicular traffic is disrupted to some degree, but the flow of traffic is still allowed thru the plaza. I find mixing vehicles and pedestrians in a plaza to be unfortunate and possibly dangerous. The idea of a plaza is a good one, but vehicles should be relegated to other courses. Past reconfigurations of the Pruneyard placed a roadway directly thru what used to be an interior pedestrian-only plaza that catered to many successful outdoor events; all that was lost with the introduction of a roadway.

Architecture: These two new buildings introduce a new architectural style to the Pruneyard, which in many ways is quite compatible with the existing commercial buildings. Tile roofs are used in part but the proposed roof tile is flat as opposed to the barrel tile used everywhere else. I think the use of barrel tile of the same size and color as existing would provide a better connection of the old with the new.

The design of the new buildings uses a much higher wall plate line, raising the storefronts much higher that exists elsewhere in the center. The actual storefront glazing is capped at approximately 8' with large transom windows consisting of multiple divided lites above. In my opinion this variation is not incompatible with the existing architecture. The use of the Pruneyard logo, wood trellises and some exterior wood paneling provides some measure of rustic compatibility with the original "Town and Country Village" theme. In all I find the new buildings and the plaza setting to be a welcome addition and reasonably compatible with the existing architecture. The large storefront windows certainly will provide those tenants with a more suitable exposure with which to promote their merchandise.

The siding of the new buildings is largely stucco with a smooth finish. Stucco is used on the existing center, so this material is acceptable for the new buildings also. Due to the lack of a covered arcade in front of the stores (as is the condition of most of the rest of the commercial center) and the high wall plate, the walls become more prominent in this design that they are elsewhere. In some cases the transom windows are 4 lites high, while in others, they are 2 lites high with wood siding above. The proportions of the fenestration with transoms at 2 lites high and wood siding above are much preferred to the 4 lite high windows.

New portal, tower-like elements are used on these buildings unlike anything else in the Pruneyard. On some the logo has been displayed and large arches have been incorporated. This architectural theme has its roots in American southwest architecture, and while not emulating the existing rustic design of the center, seems to be compatible with it.

Signage: The tenant signage is proposed at two levels-above the tile roof line for distant viewing, and projected signs bracket-hung at the pedestrian level. This is a very good scheme for shopper way-finding and is quite appropriate for the design of the Pruneyard. Materials and lighting of the signage was not specified.

The color of the buildings as represented in the review documents is an off-white monochrome scheme. It is also proposed for the remodeling of the existing commercial center. This uniform color does help to tie the new to the existing, although the resulting blandness is unfortunate. I will comment more on this later in this report.

Recommendation: *Approve the design of these two buildings and the location with the proviso that the 4 lite transom windows be replaced everywhere with the 2-lite version with wood siding above. Find another route for the roadway rather than thru the plaza. See the discussion of color later in this report as it pertains to the entire center remodeling.*

BUILDING R5

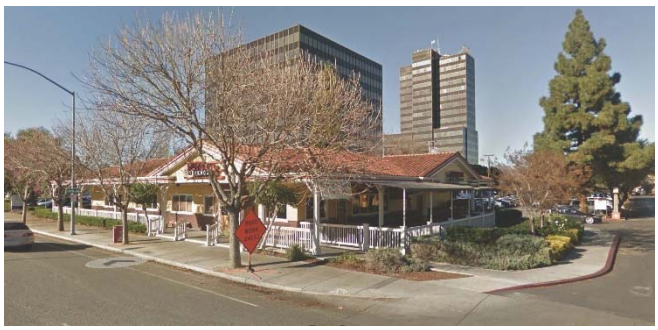
Since the design of this building is very similar to Buildings R1 and R2, the previous review comments for those buildings apply to this building as well.

This building is located at some distance from Buildings R1 and R2, and fronts on Campbell Avenue. Unlike the office Building 01, Building R5 turns its back to the street allowing no pedestrian interface on that side. The renderings show an outdoor dining space on the east side of the building, which should, in my opinion, be extended to the south street-facing side as well. A 180 degree rotation of the building would give it a preferred exposure to the street with little lost to the existing shopping center.

This facing the street

Not this

If the building is to house a restaurant, consideration should be given to deliveries and trash disposal. As depicted, there are no such provisions.



The existing restaurant to the west of Building R5, currently the OUTBACK STEAKHOUSE, is not proposed for remodeling in this application. For consistency of the design proposed for the entire Pruneyard center and the street scene, a remodeling along the lines of Buildings R1, R2 and R5 is recommended.

Recommendation: *Rotate the building 180 degrees in its current location and enhance the street facade with better landscaping. Consider yards or enclosures for trash and deliveries if the tenant is to be a restaurant. Approve this design with the proviso that the 4 lite transom windows be replaced everywhere with the 2-lite version with wood siding above. See later comments regarding color.*

BUILDING R3

This building has been proposed in two versions – without a fitness center (called Option A here) and with a fitness center (called Option B here). Both versions are located in the same place, backing up with the expanded parking garage. The garage also comes in two versions – 3 stories with Option A and five stories with Option B.

Parking garage: Little attempt has been made to make the design of the parking garage compatible with the Pruneyard center. The new garage abuts the existing garage and is partially concealed by both versions of Building R3. In my opinion the design of the garage in not influential on the shopping center and is satisfactory as proposed.

Architecture: This building in either version makes little attempt to be compatible with the original Pruneyard Shopping Center. It caters in some measure to the design of the new "R" buildings (R1, R2 and R5) thru the use of similar fenestration, trellising and color. Its side elevations are quite modular and of two stories, using cantilevered trellising over the first floor level storefront windows. Those windows repeat the 4-lite transom windows used on Buildings R1 and R2, which in my opinion are ill-proportioned. The siding is stucco similar to the R buildings and there is significant use of wood paneling integrated with the fenestration. The most controversial element of the design of this building is the corner entrance. It is expressed in an offset corner mass on both sides with a peculiar pointed arch, half of which is on each facade. It is this corner entrance that faces the north elevation of Building R2 and the quasi-plaza west of the existing shopping center. As explained to me by the developer, this is an attempt to connect the parking garage with the rest of the commercial center, shortening the distance perceived in accessing the parking garage. That is a worthy goal in my opinion, however, I believe the architecture should be more compatible with the existing center as well as the new R buildings. This will be tricky since the existing center's arcade and the new R buildings are of one story and Building R3 must be at least 2 stories or higher to shield the garage from view. I recommend that this building be restudied for a more compatible architecture.

Option A: This building is much smaller than Option B in all dimensions. It still is 12' higher than the parapet or ridge line of Buildings R1 and R2 but is probably to the scale of the adjacent two-story proportion of the existing center. Its location and function are appropriate and is a preferred option.

Option B: This building is much larger that Option A. Its parapet height is 41' with some elements rising to 55'. While I do not find height to be a big problem in itself, the relationship to other nearby structures is diminished with significant height differences. However, the building does conceal the much higher 5 story garage proposed with this option – a good thing. The added rooftop use of the building also contributes to the overall height. The extended length of this building is also problematic in that the repetitive fenestration becomes monotonous. Some deviation on the long, boring east side of the building must be developed.

Signage: Very limited signage is depicted on these plans. Perhaps only a single tenant is expected for the entire building. If multiple tenants are expected, more attention to the signage should be given. A signage program with definitive requirements and specific limitations within the guidance of the City's sign ordinance is a good idea for the entire center.

Recommendation: *Since the avowed purpose of this building is to tie in with the existing and new buildings at the western plaza, it should make more of an attempt architecturally. The architectural expression of the corner entrance must be redesigned to have some relevance to the surrounding buildings. Perhaps a recessed entrance might be advisable and consideration should be given to a covered arcade, a prevalent element of the original Pruneyard design. The overall architectural theme should be more deeply developed, particularly for Option B, the much larger building. Perhaps a stepping of the facade would scale down a transition from the one and two story buildings adjacent, to the 5 story building height of Option B. Certainly the very long east facade of Option B could be given some less repetitive design. See my discussion of colors later in this report.*

BUILDING R4

This is a stand-alone small structure in a very open plaza intended in part to be a focal point of special interest. In my opinion, it fails to do that completely. Since this is a new building it is an opportunity to be creative and fluid. The building should have a sculptural quality and could be colored in an exciting fashion. It appears that the designer's intent was to relate this new building to a remodeling of the existing Sugar Butter Flour (SBF) building in the west plaza. That building, to a lesser degree, could also be a sculptural icon sitting in a plaza surrounded by the more mundane shopping center structures. For a successful design, I believe both buildings should be redesigned and the SBF building reconstructed to better serve the function of sculptural icon. The designs of the two buildings need not be related at all, since they are located at some distance from each other in different plazas. ***The current design of Building R4 is a lost opportunity.***

A reference to a similar situation might be helpful. In downtown San Jose adjacent to the Hammer Theater in a large plaza are located two iconic buildings. While both are used for commercial purposes,

they intentionally are of striking design having nothing to do with surrounding buildings. They are sculptural if not colorful. Public art in that plaza also adds to the visual enjoyment of those passing by.

<u>Recommendation</u>: *More fun should be created with this iconic building. If a redesign using a more fluid shape is not desired, at least square off the floor plan and rotate the building 90°. The horizontal linear grillage is too fine to give much directional emphasis, instead appears as a sheer fabric – not a very strong architectural statement. The color of this building or its elements could also be exciting and should contrast with that of the surrounding center.* ***Please redesign.***

UPGRADING THE EXISTING PRUNEYARD BUILDINGS

The ELLIS proposal attempts to modify the existing architecture of the commercial center by incorporating the following revisions:

- Enhance the four existing tower elements by adding latticework to the upper story (that is exposed framing now) and using arched openings in place of the squared openings that exist.
- Remove some of the existing arcade at building corners to expose the walls and storefront, and add wood trellises.
- Use a uniform monotone color throughout the center for new and existing buildings.
- Create a uniform storefront glazing system.
- Use decorative pavements and planting to enhance the public spaces (plazas) and extend the plazas further into the office portion of the site *(not within the scope of this review)*.
- Re-landscape the entire center including the extensive use of palm trees *(not within the scope of this review)*.
- In some cases where existing inappropriate fenestration exists, replace it with more compatible walls and windows.

Palisade Builders: The proposed new walls and entrance treatment are quite consistent with the architecture of the proposed new "R" buildings. This provides a strong tie of the existing center to the new buildings. The proposed design is simple and effective and complements the existing design. The existing slumpstone finish of the tower plaster should be retained.

Boulanger: The corner entrance is proposed to be exposed by the removal of the rustic arcade (only at the corner) and the addition of wooden trellises to each side of the newly exposed entrance. This approach does make the store entrance more visable from the parking lot, but at the expense of loosing the charm of the covered arcade. I recommend disapproval of this modification.

Sugar, Butter, Flour: The proposal is to add a wood trellis and roof screening (similar to that of Building R4) to the existing building. My comments regarding Building R4 indicate some disappointment with a lost opportunity, and suggest that this building and R4 be icon structurers of some artistic contrasting architecture.

TOGO's: The modifications here go along the same line as at the BOULANGER – remove the corner arcade and tower to expose the storefront entrance. I believe that there is no need for such demolition here. I like the existing tower, as it reflects those of a larger scale elsewhere in the center. Perhaps this one could be heightened rather than demolished.

Cinema Plaza: Improvements proposed for this area are mostly landscape and circulation. No building modifications are mentioned.

Sports Basement: The proposal indicates facade improvements, but I cannot see much difference (except in the color) of the new from the old. The blandness and austere appearance of this boxy facade is unfortunate. Truly that was achieved years ago with the first substantial renovation of the PRUNEYARD which was unfortunate on many levels.

Bank of America: Other than minor fenestration changes and new colors, there doesn't seem to be much modification here. As explained previously in this report, the bank's architecture was ruined many years ago. This proposal does nothing to rectify that situation; it merely dresses up in new colors the old boxy design. This building should be re-designed to reflect the new architecture of the "R" buildings.

Peninsula Beauty: The new windows appear much the same size as the existing, but the style is better. It is not clear why the stairway is proposed to be relocated. The rendering also shows about half of the existing arcade removed, exposing a stark glass-only storefront below. I find these modifications inappropriate and need a much better explanation before considering them further. As depicted, the cut-off canopy, storefront and relocated stair are incompatible with the Pruneyard architecture and should not be approved.

Aperture Academy: The rendering depicts a modified arcade, eliminating the exposed rafter tails, so prevalent in all of the Pruneyard's existing arcades. I find this modification without any merit and no explanation was provided in the plans.

Plaza Tower Renovations: The proposal is to enlarge the portals in these towers with large arches. Some of the existing towers have arches now, but not all. This will make them more consistent and is a nice feature. The upper exposed framing is now concealed behind a latticework giving these elements a finished appearance finally.

Sports Basement Patxis: I believe the problem being solved here is the unfortunate intersection of walls, not the arcade screening the patio. The proposal is to remove the wall that separates the patio from the perimeter walk and parking lot. The walls come together in a collision rather than a blended supportive appearance. The proposed removal of the walls is a satisfactory solution to this unfortunate condition caused by the previous inappropriate remodeling.

Rock Bottom Brewery: The addition of a screen privacy fence is inconsequential. It should be designed to be compatible with other such fences in the commercial area.

Trellis arcade removal: The purpose of this modification is to open the building corner to daylight and expose the building's walls to view. The existing arcade conceals the building walls and makes for a dark entrance. As stated earlier, the covered arcade is a strong characteristic of this type of center. It has function and charm and should not be changed. The following specific situations refer to those shown on sheets A5.12 and A5.13.

1. This is the corner entrance of the Boulanger. Removal of this arcade will lessen the "town-and-country" theme and the weather protection that it affords. The trellises at either side of the entrance seem to have little to offer architecturally. I believe that the weather protection offered by the arcade is preferable to the wood open trellises.

2. This is the corner of the Marshall's store and is not an entrance, nor does it have any storefront windows. I believe that there is no point to removing the arcade at this corner. A large blank wall is not a preferred view from the parking lot.

3. This is the corner of Trader Joe's. It is not an entrance, nor does it have any windows. The removal of the arcade will place the ADA ramp in the weather. There is nothing to be gained by this alteration.

4. While this is a corner with an entrance to Sports Fever, the removal of the arcade and roof-supporting structure leaves a very awkward appearing building. This is not a good corner for arcade removal.

5. Lisa's Tea Treasures occupies the store at this corner. The removal of the arcade exposes a corner show window, but no entrance. As stated before, arcade removal diminishes the country rustic theme of the center, resulting is a loss of charm and weather protection.

6. The Orchard City Kitchen occupies the store at this corner. The removal of the arcade exposes some poorly proportioned windows in that wall, but no entrance or show windows. I see nothing to be gained by removing the arcade here. The resulting ugliness is a good reason for not doing it.

7. This corner is the Little Wine Counter. It appears that the entrance to the shop will be exposed with the removal of the arcade, along with extensive storefront windows. This corner currently is the only one that is angular. It should not be changed.

8. Togo's – *previous comments are above*.

Trellis design and trash enclosures: The designs shown on sheets A5.14 and A5.15 are generally acceptable, although those designed to supplant the arcade need not be used. The wood trellises should be finished with brown-colored stains. In my opinion the City requirement for covered (roofed) trash enclosures, makes them much more visually prominent than they would be without such roofs. They are not significant structures and should fade into the background as much as possible.

Existing Infill Storefront: The three options shown on sheets A7.2 and A7.3 are all acceptable. Rather than try to make all of the storefronts the same, it may be more interesting to use all three schemes, giving each tenant their choice. Particularly with most of the storefronts being in the shadow of the arcade, variation in their design will have minimal impact on the view from outside.

Colors: While over the years the existing Pruneyard center has not faired well architecturally, it now exhibits multiple colors on its walls which provide interest and warmth. The proposed monotone color scheme for all buildings in this complex seems quite austere, somewhat reflective of a military base. Color truly enriches our lives; it adds visual pleasure to our shopping experiences. As a means to unify this diverse Pruneyard complex, a multi-color scheme can be quite effective without becoming monotonous or garish. I encourage the architects to re-think the use of color proposed for this remodeling. Please come up with a palate that buoys the spirit yet, by its use, unifies the many buildings.

END OF REPORT

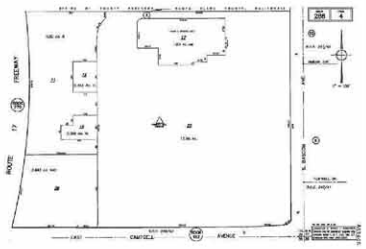
THE PRUNEYARD

1875 SOUTH BASCOM,
CAMPBELL, CA 95008

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
AL	ALIGN
ALT	ALTERNATE
AB	ANCHOR BOLT
APROV	APPROVED
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BD	BOARD
BO	BOTTOM OF
BS	BOTH SIDES
CAB	CABINET
CBC	CALIFORNIA BUILDING CODE
CI	CAST IRON
CIP	CAST IN PLACE
COL	COLUMN
CTR	CENTER
CL	CENTER LINE
CTC	CENTER TO CENTER
CER	CERAMIC
CJ	CONSTRUCTION JOINT
CL	CLEAR
CMU	CONCRETE MASONRY UNIT
CON	CONNECTION
CONT	CONTINUOUS
CP	COMPLETE PENETRATION
CS	COUNTERSUNK
CW	COLD WATER
DET	DETAIL
DEPT	DEPARTMENT
DIA	DIAMETER
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DF	DOUGLAS FIR
DN	DOWN
DS	DIAGONAL SHEATHING
DWG	DRAWING
DRWR	DRAWER
(E)	EXISTING
EA	EACH
EF	EACH FACE
EW	EACH WAY
EN	EDGE NAILING
EL	ELEVATION
ELEV	ELEVATOR
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EX	EXHAUST
EXP	EXPEDITE
EXT	EXTERIOR
FAB	FABRICATE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FOW	FACE OF WALL
FIN	FINISH
FF	FINISHED FLOOR
FE	FIRE EXTINGUISHER
FA	FIRE ALARM
FLR	FLOOR
FLUOR	FLUORESCENT
FL	FLUSH
FOUND	FOUNDATION
FTWG	FOOTING
FR	FRAMING
FUR	FURRING
GA	GAUGE
GALV	GALVANIZED, GALVANIZING
GL	GLASS, GLAZING
GLULAM	GLUE LAMINATED BEAM
GYP BD	GYPSUM BOARD
HVAC	HEATING VENTILATION & AIR CONDITIONING
HSR	HIGH STRENGTH RODS
HSB	HIGH STRENGTH BOLT
HT	HEIGHT
HD	HOLD DOWN
HORIZ	HORIZONTAL
HW	HOT WATER
INC	INCLUDING, INCLUDED
INFO	INFORMATION
INT	INTERIOR
JH	JOIST HANGER
JT	JOINT
LAM	LAMINATE
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LT	LIGHT
LTW	LIGHT WEIGHT
L	LONG, LENGTH
MB	MACHINE BOLTS
MAINT	MAINTENANCE
MAX	MAXIMUM
MECH	MECHANICAL
MANF	MANUFACTURER
MTL	METAL
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
(N)	NEW
NEG	NEGATIVE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO	NUMBER
OC	ON CENTER
OD	OUTSIDE DIAMETER
OP	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
PART	PARTITION
PP	PARTIAL PENETRATION
PAF	POWDER ACTUATED FASTENER
PLAM	PLASTIC LAMINATE
PL	PLATE
PN	PLATE NAILING
PLYWD	PLYWOOD
PT	POINT
LB	POUND
PRES	PRESSURE
QUAL	QUALITY
QUAN	QUANTITY
PT	PRESSURE/ PRESERVATIVE TREATED
PS	PRESTRESSED
PART	PARTITION
RAD	RADIUS
RWL	RAIN WATER LEADER
RECPT	RECEPTACLE
REF	REFERENCE
REIN	REINFORCEMENT, REINFORCED
REQ	REQUIRED
RDWD	REDWOOD
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RND	ROUND
RO	ROUGH OPENING
REV	REVISION
SS	SANITARY SEWER
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CONSULTANT DRAWINGS
SED	SEE ELECTRICAL DRAWINGS
SKD	SEE KITCHEN CONSULTANT DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SFMD	SEE FINISH CARPENTRY DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SJ	SEISMIC JOINT
SCHED	SCHEDULE, SCHEDULE
SECT	SECTION
SHT	SHEET
SM	SHEET METAL
SIM	SIMILAR
SP	SPACE
SPEC	SPECIFICATION
SQ	SQUARE
SQFT	SQUARE FOOT
ST	STRAP TIE
STAG	STAGGERED
SSTL	STAINLESS STEEL
STAND	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUS	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
TEMP	TEMPERED
TH	THICKNESS
THR	THREADED
TD	TIE DOWN
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TOC	TOP OF CONCRETE
TOF	TOP OF FINISH
TOP	TOP OF PLATE
TOS	TOP OF STEEL
TOW	TOP OF WALL
TN	TRUE NORTH
TYP	TYPICAL
UL	UNDER WRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
UTIL	UTILITY, UTILITIES
VERT	VERTICAL
VIF	VERIFY IN FIELD
VER	VERIFY
VEST	VESTIBULE
WC	WATER CLOSET
WH	WATER HEATER
W/	WITH
W/O	WITH OUT
WD	WOOD
YD	YARD

PARCEL MAP



CODE ANALYSIS

ADDRESS: 1875, 1901,1995 & 1999 S.BASCOM AVE., CAMPBELL CA (THE PRUNEYARD)

APNs: 288-04-025 (1875 S.BASCOM AVENUE)
288-04-017 (1995 S.BASCOM AVENUE)
288-04-011 (1901 S.BASCOM AVENUE)
288-04-012
288-04-014
288-04-026 (1999 S.BASCOM AVENUE)

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL

CURRENT ZONING: GENERAL COMMERCIAL(C-2) AND GENERAL COMMERCIAL OVERLAY (C-2-O)

PROPOSED ZONING: PLANNED DEVELOPMENT (PD)

SEE SHEET A1.18 FOR COMPLETE ZONING DATA

GRAPHIC SYMBOLS

DETAIL REFERENCE
DRAWING NUMBER
SHEET NUMBER

DETAIL SECTION REFERENCE
DRAWING NUMBER
SHEET NUMBER

BUILDING SECTION REFERENCE
DRAWING NUMBER
SHEET NUMBER

EXTERIOR ELEVATION REFERENCE
DRAWING NUMBER
SHEET NUMBER

INTERIOR ELEVATION REVERENCE
DRAWING NUMBER
SHEET NUMBER

ELEVATION DATUM

PROJECT DIRECTORY

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PROJECT DESCRIPTION

THE PRUNEYARD PROJECT CONSISTS OF THE RENOVATION OF THE EXISTING SHOPPING CENTER, RECONFIGURATION OF INTERNAL STREETS, THE ADDITION OF NEW BUILDINGS AND PARKING STRUCTURES, THE CREATION OF A MASTER SIGN PROGRAM, AND THE CREATION OF NEW PARCELS. PLEASE REFERENCE THE MEMO WRITTEN BY DEAN RUBINSON, WHICH IS INCLUDED WITH THIS SUBMITTAL FOR A DETAILED DESCRIPTION OF THE PROJECT.

DRAWING LIST (CONTINUED)

C7.0	CONCEPTUAL STORMWATER CONTROL PLAN
C8.0	PEDESTRIAN/ACCESSIBLE PATH EXHIBIT
C8.1	SITE DETAILS
C9.0	TRUCK ACCESS EXHIBIT
C9.1	FIRE TRUCK ACCESS DETAIL
TM-1	VESTING TENTATIVE PARCEL MAP
TM-2	CROSS SECTIONS

LANDSCAPE

L1.0	LANDSCAPE PLAN
L2.0	TREE REMOVAL & PRESERVATION PLAN
L2.1	EXISTING TREE INVENTORY
L2.2	EXISTING TREE INVENTORY
L3.0A	LANDSCAPE ENLARGEMENT PLAN ALT 1
L3.0B	LANDSCAPE ENLARGEMENT PLAN ALT 2
L3.1	LANDSCAPE ENLARGEMENT PLAN
L3.2	LANDSCAPE ENLARGEMENT PLAN
L4.0	PLANT MATERIALS

PROJECT LOCATION

PROJECT LOCATION

DRAWING LIST

ARCHITECTURAL

G0.1	COVER SHEET

ARCHITECTURAL

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CIVIL

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C2.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C3.0	CONCEPTUAL GRADING & DRAINAGE PLAN
C4.0	CONCEPTUAL GRADING & DRAINAGE PLAN
C5.0	CONCEPTUAL GRADING & DRAINAGE PLAN
C6.0	CONCEPTUAL STORMWATER CONTROL PLAN

LOWNEY ARCHITECTURE
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510.836.5400 LOWNEYarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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	12/15/15	RESUBITTAL 2	

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PROJECT NUMBER: 14-051
SHEET TITLE:
COVER SHEET

SHEET NUMBER
G0.1

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SITE PLANS

The Pruneyard Master Site Plan illustrates the proposed buildings to be added to the site: five retail buildings, an office building and expansion to the existing parking garage. The goals of these additional retail and parking structures are to bridge the gap between the existing retail and office buildings and to draw structured parking resources closer to the retail center. The office building would add to the vitality and mixed-use nature of The Pruneyard.

Improved circulation for vehicles, pedestrians and bicycles is also a primary goal of the master plan. The pedestrian linkages between buildings and to the surrounding community are among the most important improvements included in the plan.

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SITE PLANS COVER

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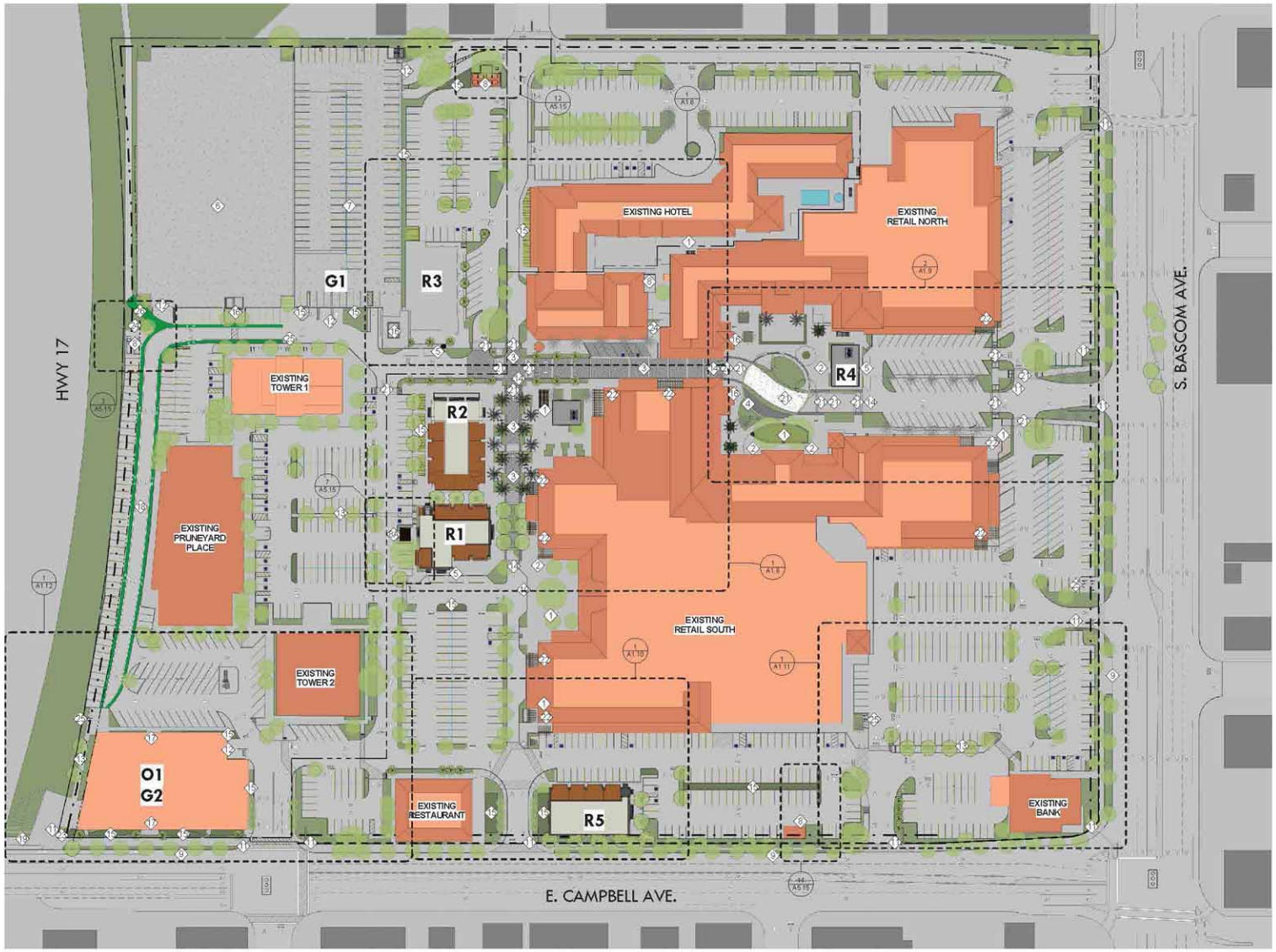

1 SITE PLAN
1" = 60'-0"

SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC

KEY NOTES

1. NEW SEATING AREA
2. NEW OUTDOOR DINING AREA
3. NEW STAMPED ASPHALT PAVING
4. CHILDREN'S PLAY AREA
5. VALET DROP OFF AREA
6. EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
7. NEW PARKING GARAGE
8. (E) TRASH ENCLOSURE
8A. NEW TRASH ENCLOSURE
9. BUS STOP
10. DROP OFF AREA
11. NEW SIGNAGE, SEE SIGNAGE PACKAGE
12. PARKING GARAGE ENTRY/EXIT
13. NEW PEDESTRIAN CIRCULATION
14. SPEED TABLE, RAMP UP
15. LANDSCAPE WATER TREATMENT AREA
16. PUBLIC ELEVATORS
17. OFFICE ENTRY LOBBY
18. NEW BIKE LANE
19. NEW PORTALS PROJECT
20. NEW STRIPING TO ACOMMODATE LEFT TURN
21. STAMPED CONCRETE
22. ARCADE REMOVAL / TRELLIS CREATION
23. PUBLIC ART IN NEW PLAZA
24. ENCLOSURE SCREENING
25. BIKE CORRAL
26. IMPROVED BIKE TRAIL ACCESS & MARKERS

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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SITE PLAN

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A1.1

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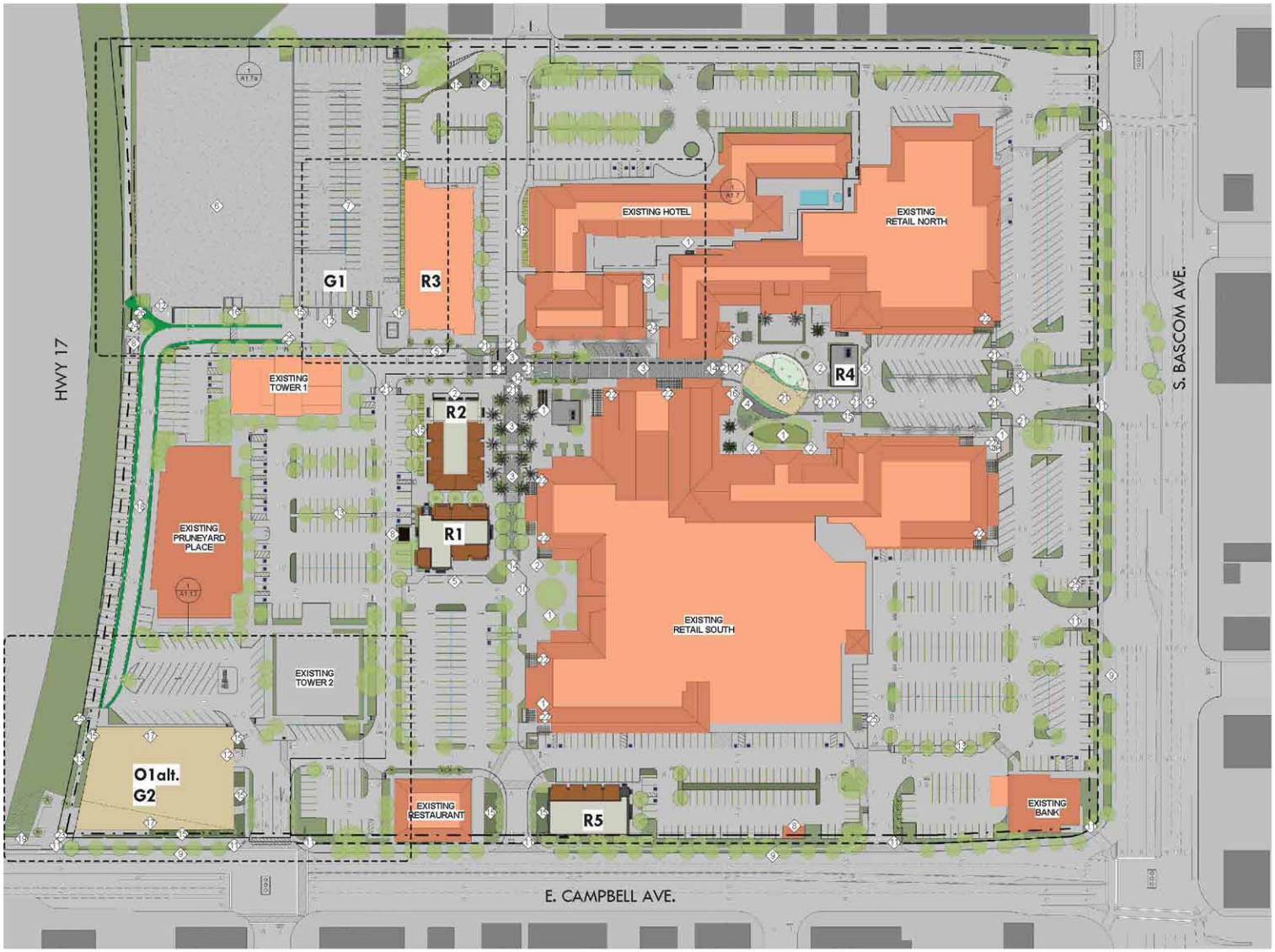

1 SITE PLAN ALT. R3 FITNESS & OFFICE ALT.
1" = 60'-0"

SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS.

OPTIONAL POOL ON R3 SHOWN PENDING TENANT DIRECTION.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC

KEY NOTES

1. NEW SEATING AREA
2. NEW OUTDOOR DINING AREA
3. NEW STAMPED ASPHALT PAVING
4. CHILDREN'S PLAY AREA
5. VALET DROP OFF AREA
6. EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
7. NEW PARKING GARAGE
8. TRASH ENCLOSURE
9. BUS STOP
10. DROP OFF AREA
11. NEW SIGNAGE, SEE SIGNAGE PACKAGE
12. PARKING GARAGE ENTRY/EXIT
13. NEW PEDESTRIAN CIRCULATION
14. SPEED TABLE, RAMP UP
15. LANDSCAPE WATER TREATMENT AREA
16. PUBLIC ELEVATORS
17. OFFICE ENTRY LOBBY
18. NEW BIKE LANE
19. NEW PORTALS PROJECT
20. NEW STRIPING TO ACOMMODATE LEFT TURN
21. STAMPED CONCRETE
22. ARCADE REMOVAL / TRELLIS CREATION
23. PUBLIC ART IN NEW PLAZA
24. ENCLOSURE SCREENING
25. BIKE CORRAL
26. IMPROVED BIKE TRAIL ACCESS & MARKERS

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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SHEET TITLE:

SITE PLAN ALT. R3 FITNESS & OFFICE ALT

SHEET NUMBER:

A1.2

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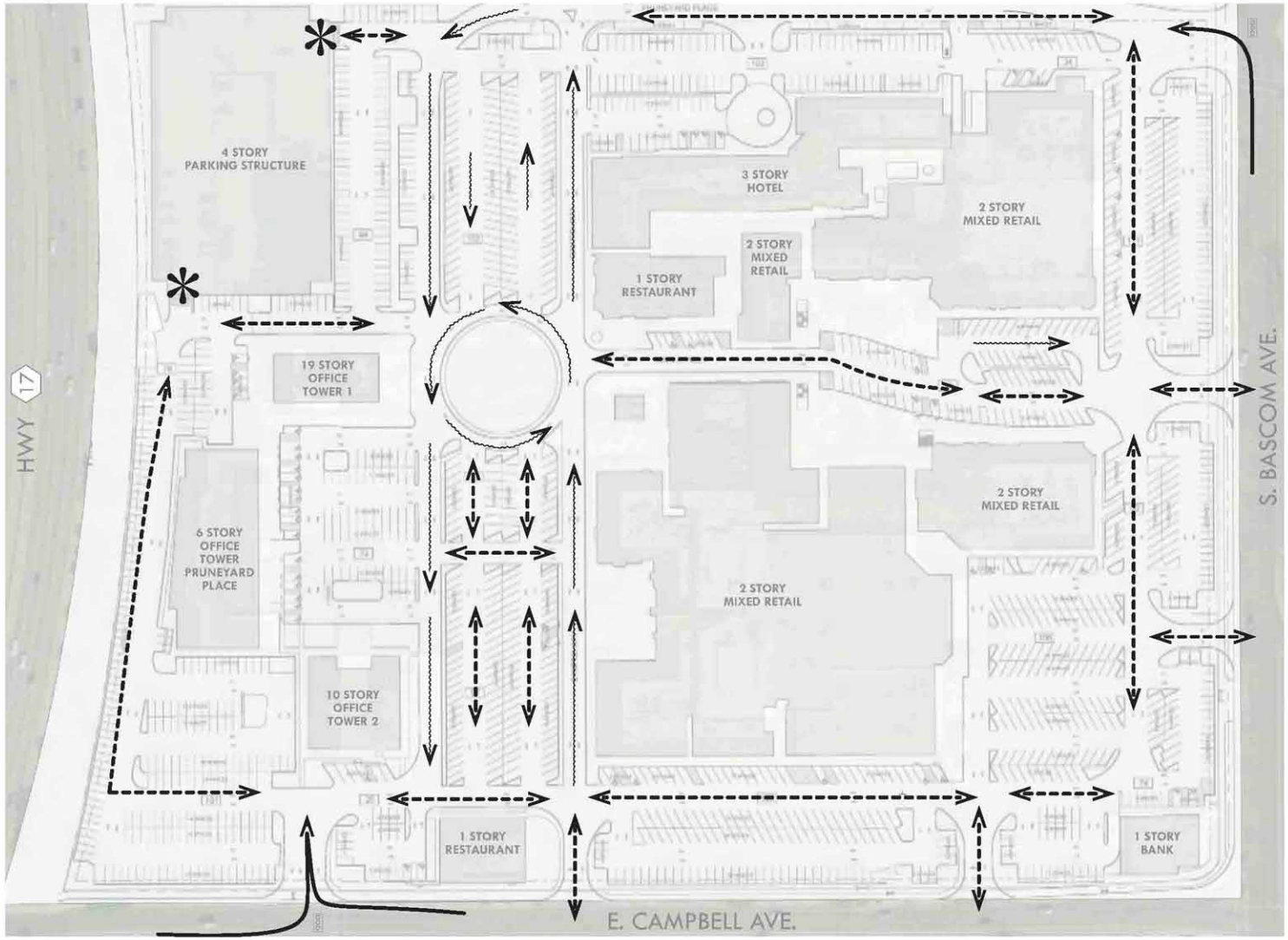

LEGEND

- SIGNALED INTERSECTIONS
- TWO-WAY TRAFFIC,
- ONE WAY TRAFFIC
- TRAFFIC SIGNAL
- PARKING GARAGE ENTRANCES AND EXITS

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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SHEET TITLE:

EXISTING VEHICULAR CIRCULATION

SHEET NUMBER

A1.3

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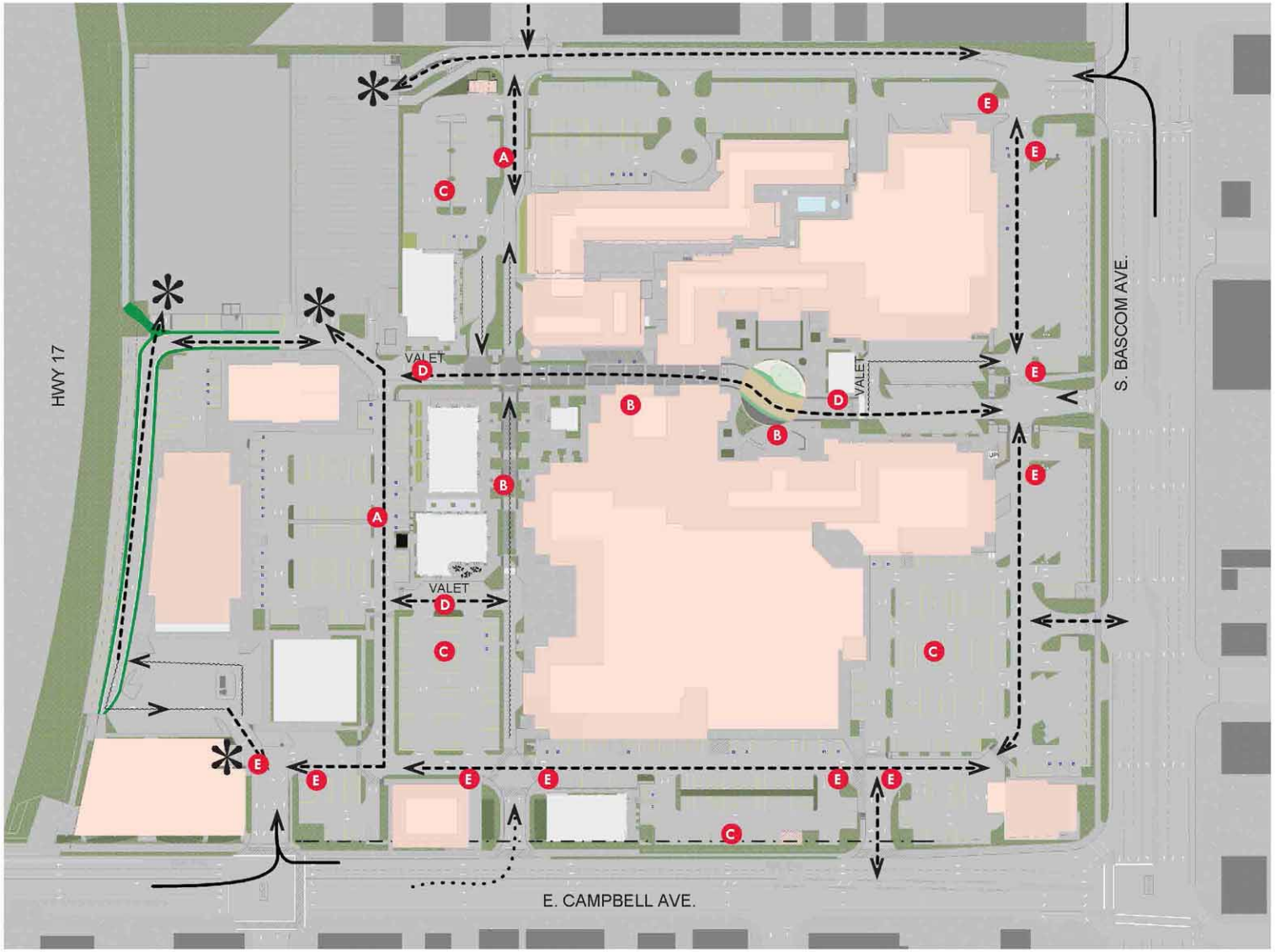

NEW CIRCULATION NOTES

- **A** NEW TWO WAY ROAD
- **B** PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- **C** RECONFIGURE PARKING TO 90 DEGREE STALLS
- **D** VALET DROP OFF LOCATION
- **E** NEW STOP SIGNS FOR TRAFFIC CLARITY

LEGEND

- SIGNALED INTERSECTIONS
- TWO-WAY TRAFFIC, PRIMARY PATHS OF TRAVEL
- ONE WAY TRAFFIC, SECONDARY PATHS OF TRAVEL
- PARKING GARAGE ENTRANCES AND EXITS
- VALET — NEW VALET DROP OFF POINT
- TRAFFIC SIGNAL
- BIKE LANES

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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SHEET TITLE:

PROPOSED VEHICULAR CIRCULATION

SHEET NUMBER

A1.4

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NEW CIRCULATION NOTES

- **A** NEW PROJECT ENTRY SIDEWALKS
- **B** PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- **C** NEW CONCRETE & PAVER CROSSWALK
- **D** NEW PAINTED CROSSWALK
- **E** NEW STOP SIGNS FOR PEDESTRIAN SAFETY
- **F** NEW INTERIOR CIRCULATION SIDEWALK
- **G** NEW BICYCLE PARKING
- **H** NEW BICYCLE ROUTE

LEGEND

- PRIMARY PEDESTRIAN CIRCULATION PATH
- SECONARY PEDESTRIAN CIRCULATION PATH
- BICYCLE ROUTE
- PORTALS PROJECT CONNECTION
- LOS GATOS CREEK TRAIL CONNECTION
- BIKE LANES

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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SHEET TITLE:

PEDESTRIAN/ BIKE CIRCULATION

SHEET NUMBER

A1.5

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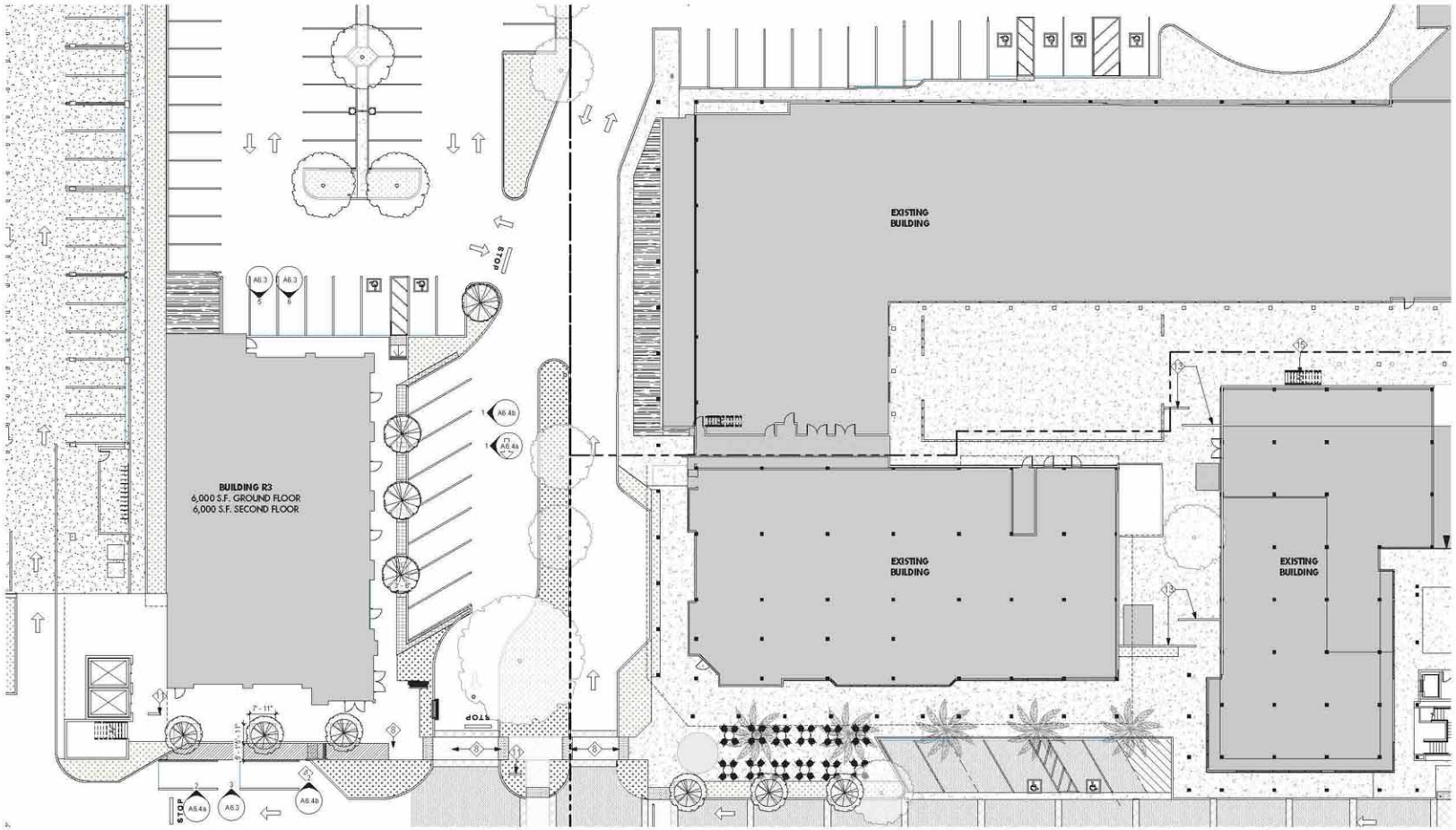
LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
13. SCREEN FENCE
14. SEAT WALL
15. NEW STAIR
16. BIKE LANE
17. BIKE CORRAL
18. BUILDING ENTRANCE
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



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1 ENLARGED WEST PLAZA PLAN, NORTHERN PART
1/16" = 1'-0"

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SHEET TITLE:

ENLARGED WEST PLAZA PLAN, NORTHERN

SHEET NUMBER

A1.6

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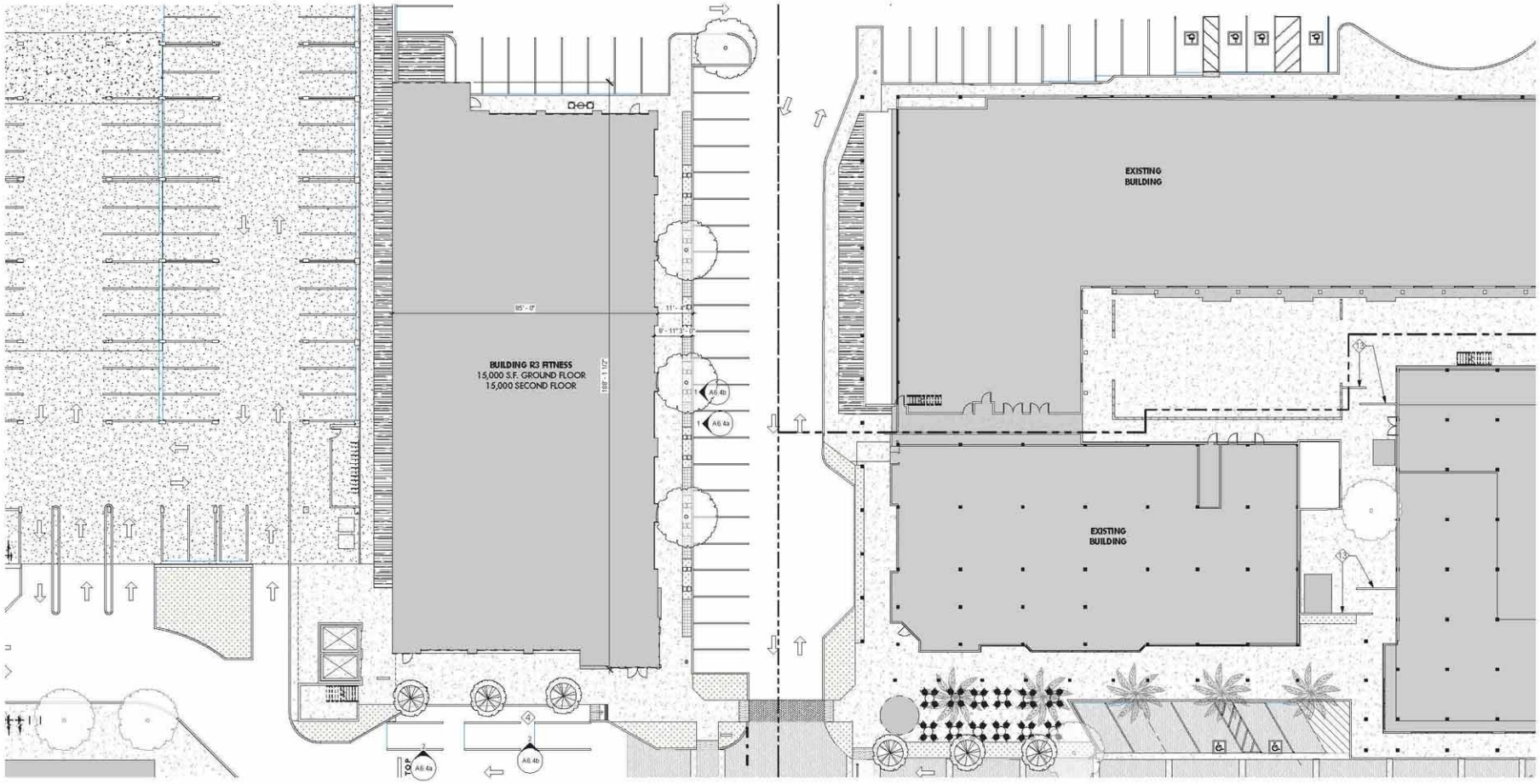
LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
13. SCREEN FENCE
14. SEAT WALL
15. NEW STAIR
16. BIKE LANE
17. BIKE CORRAL
18. BUILDING ENTRANCE
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



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1 ENLARGED PLAN R3 FITNESS
1/16" = 1'-0"

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PROJECT NUMBER: 14-051

SHEET TITLE:

ENLARGED PLAN
R3 FITNESS
ALTERNATIVE

SHEET NUMBER

A1.7

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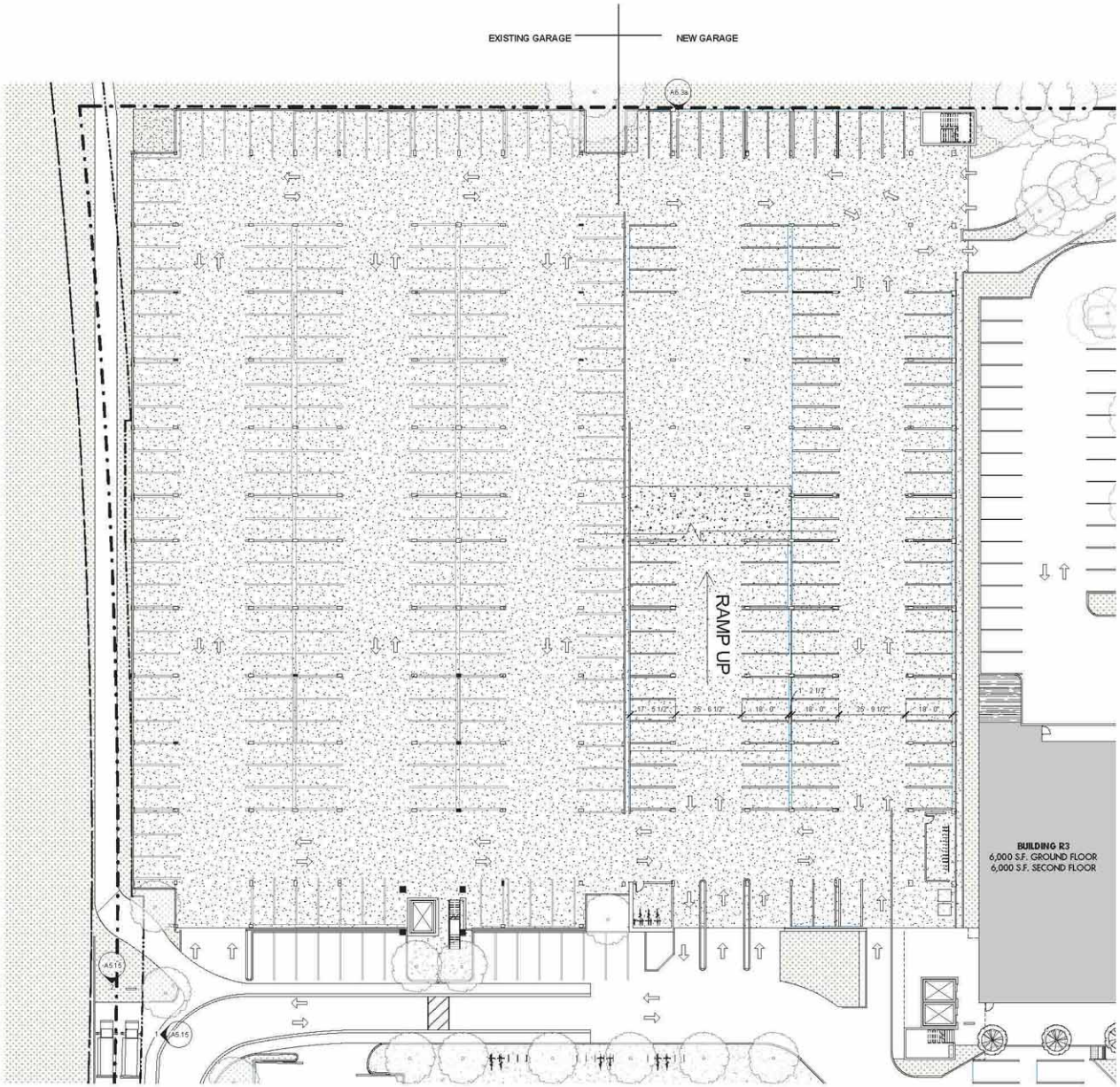

1 ENLARGED GARAGE PLAN
1" = 20'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
13. SCREEN FENCE
14. SEAT WALL
15. NEW STAIR
16. BIKE LANE
17. BIKE CORRAL
18. BUILDING ENTRANCE
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21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG

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	12/15/15	RESUBITTAL 2	

N PROJECT NORTH
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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:

ENLARGED GARAGE PLAN

SHEET NUMBER

A1.7a

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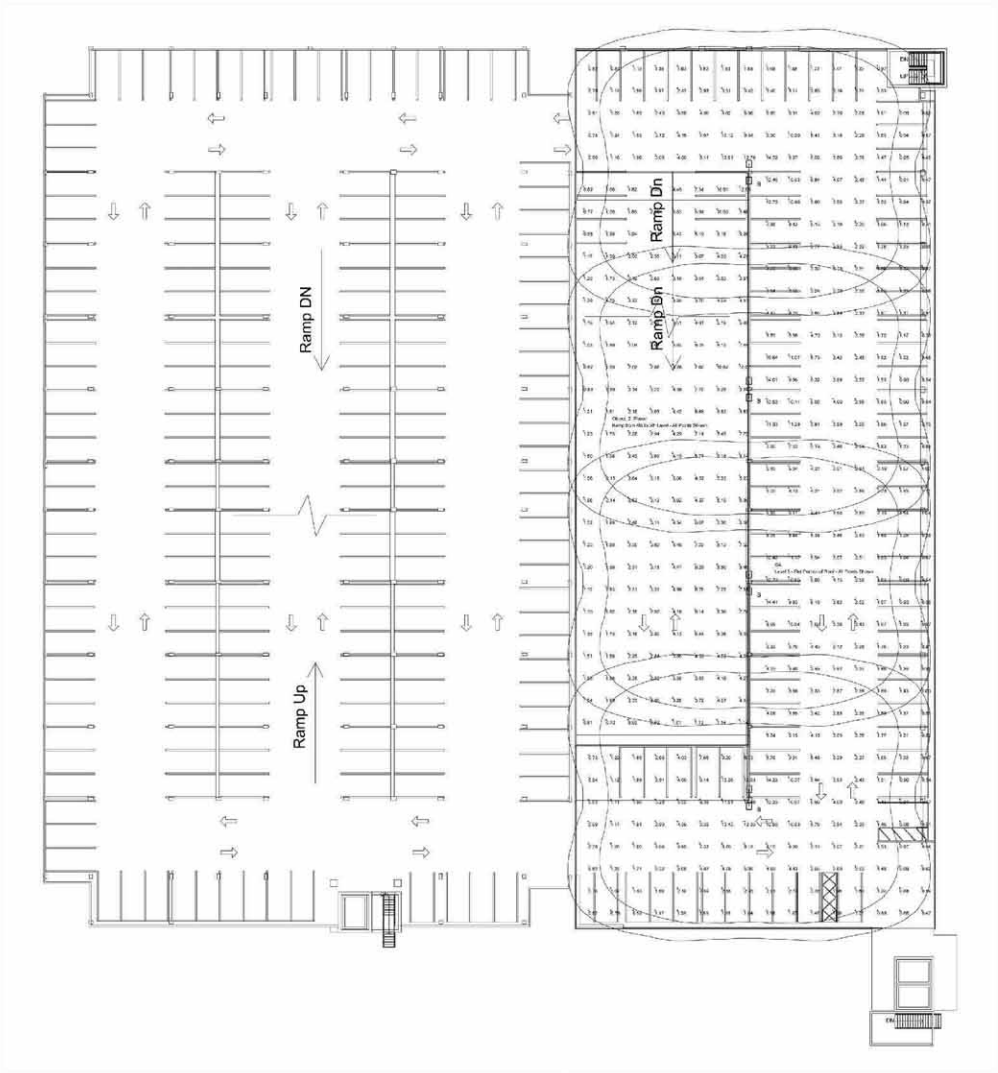
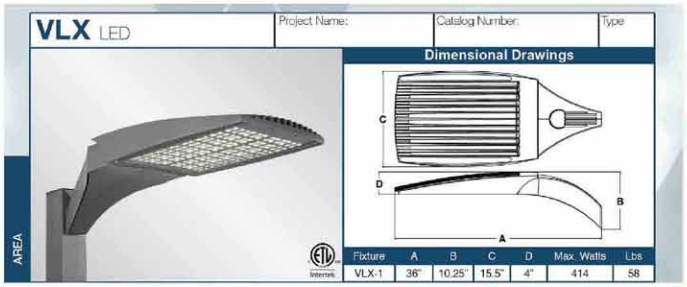
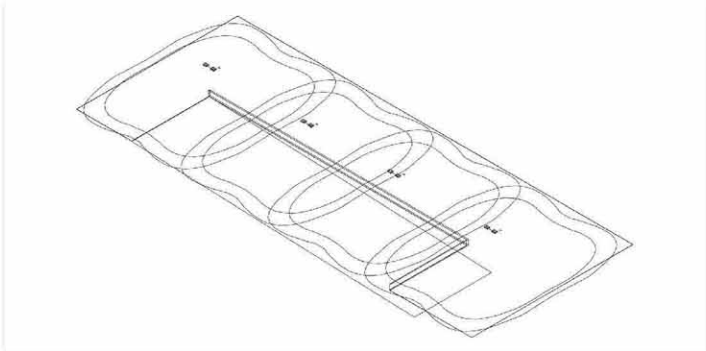




VISIONAIRE LIGHTING
Performance In A Whole New Light



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	LLD	LDD	Description	Filename	Lum. Watts	Arr. Watts
	8	B	BACK-BACK	21470	42940	0.850	0.944	0.900	Visionaire VLX-1-12-03LC-T-5K-UNV (2 @ 180°) - 20 Degree Angle	VLX-1-12_3LC_T_5K.IES	215	430

Calculation Summary

Label	Calc Type	Unit	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Description
CA	Illuminance	Fc	2.68	44.44	0.47	7.83	93.88	412	Level 5 - Flat Portion of Roof - All Points Shown
Grand_2_Planar	Illuminance	Fc	2.67	52.03	0.21	9.25	247.23	203	Ramp from 4th to 5th Level - All Points Shown

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt	Switched
1	B	481.56	2032.798	29	90	0	On
2	B	481.39	1868.150	29	90	0	On
3	B	481.36	1698.286	29	90	0	On
4	B	481.35	1529.522	29	90	0	On

LIGHTING LAYOUT RECOMMENDATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED FLOOR

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement instruments and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations, such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the room environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.
ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2255
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 635-2968

REPORT FOR: LOWNEY ARCHITECTURE; SAM MOBEEHAN
BY: APPLICATIONS ENGINEERING, JOHN A. RAMOS
SALES REPRESENTATIVE: ALR, TIM HALEY

AGI32 lighting software by Lighting Analysts

AGI32 VERSION 15.7
AGI (C) 1999-2015 LIGHTING ANALYSTS, INC.
10266 W. CENTENNIAL ROAD, SUITE 232
LITTLETON, CO 80127

PROJECT DESCRIPTION:
THE PRUNEYARD - GARAGE 1 - ROOF DECK
CAMPBELL, CA

DRAWING NO. / INPUT FILE: 129941(AL-A.DWG / .A32

SCALE	SHEET	DATE	REV
1" = 16'	1 OF 1	10 / 12 / 2015	0

12/9/2015 11:55:24 AM

LOWNEY ARCHITECTURE
387 Seventeenth Street, Suite 100 Oakland, California 94612
510.836.5400 LOWNEYarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED GARAGE PHOTOMETRICS

SHEET NUMBER:
A1.7b

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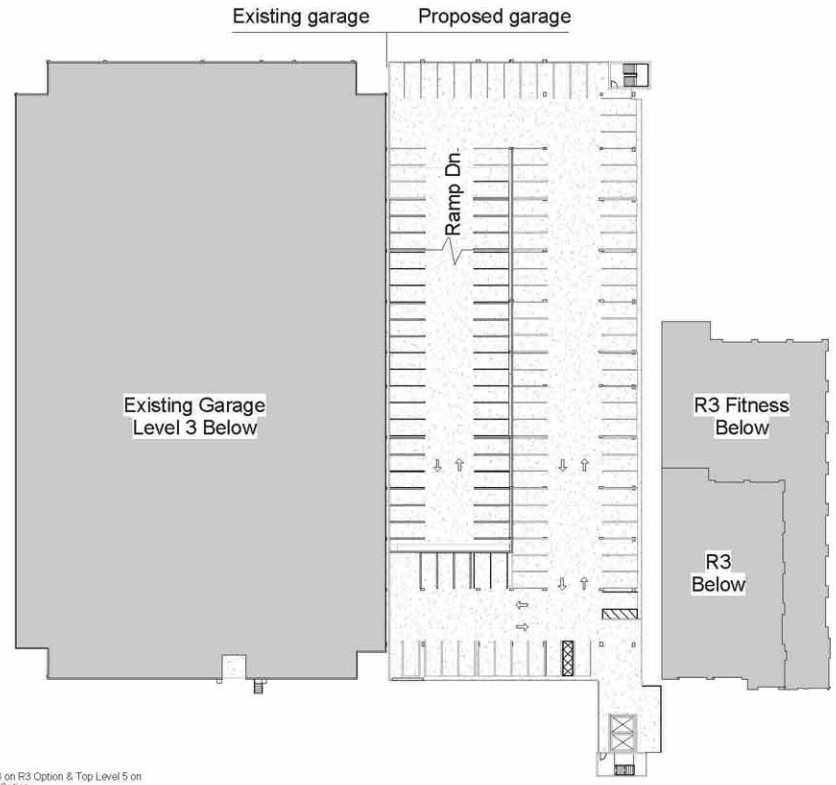
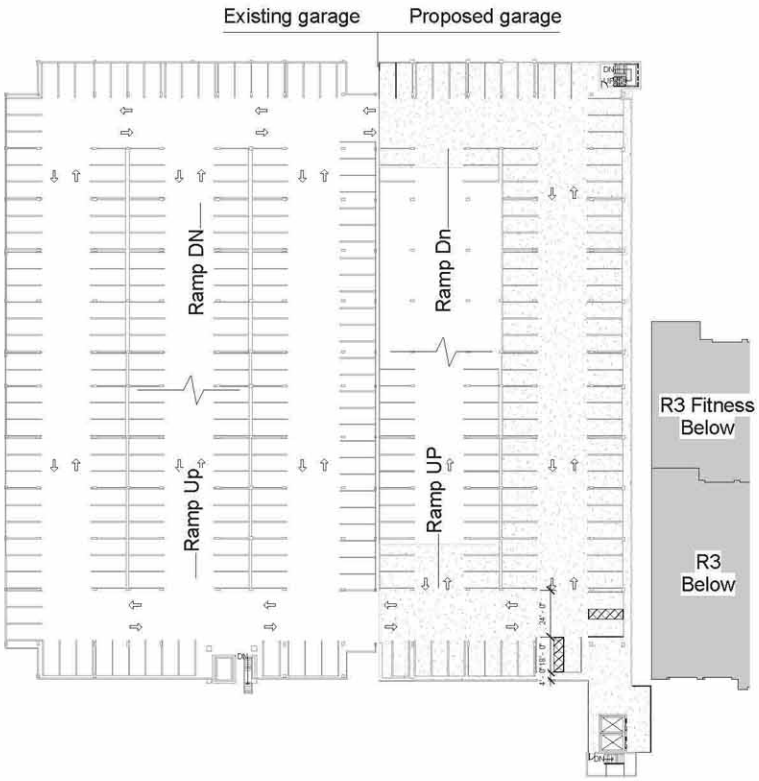


2 Top Level 3 on R3 Option & Top Level 5 on R3 Fitness Option
1" = 30'-0"



1 Intermediate Floor Levels
1" = 30'-0"

12/2/2015 3:44:30 PM

LOWNEY ARCHITECTURE
310 Seventeenth Street, Suite 100 Oakland, California 94612
510.836.5400 LOWNEYarch.com

PROJECT NAME

The Pruneyard Parking Structure 1

ELLIS PARTNERS

Campbell, CA

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PROJECT NUMBER: Project Number

SHEET ISSUE DATE: 04.20.15

SHEET TITLE:

G1 Additional Floor Plans

SHEET NUMBER

A1.7c

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LEGEND

- PROPERTY LINE
- SETBACK LINE
- PARCEL LINE
- LINE OF STRUCTURE ABOVE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC
- WATER TREATMENT AREA
- LANDSCAPE AREA
- STAMPED ASPHALT
- PAVERS A
- PAVERS B
- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
2. TRELLIS
3. TRASH ENCLOSURE
4. VALET DROP OFF
5. RAISED SEATING
6. BOLLARD
7. RAMP UP
8. DETECTABLE TILE
9. ABC BARRIER
10. STONE WALL
11. SIGNAGE, SEE SIGNAGE PACKAGE
12. TRANSFORMER ENCLOSURE
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14. SEAT WALL
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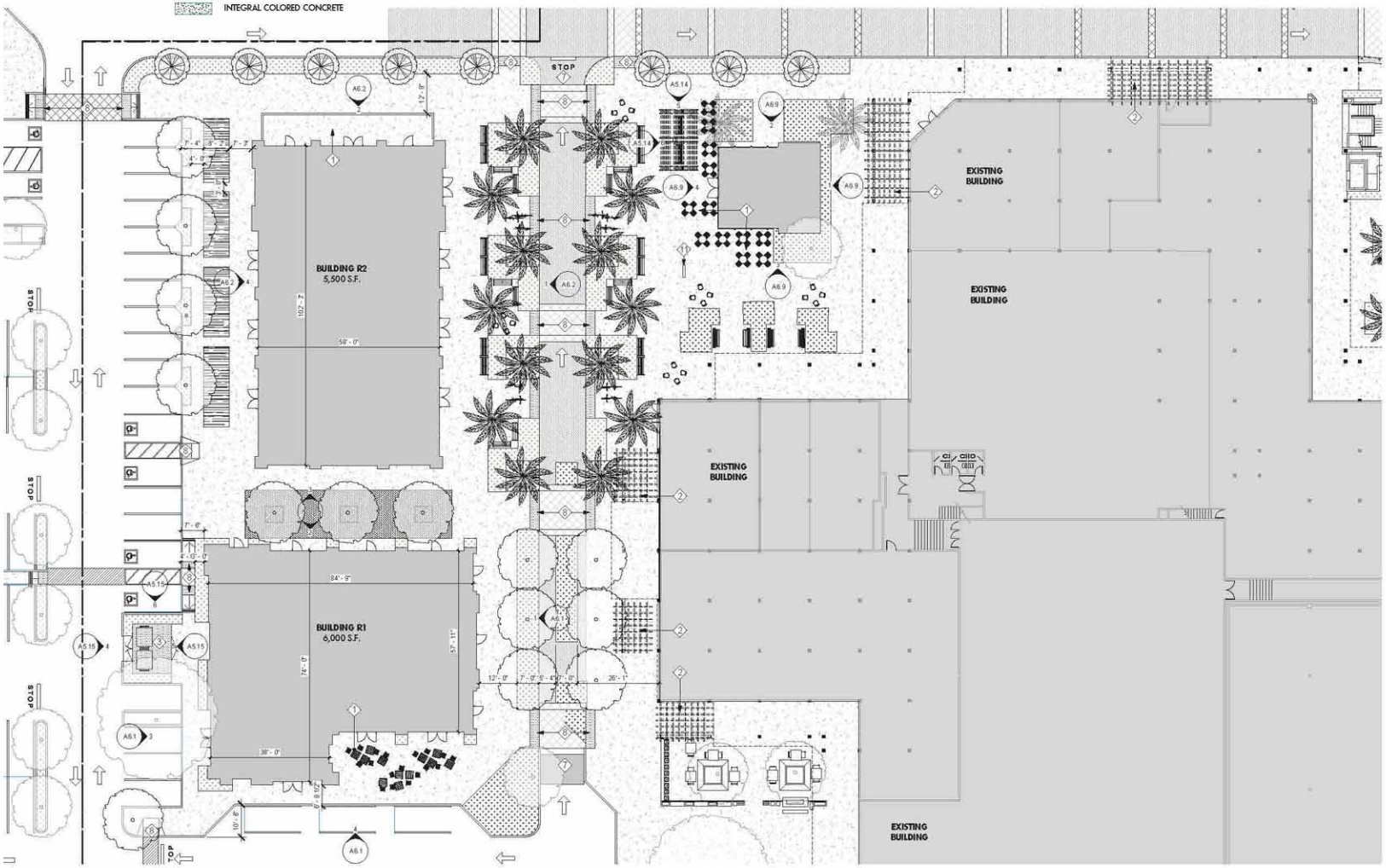
18. BUILDING ENTRANCE
19. PORTAL
20. BUS STOP
21. SCULPTURE ELEMENT
22. SUBJECT TO CALTRANS REVIEW & APPROVAL
23. PARKING SPACE OVERHANG



1 ENLARGED WEST PLAZA PLAN, SOUTHERN PART
1/16" = 1'-0"

1/29/2015 11:56:11 AM

LOWNEY ARCHITECTURE
387 Seventeenth Street, Suite 100 Oakland, California 94612
510.839.5400 LOWNEYarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED WEST PLAZA PLAN, SOUTHERN

SHEET NUMBER
A1.8

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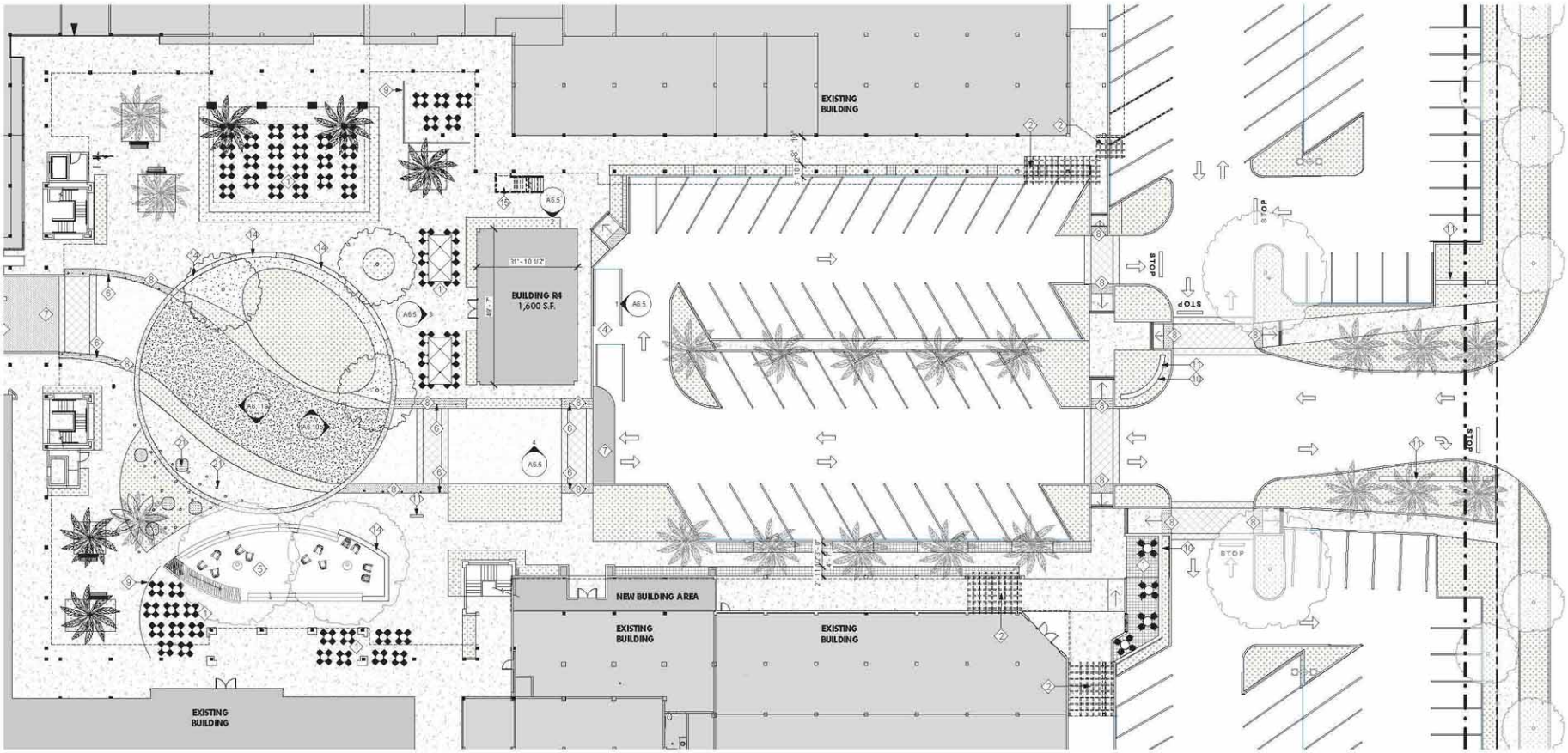

12/9/2015 11:59:15 AM

2 ENLARGED PRUNEYARD PLAZA PLAN
1/16" = 1'-0"

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ENLARGED PRUNEYARD PLAZA PLAN

SHEET NUMBER:

A1.9

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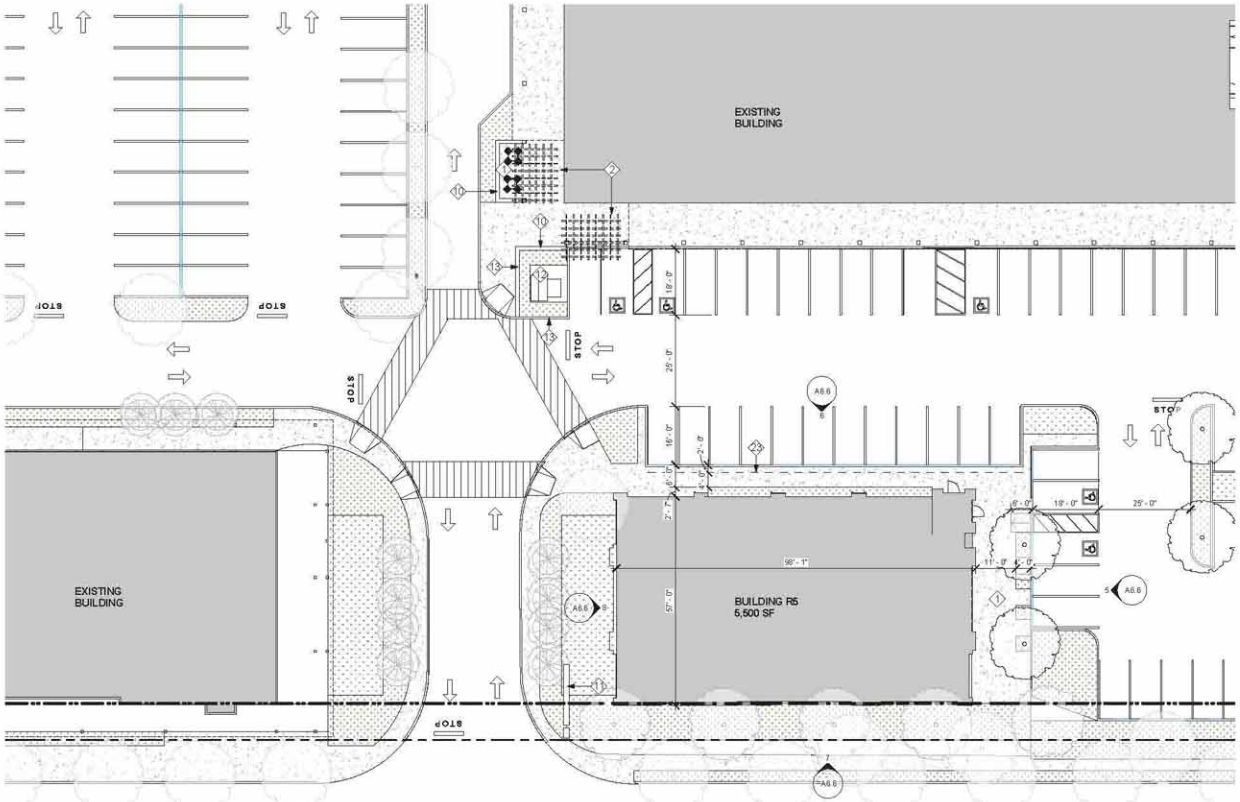

1 ENLARGED PLAN AT R5
1/16" = 1'-0"

1/29/2015 11:59:31 AM

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ENLARGED PLAN AT BUILDING R5

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A1.10

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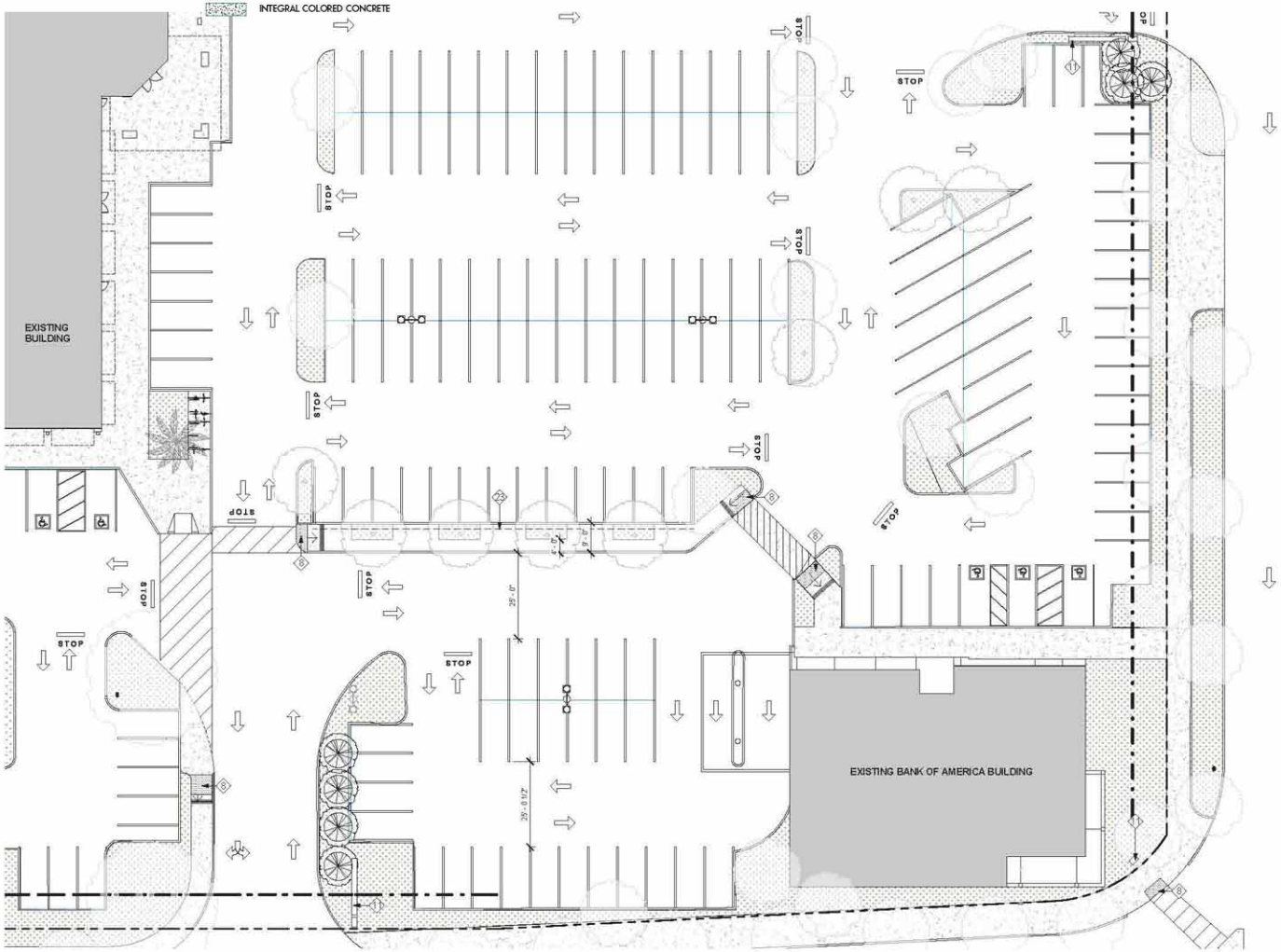

1 ENLARGED PLAN AT B.O.A.
1/16" = 1'-0"

1/29/2015 11:59:37 AM

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	12/15/15	RESUBITTAL 2	

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SHEET TITLE:
ENLARGED PLAN AT BANK OF AMERICA

SHEET NUMBER
A1.11

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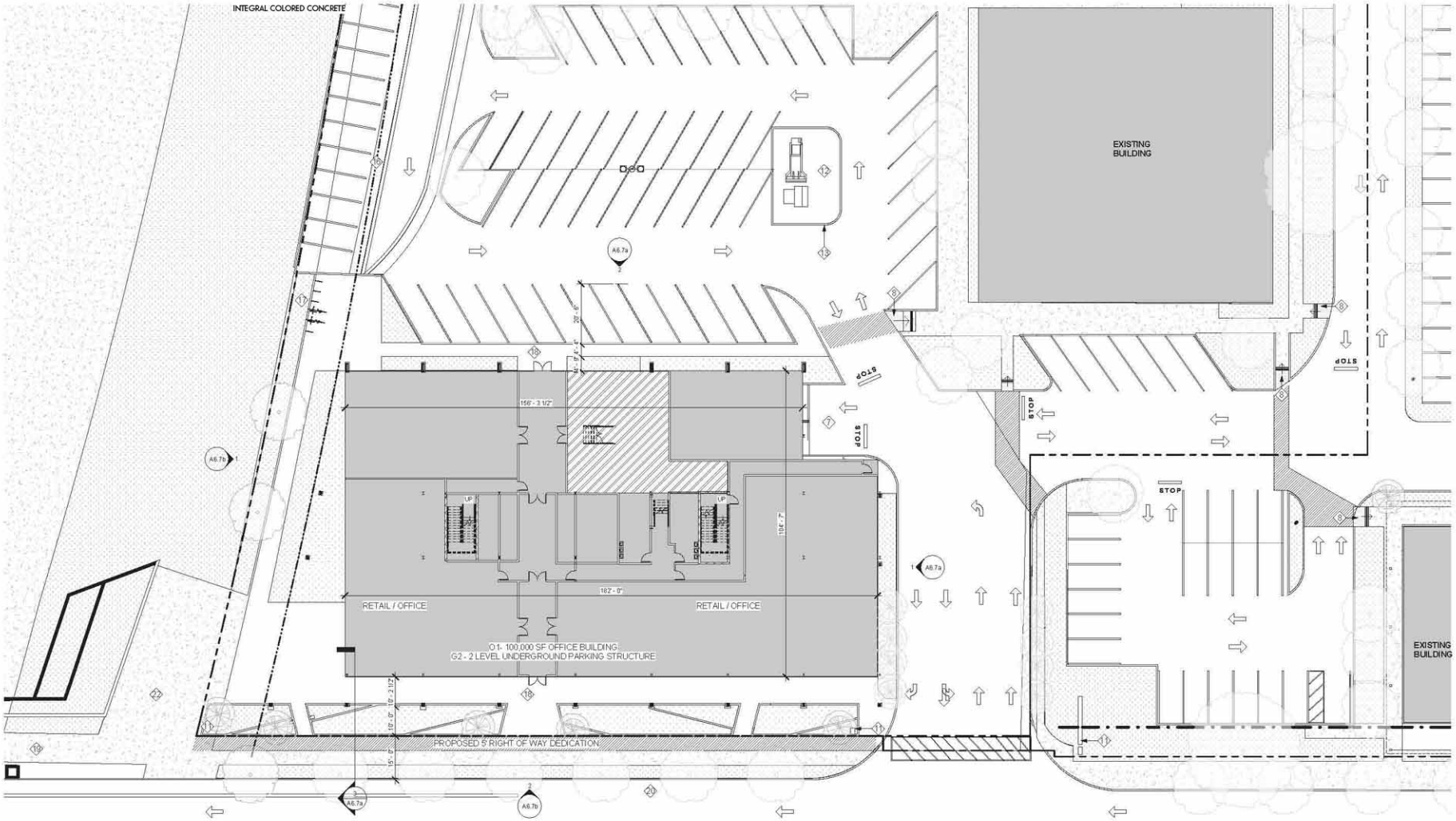
SHEET NOTES

PROPOSED OFFICE INTERIOR SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



1 ENLARGED PLANT AT OFFICE 2
1/16" = 1'-0"

2/10/2015 12:09:21 PM

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The Pruneyard

ELLIS PARTNERS

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SHEET TITLE:
ENLARGED PLAN AT OFFICE

SHEET NUMBER
A1.12

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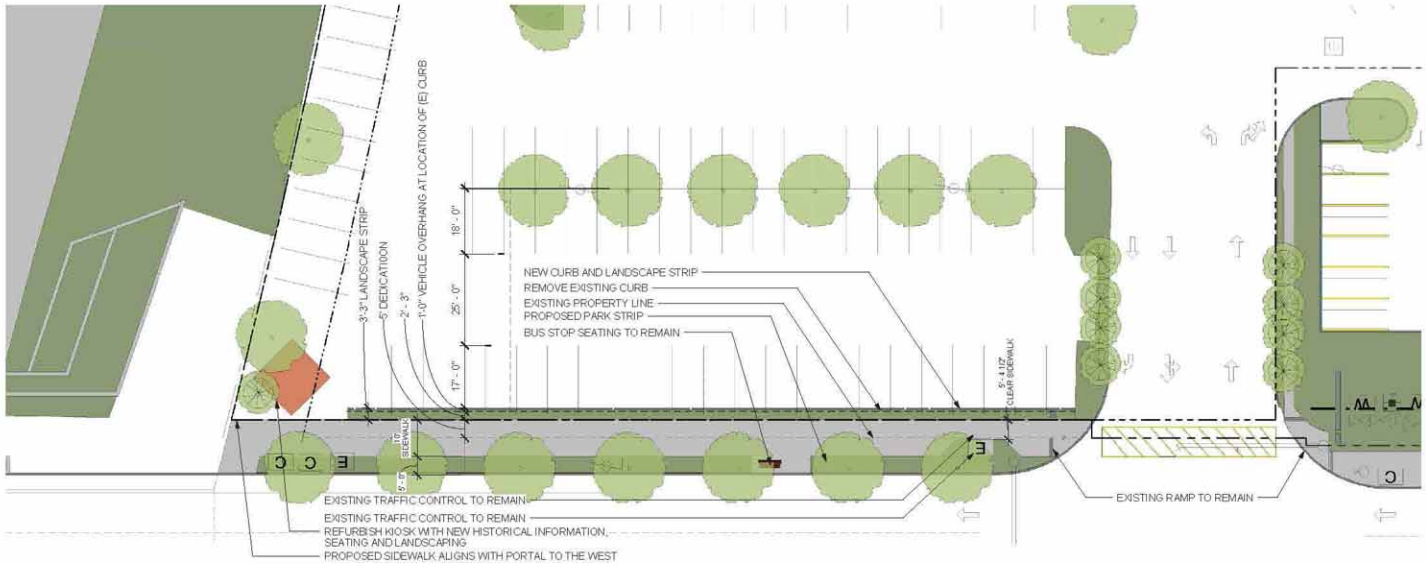

1 INTERIM DEDICATION PLAN
1/16" = 1'-0"

12/15/2015 9:56:28 AM

LOWNEY ARCHITECTURE
30 Grandview Street, Suite 100 Oakland, California 94612
510.338.9400 LOWNEYarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

INTERIM DEDICATION PLAN

SHEET NUMBER

A1.12a

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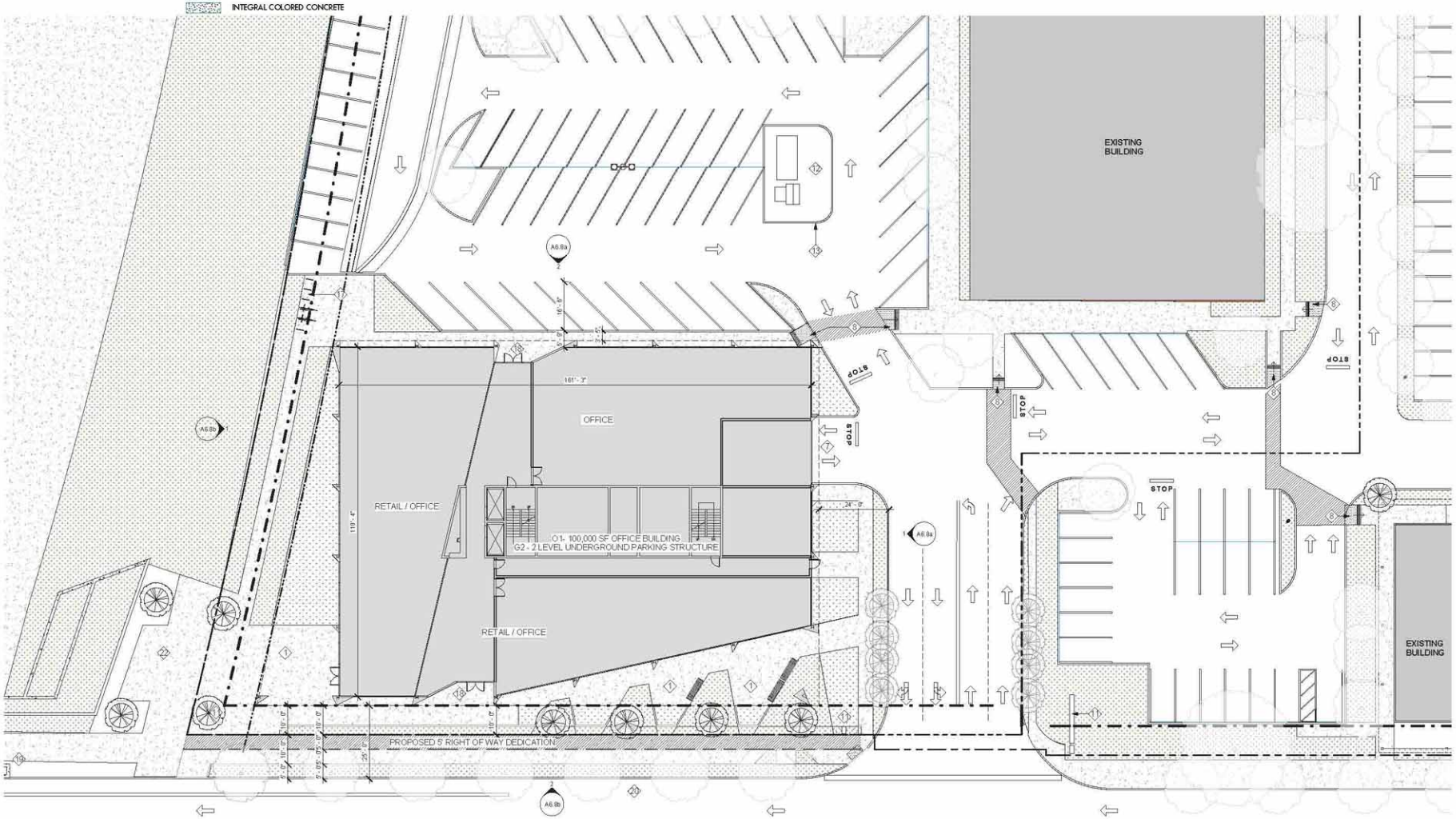
SHEET NOTES

PROPOSED OFFICE INTERIOR SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



1 ENLARGED PLAN AT ALT. OFFICE
1/16" = 1'-0"

1/29/2015 3:33:03 PM

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300 Seventh Street, Suite 100 Oakland, California 94612
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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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	12/15/15	RESUBITTAL 2	

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N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
ENLARGED PLAN AT ALT. OFFICE

SHEET NUMBER
A1.13

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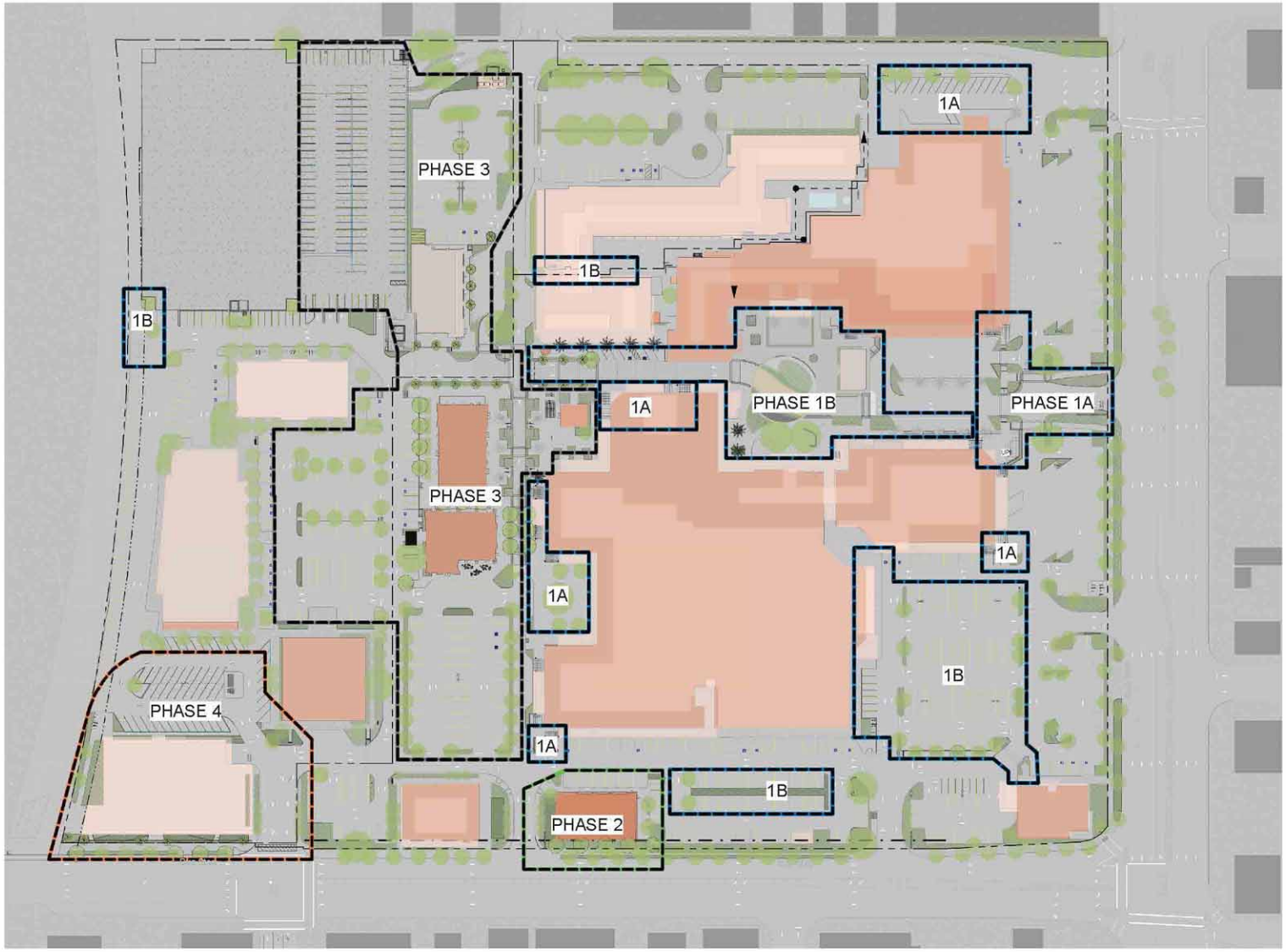

LEGEND

PHASE 1A

PHASE 1A

Primary Renovation: New paint on existing buildings in central plaza, seating areas, removal of arcade at corners and replacement trellises at eight locations. Revision to hardscape and traffic pattern near Pacific Catch. New landscaping, crosswalks and signage at primary Bascom entry.

PHASE 1B

PHASE 1B

Enhanced Renovation: Major renovation of central plaza, relocation of palm trees, enhanced pedestrian pathways, construction of building R4, renovation of Palisade Builders (greenhouse) windows, renovation of existing elevator/stair towers, new arcade lighting. Upgrade of Sport's Basement tower and building painting. Removal of overgrown landscaping on south side of BOA and painting of BOA. Signage upgrades per master sign program. Bike path and parking upgrades at existing garage SW corner and bike lanes on Western portion of the property. Upgrades to hotel and retail walls necessary for creation of new parcel. Water treatment at south parking lot. Installation of ADA compliant driveways with the exception of Union and Campbell.

PHASE 2

PHASE 2

Construction of R5 (pad building) and restriping. And the installation of an ADA compliant driveway at the entry off of Campbell.

PHASE 3

PHASE 3

Construction of R1, R2, R3, and 3 level parking structure G1. Creation of west plaza with new site circulation. R3 will either be a 12,000sf, two story office/retail building (3A) or a 28,000sf, two story fitness center (3B). Enhanced pedestrian connection from existing office.

PHASE 4

PHASE 4

Construction of O1, a 100,000sf, 5 story office building with two levels of buried parking and the addition of two levels on the G1 parking structure. ADA compliant driveway and approach at Campbell and Union entry.

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

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	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	

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SHEET TITLE:

PHASING PLAN

SHEET NUMBER

A1.14

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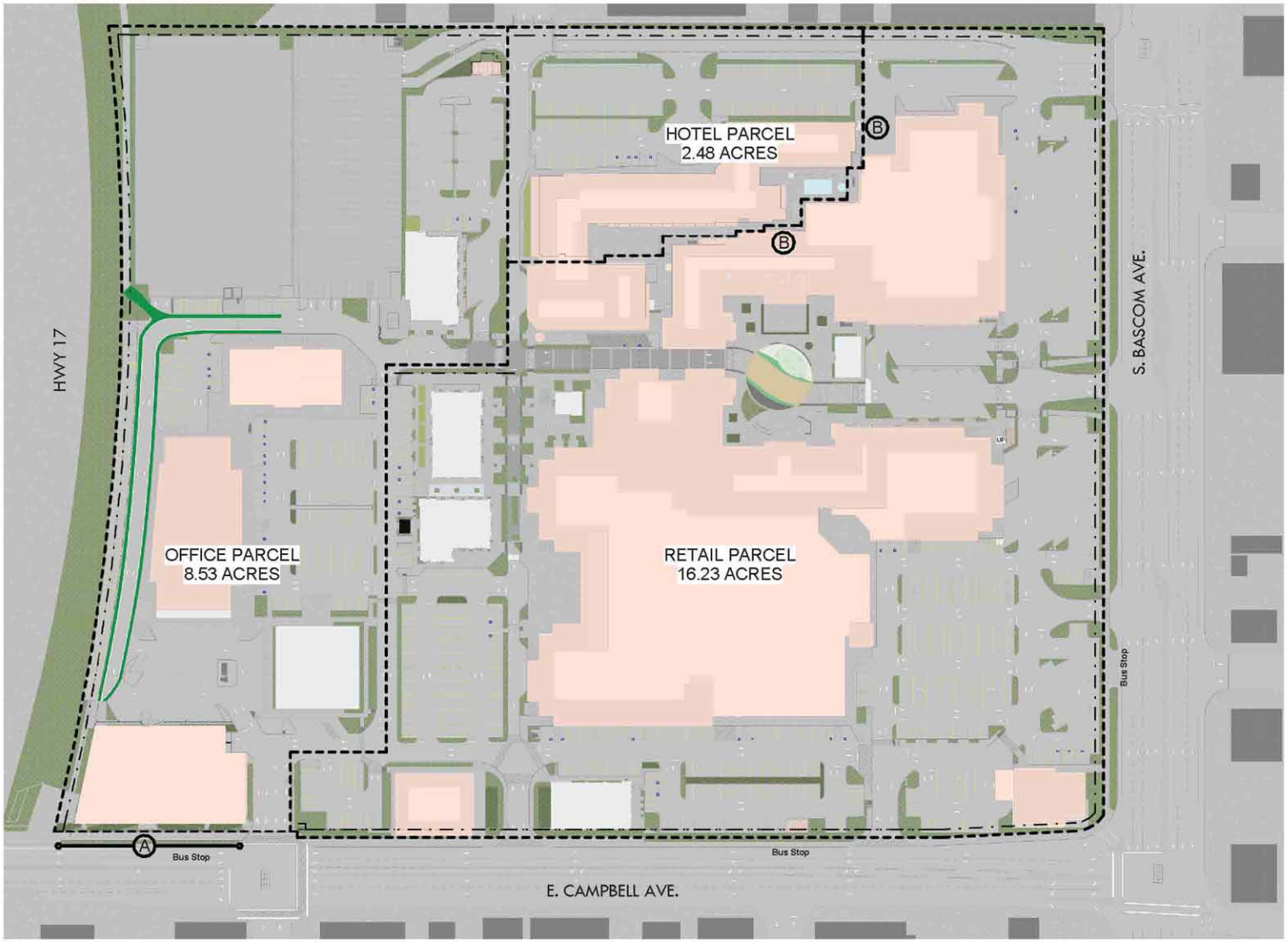

LEGEND

- PARCEL LINE
- SETBACK LINE

(A) SOUTHERN SETBACK OF THE OFFICE PARCEL SHALL BE 0' FROM THE WEST SIDE OF UNION TO THE WESTERN MOST EDGE OF THE PROPERTY

(B) SOUTHERN AND EASTERN SETBACKS OF THE HOTEL PARCEL SHALL BE 0'

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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SHEET TITLE:

CONCEPTUAL PARCEL MAP

SHEET NUMBER

A1.15

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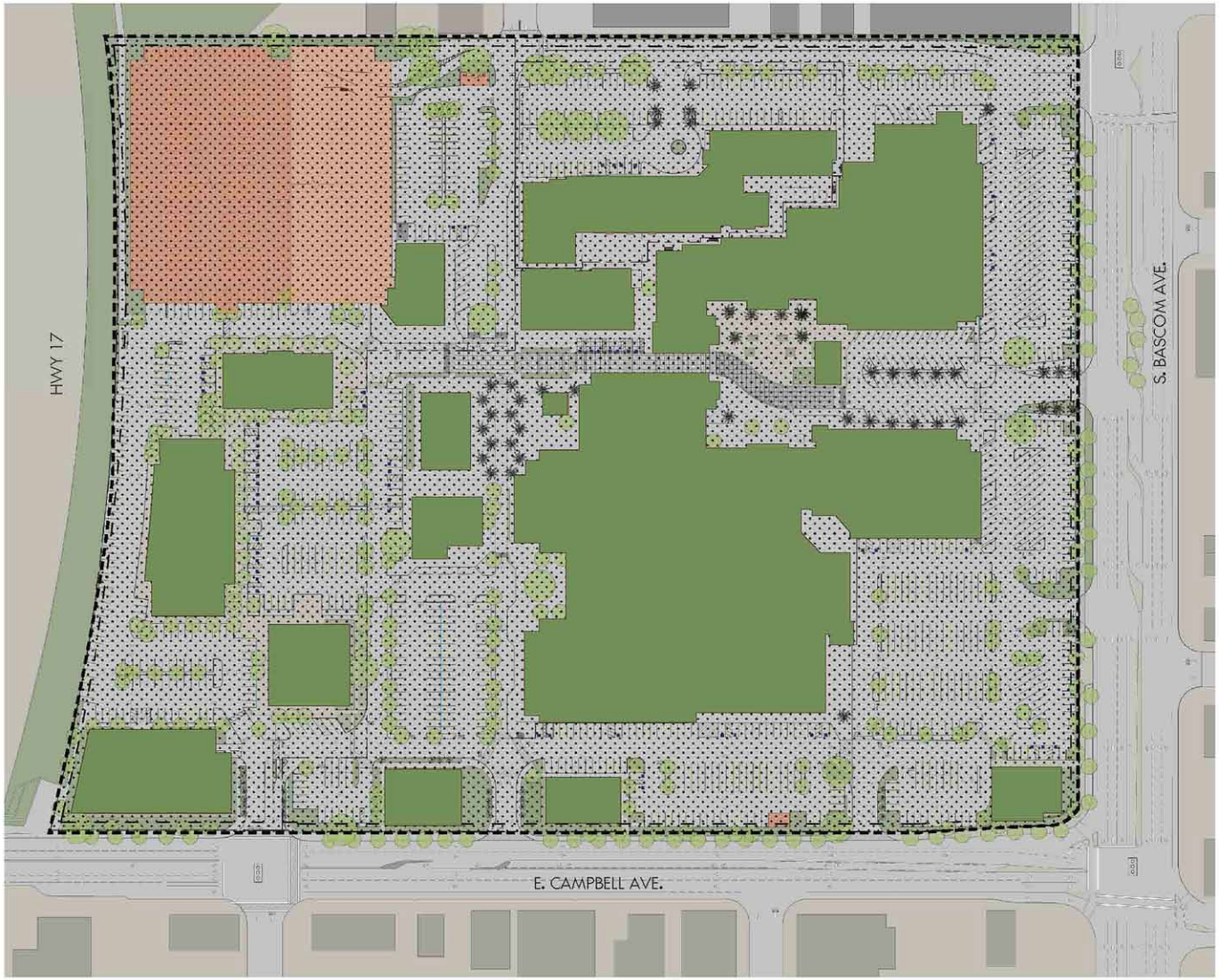

LEGEND

- PROPERTY LINE
- COMMON AREAS
- BUILDING AREA

N

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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SHEET TITLE:

COMMON AREA DIAGRAM

SHEET NUMBER A1.16

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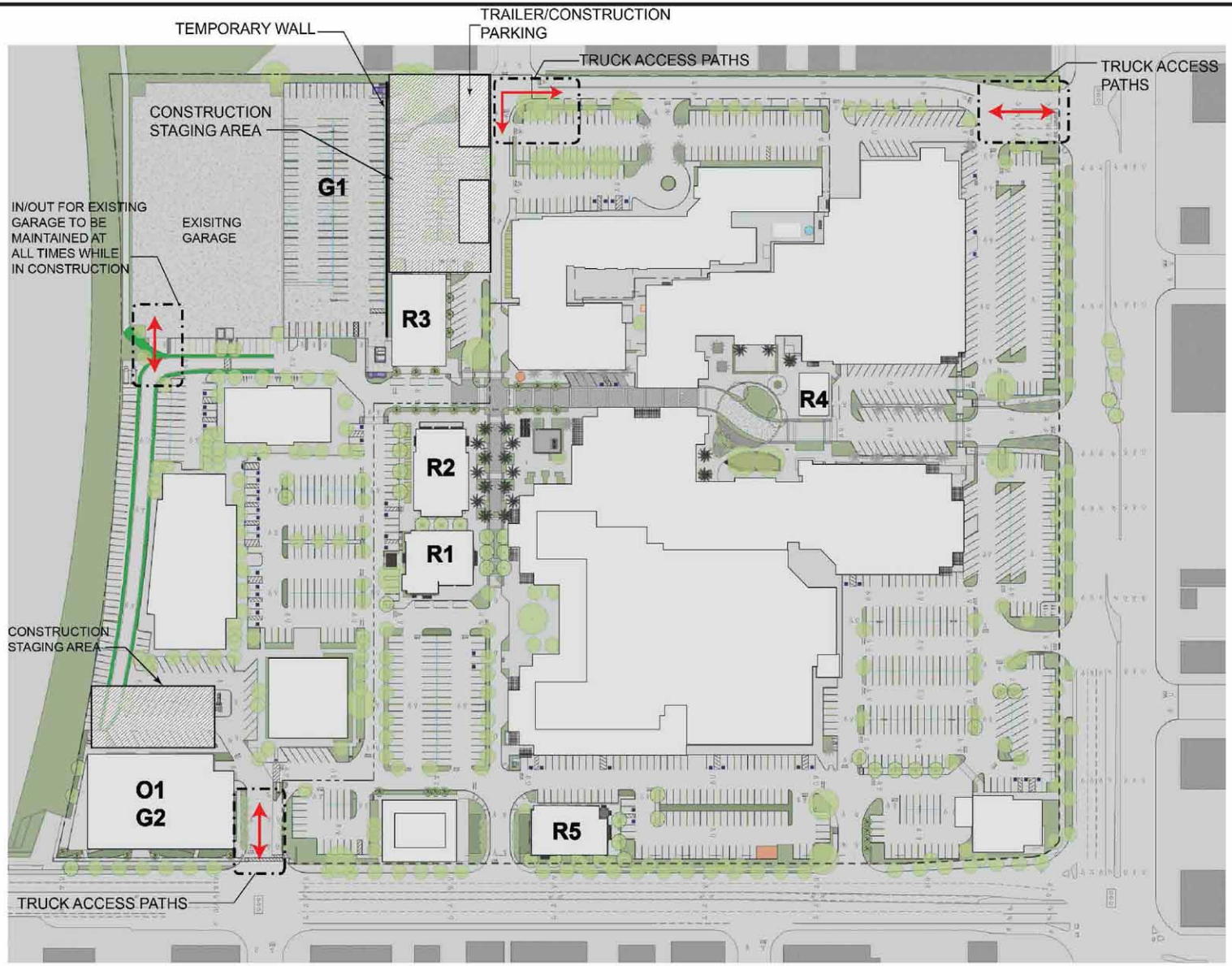

CONSTRUCTION EQUIPMENT LIST
EXCAVATORS
DUMP TRUCKS
CRANE
WHEELED LOADED SHOVELS
BULLDOZER
TRENCHERS
TRAILERS
FORKLIFTS

LOWNEY ARCHITECTURE
300 Seventh Street, Suite 100 Oakland, California 94612
510.836.5400 LOWNEYarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBITTAL 2	

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
SITE PLAN CONSTRUCTION STAGING PLAN

SHEET NUMBER
A1.17

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PERSPECTIVES OF PLAZAS

Two large plazas are to be created under the master plan to encourage community gathering and to allow for events and other civic activities that could be hosted at The Pruneyard. Vehicle use would be permitted during most periods but these plazas will be dominated by pedestrian use (vs vehicles) and be surrounded by outdoor dining areas. Stamped paving placed at the level of the plazas would encourage drivers to slow down in these areas. The vehicles would ramp up to pedestrian level at each plaza border and then back down when they exit. Seat walls and play elements/structures will be added to encourage visitors to enjoy and linger in these grand spaces.

LOWNEY ARCHITECTURE

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PERSPECTIVES OF PLAZAS

SHEET NUMBER A2.0

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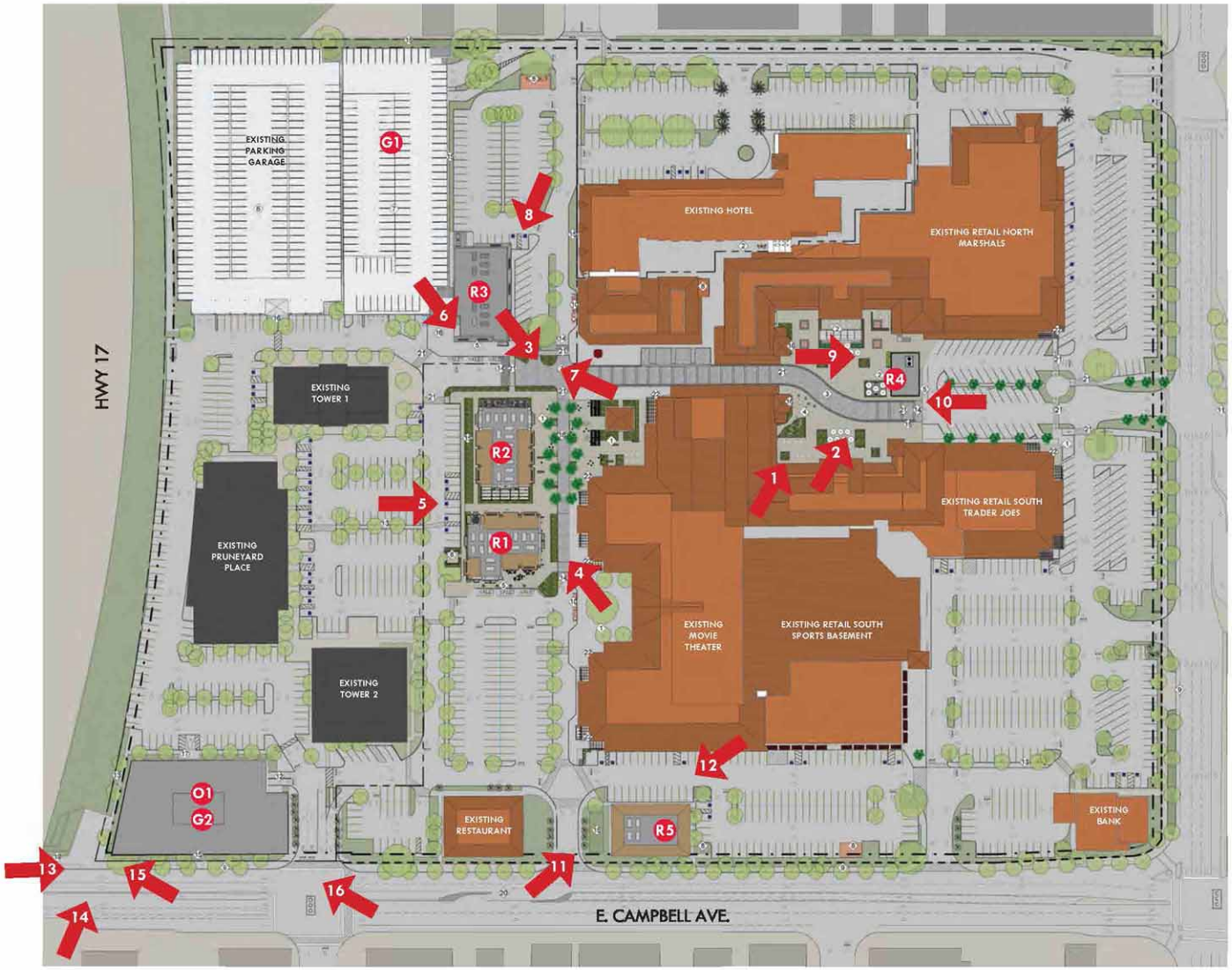

VIEW LEGEND

1	AERIAL PERSPECTIVE OF PRUNEYARD PLAZA	A2.2
2	PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK	A2.3
3	AERIAL PERSPECTIVE OF WEST PLAZA	A2.4
4	R2 RETAIL BUILDING & WEST PLAZA	A2.5
5	PROMENADE BETWEEN R1& R2 BUILDINGS	A3.1
6	VIEWPOINT FROM GARAGE ELEVATOR TOWER	A3.2
7	VIEW OF R3 & GARAGE FROM WEST PLAZA	A3.3
7	PERSPECTIVE OF R3 & GARAGE EXPANSION	A3.4
8	NORTH PERSPECTIVE OF R3 BUILDING	A3.5
8	NORTH PERSPECTIVE OF R3 BUILDING	A3.6
9	PERSPECTIVE OF R4 BUILDING	A3.7
10	PERSPECTIVE OF R4 FROM BASCOM ENTRY	A3.8
11	SOUTHWEST CORNER OF R5	A3.5
12	NORTHEAST CORNER OF R5	A3.11
13	VIEW OF OFFICE FROM PORTALS PROJECT, OPT.1	A4.1
13	VIEW OF OFFICE FROM PORTALS PROJECT, OPT.2	A4.5
14	OFFICE BLDG. & PORTALS PLAZA OPT.1	A4.2
14	OFFICE BLDG. & PORTALS PLAZA OPT.2	A4.6
15	OFFICE BLDG. PERSPECTIVE TO PORTALS PLAZA OPT.1	A4.3
15	OFFICE BLDG. PERSPECTIVE TO PORTALS PLAZA OPT.1	A4.7
16	OFFICE BLDG. PERSPECTIVE AT S.E. CORNER OPT1	A4.4
16	OFFICE BLDG. PERSPECTIVE AT S.E. CORNER OPT2	A4.8

N

GRAPHIC SCALE 1" = 60' -0"

0' 60' 120' 180' 240'

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SHEET TITLE:

PERSPECTIVE KEY PLAN

SHEET NUMBER

A2.1

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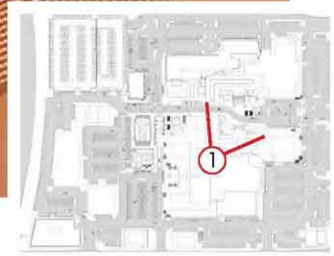

Pruneyard Plaza: by replacing parking in this central area with hardscape, plantings and seating, and framing the fourth side with a small retail building (R4) this plaza would feel like a true "town square." Our team sees this as signature element of the master plan that could become a unique gathering place within the City of Campbell, for dining, family play, and strolling. While vehicles would pass through the plaza at most times, the area could be closed for events, such as craft fairs, and similar events.

The revised plan responds to request for more open green space in the project with two "no mow" lawns, shade trees and a raised deck on the south with ADA access planned at the seating area border. This raised deck could be used a stage or podium for musicians and for other events and is in response to community requests for replacement of the gazebo element that was removed decades ago from this area.

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LOWNEY ARCHITECTURE

PROJECT NAME

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SHEET TITLE:

AERIAL PERSPECTIVE OF PRUNEYARD PLAZA

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A2.2

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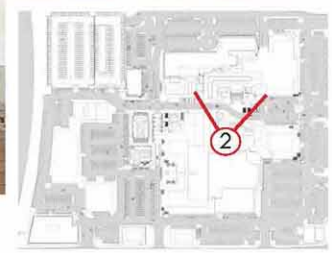

LOWNEY ARCHITECTURE

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SHEET TITLE:

PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK

SHEET NUMBER

A2.3

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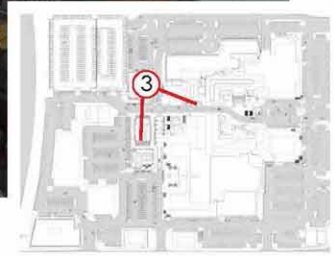

West Plaza: this plaza is created by the addition of two retail buildings (R1/R2) opposite to the Buca Di Beppo area. This area would be a smaller, more intimate space than Pruneyard Plaza and would be surrounded by dining and retail activities. Its linear nature and provided seating would make it ideal for strolling and lingering. It would also allow vehicles to pass through on raised, stamped paving.

7/29/2015 4:56:47 PM

LOWNEY ARCHITECTURE

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1875 S. Bascom Ave. Campbell, CA 95008

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SHEET TITLE:

AERIAL PERSPECTIVE OF WEST PLAZA

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A2.4

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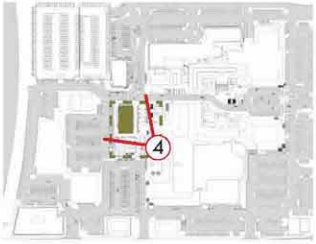

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SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

R2 RETAIL BUILDING & WEST PLAZA

SHEET NUMBER

A2.5

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PROPOSED RETAIL BUILDINGS & PARKING GARAGE EXPANSION

The Pruneyard Master Plan includes five new retail buildings. Each building has been sited and designed with specific goals, as noted below. Prior to approaching the design of these buildings, our team studied the existing retail architecture at The Pruneyard and extensively researched early California Hacienda and Mission style buildings. The proposed design for Buildings R1,R2,R3,and R5 are a result of these studies. They include cement plaster walls with California Mission detailing and clay tile roofs, similar to the existing retail buildings, but their storefronts and window lines afford much greater visibility for retail tenants as well as opportunities to "spill out" on to trellised dining patios. We see these designs as being respectful of the existing retail buildings with a more updated feel. Given that the broad array of varchitecture on site (original retail, Sports Basement, Hotel, and Office), we feel these designs fit comfortably into the mix.

R1 and R2: these buildings have been placed in between the office and retail areas of the project with the specific goal of creating a bridge between these uses. Currently there is a large swath of asphalt dividing these areas. Our design team believes these two new buildings will create a more cohesive Pruneyard and encourage office tenants to shop or dine at the retail portion more frequently, during lunch and after work. We located the buildings to frame West Plaza, surrounded by Buca di Beppo and Lisa's Tea Treasures and highlighting the Sugar Butter Flour building as its centerpiece when vacated by the current tenant. That building would undergo a significant facade renovation (see Renovation section) which is aligned with the architecture of the R4 building located in the Pruneyard Plaza.

R3: The R3 building has been designed as an extension of the parking garage to further link the existing retail uses to the parking garage. It provides an architectural gateway to the garage area and activates the vicinity such that the garage feels truly a part of the retail experience. The prominent corner design takes its design cues from other important Mission style buildings in California. Note that R3 is shown in two variants: a two-story 12,000sf (office over retail) version and a two-story 30,000sf (fitness) version. We are in discussions with a prominent fitness group interested in coming to The Pruneyard and this alternative has been designed to meet their requirements.

R4: As noted earlier, the R4 building is a 1,600 sf retail building located in a manner that frames the Pruneyard Plaza. It is designed as a light, airy kiosk, per se, that will have mostly glass facades. Our team has designed the renovations to the Sugar, Butter, Flour Building in a similar manner so these two buildings act as matching "kiosks" within these two new plazas.

R5: The R5 building is sited as a complement to the Outback building at the driveway entry off of Campbell Ave. The design is similar to the other proposed retail buildings, but R5 would likely become a restaurant space.

LOWNEY ARCHITECTURE

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1875 S. Bascom Ave. Campbell, CA 95008

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SHEET TITLE:

PROPOSED RETAIL & PARKING GARAGE EXPANSION

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A3.0

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SHEET TITLE:

PROMENADE BETWEEN R1 & R2 RETAIL BUIDINGS

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A3.1

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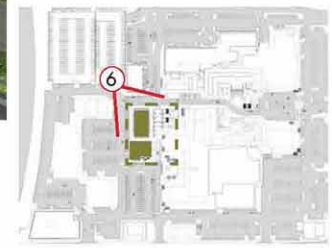

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SHEET TITLE:

R1/R2 RETAIL BUILDINGS

SHEET NUMBER

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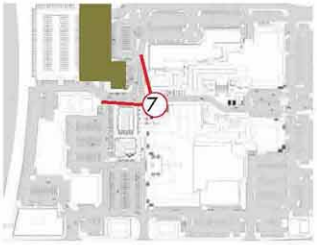

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SHEET TITLE:

R3 BUILDING & 3-LEVEL GARAGE

SHEET NUMBER

A3.3

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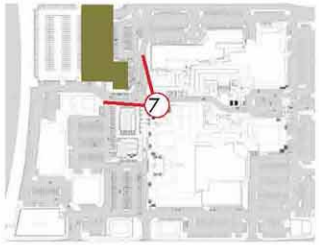

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PROJECT NUMBER: 14-051

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SHEET TITLE:

R3 FITNESS OPTION & 5-LEVEL GARAGE EXPANSION

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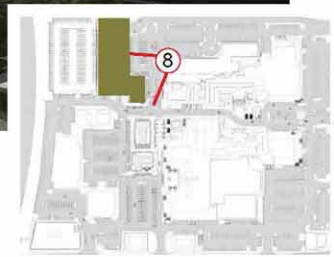

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SHEET TITLE:

R3 BUILDING & 3-LEVEL GARAGE

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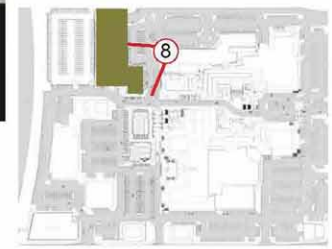

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SHEET TITLE:

R3 FITNESS OPTION & 5-LEVEL GARAGE EXPANSION

SHEET NUMBER

A3.6

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PROJECT NUMBER: 14-051

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SHEET TITLE:

R4 RETAIL BUILDING IN PRUNEYARD PLAZA

SHEET NUMBER

A3.7

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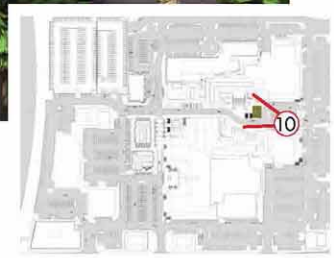

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

R4 RETAIL BUILDING FROM BASCOM AVE. ENTRY

SHEET NUMBER

A3.8

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SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

R5 RETAIL BUILDING AT SOUTHWEST CORNER

SHEET NUMBER A3.9

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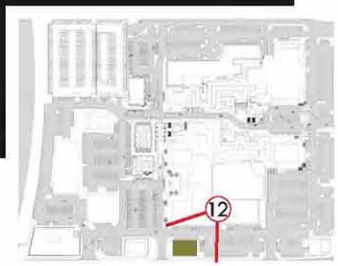

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DRAWN BY: Author

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SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

R5 RETAIL BUILDING FROM NORTHEAST CORNER

SHEET NUMBER A3.10

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PROPOSED OFFICE BUILDING

Office Building:
Based on discussions with the City, the community, and in response to strong demand for office space in the area, we are proposing a five-story office building with a total of 100,000sf of space. The additional office space would build on the mixed-use nature of The Pruneyard and increase patronage of businesses throughout Campbell. Our team has carefully sited the office building at the intersection of Highway 17 and Campbell Ave. and selected a five-story structure to "step up" from the street to the other office tower heights of 6, 9, and 18 stories. The building's ground floor would be setback from the curb line by over 35 feet including a 10-foot wide colonnade. In response to City and community comments we have setback the face of the building an additional 5 feet from the existing setback line and created a two-story tall colonnade on the Campbell frontage to increase this public amenity. This generous setback would create an inviting entryway into The Pruneyard and soften the effect of the building on the pedestrian areas. The ground floor along Campbell would be designed to accommodate a restaurant with outdoor seating, to further activate this arrival point.

In addition to the higher and larger pedestrian colonnade, the architecture of the existing building has been modified to include terracotta tiles at the base introducing a warm, textured material that is reminiscent of the clay tile roofs throughout The Pruneyard. This more traditional material juxtaposes the more contemporary aluminum and glass facade above.

We have also created an additional office option responding to comments from the City and community for a building with less similarity to the existing office buildings. This new option also has the same building setback and responds to the highway and Portal entry point with dramatic two-story space. Additionally, the design introduces angular voids, which create public seating areas on the ground plane based on the influence of pedestrian movement along Campbell Ave. The building form is a series of frames being recessed from the face of the building based on the structural grid being clad with angular GFRC panels of a warm color, reflective of the hues and textures of the terracotta tile roofs of the existing buildings at The Pruneyard.

Lastly, our team is proposing to create a large plaza in the area where the Portals project spills out onto The Pruneyard site. Some of this area is owned by CalTrans and our team would work with this agency to attempt to gain approval of the upgrades to this area, which is currently scheduled to be unimproved under the Portals project. This plaza could include seating and interpretive elements related to the history of Campbell and The Pruneyard and would be provided as a part of the office building project.

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SHEET TITLE:
PROPOSED OFFICE BUILDING

SHEET NUMBER
A4.0

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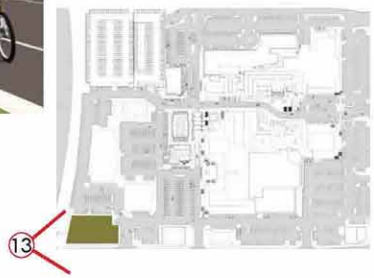
OPTION 1



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PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

OFFICE BLDG. OPT. 1 PERSPECTIVE FROM PORTALS PROJECT

SHEET NUMBER

A4.1

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OPTION 1

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PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 07/29/15

SHEET TITLE:
OFFICE BLDG. OPT. 1 & PORTALS PLAZA PERSPECTIVE

SHEET NUMBER
A4.2

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OPTION 1

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SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

OFFICE BLDG. OPT.1 PERSPECTIVE TO PORTALS PROJECT

SHEET NUMBER

A4.3

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OPTION 1

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SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

OFFICE BLDG. OPT. 1 LOOKING WEST ON CAMPBELL

SHEET NUMBER

A4.4

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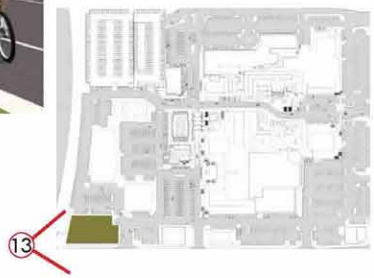
OPTION 2



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PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

OFFICE BLDG. OPT. 2 PERSPECTIVE FROM PORTALS PROJECT

SHEET NUMBER

A4.5

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OPTION 2

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PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

OFFICE BLDG. OPT. 2 & PORTALS PLAZA PERSPECTIVE

SHEET NUMBER

A4.6

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OPTION 1

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SHEET TITLE:

OFFICE BLDG. OPT..2 PERSPECTIVE TO PORTALS PROJECT

SHEET NUMBER

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OPTION 2

LOWNEY ARCHITECTURE

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SHEET TITLE:

OFFICE BLDG. OPT. 2 LOOKING WEST ON CAMPBELL

SHEET NUMBER

A4.8

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RETAIL RENOVATIONS: BEFORE AND AFTER

In addition to the master planning work for the site, our team focused considerable effort in identifying specific areas where the existing building architecture is truly inconsistent with the surroundings and certain areas that are frankly, "eyesores." As we embark on creating a more holistic Pruneyard experience, our team believes it is important to resolve many of these conditions. Among these proposed renovations are:

- creating more consistent tower features surrounding Pruneyard Plaza
- replacing the "greenhouse" facade at Palisade Builder's office, just west of La Boulanger
- replacing the facade of Sugar Butter Flour, when vacated by current tenant
- removing the stair blocking the Little Wine Bar to the east of El Burro

Based on our decade-long experience at Town & Country Village in Palo Alto, we found that removing sections of the low-slung arcade at key corners can greatly improve visibility for tenants and provide architectural relief to the Hacienda-style buildings. Our team has identified several locations where this change would have a dramatic impact, as shown on the following images.

LOWNEY ARCHITECTURE
510.836.5400 LOWNEYarch.com

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RETAIL RENOVATIONS: BEFORE AND AFTER

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A5.0

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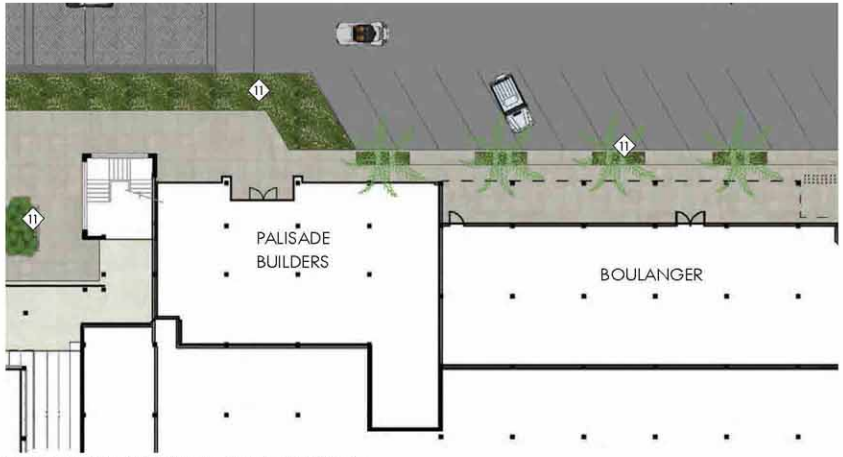
EXISTING PHOTOS

With Center-wide goals to unify building and tenant architecture and to increase tenant visibility, renovations to this area will include: increasing visibility to suite 403 by bringing the line of the existing storefront forward to claim the currently outdoor space under the arcade as new, leasable area. The added area will help to unify and clarify the building elevation that has been changed over the years, while simultaneously improving site circulation and the visibility and presence of this new tenant on Pruneyard Plaza.

With these goals in mind we have removed the modern, glass addition made to the second floor suite for Palisade Builders and replaced it with a facade that is more in line with the surrounding architecture and keeping with the spirit and intent of the building before, out-of-place, modern additions were conceived.

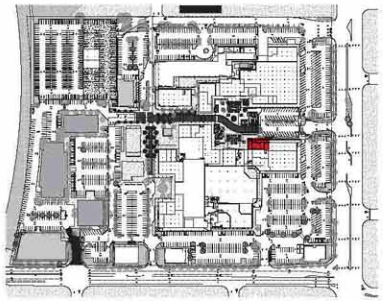
PROPOSED RENOVATIONS TO PALISADE BUILDERS



PROPOSED RENOVATIONS TO PALISADE BUILDERS

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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SHEET TITLE:

PALISADE BUILDERS RENOVATIONS

SHEET NUMBER A5.1

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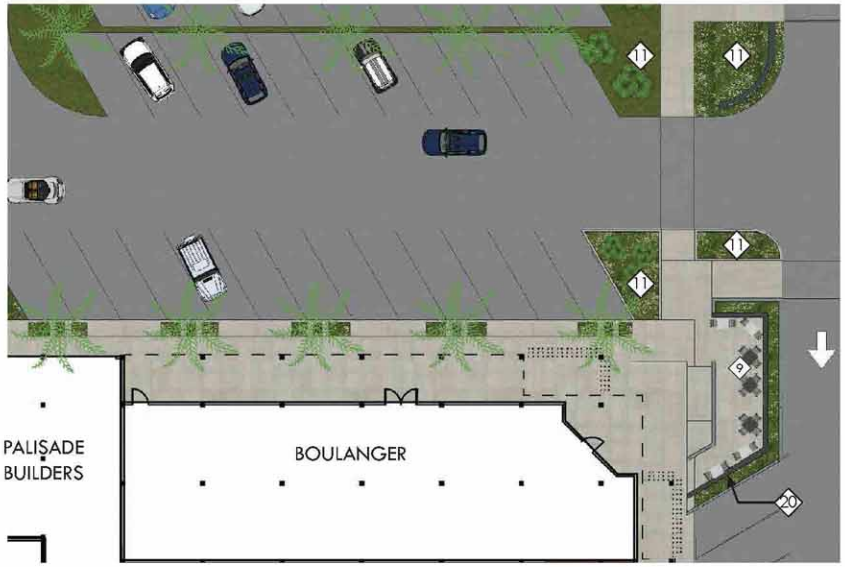
EXISTING PHOTOS

As people arrive to The Pruneyard from Bascom we felt that it was important to celebrate this entry with a series of improvements aimed at enhancing the "front door" of the project.
New landscaping, crosswalks and places to stop and rest contribute to a more friendly and enjoyable pedestrian experience. While selective aracade removal, new expanded outdoor seating and new trellises help to give exposure to tenants and provide new ways in which to enjoy and activate the center.

PROPOSED RENOVATIONS TO BOULANGER



PROPOSED RENOVATIONS TO BOULANGER

KEYNOTES

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2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
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17. NEW SIDEWALK EXPANSION
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19. NEW CANOPY
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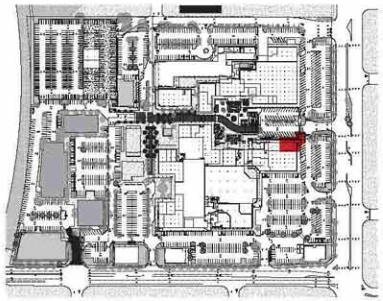
25. REMOVE BUILDING FACADE



KEY PLAN

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SHEET TITLE:

BOULANGER RENOVATIONS

SHEET NUMBER

A5.2

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EXISTING PHOTOS

The planning of R1 and R2 and subsequent forming of the new West Plaza has placed and emphasis on the existing Sugar, Butter, Flour. Once at the corner of a busy intersection, it now sits centrally located within a new plaza. Similarly to the way we were thinking about the relationship between R4 and Pruneayrd Plaza, we felt that this building had the opportunity to be a jewel box within the new plaza. Due to it's siting within the plaza and relatively small size, we saw this building and renovation as a slight departure from the existing architecture and more of an opportunity to introduce a contextually sensitive new vernacular.
Warm wood, glass, metal and plaster form the renovation palette.

PROPOSED RENOVATIONS TO SUGAR, BUTTER, FLOUR

PROPOSED RENOVATIONS TO SUGAR, BUTTER, FLOUR

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
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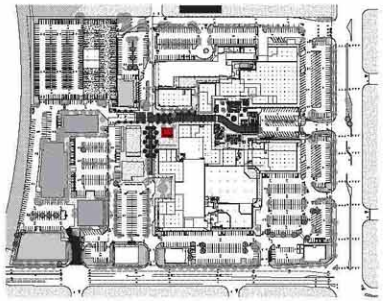

KEY PLAN

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SUGAR, BUTTER, FLOUR RENOVATIONS

SHEET NUMBER

A5.4

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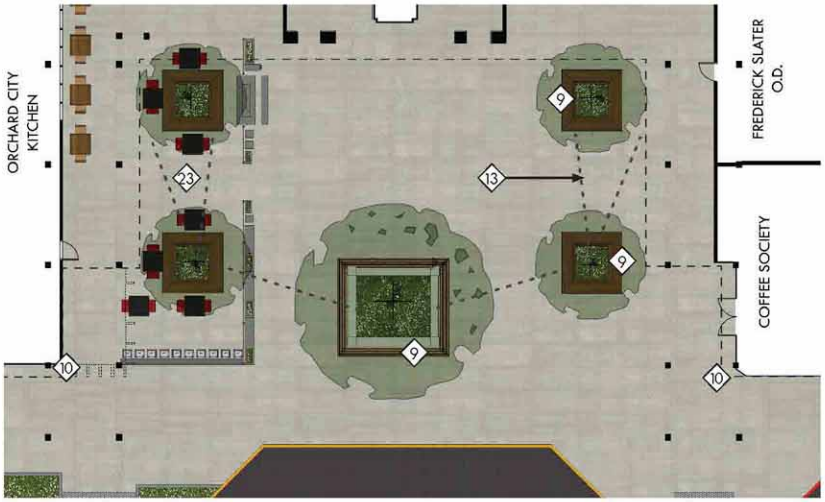
EXISTING PHOTOS

One change that we think would greatly improve the usability of the cinema square is to open up lines of circulation between the theater and the surrounding tenant suites. Allowing for easy circulation between food service tenants and the movie theater is crucial for the overall success of this space.

Shown here are improvements to the outdoor dining area for Orchard City Kitchen. As tenant's and their needs become identified this plaza will continue to grow in direct response to those tenant's needs.

In addition to future tenant build-outs, general improvements are planned in the way of new bench seating around the existing tree wells and strategic arcade removal to promote tenant visibility.

PROPOSED RENOVATIONS TO CINEMA PLAZA



PROPOSED RENOVATIONS TO CINEMA PLAZA

KEYNOTES

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3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
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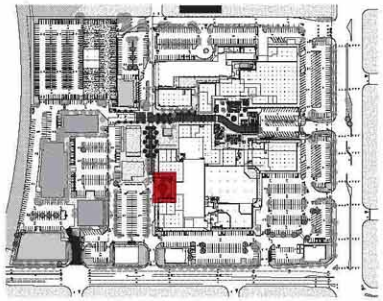
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

CINEMA PLAZA RENOVATIONS

SHEET NUMBER

A5.5

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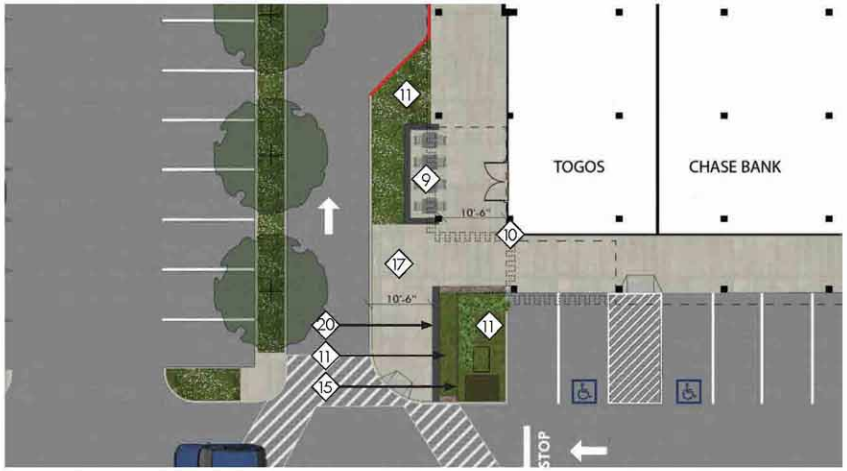
EXISTING PHOTOS

In our experience, we found that removing sections of the low-slung arcade at key corners can greatly improve visibility for tenants and provide architectural relief to the Hacienda-style buildings.
With our plans for an expanded sidewalk in this area we thought that this corner was a terrific candidate for some arcade demolition.
By removing the existing tower and portions of the arcade we have improved tenant visibility. The new light and airy feeling, along with the new outdoor seating improvements greatly improves the customer experience and helps to soften the western edge of the retail center.

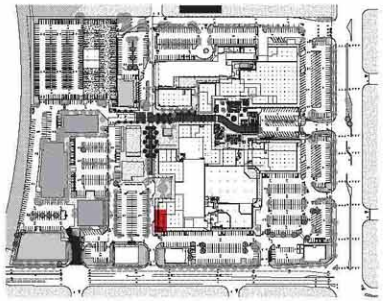
PROPOSED RENOVATIONS TO TOGO'S



PROPOSED RENOVATIONS TO TOGO'S

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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TOGO'S RENOVATIONS

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SPORTS BASEMENT- EXISTING

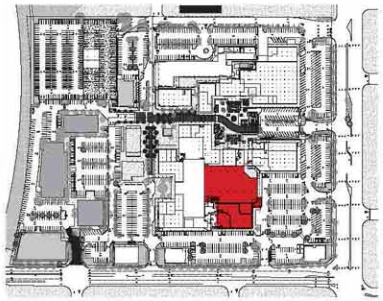
SPORTS BASEMENT - WITH NEW FACADE IMPROVEMENTS

SPORTS BASEMENT- EXISTING

SPORTS BASEMENT - WITH NEW FACADE IMPROVEMENTS

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE
26. REPLACE AWNING



KEY PLAN

LOWNEY ARCHITECTURE

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SPORTS BASEMENT RENOVATIONS

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BANK OF AMERICA- EXISTING

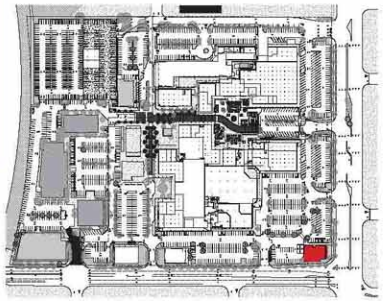
BANK OF AMERICA - WITH NEW FACADE IMPROVEMENTS

BANK OF AMERICA- EXISTING

BANK OF AMERICA - WITH NEW FACADE IMPROVEMENTS

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

LOWNEY ARCHITECTURE

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SHEET TITLE:

BANK OF AMERICA RENOVATIONS

SHEET NUMBER

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PENINSULA BEAUTY - EXISTING

PENINSULA BEAUTY - SECOND FLOOR WINDOW FACADE

APERTURE ACADEMY LLC - EXISTING

APERTURE ACADEMY LLC - WITH RENOVATIONS

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
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22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
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25. REMOVE BUILDING FACADE

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SHEET TITLE:

MISCELLANEOUS RENOVATIONS

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PRUNEYARD PLAZA TOWERS - EXISTING

PRUNEYARD PLAZA TOWERS - WITH RENOVATIONS

SPORTS BASEMENT/PATXIS - EXISTING

SPORTS BASEMENT/PATXIS - WITHOUT COURTYARD WALL

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
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LOWNEY ARCHITECTURE

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MISCELLANEOUS RENOVATIONS

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ROCK BOTTOM BREWERY - EXISTING

ROCK BOTTOM BREWERY - ADDED BACK FENCE

KEYNOTES

1. NEW PAINT
2. NEW CEMENT PLASTER
3. NEW DECORATIVE METAL
4. NEW WINDOWS
5. NEW STOREFRONT
6. ERGON WOODTALK ENGINEERED STONE
7. NEW PLANTER
8. NEW BIO-FILTRATION PLANTER
9. NEW OUTDOOR SEATING
10. NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
11. NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
12. NEW WOOD OR METAL RAIN SCREEN
13. NEW LIGHTS
14. NEW TRELLIS/SHADE STRUCTURE
15. NEW PRIVACY SCREENS
16. NEW BIKE RACK
17. NEW SIDEWALK EXPANSION
18. NEW STAIR
19. NEW CANOPY
20. NEW STONE WALL
21. NEW VINE CABLES
22. NEW PUBLIC RESTROOM
23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE

LOWNEY ARCHITECTURE

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MISCELLANEOUS RENOVATIONS

SHEET NUMBER A5.11

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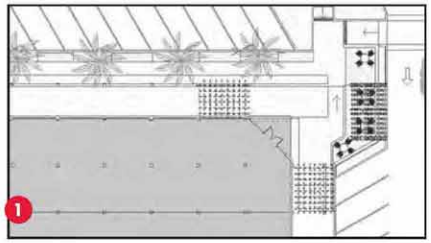
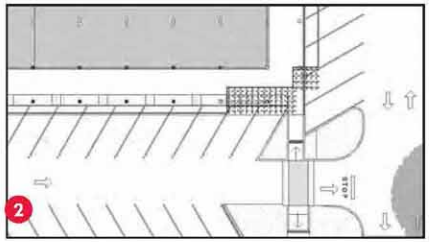
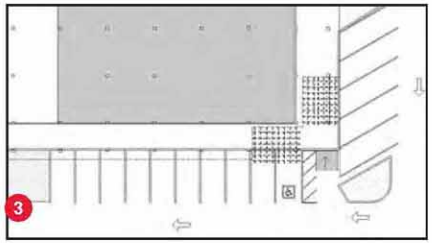
EXISTING PHOTO

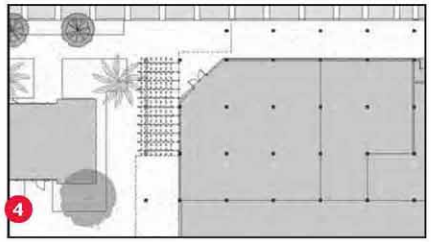
PROPOSED RENDERING

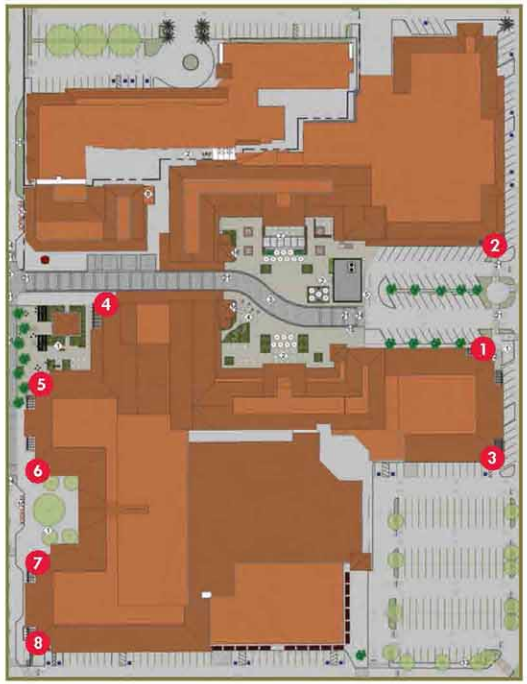
PROPOSED PLAN











KEY PLAN

In our experience, we found that removing sections of the low-slung arcade at key corners can greatly improve visibility for tenants and provide architectural relief to the Hacienda-style buildings.
This site plan and graphics help locate and illustrate the areas where we believe are the most logical locations for arcade removal/trellis addition.

LOWNEY ARCHITECTURE

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ELLIS PARTNERS

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SHEET TITLE:

TRELLIS & ARCADE REMOVAL

SHEET NUMBER A5.12

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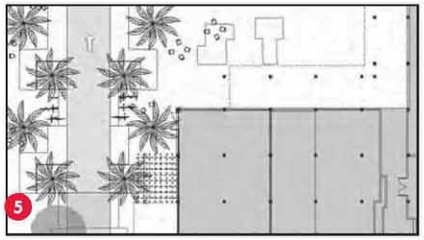
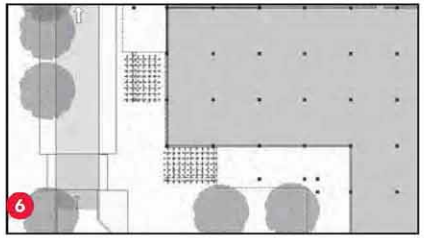
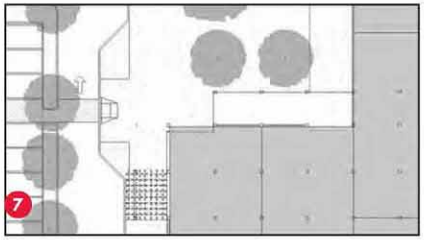
EXISTING PHOTO

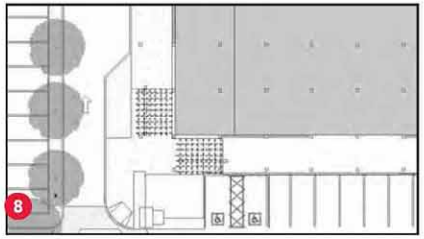
PROPOSED RENDERING

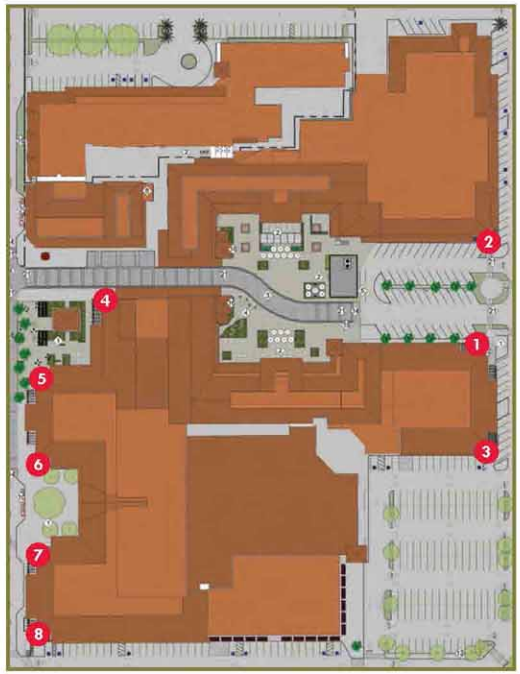
PROPOSED PLAN











KEY PLAN

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LOWNEY ARCHITECTURE

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ELLIS PARTNERS

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PROJECT NUMBER: 14-051

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SHEET TITLE:

TRELLIS & ARCADE REMOVAL

SHEET NUMBER A5.13

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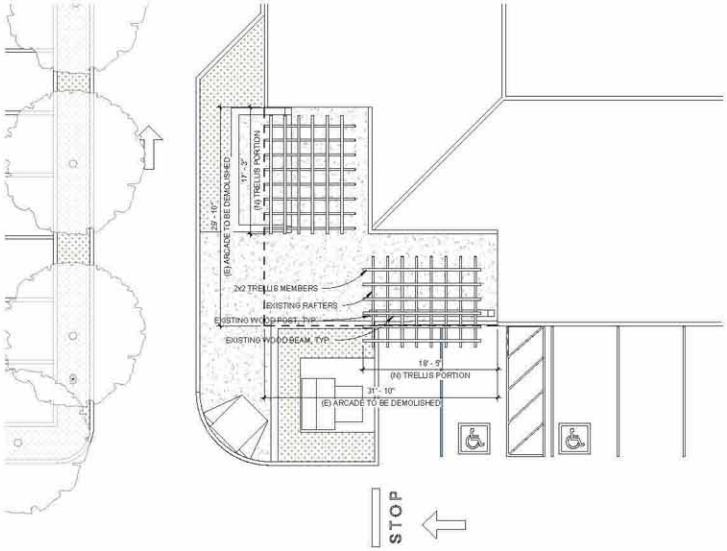
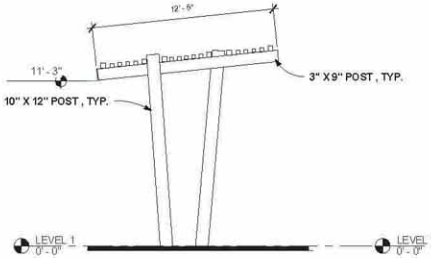
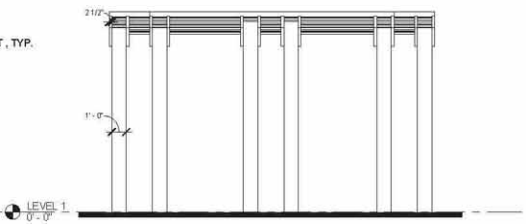


3 SITE PLAN - ROOF PLAN TRELLIS 3
1/8" = 1'-0"

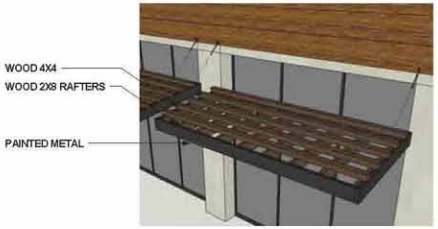


5 TRELLIS FREESTANDING - NORTH ELEVATION
1/4" = 1'-0"

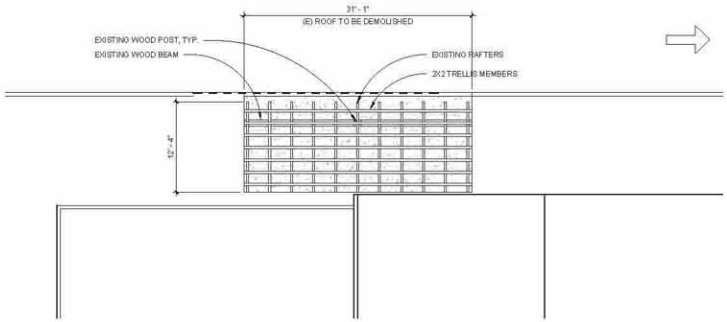


6 TRELLIS FREESTANDING - WEST ELEVATION
1/4" = 1'-0"

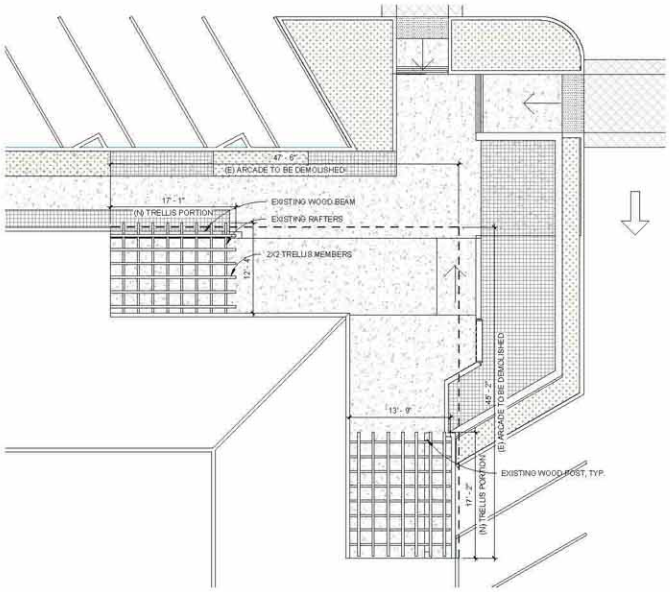
4 FREESTANDING TRELLIS



7 BUILDING TRELLIS / SHADE STRUCTURE AT R3
1/2" = 1'-0"



2 SITE PLAN - ROOF PLAN TRELLIS 2
1/8" = 1'-0"



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

8/17/2015 2:57:57 PM

LOWNEY ARCHITECTURE
360 Grand Avenue, Suite 150 Oakland, California 94610
510.839.5400 LOWNEYarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 07/24/15
SHEET TITLE:

TYPICAL TRELLIS DETAILS

SHEET NUMBER:

A5.14

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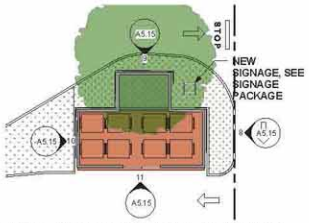
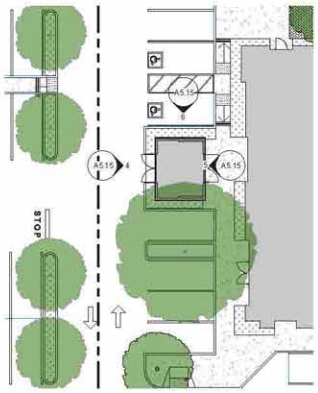


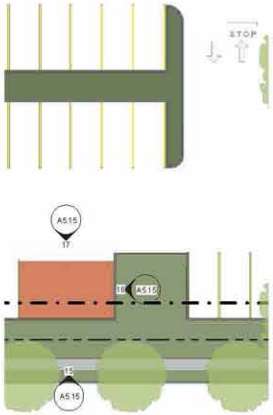
12 EXISTING NORTH TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"

11 TRASH ENCLOSURE ELEVATION - SOUTH
3/32" = 1'-0"



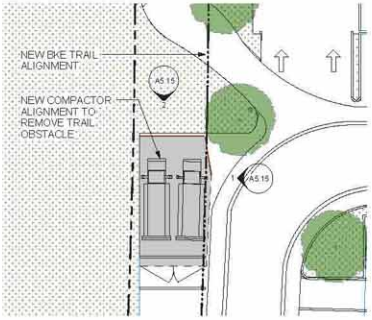
NOTE:
New trash enclosure shall have a connection to the sanitary sewer system.

7 NEW TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"



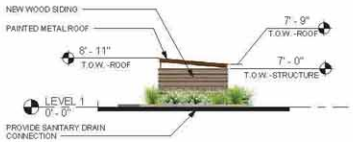
14 EXISTING CAMPBELL AVE. TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"

NOTE:
NEW TRASH ENCLOSURES TO HAVE CONNECTION TO SANITARY SEWER AND CODE COMPLIANT WALLS AND ROOFS. EXISTING TRASH ENCLOSURES HAVE NEW NON-COMBUSTIBLE ROOFS AND ARE TO BE ALOWED TO REMAIN WITHOUT SEWER SYSTEM CONNECTIONS.



3 ENLARGED EXISING WEST TRASH COMPACTOR PLAN
1/16" = 1'-0"

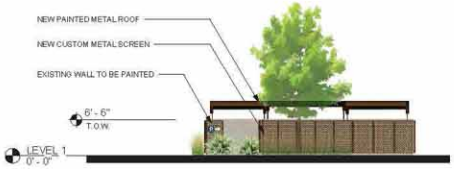
10 TRASH ENCLOSURE ELEVATION - WEST
3/32" = 1'-0"



6 NEW TRASH ENCLOSURE ELEVATION - NORTH & SOUTH
3/32" = 1'-0"

15 TRASH ENCLOSURE CAMPBELL - SOUTH
3/32" = 1'-0"

2 TRASH COMPACTOR ELEVATION - NORTH
3/32" = 1'-0"



9 TRASH ENCLOSURE ELEVATION - NORTH
3/32" = 1'-0"

5 NEW TRASH ENCLOSURE ELEVATION - EAST
3/32" = 1'-0"

16 TRASH ENCLOSURE CAMPBELL - EAST & WEST
3/32" = 1'-0"

1 TRASH COMPACTOR ELEVATION - EAST
3/32" = 1'-0"

8 TRASH ENCLOSURE ELEVATION - EAST
3/32" = 1'-0"

4 NEW TRASH ENCLOSURE ELEVATION - WEST
3/32" = 1'-0"

17 TRASH ENCLOSURE CAMPBELL - NORTH
3/32" = 1'-0"

13 TYP. ABOVE GROUND UTILITY SCREENING
NTS

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N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
TRASH ENCLOSURES

SHEET NUMBER
A5.15

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4 R1_EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

3 R1_EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

2 R1_EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

1 R1_EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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PROJECT NUMBER: 14-051

SHEET TITLE:

R1 EXTERIOR ELEVATIONS

SHEET NUMBER

A6.1

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③ R2_EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

④ R2_EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

② R2_EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

① R2_EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
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16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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SHEET TITLE:
R2 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.2

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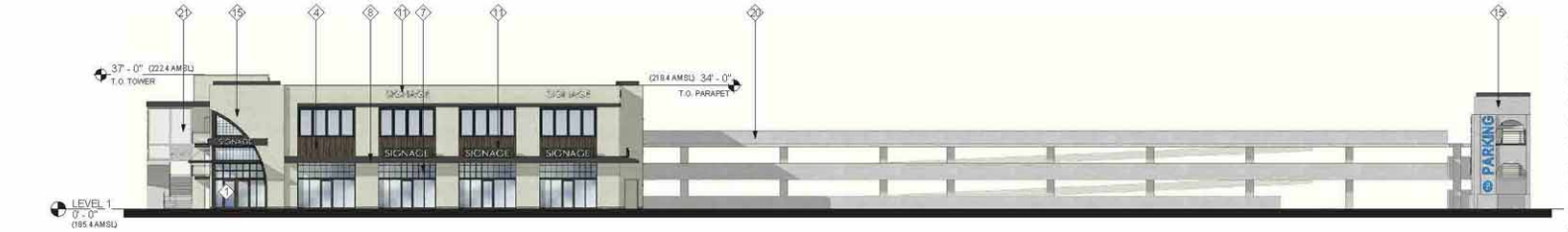

4 R3 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

3 R3 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

5 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

2 R3 FITNESS EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

1 R3 FITNESS EXTERIOR ELEVATION - SOUTH - WITH FITNESS
1/16" = 1'-0"

6 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
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10. ROOF GUTTER
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14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH
20. PAINTED CONCRETE
21. McNICHOLS PERFORATED METAL

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SHEET TITLE:
R3 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.3

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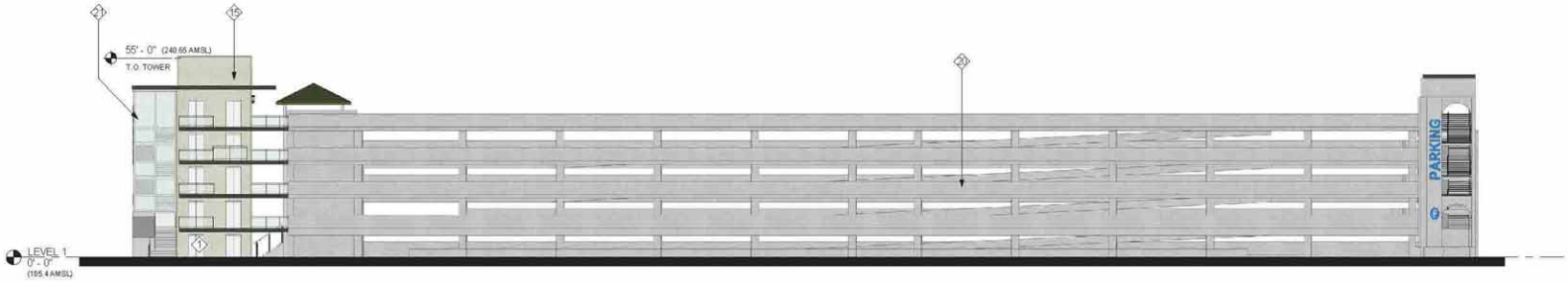
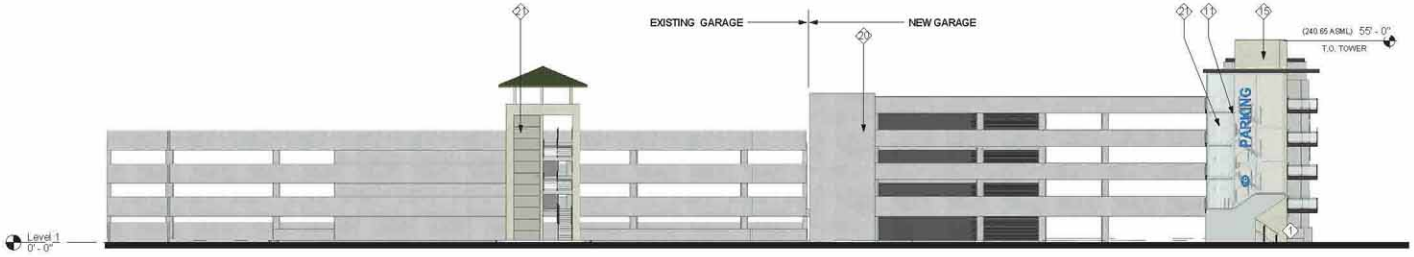
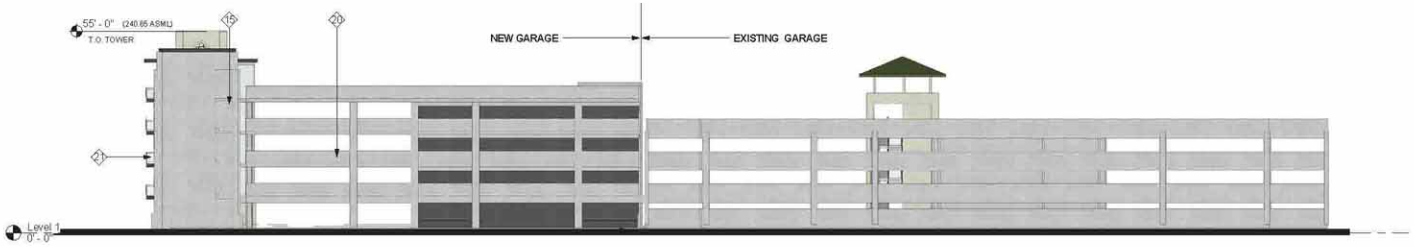


1 FITNESS GARAGE EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



2 FITNESS GARAGE EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 FITNESS GARAGE EXTERIOR ELEVATION-NORTH
1/16" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
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15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH
20. PAINTED CONCRETE
21. McNICHOLS PERFORATED METAL

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

FITNESS GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER

A6.3a

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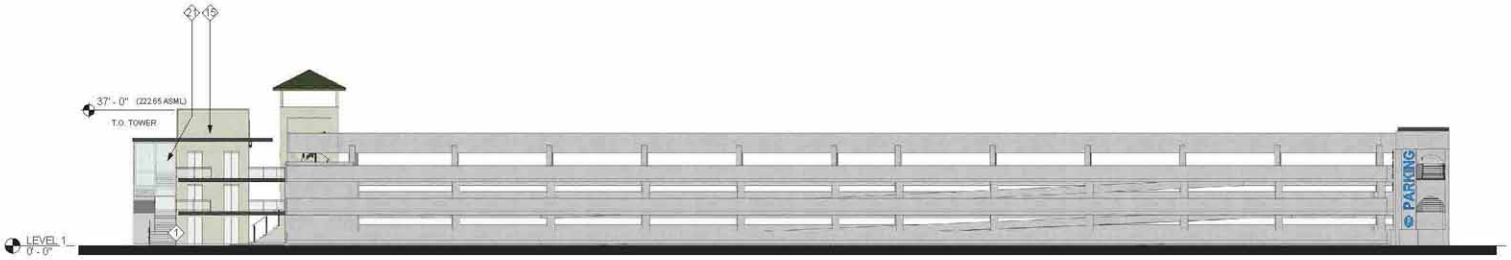
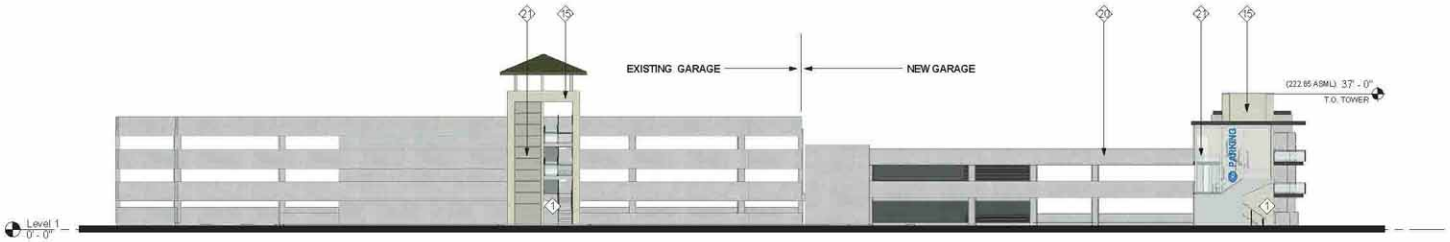
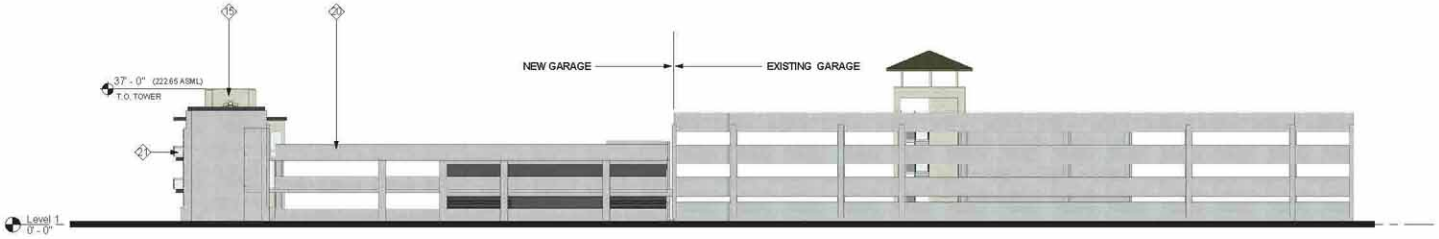


1 NO FITNESS GARAGE EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



3 NO FITNESS GARAGE EXTERIOR ELEVATION- SOUTH
1/16" = 1'-0"



2 NO FITNESS GARAGE EXTERIOR ELEVATION-NORTH
1/16" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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PROJECT NUMBER: 14-051

SHEET TITLE:

NO FITNESS GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER:

A6.3b

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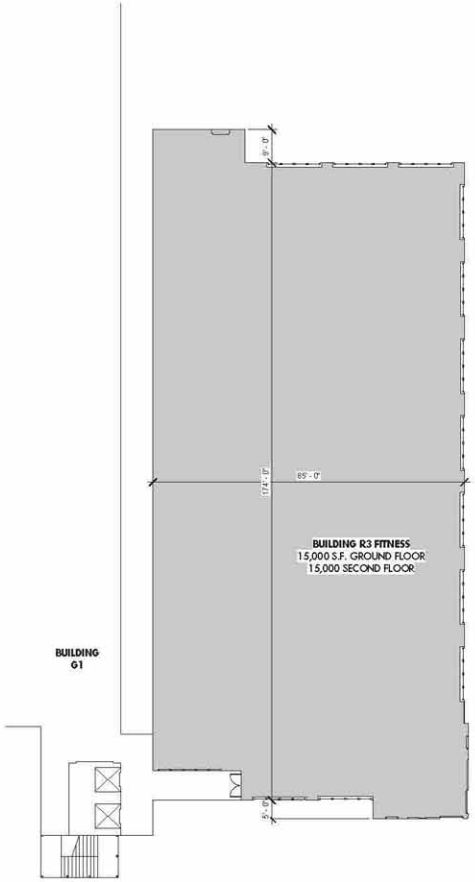
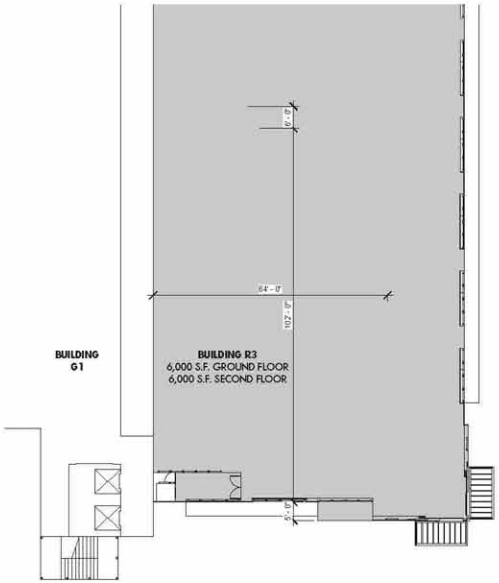


② R3 FITNESS ALT. SECOND LEVEL PLAN
1/16" = 1'-0"



① R3 SECOND LEVEL PLAN
1/16" = 1'-0"

12/9/2015 11:45:54 AM

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SHEET TITLE:

R3 SECOND FLOOR PLANS

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A6.3c

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SHEET NOTES

OPTIONAL POOL DECK SCREEN, IF POOL IS CONSTRUCTED

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH
20. PAINTED CONCRETE
21. McNICHOLS PERFORATED METAL

1 R3 FITNESS EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

2 R3 FITNESS EXTERIOR ELEVATION - SOUTH - WITH FITNESS
1/8" = 1'-0"

1/29/2015 12:02:19 PM

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

A6.4a

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SHEET NOTES

OPTIONAL POOL DECK SCREEN, IF POOL IS CONSTRUCTED

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
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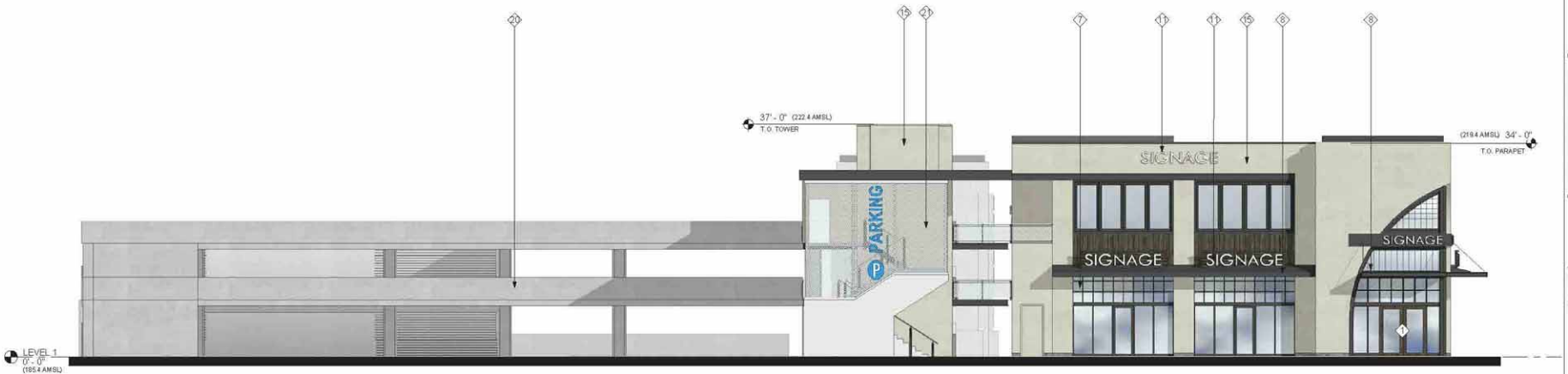
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH
20. PAINTED CONCRETE
21. McNICHOLS PERFORATED METAL

1 R3_EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 R3_EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

A6.4b

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4 R4_EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

3 R4_EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

2 R4_EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

1 R4_EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
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17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R4 EXTERIOR ELEVATIONS

SHEET NUMBER

A6.5

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7 R5 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

8 R5 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

6 R5 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

5 R5 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
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12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
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16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
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	12/15/15	RESUBITTAL 2	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
R5 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.6

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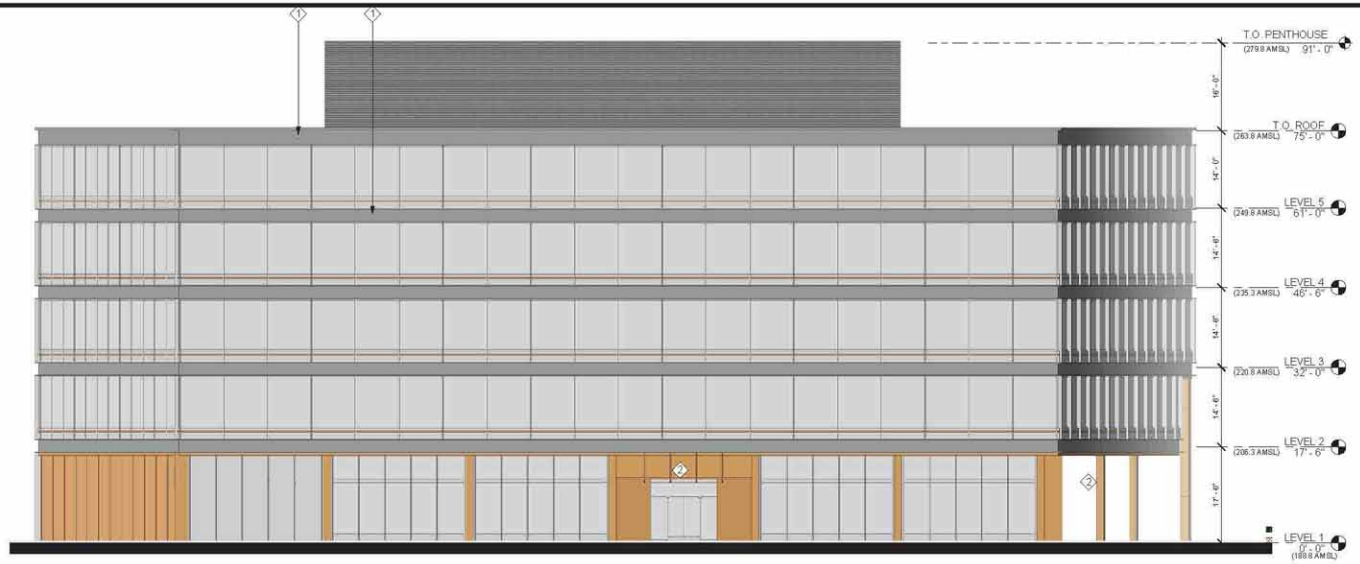
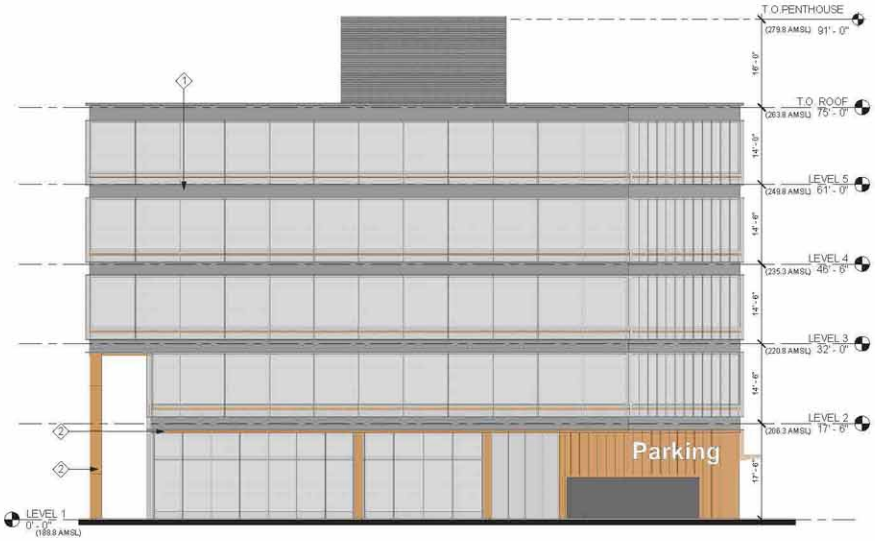


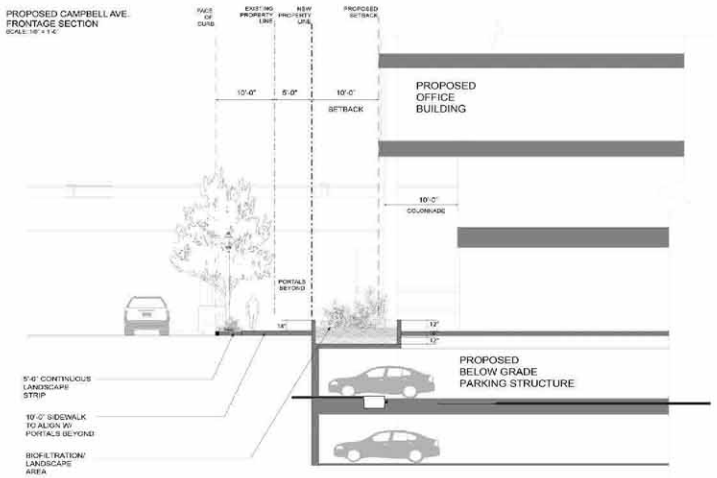
2 OFFICE EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC



1 OFFICE EXTERIOR ELEVATION - EAST
3/32" = 1'-0"



(SEE C7.0 FOR MORE INFORMATION)

3 SECTION AT OFFICE BUILDING TOWARDS PORTALS PROJECT
1/8" = 1'-0"

1/29/2015 12:03:44 PM

LOWNEY ARCHITECTURE
300 Seventh Street, Suite 100 Oakland, California 94612
510.836.5400 LOWNEYarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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CONSULTANT

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	09/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
OFFICE EXTERIOR ELEVATIONS & SECTION- OPT. 1

SHEET NUMBER
A6.7a

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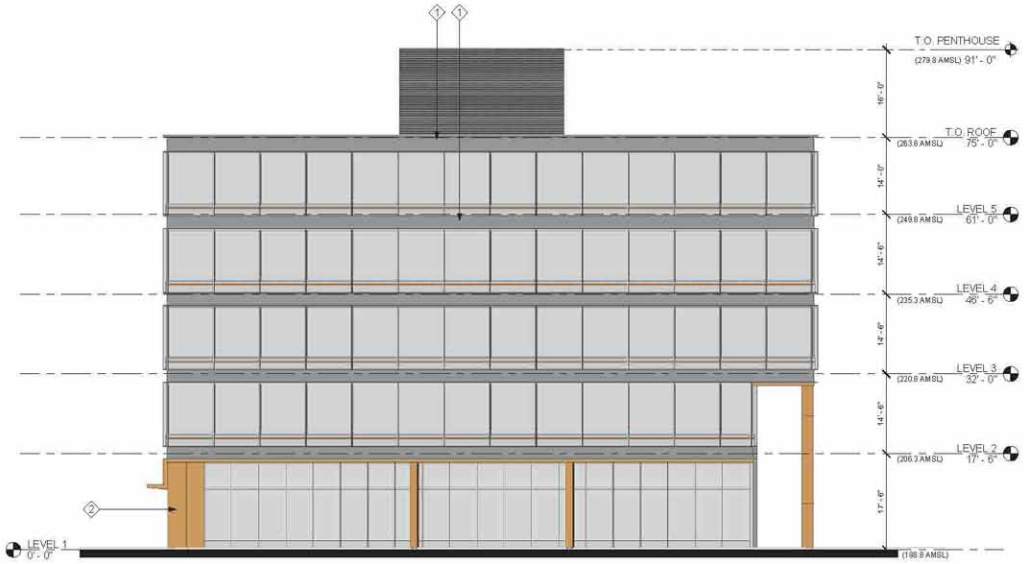
2 OFFICE EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



1 OFFICE EXTERIOR ELEVATION - WEST
3/32" = 1'-0"

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

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	12/15/15	RESUBITTAL 2	

PROJECT NORTH TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE EXTERIOR ELEVATIONS - OPTION 1

SHEET NUMBER

A6.7b

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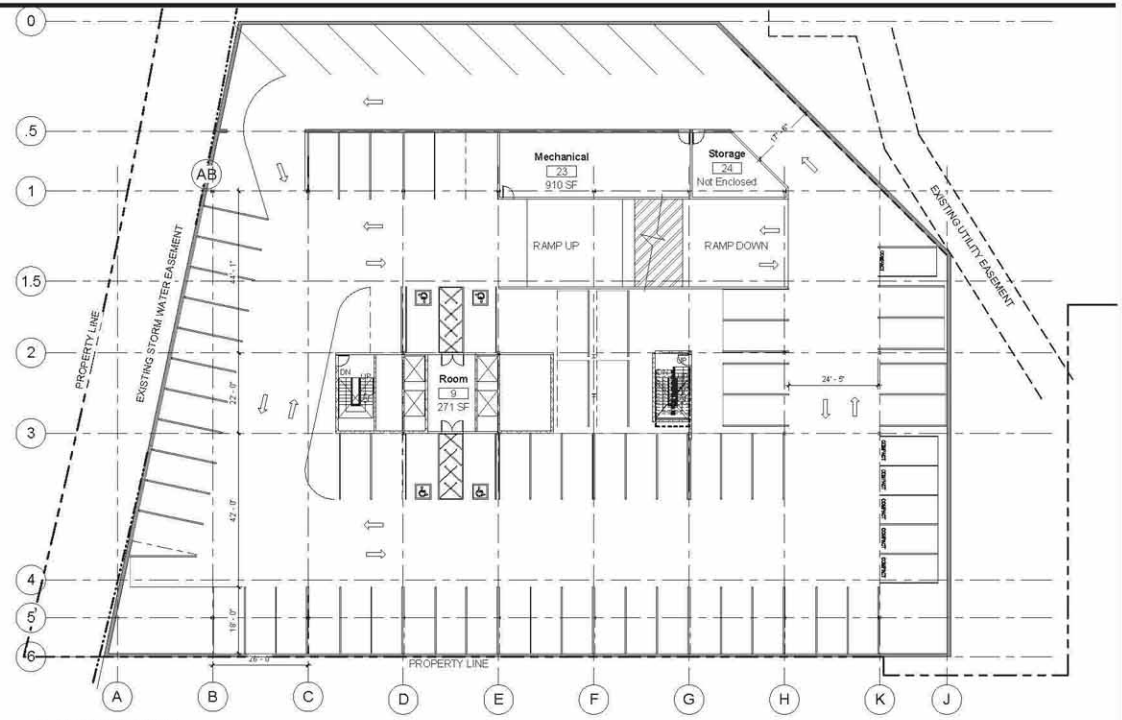
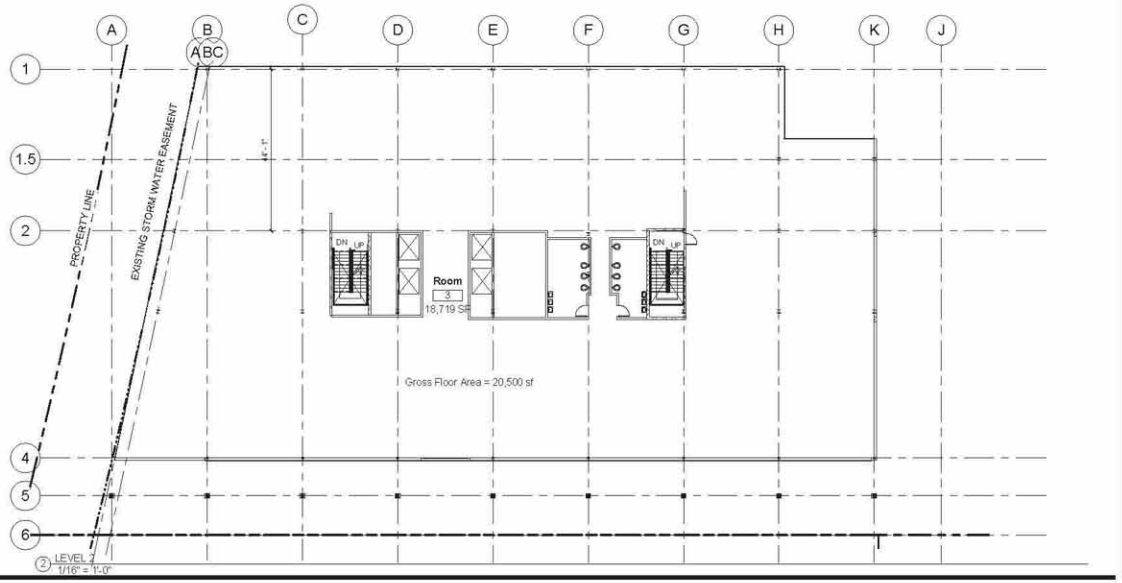


1 UNDERGROUND LEVEL 1
1/16" = 1'-0"



2 LEVEL 2
1/16" = 1'-0"

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PROJECT NORTH TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 00-000

SHEET ISSUE DATE: 11/20/15

SHEET TITLE:

UNDERGROUND PARKING LEVEL -1 & FLOOR 2

SHEET NUMBER:

A6.7c

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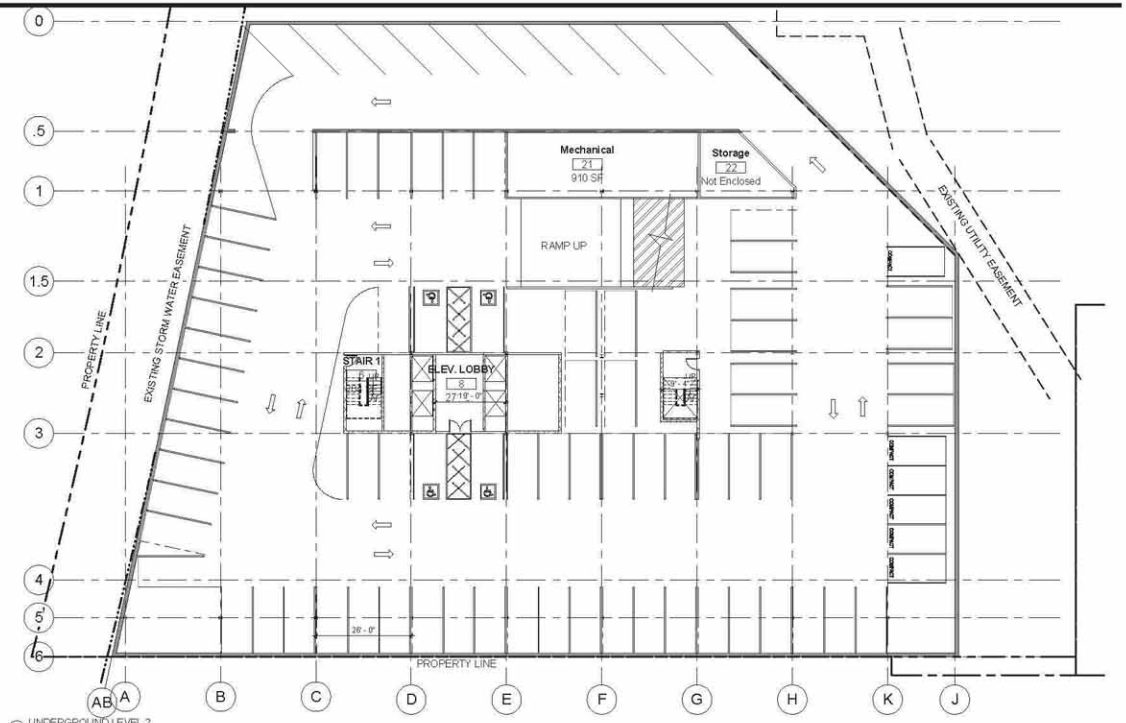
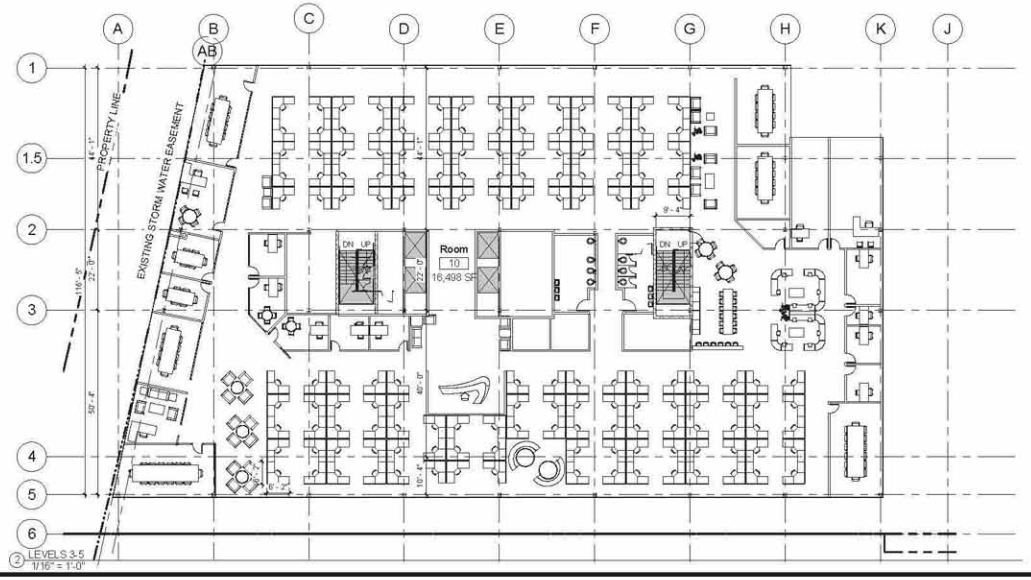


1 UNDERGROUND LEVEL 2
1/16" = 1'-0"



2 LEVELS 3-5
1/16" = 1'-0"

1/29/2015 4:36:29 PM

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	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 00-000

SHEET TITLE:

UNDERGROUND PARKING LEVEL -2 & FLOORS 3-5

SHEET NUMBER

A6.7d

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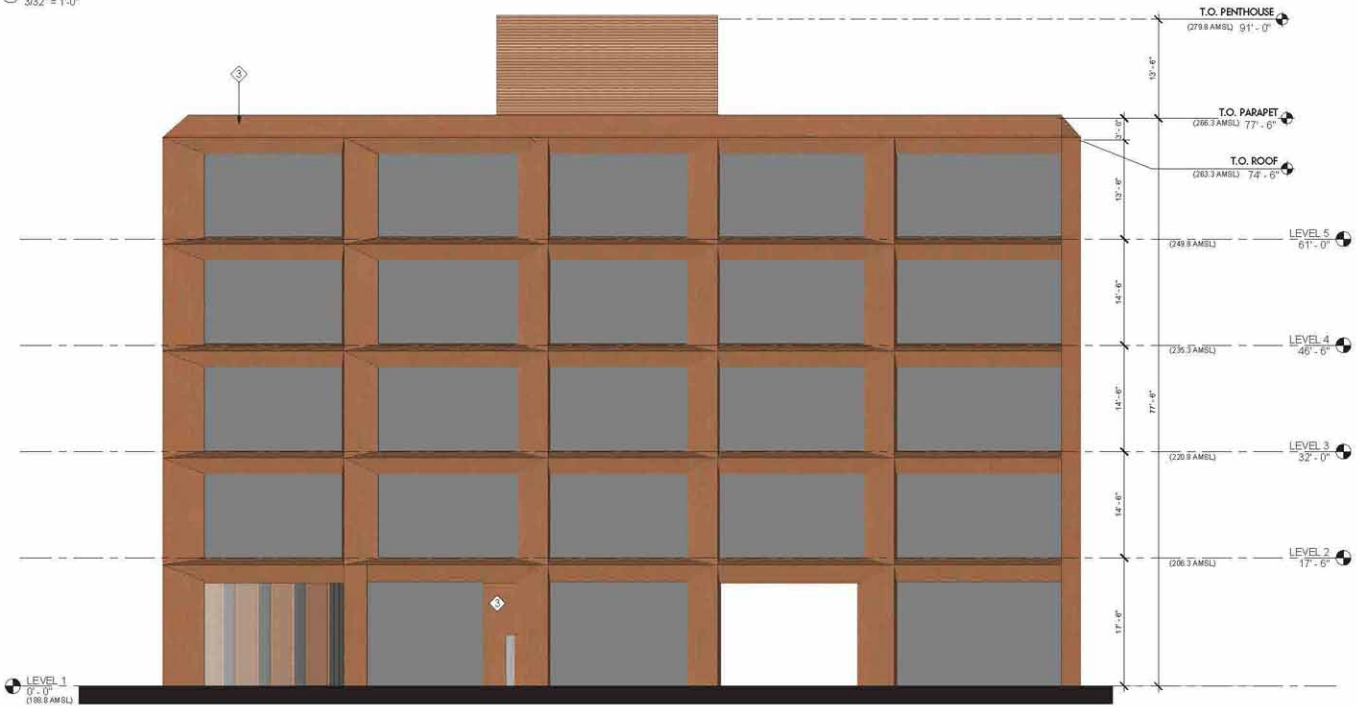
2 OFFICE EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



1 OFFICE EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

12/9/2015 12:03:52 PM

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

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	12/15/15	RESUBITTAL 2	

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PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE EXTERIOR ELEVATION - OPTION 2

SHEET NUMBER

A6.8a

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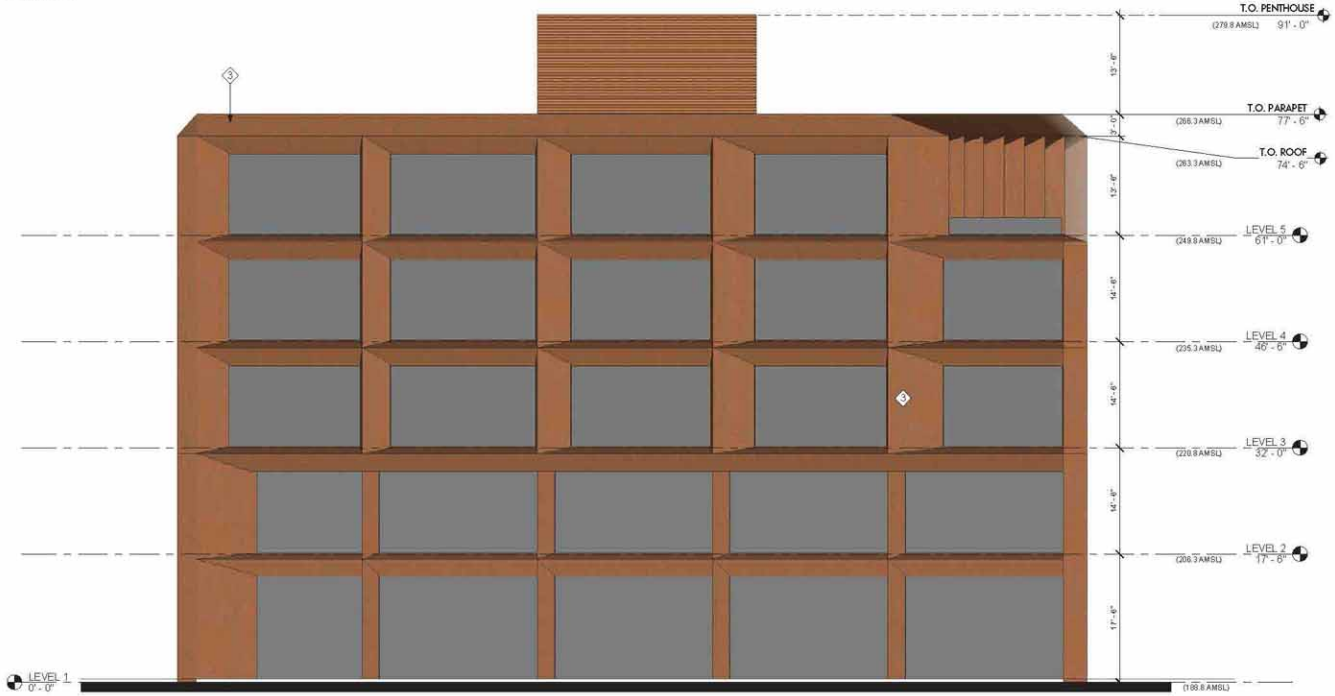
2 OFFICE EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



1 OFFICE EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

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	12/15/15	RESUBITTAL 2	

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N TRUE NORTH

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PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE EXTERIOR ELEVATION - OPTION 2

SHEET NUMBER

A6.8b

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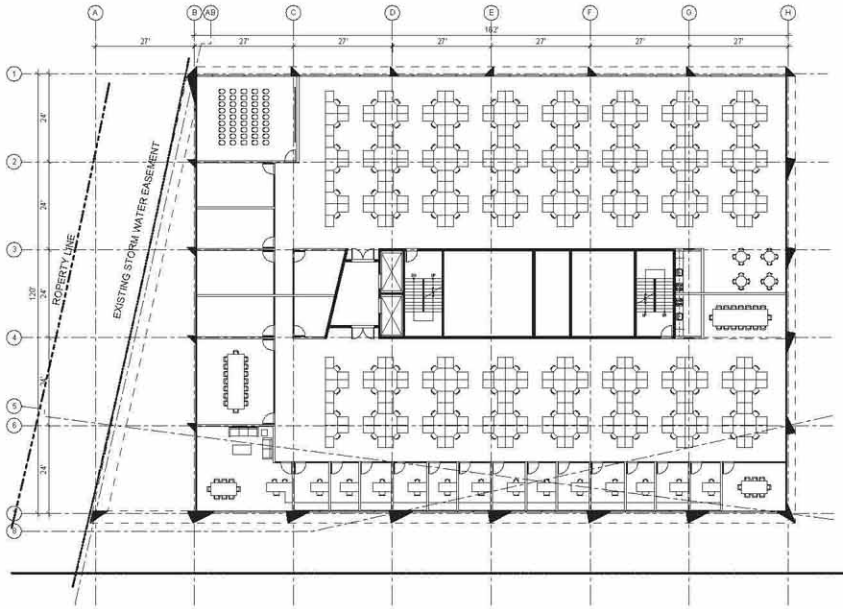
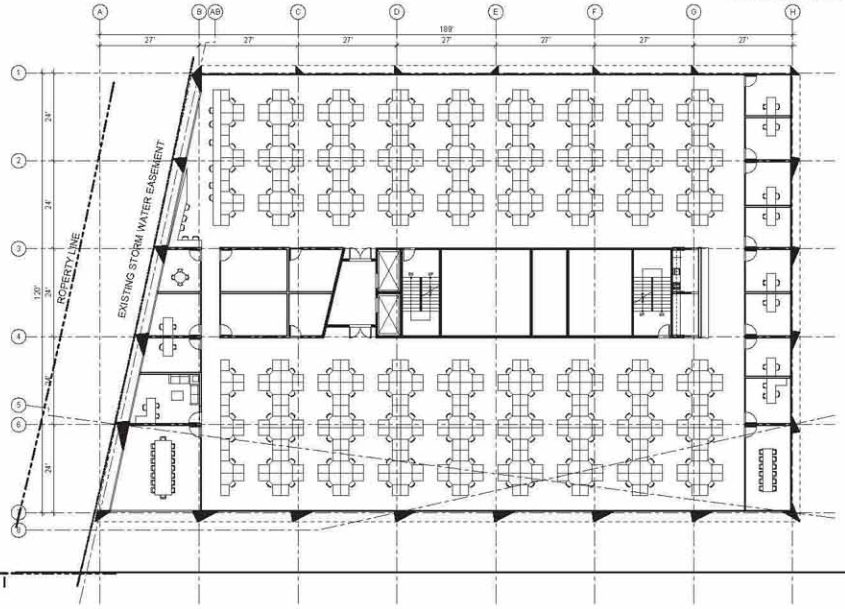
SHEET NOTES

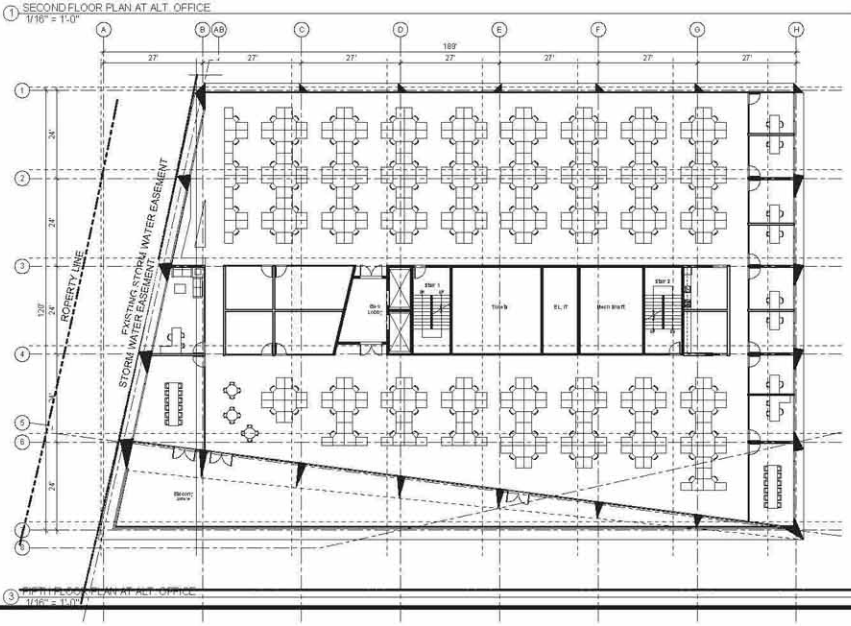
SEE SHEET A1.13 FOR GROUND FLOOR AND A6.7c & A6.7d FOR UNDERGROUND PARKING STRUCTURE FLOOR PLANS



1 SECOND FLOOR PLAN AT ALT. OFFICE
1/16" = 1'-0"



2 THIRD & FOURTH FLOOR PLAN AT ALT. OFFICE
1/16" = 1'-0"



3 FIFTH FLOOR PLAN AT ALT. OFFICE
1/16" = 1'-0"

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	12/15/15	RESUBITTAL 2	

PROJECT NORTH TRUE NORTH

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SHEET TITLE:

ENLARGED PLANS AT ALT. OFFICE

SHEET NUMBER:

A6.8c

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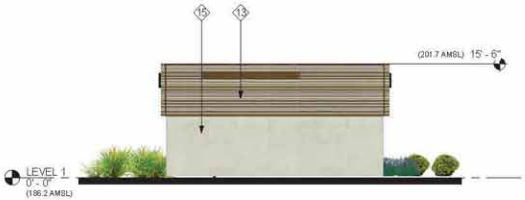
4 SUGAR, BUTTER, FLOUR WEST ELEVATION
1/8" = 1'-0"

2 SUGAR, BUTTER, FLOUR NORTH ELEVATION
1/8" = 1'-0"

3 SUGAR, BUTTER, FLOUR SOUTH ELEVATION
1/8" = 1'-0"



1 SUGAR, BUTTER, FLOUR EAST ELEVATION
1/8" = 1'-0"

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

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	12/15/15	RESUBITTAL 2	

N PROJECT NORTH

N TRUE NORTH

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SHEET TITLE:

SUGAR, BUTTER, FLOUR EXTERIOR ELEVATIONS

SHEET NUMBER

A6.9

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KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
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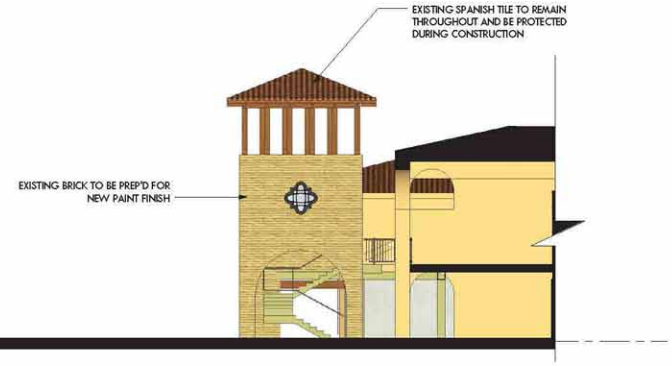
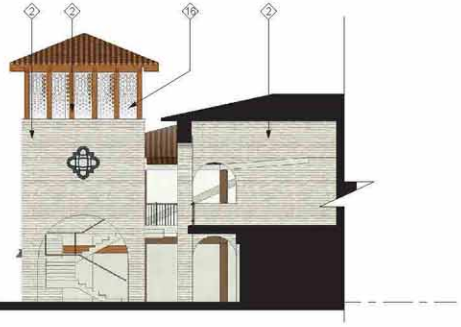
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH



3 EXISTING MAIN PLAZA ELEVATION - EAST
1/8" = 1'-0"



1 MAIN PLAZA ELEVATION - EAST
1/8" = 1'-0"

12/9/2015 12:06:32 PM

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PROJECT NUMBER: 14-051

SHEET TITLE:

MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.10a

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KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
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10. ROOF GUTTER
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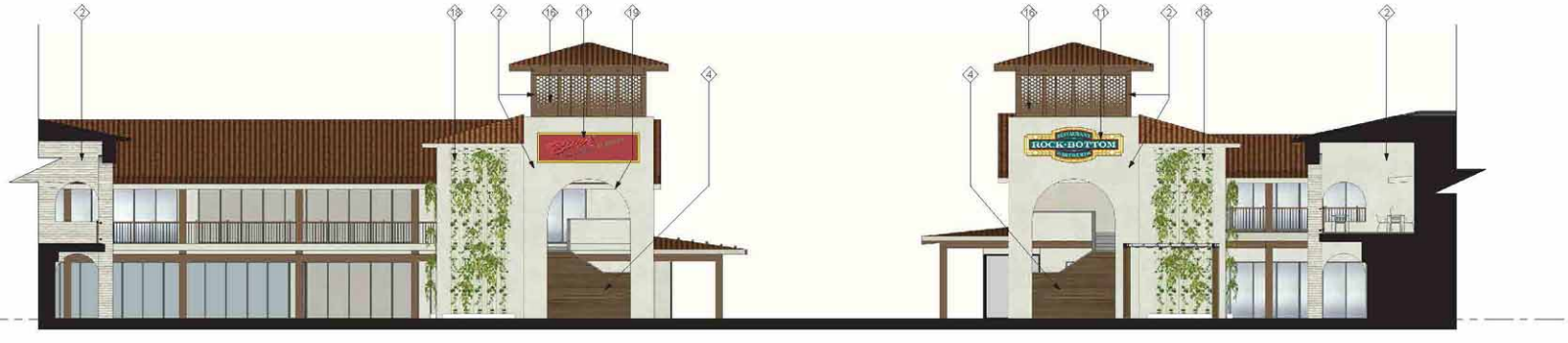
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW WOOD / METAL RAIN SCREEN
14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

2 OFFICE EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 OFFICE EXTERIOR ELEVATION - WEST
1/8" = 1'-0"

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N PROJECT NORTH

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.10b

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KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
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14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

1 MAIN PLAZA ELEVATION - SOUTH
1/8" = 1'-0"

2 MAIN PLAZA ELEVATION - SOUTH
1/8" = 1'-0"

12/9/2015 12:07:13 PM

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	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	

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N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.11a

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KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
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14. STORE FRONT
15. STUCCO
16. NEW METAL SCREEN
17. NEW STAIR
18. NEW VINE WALL
19. NEW ARCH

1 EXISTING MAIN PLAZA ELEVATION - NORTH
1/8" = 1'-0"

2 MAIN PLAZA ELEVATION - NORTH
1/8" = 1'-0"

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	08/13/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.11b

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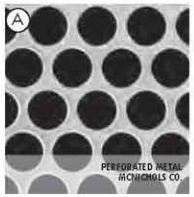
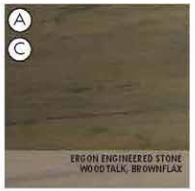
SCREENING



BARRIERS & BOLLARDS

WALL TREATMENT



GROUND TREATMENT

SITE FURNITURE

LIGHT FIXTURES

PLAY/SCULPTURAL ELEMENTS

LEGEND

- A R BUILDINGS
- B R4 BUILDING
- C RENOVATIONS
- D SITE

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

MATERIAL PALETTE

SHEET NUMBER A7.0

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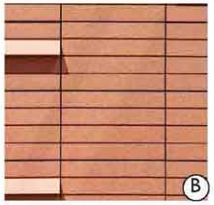
ALUCOBOND METAL PANEL

C

D

TERRA COTTA



EXAMPLE PHOTO

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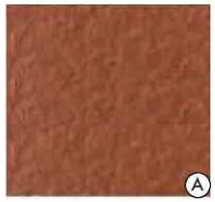

EXAMPLE PHOTO

EXAMPLE PHOTO

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PROJECT NAME

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ELLIS PARTNERS

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PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 07/29/15

SHEET TITLE:

OFFICE MATERIAL PALETTE

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OPTION 3 ELEVATION RENDERINGS 3
N.T.S.

OPTION 2 ELEVATION RENDERINGS 2
N.T.S.

OPTION 1 ELEVATION RENDERINGS 1
N.T.S.

1 EXISTING INFILL STOREFRONT GUIDELINES
1/4" = 1'-0"

8/12/2015 1:46:30 PM

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DRAWN BY: Author
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SHEET ISSUE DATE: 08/11/15
SHEET TITLE:

EXISTING INFILL STOREFRONT GUIDELINES

SHEET NUMBER

A7.2

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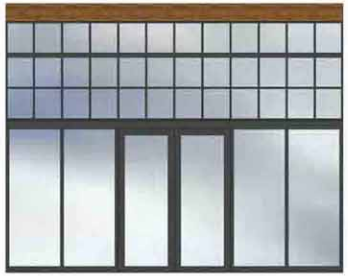
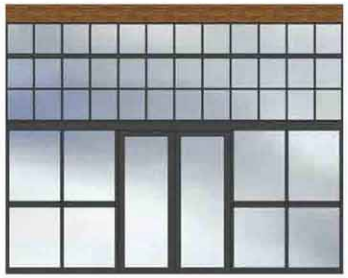
SINGLE DOOR, BLACK STOREFRONT



DOUBLE DOOR, BLACK STOREFRONT

DOUBLE DOOR, BLACK STOREFRONT

SINGLE DOOR, CENTER MULLION, BLACK STOREFRONT



DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT

DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT

SINGLE DOOR, WOOD STOREFRONT

DOULBE DOOR, WOOD STOREFRONT

DOULBE DOOR, WOOD STOREFRONT

TYPICAL NEW RETAIL BUILDING STOREFRONTS

1 TYPICAL NEW RETAIL STOREFRONT GUIDELINES
1/4" = 1'-0"

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PROJECT NUMBER: 14-051

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SHEET TITLE:

NEW STOREFRONT GUIDELINES

SHEET NUMBER:

A7.3

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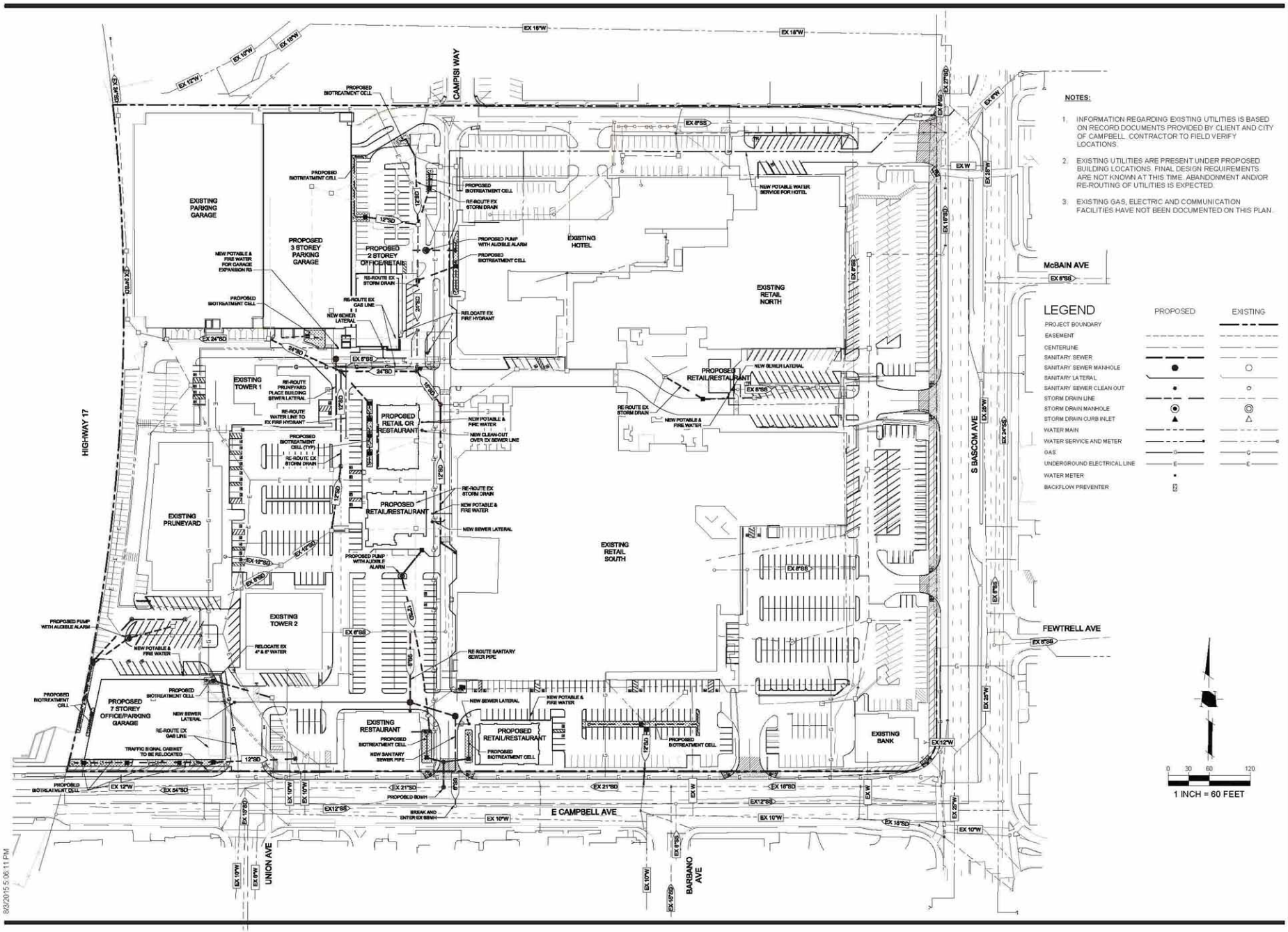

NOTES:

1. INFORMATION REGARDING EXISTING UTILITIES IS BASED ON RECORD DOCUMENTS PROVIDED BY CLIENT AND CITY OF CAMPBELL. CONTRACTOR TO FIELD VERIFY LOCATIONS.
2. EXISTING UTILITIES ARE PRESENT UNDER PROPOSED BUILDING LOCATIONS. FINAL DESIGN REQUIREMENTS ARE NOT KNOWN AT THIS TIME. ABANDONMENT AND/OR RE-ROUTING OF UTILITIES IS EXPECTED.
3. EXISTING GAS, ELECTRIC AND COMMUNICATION FACILITIES HAVE NOT BEEN DOCUMENTED ON THIS PLAN.

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
EASEMENT		
CENTERLINE		
SANITARY SEWER		
SANITARY SEWER MANHOLE	●	○
SANITARY LATERAL		
SANITARY SEWER CLEAN OUT	•	○
STORM DRAIN LINE		
STORM DRAIN MANHOLE	◉	◎
STORM DRAIN CURB INLET	▲	△
WATER MAIN		
WATER SERVICE AND METER		
GAS	G	G
UNDERGROUND ELECTRICAL LINE	E	E
WATER METER	•	
BACKFLOW PREVENTER		

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PROJECT NUMBER: 14-051

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SHEET TITLE:

CONCEPTUAL UTILITY PLAN

SHEET NUMBER

C1.0

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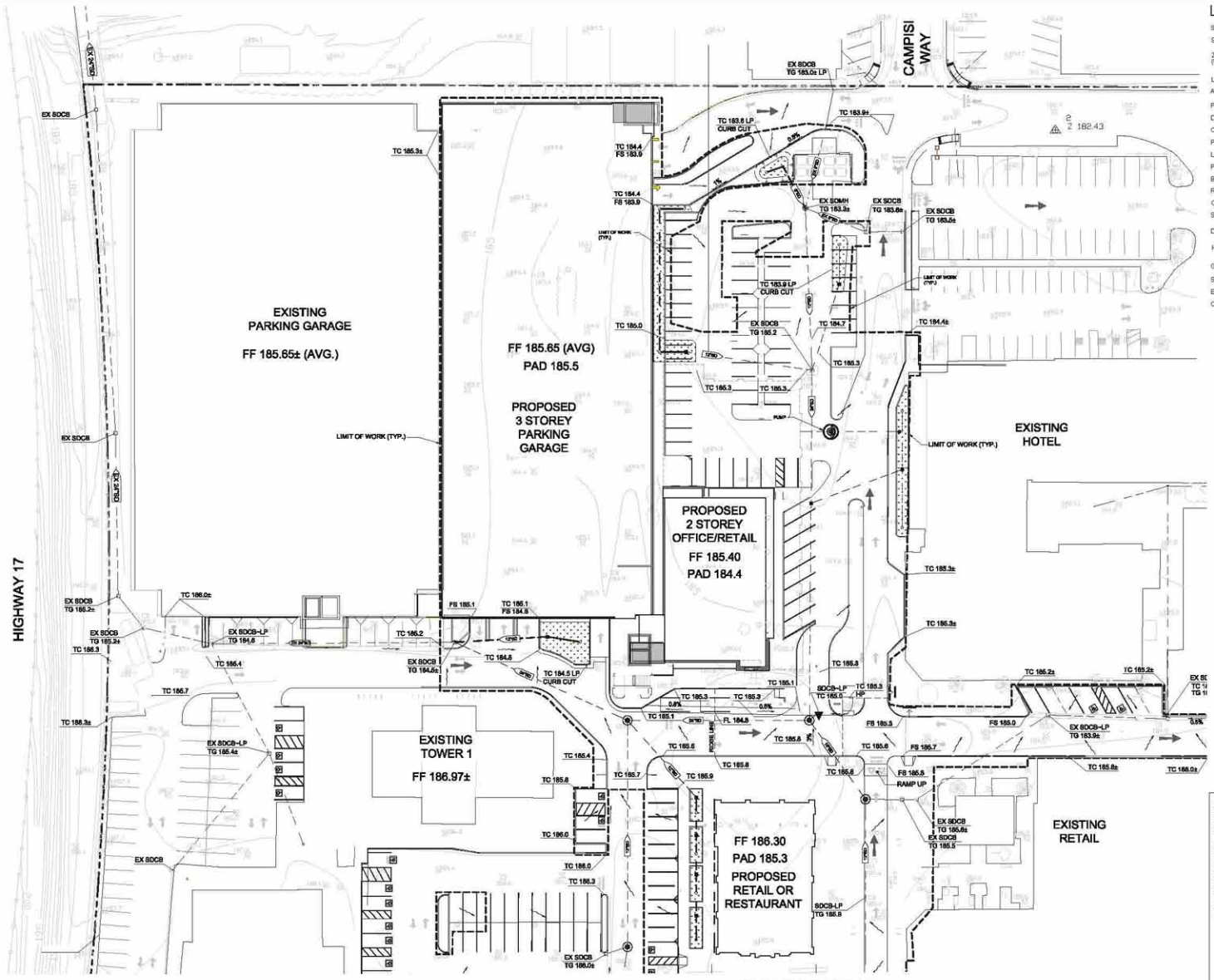
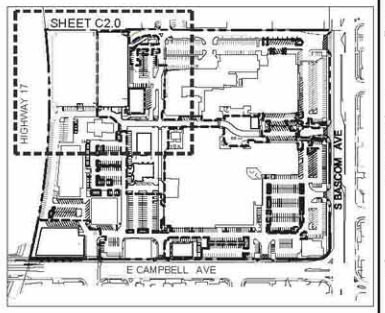


LEGEND

	PROPOSED	EXISTING
STORM DRAIN MANHOLE		
STANDARD CURB INLET		
2'x 2' FIELD INLET (UNLESS OTHERWISE NOTED)		
LANDSCAPE DRAIN PIPE		
AREA DRAIN PLANTING AREA		
POP-UP DRAINAGE EMITTER		
DIRECTION OF SURFACE DRAINAGE		
OVERLAND RELEASE PATH		
PAD LIMIT		
LIMIT OF GRADING		
PROPERTY LINE		
BOUNDARY		
RIGHT-OF-WAY		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
HANDICAP RAMP		
GRADE BREAK		
STORM DRAIN PIPE		
EASEMENT		
CONTOUR	150	150

0 15 30 60

1 INCH = 30 FEET



KEY MAP

N.T.S.

LOWNEY ARCHITECTURE

PROJECT NAME

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DRAWN BY: JZ

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 08/07/15

SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C2.0

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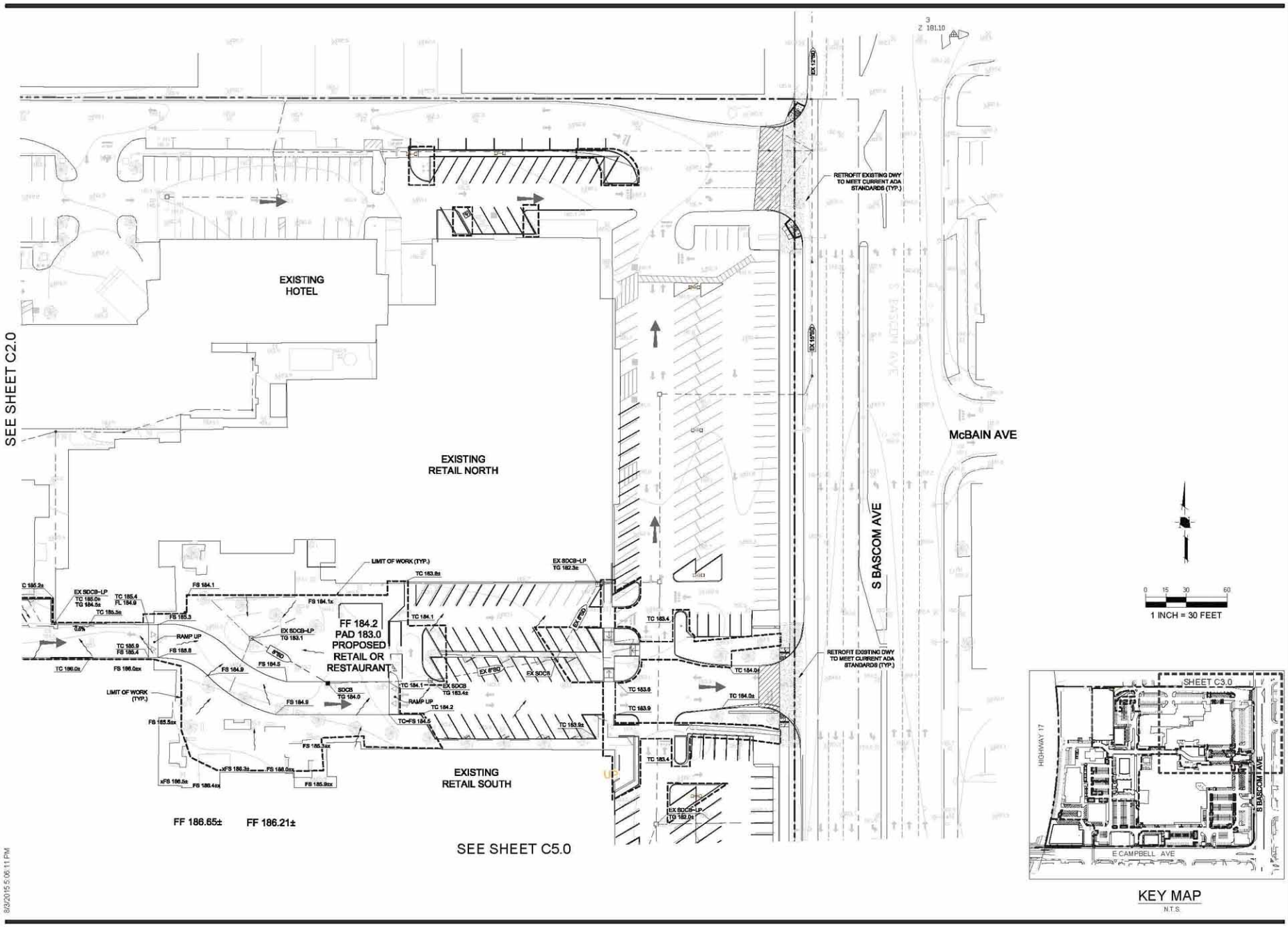

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CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C3.0

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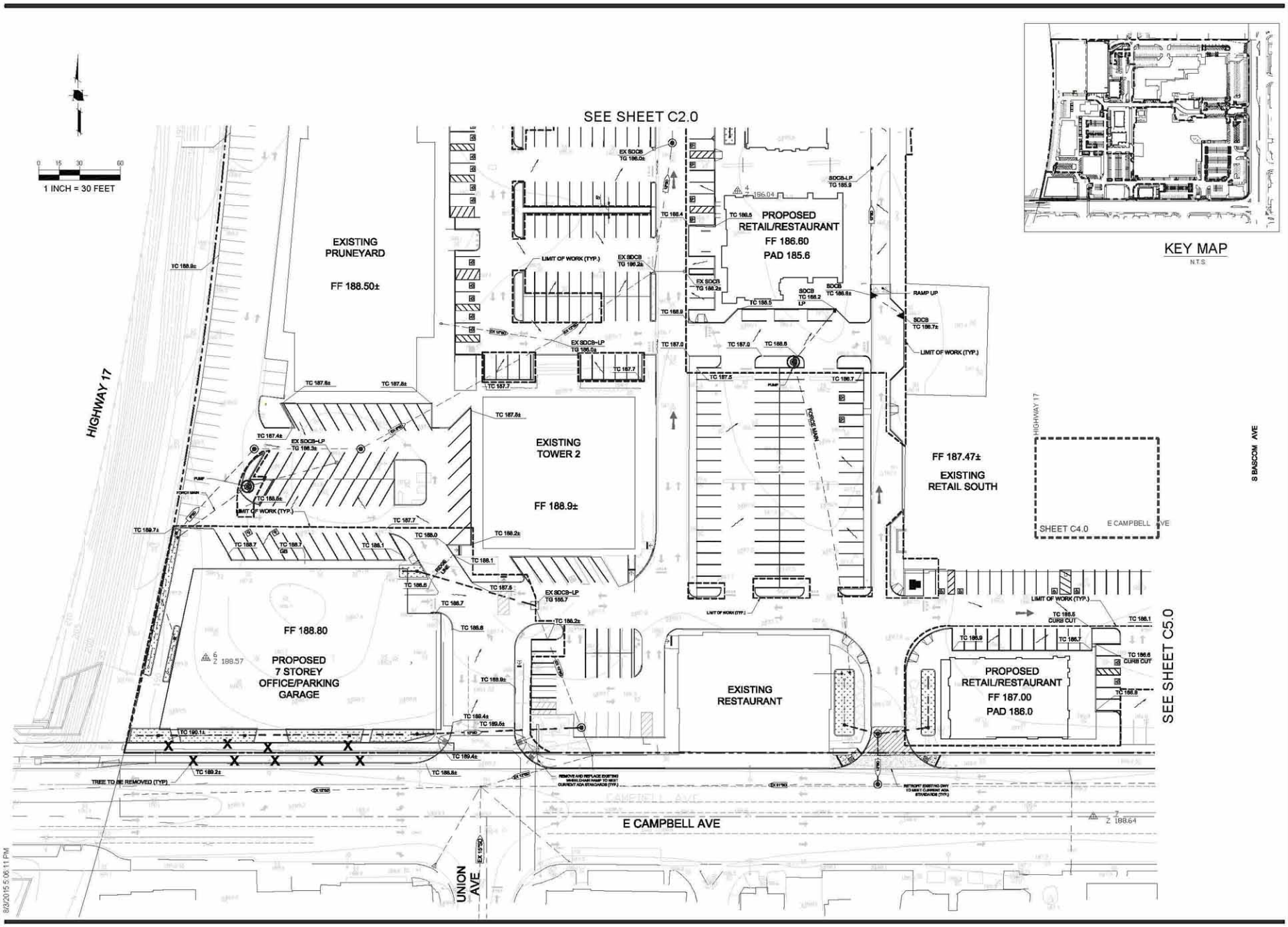

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PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 08/07/15

SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.0

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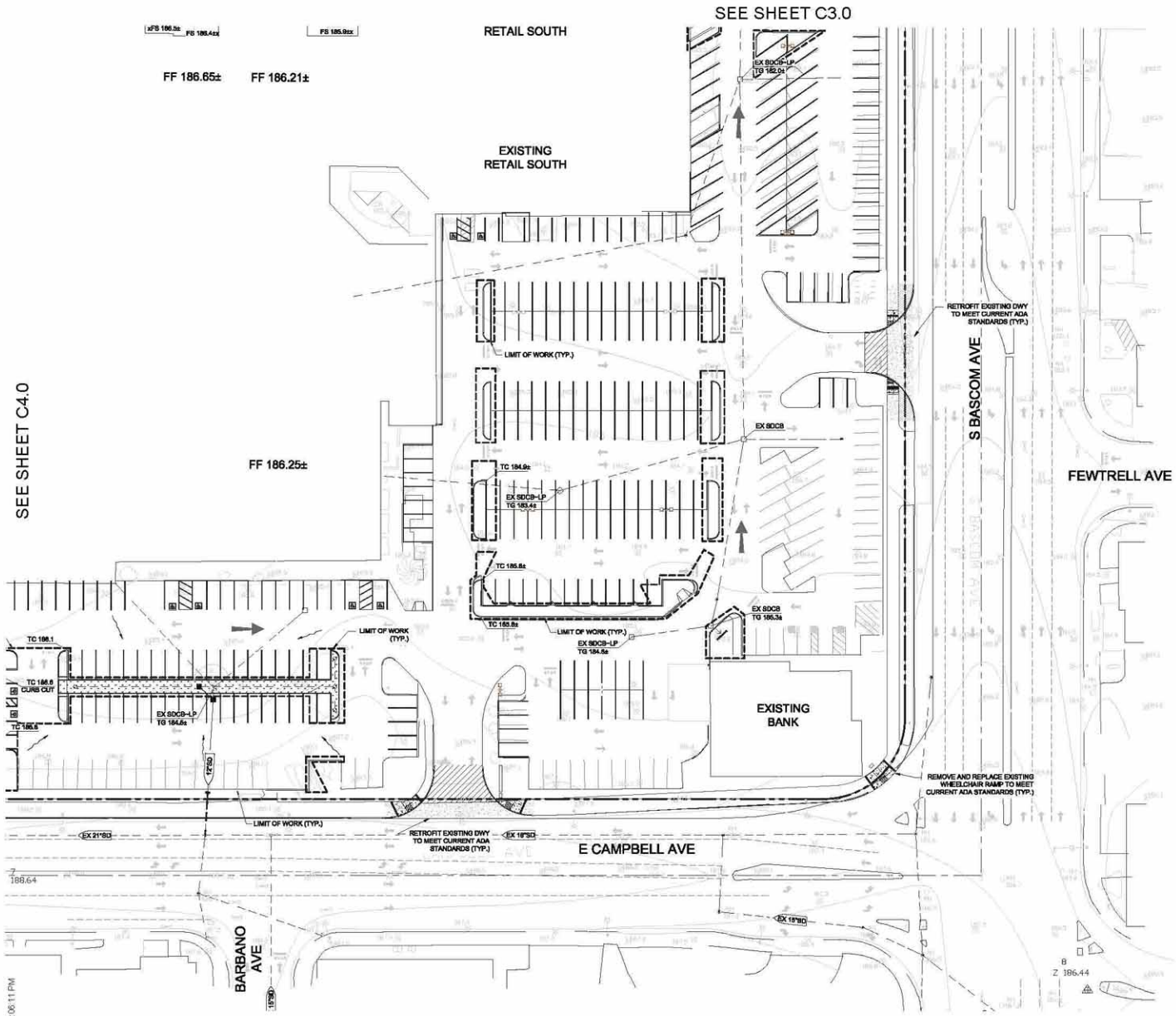

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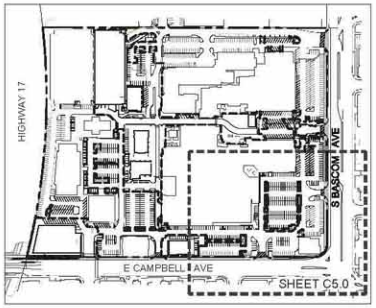
1 INCH = 30 FEET



KEY MAP
N.T.S.

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SHEET TITLE:
CONCEPTUAL GRADING AND DRAINAGE PLAN
SHEET NUMBER
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LEGEND

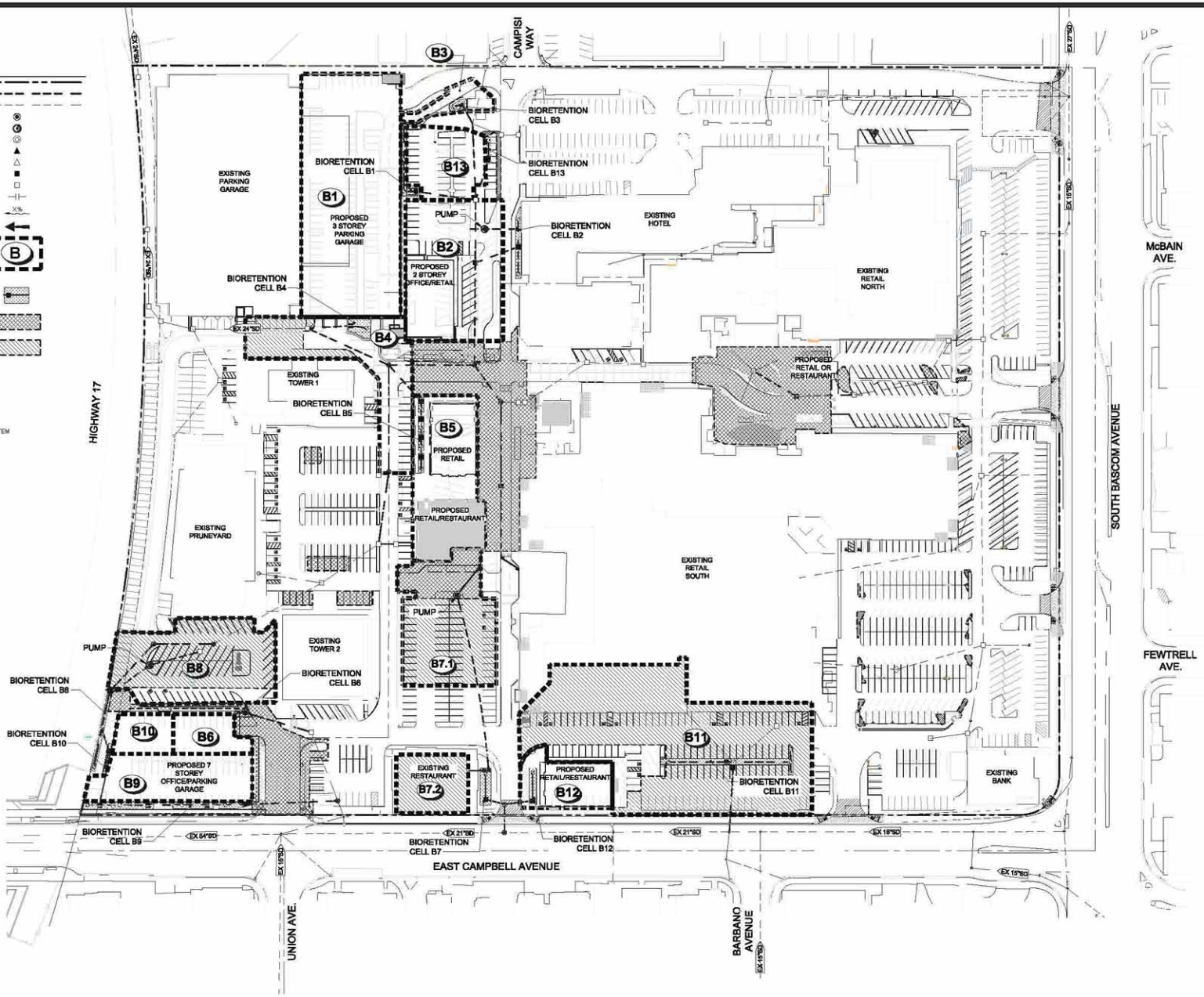
- PROJECT BOUNDARY
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- STORM DRAIN MANHOLE
- PUMP
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- CURB CUT
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE
- OVERLAND RELEASE PATH
- BIOTREATMENT DRAINAGE AREA BOUNDARY
- POTENTIAL BIOTREATMENT LOCATIONS
- NEW PAVEMENT/HARDSCAPE AREA NOT TREATED
- EXISTING PAVEMENT OFF SET AREA TO BE TREATED IN BIOTREATMENT CELLS

NOTES

1. PUMPS TO BE EQUIPPED WITH AUDIBLE ALARM SYSTEM

0 30 60 120

1 INCH = 60 FEET



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SHEET ISSUE DATE: 08/07/15
SHEET TITLE:

CONCEPTUAL STORMWATER CONTROL PLAN

SHEET NUMBER

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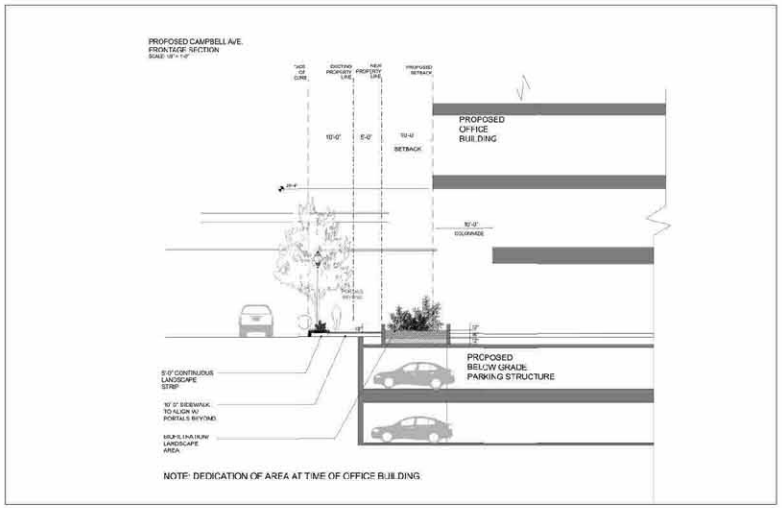
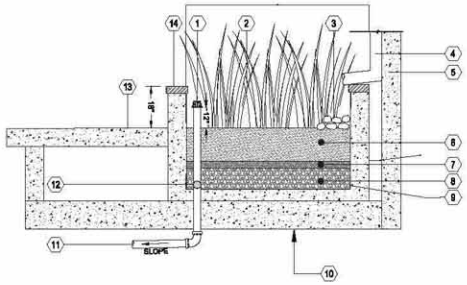


NOTES:
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



1. OVER FLOW PIPE WITH ATRIUM GRATE
2. PLANT MATERIAL (SEE LANDSCAPE PLANS)
3. COBBLE DISSIPATOR (MIN 4" DEPTH)
4. DOWNSPOUT
5. BUILDING WALL (SEE STRUCTURAL PLANS)
6. SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MIN. 18" DEPTH), SHALL CONFORM TO TEH SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT-REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT
7. PEA GRAVEL (MIN 2" DEPTH)
8. CLASS II PERMEABLE ROCK (MIN 12" DEPTH)
9. WATERPROOFING BY OTHERS
10. PARKING GARAGE (SEE STRUCTURAL PLANS)
11. PVC PIPE TO STORM DRAIN
12. PERFORATED PVC SUBDRAIN PIPE
13. ADJACENT HARDSCAPE (PER LANDSCAPE PLAN)
14. PLANTER WALL

FLOW THROUGH PLANTER - TYP.
SCALE: N.T.S.

	Drainage Area Number	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	B13
1	*Total Drainage Area to BMP - A_T (ft^2)*	41,100	23,300	2,960	18,500	18,400	4,700	26,840	21,300	12,500	4,200	56,300	7,700	9,000
2	*Percent imperviousness = 100%*													
3	Mean Annual Precipitation = *14.9 in.*													
4	Rain gage closest to the site - San Jose Airport MAP_{gage} = 13.9 in.													
5	Rain gage correction factor = *14.9 in. / 13.9 in. = 1.07*													
6	Soil type for drainage area - *B (silt loam)*													
7	Average slope for the drainage area = *1%*													
8	Unit basin storage from sizing curves = *.58 in.*													
9	Size the BMP (ft^3) – *1.07 x .58 in. x A_T ft^2 x (1 ft/12 in.)*	2,126	1,205	153	957	952	243	1,388	1,102	646	217	2,912	398	465
	Water Quality Design Volume (ft^3)	2,126	1,205	153	957	952	243	1,388	1,102	646	217	2,912	398	465
	Biotreatment Sizing													
1	V_{req} (ft^3) (Unit Basin Storage = .58 in)	2,126	1,205	153	957	952	243	1,388	1,102	646	217	2,912	398	465
2	Assume rainfall intensity of .20 in/hr 'or' flow-based sizing criteria													
3	Duration of the rain event = .58 in / .20 in/hr = 2.9 hr													
4	Preliminary estimate of total surface area - A_P (ft^2) = .04 x A_T	1,644	932	118	740	736	188	1,074	852	500	168	2,252	308	360
5	Assume 40% smaller surface area than calculated in 4 - A_P (ft^2) = .60 x A_P	986	559	71	444	442	113	644	511	300	101	1,351	185	216
6	Vol. of runoff filtering through treatment soil - V_S (ft^3) = A_P x 5"/hr x (1 ft/12 in) x 2.9 hr	1,192	676	86	537	534	136	778	618	363	122	1,633	223	261
7	Portion of V_{req} req'd to be stored in ponding area: V_P (ft^3) = V_{req} – V_S	934	529	67	420	418	107	610	484	284	95	1,279	175	204
8	Average ponding depth is between 6 and 12 in - H_P (in) = V_P ft^3 / A_P ft^2 x 12 in/ft	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4
	Minimum required biotreatment cell surface area (ft^2)	986	559	71	444	442	113	644	511	300	101	1,351	185	216

TREATMENT CONTROL SUMMARY BY PHASE

PHASE	DRAINAGE MGT AREA	CREATED/REPLACED IMPERVIOUS AREA (SF) Roof/Bldg	Other	TOTAL DRAINAGE AREA (SF)	CREATED/REPLACED AREA NOT TREATED (SF)	AREA REQUIRING TREATMENT (SF)	TREATED AREA PROVIDED (SF)	IN-LIEU/OFFSET AREA BALANCE (SF)
Phase 1	Undesignated	1,580	22,227	23,807	23,807	23,807	0	-23,807
	311*	0	0	56,300	0	0	56,300	56,300
Phase 1 Subtotal		***1,580***	***22,227***	***80,107***	***23,807***	***23,807***	***56,300***	***32,493***
Phase 2								
	B12	5,500	2,200	7,700	0	7,700	7,700	0
Phase 2 Subtotal		***5,500***	***2,200***	***7,700***	***0***	***7,700***	***7,700***	***0***
Phase 3	Undesignated	0	24,199	24,199	24,199	24,199	0	-24,199
	B1	41,000	0	41,100	0	41,100	41,100	0
	B2	14,950	8,350	23,300	0	23,300	23,300	0
	B3	0	2,960	2,960	0	2,960	2,960	0
	B4*	0	13,320	18,500	0	13,320	18,500	5,180
	B5	11,370	7,030	18,400	0	18,400	18,400	0
	B7.1*	0	0	19,650	5,720	5,720	13,930	8210
	B7.2*	0	0	7,190	0	0	7,190	7,190
	B13	0	9,000	9,000	0	9,000	9,000	0
Phase 3 Subtotal		***67,320***	***64,859***	***164,299***	***29,919***	***137,999***	***134,380***	***(3,619)***
Phase 4	Undesignated	12,379	0	12,379	12,379	12,379	0	-12,379
	B6	4,700	0	4,700	0	4,700	4,700	0
	B8*	0	3,400	21,300	0	3,400	21,300	17,900
	B9	12,500	0	12,500	0	12,500	12,500	0
	B10	4,200	0	4,200	0	4,200	4,200	0
Phase 4 Subtotal		***33,779***	***3,400***	***55,079***	***12,379***	***37,179***	***42,700***	***5,521***

* *Drainage Management Areas containing In-Lieu/Offset Area treatment*

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

CONSULTANT

CONSULTANT STAMP

REGISTERED PROFESSIONAL ENGINEER
No. 39550
CIVIL
STATE OF CALIFORNIA

#	DATE	ISSUES & REVISIONS	BY
1	10/30/15	PER CITY COMMENTS	DM
2	12/14/15	PER CITY COMMENTS	DM

N PROJECT NORTH
N TRUE NORTH

DRAWN BY:
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 08/07/15
SHEET TITLE:
CONCEPTUAL STORMWATER CONTROL PLAN
SHEET NUMBER
C7.0

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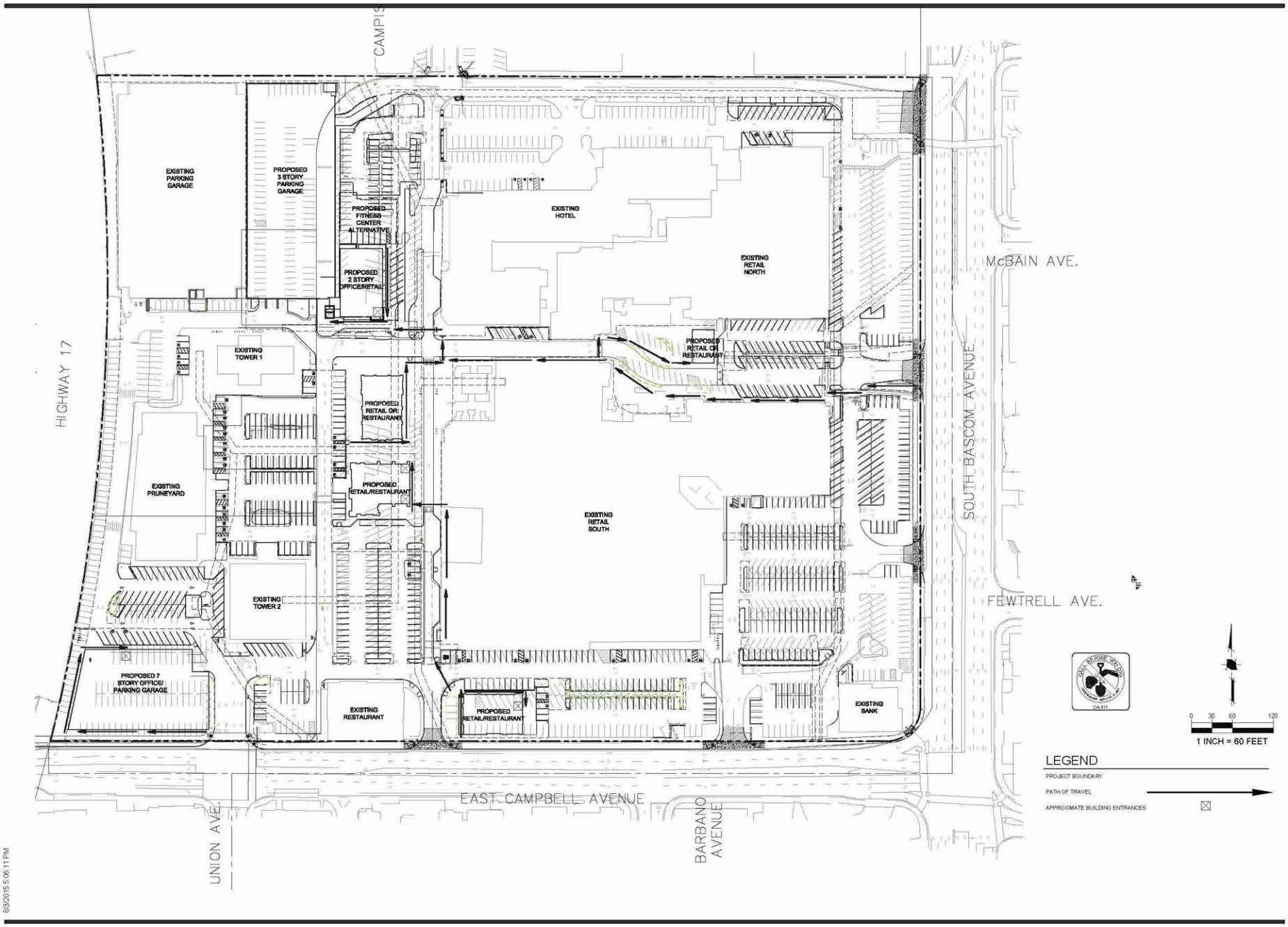

8/3/2015 5:06:11 PM

LOWNEY ARCHITECTURE
360 Seventeenth Street, Suite 100 · Oakland, California 94612
510.836.3400 LOWNEYarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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HMH

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REGISTERED PROFESSIONAL ENGINEER
No. 76550
CIVIL
STATE OF CALIFORNIA

#	DATE	ISSUES & REVISIONS	BY
1	10/30/15	PER CITY COMMENTS	DM
2	12/15/15	PER CITY COMMENTS	DM

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: LA
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 08/07/15
SHEET TITLE:

PEDESTRIAN ACCESSIBLE PATH EXHIBIT

SHEET NUMBER

C-8.0

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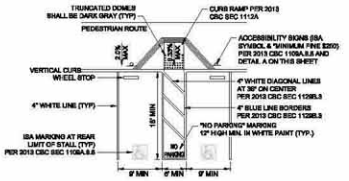
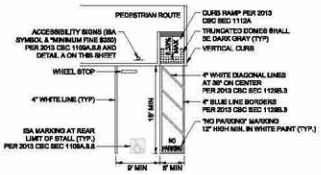


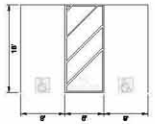
DETAIL
ACCESSIBLE PARKING STALL STRIPING (TYP)
NTS

NOTE: ACCESSIBLE PARKING SIGNING AND STRIPING SHALL CONFORM TO THE 2013 CBC SECTION 1109A.

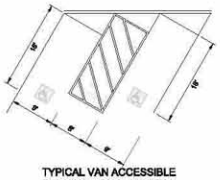


DETAIL
ACCESSIBLE PARKING STALL STRIPING (TYP)
NTS

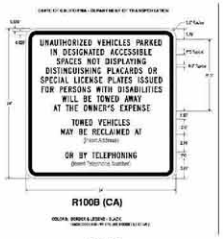
NOTE: ACCESSIBLE PARKING SIGNING AND STRIPING SHALL CONFORM TO THE 2013 CBC SECTION 1109A.



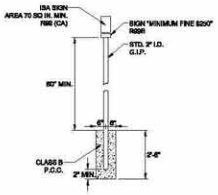
TYPICAL VAN ACCESSIBLE
PARKING STALL STRIPING
NTS



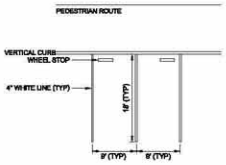
TYPICAL VAN ACCESSIBLE
PARKING STALL STRIPING



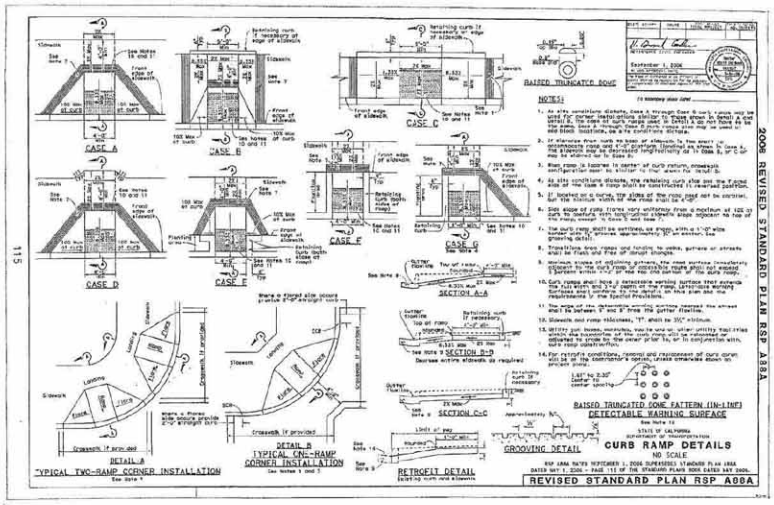
DETAIL
ACCESSIBLE PARKING SIGNS
NTS



DETAIL
ACCESSIBLE PARKING SIGNS
NTS



DETAIL
STANDARD PARKING STALLS
NTS



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510.835.3400 LOWNEYarch.com

PROJECT NAME

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REGISTERED PROFESSIONAL ENGINEER No. 76550 CIVIL STATE OF CALIFORNIA

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N PROJECT NORTH
N TRUE NORTH

DRAWN BY: DM
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 08/07/15
SHEET TITLE:

SITE DETAILS

SHEET NUMBER
C8.1

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8/3/2015 5:06:11 PM

LEGEND

FIRE TRUCK PATH OF TRAVEL

SWEPT PATH — CENTER LINE

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

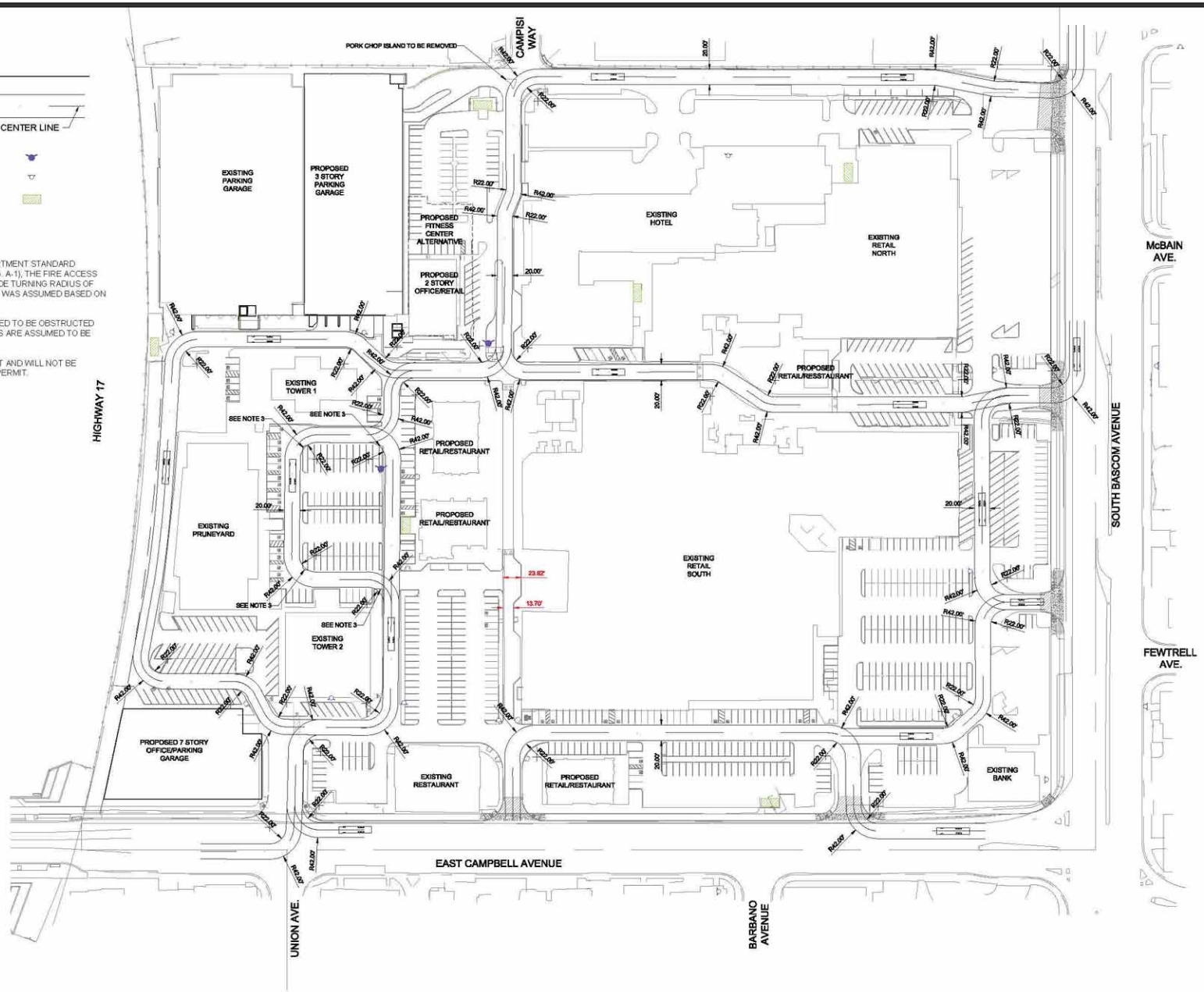
TRASH ENCLOSURE

NOTES

1. PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS (SPEC No. A-1), THE FIRE ACCESS ROUTE SHOWN USES A MINIMUM OUTSIDE TURNING RADIUS OF 42'. A TRUCK SWEPT PATH WIDTH OF 20' WAS ASSUMED BASED ON MINIMUM FIRE ACCESS ROAD WIDTHS.
2. FIRE TRUCK PATH OF TRAVEL IS ASSUMED TO BE OBSTRUCTED BY ALL CURBS AND ALL PARKING STALLS ARE ASSUMED TO BE OCCUPIED.
3. EXISTING CONDITION IS NON COMPLIANT AND WILL NOT BE SUBJECT TO MODIFICATION WITH THIS PERMIT.

0 30 60 120

1 INCH = 60 FEET



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LOWNEY ARCHITECTURE

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY:

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 08/07/15

SHEET TITLE:

TRUCK ACCESS EXHIBIT

SHEET NUMBER

C9.0

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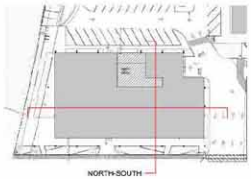
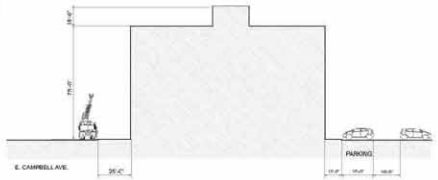
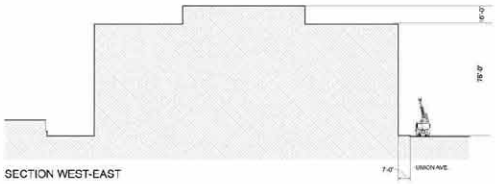
FIRE APPARATUS CROSS SECTIONS

OFFICE OPTION 1:



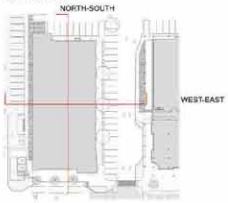


SECTION NORTH-SOUTH



SECTION WEST-EAST

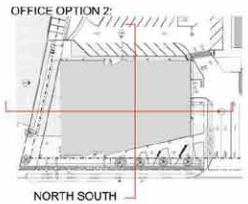
R3 FITNESS

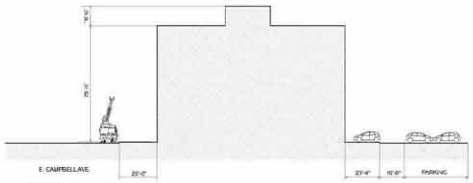


SECTION EAST-WEST

SECTION NORTH-SOUTH

OFFICE OPTION 2:





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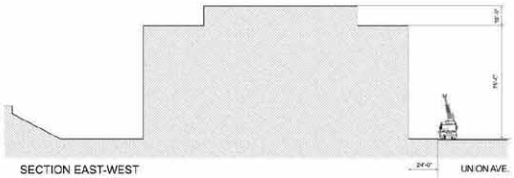

SECTION EAST-WEST

8/3/2015 5:06:11 PM

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510.836.3400 · LOWNEYarch.com

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REGISTERED PROFESSIONAL ENGINEER · No. 76550 · CIVIL · STATE OF CALIFORNIA

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2	12/15/15	PER CITY COMMENTS	DM

N PROJECT NORTH · N TRUE NORTH

DRAWN BY:
PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 08/07/15
SHEET TITLE:

FIRE TRUCK ACCESS DETAIL

SHEET NUMBER

C9.1

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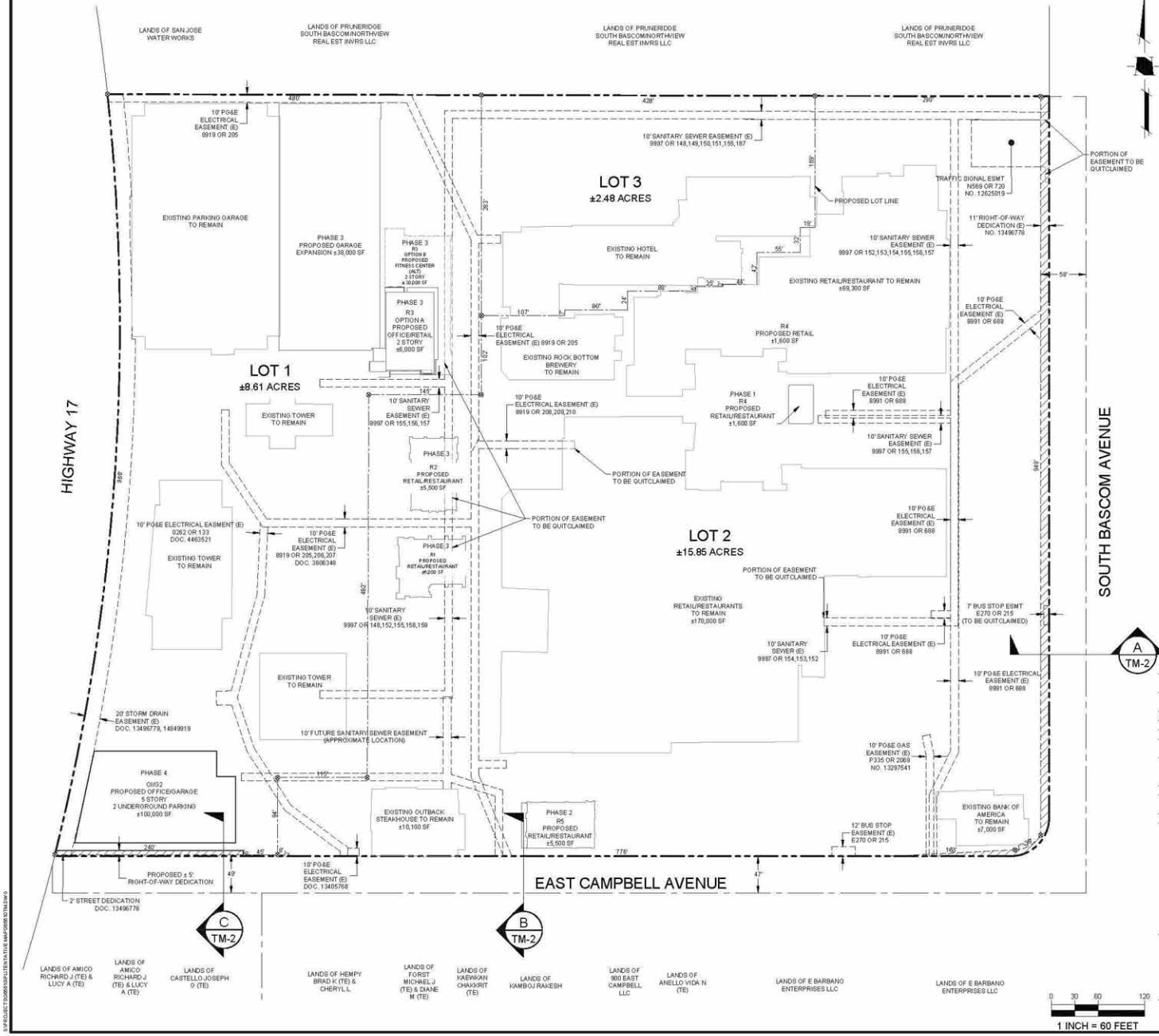

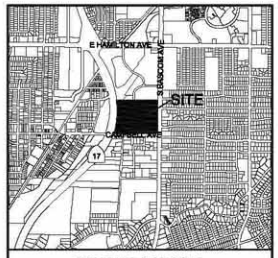

VICINITY MAP
NOT TO SCALE

LEGEND

TENTATIVE MAP BOUNDARY	
PROPOSED LOT LINE	
EXISTING PROPERTY LINE	
PROPOSED EASEMENT	
EXISTING EASEMENT	
CENTER LINE	
EXISTING BUILDING	
EXISTING	(E)
PROPOSED	(P)
NAIL & TAG SET & STAMPED "LS 8720"	⊗
RIGHT-OF-WAY DEDICATION	

GENERAL NOTES

• PROJECT NAME:	THE PRUNEYARD
• OWNER:	CFEP PRUNEYARD LLC 1901 S. BASCOM AVENUE CAMPBELL, CA 95008
• SUBDIVIDER:	ELLIS PARTNERS LLC 111 SUTTER ST #800 SAN FRANCISCO, CA 94104
• ENGINEER:	HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131
• STREET LOCATION:	1875 SOUTH BASCOM AVE.
• EXISTING ZONING:	GENERAL COMMERCIAL
• EXISTING GP DESIGNATION:	GENERAL COMMERCIAL
• EXISTING USE:	RETAIL, HOTEL, OFFICE
• PROPOSED USE:	RETAIL, HOTEL, OFFICE
• WATER SUPPLY:	SAN JOSE WATER COMPANY
• SEWAGE DISPOSAL:	WEST VALLEY SANITATION DISTRICT
• ASSESSOR'S PARCEL #(S):	288-04-011, 012, 014, 017, 025, 026
• TOTAL SITE AREA:	±27.24 ACRES
• RIGHT-OF-WAY DEDICATION:	±0.30 ACRES
• NET SITE AREA:	±26.94 ACRES
• EXISTING LOTS:	1 LOT
• PROPOSED LOTS:	3 LOTS

- THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: NCS-620466-CHIZ, DATED AUGUST 8, 2013.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY AERO-DEDDECTIC, DATED 8/15/2007.
- A FRONT, SIDE AND REAR SETBACK VARIANCE WILL BE REQUIRED.
- ALL EXISTING BUILDINGS TO REMAIN.
- THE PARCELS CREATED BY THIS MAP WILL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN A SEPARATE DOCUMENT TO BE RECORDED IN CONJUNCTION WITH THE MAP.
- THE COVENANTS SHALL BE RECORDED WHICH OBLIGATE EXISTING AND FUTURE PROPERTY OWNERS TO JOINTLY PROVIDE FOR STREET IMPROVEMENTS, AS REQUIRED BY CHAPTER 1124 OF THE CAMPBELL MUNICIPAL CODE.
- EASEMENTS NOTED AS FUTURE MAY BE REQUIRED IF NEW DEVELOPMENT OCCURS
- INGRESS/EGRESS, RECIPROCAL PARKING, UTILITY, STORM DRAIN RELEASE EASEMENTS ARE TO BE OUTLINED IN THE CC&Rs.
- EMERGENCY VEHICLE ACCESS EASEMENTS ARE TO BE DESIGNATED ON PARCEL MAP.
- THE "REVISED PRUNEYARD HOTEL PARCEL CREATION REPORT" DATED OCTOBER 5, 2015, BY LOWNEY ARCHITECTURE INCLUDES DOCUMENTATION FROM HANNA AND VAN ATTA SHOWING THE INTENT TO SUBDIVIDE THE PROPERTY INTO THREE SEPARATE PARCELS - ONE FOR RETAIL, ONE FOR THE HOTEL, AND ONE FOR THE OFFICE BUILDINGS INCLUDING THE PARKING GARAGE. THE PARCELS WOULD BE ALLOWED TO BE SEPARATELY OWNED AND FINANCED, BUT THERE WOULD BE COMMON AREAS AND OPERATIONAL AND MANAGEMENT CONTROLS THAT WOULD BE PART OF THE LEGAL DOCUMENTS. THIS WOULD INCLUDE THE MUTUAL ACCESS/EGRESS EASEMENTS TO MAINTAIN THE EXISTING EXITING SYSTEMS FOR THE EXISTING BUILDINGS. PRIOR TO CITY PARCEL CREATION APPROVAL, CITY BUILDING OFFICIAL TO PROVIDE DETERMINATION WHETHER THE PROPOSED ALTERNATE METHODS (PER CBC SECTION 1.2.2) TO THE SPECIFIC EGRESS REQUIREMENTS OF CBC SECTION 1014.2.1 TO ALLOW FOR EGRESS ACROSS ADJOINING PARCELS BY UTILIZING A MUTUAL ACCESS/EGRESS EASEMENT THAT WOULD BE RECORDED ON THE PARCEL MAP AND IN THE CCRS IS ACCEPTABLE.
- PRIOR TO CITY PARCEL CREATION APPROVAL, WHERE THE NEW PROPERTY LINES OCCUR IN DIFFERENT LOCATIONS THAN WHERE THE ASSUMED PROPERTY LINES WERE ASSUMED TO BE LOCATED WHEN THE BUILDINGS WERE ORIGINALLY PERMITTED THEN WALL RATINGS AND OPENING PROTECTIVES WILL NEED TO BE IMPROVED TO MEET 2013 CBC STANDARDS AS APPLICABLE AND DETAILED IN THE "REVISED PRUNEYARD HOTEL PARCEL CREATION REPORT" DATED OCTOBER 5, 2015, BY LOWNEY ARCHITECTURE. BUILDING PERMITS WILL BE REQUIRES FOR EACH BUILDING REQUIRING UPGRADES TO EXTERIOR WALL AND OPENING PROTECTION AND ALL SUCH PERMITS SHALL BE FINALED PRIOR TO RECORDING THE FINAL PARCEL MAP.
- PROJECT WILL PROVIDE MONUMENTATION PER CITY CODE 20.75.010. IN THE EVENT MONUMENTATION CANNOT BE PROVIDED PER CITY CODE, DOCUMENTATION AND PHOTOS WILL BE PROVIDED TO THE CITY ENGINEER INDICATING THE PREMISE FOR DEVIATION FROM CITY MONUMENTATION CODE.

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REGISTERED PROFESSIONAL ENGINEER STEPHAN ZUIJ No. 67606 Civil STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
PLN2015-77
THE PRUNEYARD
1875 SOUTH BASCOM AVE, CAMPBELL

NO	DATE	DESCRIPTION
3		
2		
1		
2	12/15/15	PER CITY COMMENTS
1	10/30/15	PER CITY COMMENTS

PROJECT NO:	3655.10
CAD DWG FILE:	3655.10-TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	ZJU
DATE:	July 21, 2015
SCALE:	1" = 60'

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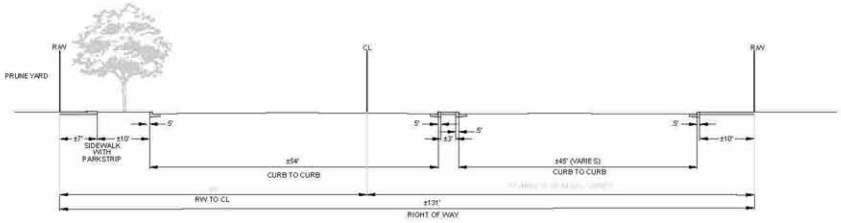
VESTING TENTATIVE PARCEL MAP

TM-1
OF 2

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND HMH HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR ANY LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OF HMH.

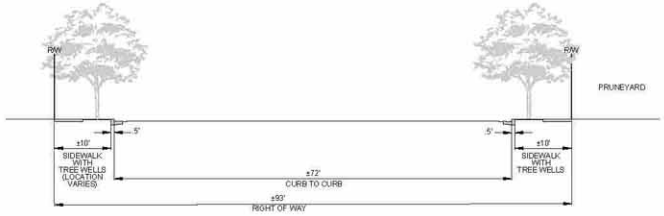
G:\PROJECT\3655\DWG\TENTATIVE MAP\3655-TM.DWG

PLOTTED: 12/15/2015 11:37 AM



(A) EXISTING S BASCOM AVENUE SECTION (TO REMAIN)

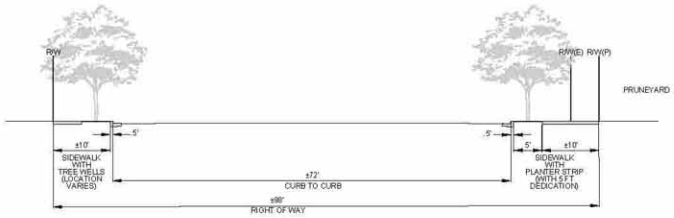
SCALE: NOT TO SCALE



(B) EXISTING E CAMPBELL AVENUE SECTION (TO REMAIN)*

SCALE: NOT TO SCALE

* EXCEPT WEST OF UNION AVENUE



(C) PROPOSED E CAMPBELL AVENUE SECTION *

SCALE: NOT TO SCALE

*WEST OF UNION AVENUE

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G:\PROJECT\03365\SHP\TENTATIVE MAP\3365 STM.DWG

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1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

REGISTERED PROFESSIONAL ENGINEER
STEPHAN ROHR
No. 57808
Civil
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP
PLN2015-77
THE PRUNEYARD
1875 SOUTH BASCOM AVE, CAMPBELL

NO	DATE	DESCRIPTION
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2		
1		
2	12/15/15	PER CITY COMMENTS
1	10/30/15	PER CITY COMMENTS

PROJECT NO:	3655.10
CAD DWG FILE:	3655.10 TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	ZJJ
DATE:	July 21, 2015
SCALE:	1" = 60'

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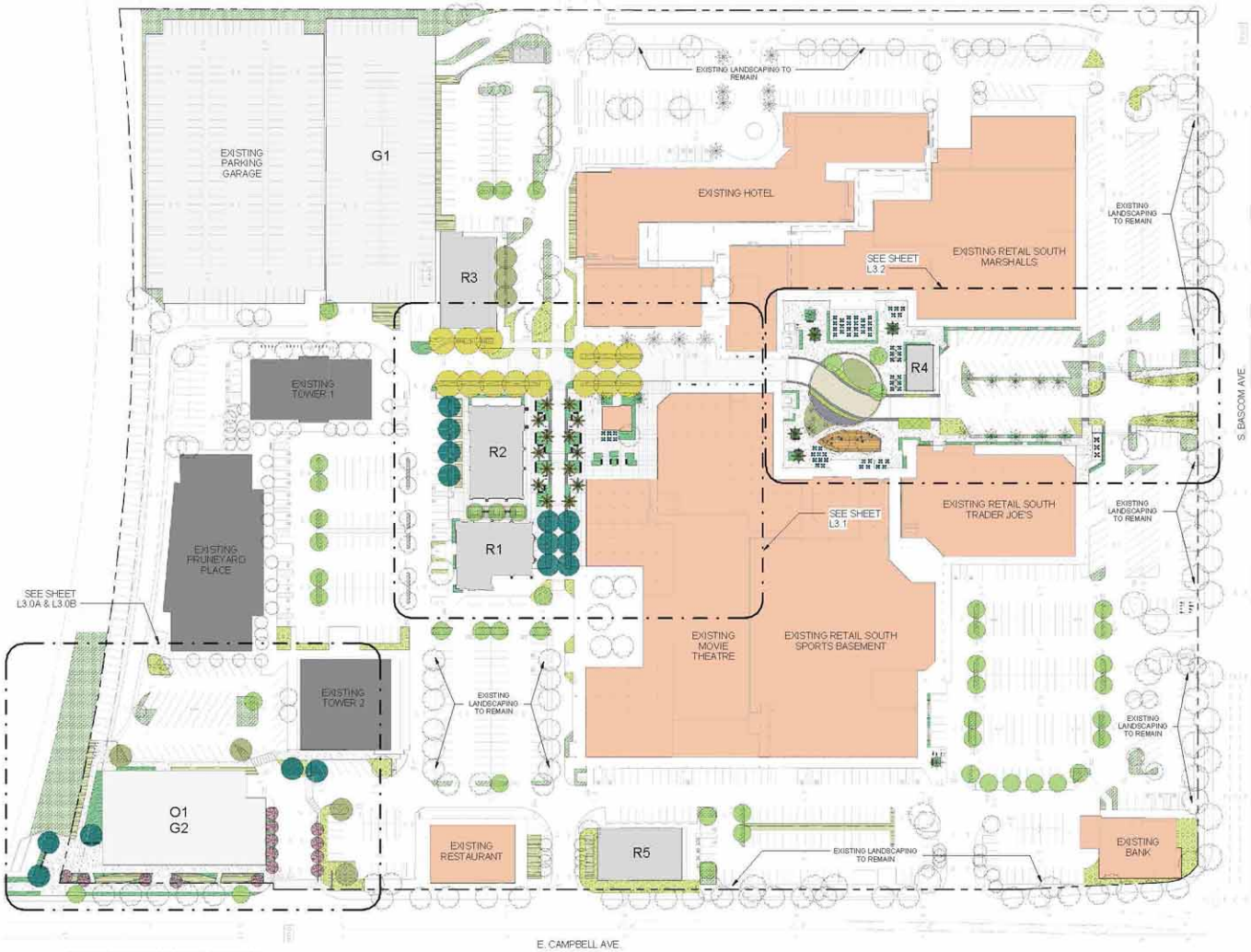
CROSS SECTIONS

TM-2

OF 2

PLOTTED: 12/15/2015 11:31:31 AM



IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM IS A COMBINATION OF SPRAY, DRIP AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS. THE SYSTEM WILL COMPLY WITH THE STATE WATER EFFICIENT LANDSCAPE REQUIREMENTS (CALIFORNIA CODE OF REGULATIONS, TITLE 23, CH. 2.7, DIV. 2).

CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.

THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

PLANT LEGEND

TREES

TYPE A TREES
(preliminary selections)
CELTIS SINENSIS
(Chinese Hackberry)
PLATANUS x ACERFOLIA
'COLUMBIA'
(Plane Tree)

TYPE B TREES
(preliminary selections)
QUERCUS FRAINETTO 'FOREST GREEN'
(Forest Green Oak)
LIRIODENDRON TULIPIFERA
(Tulip Tree)

TYPE C TREES
(preliminary selections)
ZELKOVA SERRATA 'VILLAGE GREEN'
(Village Green Japanese Zelkova)
NYSSA SYLVATICA
(Black Gum)

TYPE D TREES
(preliminary selections)
ULMUS PARVIFOLIA
(Chinese Elm)
KOELREUTERIA PANICULATA
(Golden Rain Tree)
PISTACIA CHINENSE
(Chinese Pistache)

TYPE E TREES
(preliminary selections)
SYAGRUS ROMANZOFFIANUM
(Queen Palm)
WASHINGTONIA FILIFERA x ROBUSTA
(Hybrid Fan Palm)

TYPE F TREES
(preliminary selections)
ARBUTUS 'MARINA'
(Marina Strawberry Tree)
LAGERSTROEMIA 'NATCHEZ'
(Crape Myrtle)
LAURUS 'SARATOGA'
(Saratoga Bay)

EXISTING TREE TO REMAIN

SHRUBS AND GROUNDCOVER

PEDESTRIAN PLANTING AREAS

TRANSITION PLANTING AREAS

PARKING LOT PLANTING AREAS

BARRIER PLANTING

STORMWATER TREATMENT AREAS

NO-MOW TURF

SITE PLANTERS

LARGE PLANTER POTS

MEDIUM PLANTER POTS

0 30 60 90 150ft

SCALE: 1" = 60'-0"

LOWNEY ARCHITECTURE
300 Seventh Street, Suite 100 Oakland, California 94612
510.836.5400 LOWNEYarch.com

PROJECT NAME
THE PRUNEYARD
CAMPBELL, CALIFORNIA

ELLIS PARTNERS

NOT FOR CONSTRUCTION

CONSULTANT
PGA design INC
LANDSCAPE ARCHITECTS
444 17th Street
Oakland CA 94612
tel 510.465.1284
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pgadesign.com

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	10/30/2015	ENTITLEMENT RESUB.	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: CJ, SG
PROJECT NUMBER: PRUNEYARD
SHEET ISSUE DATE: 08/07/2015
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L1.0

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EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- 000 TREE NUMBER - SEE TREE INVENTORY, SHEETS L2.1 AND L2.2

NOTE:

SEE EXISTING TREE INVENTORY, SHEETS L2.1 AND L2.2

SCALE: 1" = 60'-0"

LOWNEY ARCHITECTURE

PROJECT NAME

THE PRUNEYARD

CAMPBELL, CALIFORNIA

ELLIS PARTNERS

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SHEET ISSUE DATE: 08/07/2015
SHEET TITLE:

TREE REMOVAL & PRESERVATION PLAN

SHEET NUMBER

L2.0

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EXISTING TREE INVENTORY

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
1	Platanus acerifolia	London Plane	12.8	YES	4	Good	X
2	Ulmus parvifolia	Chinese Elm	12.4	YES	3	Moderate	
3	Ulmus parvifolia	Chinese Elm	10.8		3	Moderate	
4	Pistacia chinensis	Chinese Pistache	4.6		4	Moderate	
5	Koelreuteria paniculata	Goldenrain Tree	11.7		2	Poor	
6	Koelreuteria paniculata	Goldenrain Tree	9.8		3	Moderate	
7	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	
8	Melaleuca linarifolia	Paperbark	31.8	YES	4	Good	
9	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Good	
10	Koelreuteria paniculata	Goldenrain Tree	12	YES	4	Good	
11	Koelreuteria paniculata	Goldenrain Tree	9.6		4	Good	
12	Koelreuteria paniculata	Goldenrain Tree	10		4	Good	X
13	Koelreuteria paniculata	Goldenrain Tree	11.2		4	Moderate	X
14	Pistacia chinensis	Chinese Pistache	8.2		5	Moderate	X
15	Koelreuteria paniculata	Goldenrain Tree	6		4	Moderate	X
16	Koelreuteria paniculata	Goldenrain Tree	11.8		4	Moderate	X
17	Platanus acerifolia	London Plane	10.5		4	Good	X
18	Koelreuteria paniculata	Goldenrain Tree	10.8		3	Moderate	X
19	Koelreuteria paniculata	Goldenrain Tree	4.3		1	Poor	X
20	Koelreuteria paniculata	Goldenrain Tree	9.4		4	Moderate	X
21	Koelreuteria paniculata	Goldenrain Tree	11.7		4	Moderate	X
22	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Moderate	X
23	Koelreuteria paniculata	Goldenrain Tree	7		4	Good	X
24	Koelreuteria paniculata	Goldenrain Tree	10.2		4	Good	X
25	Koelreuteria paniculata	Goldenrain Tree	8.2		4	Moderate	X
26	Koelreuteria paniculata	Goldenrain Tree	13.1		3	Moderate	X
27	Koelreuteria paniculata	Goldenrain Tree	8.5		3	Moderate	X
28	Koelreuteria paniculata	Goldenrain Tree	5.4		2	Moderate	X
29	Koelreuteria paniculata	Goldenrain Tree	5.6		3	Moderate	X
30	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	X
31	Pistacia chinensis	Chinese Pistache	7.7		3	Moderate	X
32	Pistacia chinensis	Chinese Pistache	5.9		4	Moderate	X
33	Pistacia chinensis	Chinese Pistache	6		3	Moderate	X
34	Liquidambar styraciflua	Sweet Gum	14.9	YES	4	Good	X
35	Pistacia chinensis	Chinese Pistache	7.9		5	Good	
36	Pistacia chinensis	Chinese Pistache	5.6		4	Good	
37	Pistacia chinensis	Chinese Pistache	7.8		4	Good	
38	Pistacia chinensis	Chinese Pistache	8.7		4	Good	
39	Pistacia chinensis	Chinese Pistache	5.4		4	Good	
40	Acer platanoides	Norway Maple	12.5	YES	4	Good	X
41	Callistemon viminalis	Weeping Bottlebrush	11		3	Moderate	X
42	Fraxinus 'Fan West'	Ash	29.3	YES	5	Good	X
43	Ulmus parvifolia	Chinese Elm	4.5		5	Good	X
44	Lagerstroemia indica	Crape Myrtle	4.2		4	Moderate	
45	Lagerstroemia indica	Crape Myrtle	4.8		4	Moderate	
46	Lagerstroemia indica	Crape Myrtle	4.5		4	Moderate	
47	Lagerstroemia indica	Crape Myrtle	5		4	Moderate	
48	Pistacia chinensis	Chinese Pistache	9.9		4	Good	
49	Pistacia chinensis	Chinese Pistache	10		4	Good	
50	Pistacia chinensis	Chinese Pistache	8		4	Good	
51	Olea europaea	Olive	40.8	YES	3	Poor	X
52	Pistacia chinensis	Chinese Pistache	8.4		4	Good	
53	Pinus canariensis	Canary Island Pine	23.9	YES	3	Moderate	
54	Olea europaea	Olive	15.9	YES	2	Poor	
55	Olea europaea	Olive	28.6		3	Moderate	
56	Olea europaea	Olive	23.8	YES	3	Moderate	
57	Olea europaea	Olive	26	YES	3	Moderate	
58	Olea europaea	Olive	28.4		3	Moderate	
59	Olea europaea	Olive	25.5		3	Moderate	
60	Olea europaea	Olive	23.8	YES	3	Moderate	X
61	Olea europaea	Olive	25.3	YES	3	Moderate	X
62	Olea europaea	Olive	22.8	YES	3	Moderate	X
63	Pinus canariensis	Canary Island Pine	20.5	YES	2	Moderate	X
64	Ulmus parvifolia	Chinese Elm	11.9		3	Moderate	X
65	Ulmus parvifolia	Chinese Elm	30.4		4	Moderate	X
66	Pinus pinea	Italian Stone Pine	39.2	YES	4	Good	
67	Olea europaea	Olive	24.4		2	Poor	X
68	Olea europaea	Olive	31		2	Moderate	X
69	Olea europaea	Olive	20.5		2	Poor	X
70	Pyrus calleryana	Ornamental Pear	7.1		4	Good	X
71	Pyrus calleryana	Ornamental Pear	6.1		4	Good	X
72	Pyrus calleryana	Ornamental Pear	8.4		4	Good	X
73	Pyrus calleryana	Ornamental Pear	8.1		4	Good	X
74	Pyrus calleryana	Ornamental Pear	8.3		4	Good	X
75	Pyrus calleryana	Ornamental Pear	7.8		4	Good	X
76	Prunus cerasifera	Cherry Plum	11.4		4	Good	X
77	Prunus cerasifera	Cherry Plum	11.8		4	Good	X
78	Prunus cerasifera	Cherry Plum	10.7		4	Moderate	X
79	Pyrus calleryana	Ornamental Pear	8.7		4	Moderate	X
80	Pyrus calleryana	Ornamental Pear	7.5		4	Moderate	X
81	Pyrus calleryana	Ornamental Pear	10.2		4	Moderate	X
82	Pyrus calleryana	Ornamental Pear	11.5		4	Moderate	
83	Olea europaea	Olive	28.7		3	Moderate	X
84	Olea europaea	Olive	22.2		3	Moderate	X
85	Olea europaea	Olive	29.3		2	Poor	X
86	Ulmus parvifolia	Chinese Elm	22	YES	5	Good	X
87	Schinus molle	Peruvian Peppertree	40	YES	3	Moderate	X
88	Ulmus parvifolia	Chinese Elm	23	YES	5	Good	X
89	Olea europaea	Olive	40	YES	2	Moderate	X
90	Olea europaea	Olive	27.5	YES	2	Poor	X
91	Olea europaea	Olive	34	YES	2	Poor	X
92	Pinus canariensis	Canary Island Pine	24	YES	4	Moderate	X
93	Pinus pinea	Italian Stone Pine	15.6	YES	3	Poor	X
94	Olea europaea	Olive	22.4		3	Moderate	
95	Olea europaea	Olive	30.4		2	Poor	
96	Ulmus parvifolia	Chinese Elm	17.4	YES	5	Moderate	
97	Olea europaea	Olive	21.4		2	Poor	
98	Olea europaea	Olive	27.2	YES	2	Poor	
99	Ulmus parvifolia	Chinese Elm	10.8		5	Good	
100	Eriobotrya deflexa	Bronze Loquat	18.5	YES	4	Good	X
101	Olea europaea	Olive	32.6	YES	3	Moderate	X
102	Olea europaea	Olive	40.7		4	Good	X
103	Olea europaea	Olive	40.5		4	Good	X
104	Olea europaea	Olive	33.2	YES	4	Good	
105	Ulmus parvifolia	Chinese Elm	22.4	YES	5	Good	
106	Olea europaea	Olive	27.5	YES	2	Poor	
107	Olea europaea	Olive	32.7	YES	2	Poor	
108	Olea europaea	Olive	39.4	YES	2	Poor	X
109	Olea europaea	Olive	33	YES	2	Poor	X
110	Olea europaea	Olive	35.1	YES	2	Moderate	
111	Olea europaea	Olive	37.2	YES	3	Moderate	
112	Cedrus deodara	Deodar Cedar	12.5	YES	4	Moderate	
113	Olea europaea	Olive	24.2	YES	3	Moderate	X
114	Fraxinus species	Ash	23.5	YES	3	Poor	
115	Olea europaea	Olive	18		1	Poor	X
116	Olea europaea	Olive	11.8		2	Poor	X
117	Grevillea robusta	Silky Oak	23.2	YES	3	Poor	X
118	Olea europaea	Olive	44.4		3	Moderate	X
119	Olea europaea	Olive	13.3	YES	2	Moderate	
120	Olea europaea	Olive	17.8		2	Moderate	
121	Olea europaea	Olive	18.1		2	Moderate	
122	Olea europaea	Olive	22.4		3	Moderate	
123	Olea europaea	Olive	21.9		3	Moderate	X
124	Olea europaea	Olive	22	YES	3	Moderate	X
125	Geijera parviflora	Australian Willow	16.4	YES	2	Poor	X
126	Olea europaea	Olive	30.5	YES	3	Moderate	X
127	Olea europaea	Olive	38.1		2	Poor	X
128	Olea europaea	Olive	29.8	YES	2	Moderate	X
129	Olea europaea	Olive	21.6	YES	2	Moderate	X
130	Olea europaea	Olive	34.7	YES	2	Poor	X
131	Olea europaea	Olive	19.8		1	Poor	X
132	Ulmus parvifolia	Chinese Elm	21.6	YES	5	Moderate	X
133	Ulmus parvifolia	Chinese Elm	8.5		4	Moderate	X
134	Ulmus parvifolia	Chinese Elm	10.8		4	Moderate	X
135	Ulmus parvifolia	Chinese Elm	7.9		4	Moderate	X
136	Ulmus parvifolia	Chinese Elm	9.5		4	Moderate	X
137	Melaleuca linarifolia	Paperbark	25.5	YES	2	Poor	X
138	Ulmus parvifolia	Chinese Elm	8.6		4	Moderate	X
139	Ulmus parvifolia	Chinese Elm	9.6		4	Moderate	X
140	Ulmus parvifolia	Chinese Elm	10.3		4	Moderate	X
141	Ulmus parvifolia	Chinese Elm	9.5		5	Moderate	X
142	Ulmus parvifolia	Chinese Elm	9		4	Moderate	X
143	Olea europaea	Olive	28.5	YES	3	Poor	X
144	Olea europaea	Olive	25.5	YES	3	Moderate	X
145	Ulmus parvifolia	Chinese Elm	10.6		5	Moderate	X
146	Ulmus parvifolia	Chinese Elm	10.8		5	Moderate	X
147	Ulmus parvifolia	Chinese Elm	11.4		4	Moderate	X
148	Magnolia grandiflora	Southern Magnolia	15	YES	4	Good	
149	Schinus terebinthifolius	Brazilian Pepper	49.6	YES	3	Poor	
150	Ulmus parvifolia	Chinese Elm	8.7		4	Moderate	X
151	Populus nigra	Lombardy poplar	14.8	YES	4	Moderate	X
152	Olea europaea	Olive	13.2		5	Good	X
153	Olea europaea	Olive	13		5	Good	X
154	Ulmus parvifolia	Chinese Elm	8.2		4	Moderate	X
155	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
156	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	
157	Xylosma congestum	Xylosma	13.6	YES	3	Moderate	
158	Syagrus romanzoffiana	Queen Palm	11		4	Moderate	
159	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	X
160	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
161	Washingtonia robusta	Mexican Fan Palm	14.3	YES	4	Good	X
162	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Good	X
163	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	
164	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	
165	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
166	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
167	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
168	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
169	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
170	Washingtonia robusta	Mexican Fan Palm	13.9	YES	4	Moderate	
171	Washingtonia robusta	Mexican Fan Palm	12.2	YES	4	Moderate	
172	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Moderate	
173	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
174	Washingtonia robusta	Mexican Fan Palm	14.7	YES	4	Moderate	X
175	Washingtonia robusta	Mexican Fan Palm	16.3	YES	4	Moderate	X
176	Washingtonia robusta	Mexican Fan Palm	12.9	YES	4	Moderate	X
177	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	X
178	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	X
179	Syagrus romanzoffiana	Queen Palm	10.6		4	Moderate	
180	Olea europaea	Olive	37	YES	4	Moderate	
181	Olea europaea	Olive	41.1		4	Moderate	
182	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
183	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
184	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
185	Washingtonia robusta	Mexican Fan Palm	14.4	YES	4	Moderate	
186	Washingtonia robusta	Mexican Fan Palm	15.9	YES	4	Moderate	
187	Washingtonia robusta	Mexican Fan Palm	15.2	YES	4	Moderate	
188	Platanus acerifolia	London Plane	15.5	YES	5	Good	
189	Platanus acerifolia	London Plane	20.5	YES	4	Good	
190	Platanus acerifolia	London Plane	19.5	YES	5	Good	
191	Platanus acerifolia	London Plane	15.9	YES	5	Good	
192	Platanus acerifolia	London Plane	14.2	YES	4	Good	
193	Platanus acerifolia	London Plane	11.1		4	Good	
194	Platanus acerifolia	London Plane	13.8	YES	4	Good	
195	Platanus acerifolia	London Plane	16.3	YES	4	Good	
196	Platanus acerifolia	London Plane	16.2	YES		Good	
197	Pinus canariensis	Canary Island Pine	25	YES		Moderate	
198	Pistacia chinensis	Chinese Pistache	10.9			Moderate	
199	Pistacia chinensis	Chinese Pistache	11.3		4	Good	
200	Pistacia chinensis	Chinese Pistache	6.3		3	Moderate	
201	Pistacia chinensis	Chinese Pistache	8.3		3	Good	
202	Pistacia chinensis	Chinese Pistache	5.8		3	Good	
203	Pistacia chinensis	Chinese Pistache	7.6		4	Good	
204	Pistacia chinensis	Chinese Pistache	8.1		4	Good	
205	Pistacia chinensis	Chinese Pistache	6.5		3	Moderate	
206	Geijera parviflora	Australian Willow	19.2	YES	4	Good	
207	Pistacia chinensis	Chinese Pistache	12.0	YES	4	Good	
208	Geijera parviflora	Australian Willow	18.5	YES	5	Good	
209	Schinus molle	Peruvian Peppertree	31.5	YES	3	Moderate	
210	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
211	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.5		4	Good	
212	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		3	Moderate	
213	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.5		4	Good	
214	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.2		4	Good	
215	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		4	Good	
216	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		4	Good	
217	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		4	Good	
218	Pinus canariensis	Canary Island Pine	21.3	YES	4	Good	
219	Pinus canariensis	Canary Island Pine	24.2	YES	4	Good	

11/16/2015 1:53:21 PM

LOWNEY ARCHITECTURE
510.836.3400 LOWNEYarch.com

PROJECT NAME

THE PRUNEYARD

CAMPBELL, CALIFORNIA

ELLIS PARTNERS

NOT FOR CONSTRUCTION

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: CJ, KF

PROJECT NUMBER: PRUNEYARD

SHEET ISSUE DATE: 08/07/2015

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NUMBER

L2.1

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TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
220	Phoenix canariensis	Canary Island Date Palm	31.3	YES	4	Good	
221	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.1		4	Good	X
222	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	X
223	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	X
224	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.1		5	Good	X
225	Koelreuteria paniculata	Goldenrain Tree	12.1	YES	4	Good	X
226	Koelreuteria paniculata	Goldenrain Tree	10.5		4	Good	X
227	Koelreuteria paniculata	Goldenrain Tree	11.0		4	Good	X
228	Koelreuteria paniculata	Goldenrain Tree	2.9		2	Poor	X
229	Koelreuteria paniculata	Goldenrain Tree	8.7		4	Good	X
230	Pistacia chinensis	Chinese Pistache	8.9		3	Moderate	
231	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
232	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
233	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
234	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.3		4	Good	
235	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	
236	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.7		4	Good	
237	Olea europaea	Olive	26.0	YES	3	Moderate	
238	Pistacia chinensis	Chinese Pistache	8.2		5	Good	
239	Olea europaea	Olive	31.4	YES	3	Moderate	
240	Platanus acerifolia	London Plane	16.7	YES	5	Good	
241	Platanus acerifolia	London Plane	12.6	YES	5	Good	
242	Platanus acerifolia	London Plane	13.2	YES	5	Good	
243	Platanus acerifolia	London Plane	13.3	YES	5	Good	
244	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.4		5	Good	
245	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.9		5	Good	
246	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		5	Good	
247	Platanus acerifolia	London Plane	11.0		4	Good	
248	Platanus acerifolia	London Plane	13.3	YES	4	Good	
249	Koelreuteria paniculata	Goldenrain Tree	10.7		3	Moderate	
250	Koelreuteria paniculata	Goldenrain Tree	8.8		4	Good	
251	Koelreuteria paniculata	Goldenrain Tree	9.2		4	Good	
252	Koelreuteria paniculata	Goldenrain Tree	11.4		4	Good	
253	Koelreuteria paniculata	Goldenrain Tree	11.5		4	Good	X
254	Koelreuteria paniculata	Goldenrain Tree	9.9		3	Moderate	X
255	Koelreuteria paniculata	Goldenrain Tree	10.0		5	Good	X
256	Koelreuteria paniculata	Goldenrain Tree	7.2		5	Good	X
257	Koelreuteria paniculata	Goldenrain Tree	10.8		5	Good	X
258	Koelreuteria paniculata	Goldenrain Tree	6.7		3	Poor	X
259	Koelreuteria paniculata	Goldenrain Tree	8.3		3	Poor	X
260	Koelreuteria paniculata	Goldenrain Tree	8.1		5	Good	X
261	Platanus acerifolia	London Plane	11.9		5	Good	
262	Platanus acerifolia	London Plane	15.1	YES	4	Good	
263	Platanus acerifolia	London Plane	18.2	YES	5	Good	
264	Platanus acerifolia	London Plane	18.5	YES	5	Good	
265	Syagrus romanzoffiana	Queen Palm	11.0		2	Poor	
266	Platanus acerifolia	London Plane	14.7	YES	5	Good	
267	Platanus acerifolia	London Plane	13.4	YES	5	Good	
268	Platanus acerifolia	London Plane	18.7	YES	5	Good	
269	Melaleuca linariifolia	Paperbark	40.1		4	Good	
270	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Good	
271	Washingtonia robusta	Mexican Fan Palm	17.8	YES	4	Moderate	
272	Washingtonia robusta	Mexican Fan Palm	13.2	YES	4	Moderate	
273	Washingtonia robusta	Mexican Fan Palm	14.1	YES	4	Moderate	
274	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Moderate	
275	Melaleuca linariifolia	Paperbark	29.1	YES	4	Good	X
276	Pyrus calleryana	Ornamental Pear	17.0		4	Moderate	
277	Platanus acerifolia	London Plane	10.4		5	Good	X
278	Platanus acerifolia	London Plane	9.4		4	Good	
279	Platanus acerifolia	London Plane	8.1		4	Good	
280	Platanus acerifolia	London Plane	7.9		4	Good	
281	Platanus acerifolia	London Plane	8.3		4	Moderate	
282	Platanus acerifolia	London Plane	7.5		4	Moderate	
283	Platanus acerifolia	London Plane	11.0		5	Good	
284	Platanus acerifolia	London Plane	10.2		5	Good	X
285	Koelreuteria paniculata	Goldenrain Tree	10.5		5	Good	
286	Olea europaea	Olive	12.8		4	Good	
287	Olea europaea	Olive	8.4		4	Good	
288	Olea europaea	Olive	17.3		5	Good	
289	Olea europaea	Olive	13.3		4	Good	
290	Olea europaea	Olive	19.7		5	Good	
291	Prunus cerasifera	Cherry Plum	8.1		2	Poor	X
292	Prunus cerasifera	Cherry Plum	8.5		0	Poor	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
293	Prunus cerasifera	Cherry Plum	7.2		0	Poor	X
294	Ulmus parvifolia	Chinese Elm	14.0	YES	4	Good	
295	Ulmus parvifolia	Chinese Elm	6.9		4	Moderate	
296	Ulmus parvifolia	Chinese Elm	7.7		3	Moderate	X
297	Platanus acerifolia	London Plane	12.8	YES	5	Good	X
298	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
299	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
300	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
301	Lagerstroemia indica 'Natchez'		2.0		4	Good	
302	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.6		4	Good	
303	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.9		4	Good	
304	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
305	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
306	Pistacia chinensis	Chinese Pistache	7.0		5	Good	
307	Pinus canariensis	Canary Island Pine	18.0	YES	4	Good	
308	Ulmus parvifolia	Chinese Elm	13.0	YES	4	Good	
309	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
310	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.2		4	Good	
311	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
312	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
313	Prunus cerasifera	Cherry Plum	10.3		1	Poor	X
314	Prunus cerasifera	Cherry Plum	9.6		1	Poor	X

PROTECTED TREES TO BE REPLACED

TRUNK SIZE OF REMOVED TREE (MEASURED AT 4' ABOVE GRADE)	NUMBER OF REPLACEMENT TREES	REPLACEMENT SIZE
12 - 24"	30	24" BOX
GREATER THAN 24"	17	36" BOX
TOTAL	47	

ALL OTHER PROPOSED TREES TO BE 5 GALLON SIZE, MINIMUM.

LOWNEY ARCHITECTURE

PROJECT NAME

THE PRUNEYARD

CAMPBELL, CALIFORNIA

ELLIS PARTNERS

NOT FOR CONSTRUCTION

CONSULTANT

PGA design INC
LANDSCAPE ARCHITECTS
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Oakland CA 94612
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fax 510.465.1256
pgadesign.com

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: KF, CJ

PROJECT NUMBER: PRUNEYARD

SHEET ISSUE DATE: 08/07/2015

SHEET TITLE:

EXISTING TREE INVENTORY

SHEET NUMBER:

L2.2

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11/16/2015 1:53:36 PM

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THE PRUNEYARD

CAMPBELL, CALIFORNIA

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DRAWN BY: CJ, SG

PROJECT NUMBER: PRUNEYARD

SHEET ISSUE DATE: 08/07/2015

SHEET TITLE:

LANDSCAPE ENLARGEMENT PLAN ALT 1

SHEET NUMBER:

L3.0A

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SHEET TITLE:

LANDSCAPE ENLARGEMENT PLAN ALT 2

SHEET NUMBER:

L3.0B

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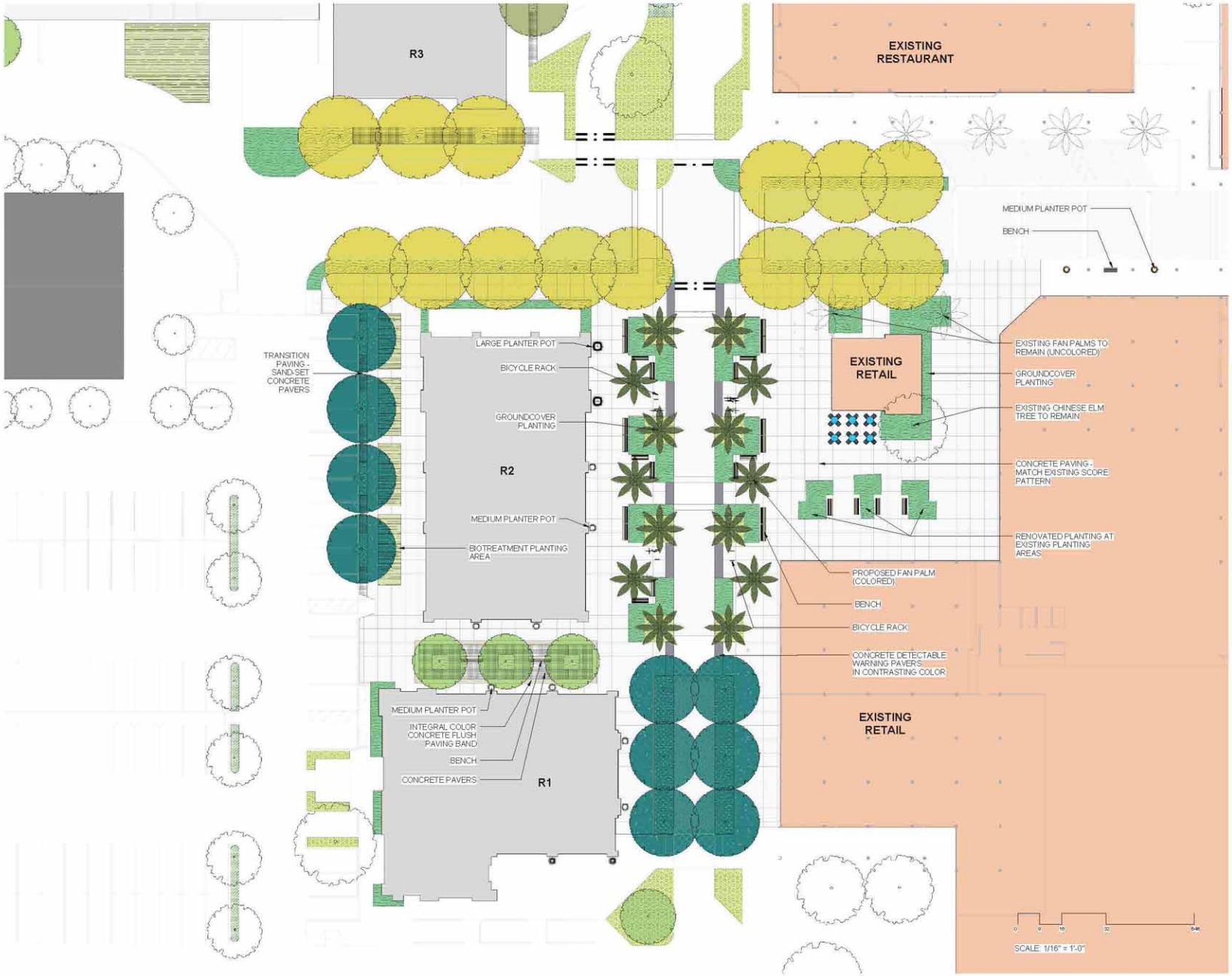

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PROJECT NAME

THE PRUNEYARD

CAMPBELL, CALIFORNIA

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L3.1

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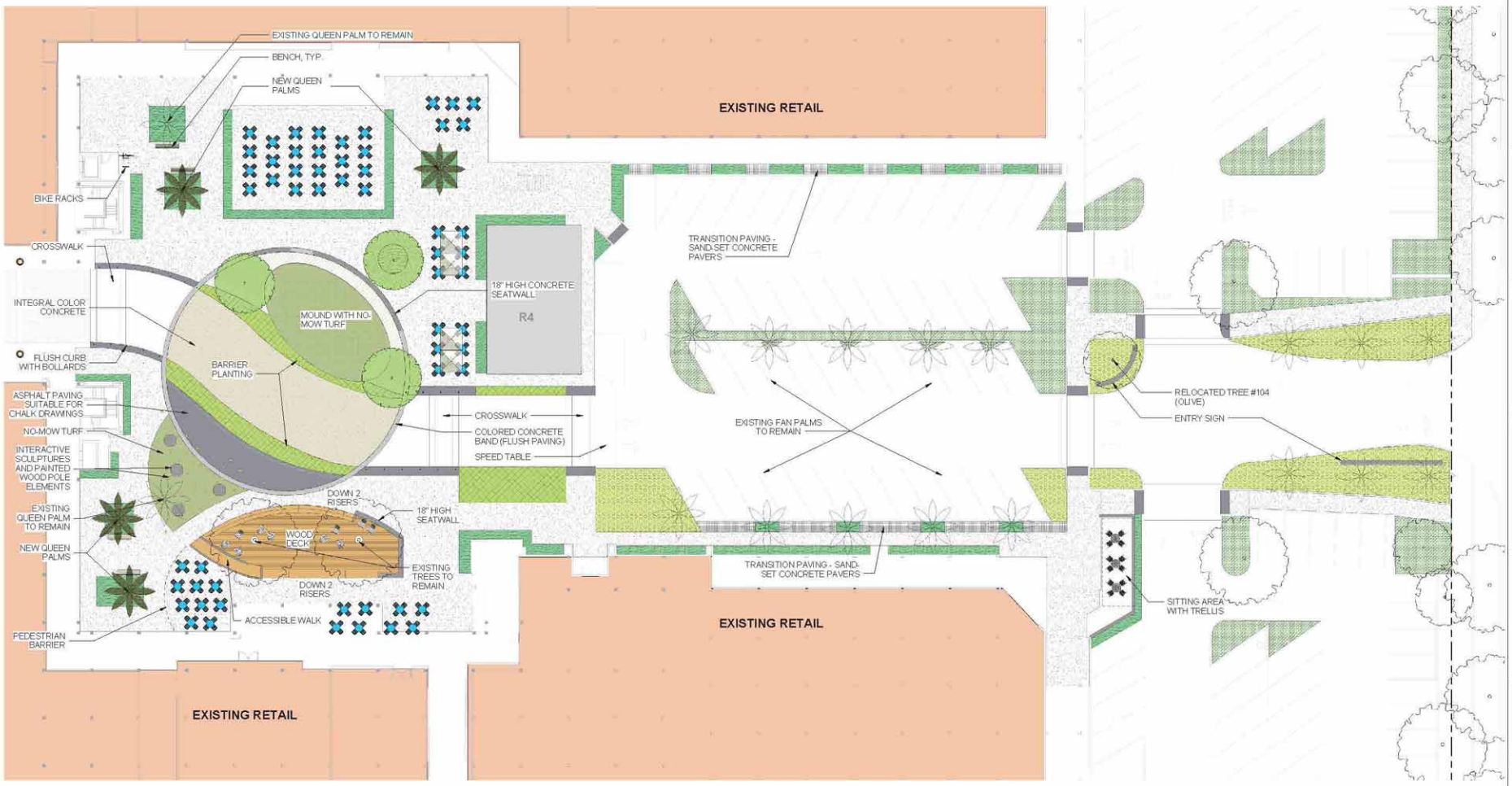

SCALE: 1/16" = 1'-0"

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LANDSCAPE ENLARGMENT PLAN

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L3.2

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PRELIMINARY PLANT PALETTE

TREES

TYPE A TREES

Celtis sinensis
Chinese Hackberry

Platanus 'Columbia'
Plane Tree

TYPE B TREES

Liriodendron tulipifera
Tulip Tree

Quercus frainetto 'Forest Green'
Forest Green Oak

TYPE C TREES

Ulmus parvifolia
Chinese Elm

Koelreuteria paniculata
Golden Rain Tree

Pistacia chinensis
Chinese Pistache

TYPE D TREES

Ulmus parvifolia
Chinese Elm

Koelreuteria paniculata
Golden Rain Tree

TYPE E TREES

Syagrus romanzoffiana
Queen Palm

Washingtonia filifera x robusta
Hybird Fan Palm

EXISTING TREE TO REMAIN

SHRUBS AND GROUNDCOVER

PEDESTRIAN PLANTING AREAS

Lomandra longifolia 'Breeze'
Dwarf Mat Rush

Agave attenuata
Foxtail Agave

Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita

Olea 'Little Ollie'
Dwarf Olive

Chondropetalum tectorum
Cape Rush

Chamaerops humilis
Mediterranean Fan Palm

TRANSITION PLANTING AREAS

Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita

Senecio mandraliscae
Kleinia

Aloe 'Blue Elf'
Blue Elf Aloe

PARKING LOT PLANTING AREAS

Myoporum parvifolium
Creeping Myoporum

Rosmarinus 'Irene'
Creeping Rosemary

Bulbine frutescens
Stalked Bulbine

BARRIER PLANTING

Westringia fruticosa
Coast Rosemary

Correa 'Dusky Bells'
Red Australian Fuchsia

Grevillea lanigera
Woolly Grevillea

STORMWATER TREATMENT AREAS

Juncus patens
California Gray Rush

Muhlenbergia rigens
Deer Grass

Iris douglasiana
Douglas Iris

NO-MOW TURF

No Mow Turf

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LOWNEY ARCHITECTURE
510.836.6400 LOWNEYarch.com

PROJECT NAME
THE PRUNEYARD
CAMPBELL, CALIFORNIA

ELLIS PARTNERS

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PROJECT NUMBER: PRUNEYARD
SHEET ISSUE DATE: 08/07/2015
SHEET TITLE:
PLANT MATERIALS

SHEET NUMBER
L4.0

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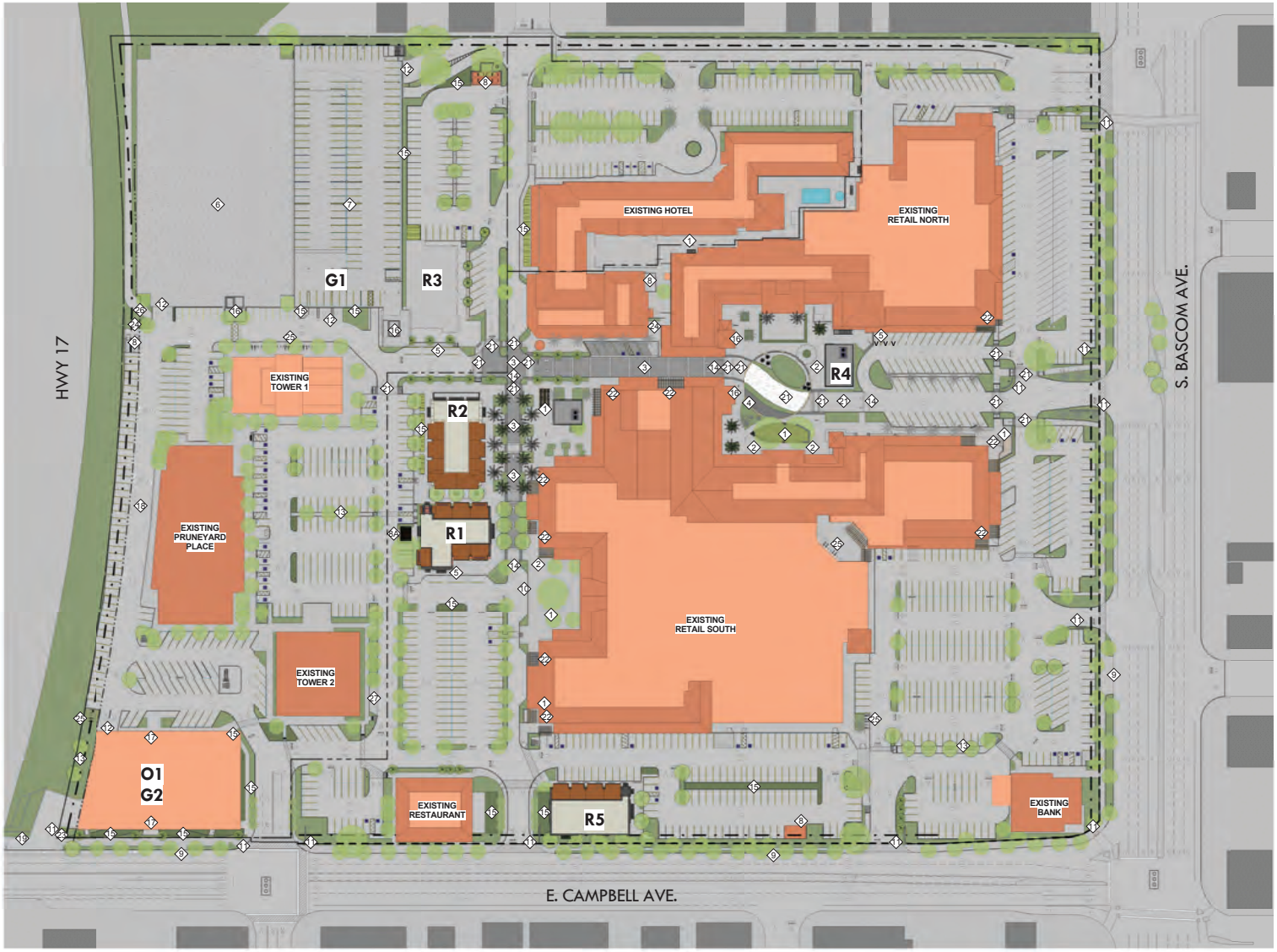
Attachment 3



1 SITE PLAN
1" = 60'-0"

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SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC

KEY NOTES

1. NEW SEATING AREA
2. NEW OUTDOOR DINING AREA
3. NEW STAMPED ASPHALT PAVING
4. CHILDREN'S PLAY AREA
5. VALET DROP OFF AREA / OFF PEAK LOADING
6. EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
7. NEW PARKING GARAGE
8. (E) TRASH ENCLOSURE
9. NEW TRASH ENCLOSURE
10. BUS STOP
11. DROP OFF AREA
12. NEW SIGNAGE, SEE SIGNAGE PACKAGE
13. PARKING GARAGE ENTRY/EXIT
14. NEW PEDESTRIAN CIRCULATION
15. SPEED TABLE, RAMP UP
16. LANDSCAPE WATER TREATMENT AREA
17. PUBLIC ELEVATORS
18. OFFICE ENTRY LOBBY
19. NEW BIKE LANE
20. NEW PORTALS PROJECT
21. NEW STRIPING TO ACOMMODATE LEFT TURN
22. STAMPED CONCRETE
23. ARCADE REMOVAL / TRELLIS CREATION
24. PUBLIC ART IN NEW PLAZA
25. ENCLOSURE SCREENING
26. BIKE CORRAL
27. IMPROVED BIKE TRAIL ACCESS & MARKERS
28. OFFICE LOADING ZONE

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

SITE PLAN

SHEET NUMBER

A1.1

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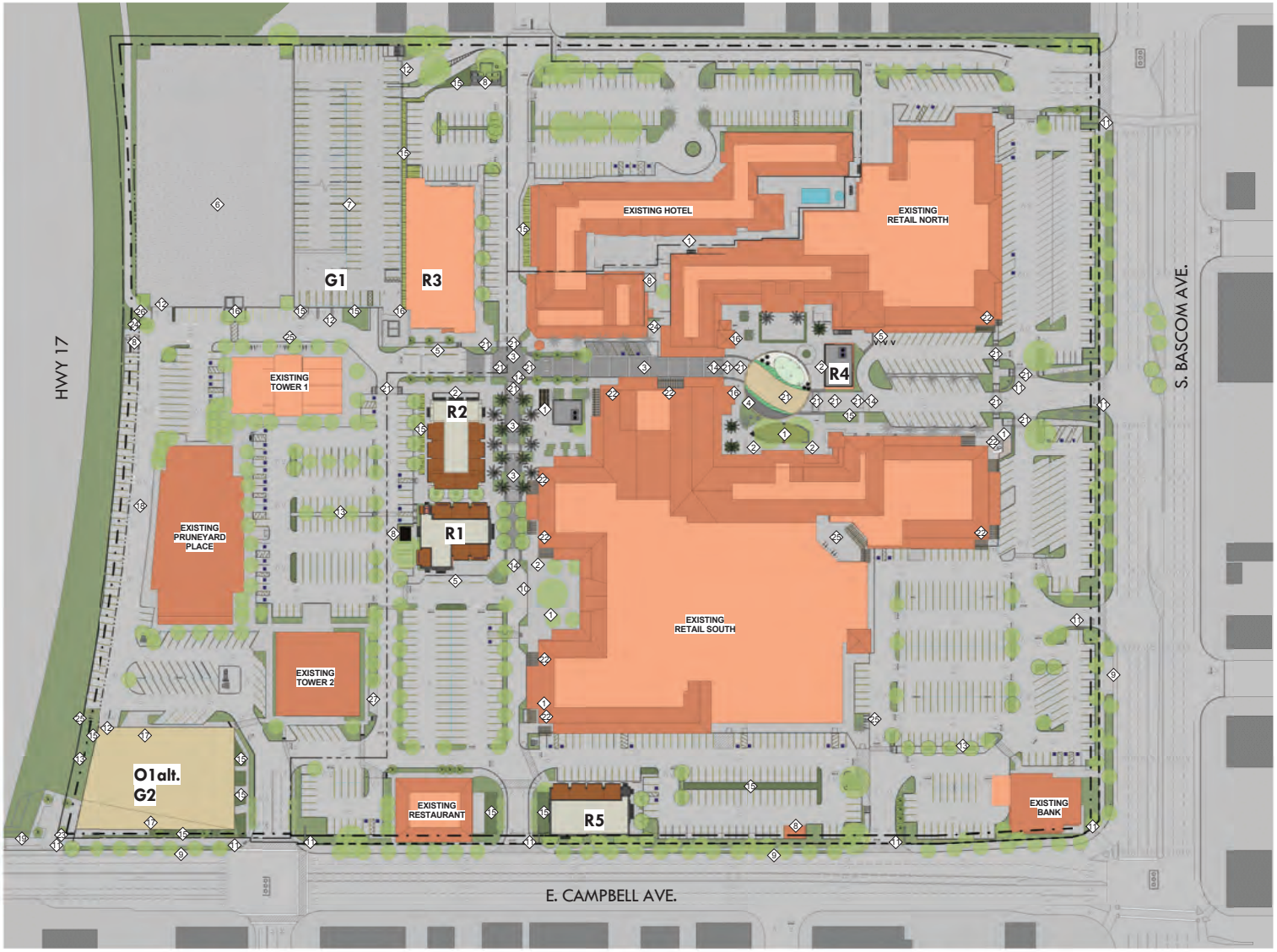

1 SITE PLAN ALT. R3 FITNESS & OFFICE ALT.
1" = 60'-0"

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SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS.

OPTIONAL POOL ON R3 SHOWN PENDING TENANT DIRECTION.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- TRAFFIC SIGNAL
- DIRECTION OF TRAFFIC

KEY NOTES

1. NEW SEATING AREA
2. NEW OUTDOOR DINING AREA
3. NEW STAMPED ASPHALT PAVING
4. CHILDREN'S PLAY AREA
5. VALET DROP OFF AREA / OFF PEAK LOADING
6. EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
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24. ENCLOSURE SCREENING
25. BIKE CORRAL
26. IMPROVED BIKE TRAIL ACCESS & MARKERS
27. OFFICE LOADING ZONE

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	08/12/15	ENTITLEMENT	
	10/30/15	RESUBITTAL 1	
	12/15/15	RESUBITTAL 2	

N PROJECT NORTH

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

SITE PLAN ALT. R3 FITNESS & OFFICE ALT

SHEET NUMBER

A1.2

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Area Plans and Special Project Areas

Pruneyard / Creekside Commercial District

Goal LUT-14: The Pruneyard/ Creekside Area as an active, connected "urban village" with a mixture of commercial, office, residential, entertainment and recreational uses functioning as a community and regional focal point.

Policy LUT-14.1: Area Plan: Develop an Area Plan for the Pruneyard / Creekside Commercial District.

Policy LUT-14.2: Development Intensities: Allow higher development intensities within the Pruneyard / Creekside area.

Strategy LUT-14.2a: Maximum Height: Allow new buildings and redeveloped buildings to develop at the maximum height in the Pruneyard/Creekside Area, subject to traffic and environmental constraints.

Strategy LUT-14.2b: Floor Area Ratio (FAR): Allow a maximum FAR of 2.0 for new development or redevelopment within the Pruneyard/Creekside Area.

Policy LUT-14.3: Physically Connected: Encourage new development in the Pruneyard/Creekside Area that is physically connected to existing development and oriented towards the creek trail with appropriate setbacks, and that provides logical connections and access to the creek trail.

Strategy LUT-14.3a: Campisi Way Extension: Encourage logical connections and accessibility by requiring developers to participate in the extension of Campisi Way to the Pruneyard site.

Strategy LUT-14.3b: Property Coordination: Encourage property owners to coordinate with each other in resolving parking, circulation and traffic system improvements.

Strategy LUT-14.3c: Development along Los Gatos Creek: Ensure that new projects or remodeling projects adjacent to the Los Gatos Creek participate in developing the creek as a landscaped parkway and extend the landscape theme into creekside developments to enhance exposure to the creek, provide passive recreation (seating areas) and integrate the creek and new development.

Strategy LUT-14.3d: Links to Los Gatos Creek: Ensure that new development provides visual and pedestrian and bicycle linkages with Los Gatos Creek.

Strategy LUT-14.3e: Landscape and Signage: Work with property owners to develop a consolidated landscape and signage theme to be developed to improve the area's image as a special and unique place.

Policy LUT-14.4: Parcel Consolidation: Encourage the consolidation of properties to obtain more logical building sites and coordinated development opportunities in the Pruneyard/Creekside Area.

Strategy LUT-14.4a: Floor Area Ratio: Allow sites of greater than 3 acres to maximize densities of up to 2.0 FAR for non-residential uses and up to a maximum residential density of 27 units per gross acre. Project densities on parcels of smaller size will be reduced on a sliding scale as indicated below:

Minimum Acres	Maximum FAR	Allowable Density Range
Up to .99	.30	Up to 8 du/acre
1.0 to 1.99	.50	8 to 16
2.0 to 2.99	1.0	8 to 21
3.0 and above	2.0	8 to 27

Strategy LUT-14.4b: Parcel Consolidation: Consolidated or larger parcels will also be permitted to mix residential and non-residential uses up to the maximum densities allowed.

Strategy LUT-14.4c: Density Bonus: A density bonus of up to 25% may be permitted for projects which provide below market rate housing or housing which meets a special community-wide need such as housing for the disabled or housing for the elderly.

Strategy LUT-14.4d: Parking Facilities: Joint use of parking facilities may be utilized with mixed-use development formats on larger parcels.

Policy LUT-14.5: Building Orientation: Orient buildings toward public streets. New buildings on corner lots should frame the intersection through the use of reduced setbacks where necessary for access, facades that incorporate prominent entries, windows, design details and landscaping.

Strategy LUT-14.5a: Residential Entries: Orient entries to residential units along a public street.

Strategy LUT-14.5b: Non-residential Entries: Orient entries of non-residential developments toward the public street and provide street-level windows and glass front display bays for all street-level office and retail.

Strategy LUT-14.5c: Parking Lots: Encourage parking lots at the side of or rear of, or below buildings. Parking lots are strongly discouraged between buildings and the sidewalk.

Policy LUT-14.6: Mixed Residential and Non-residential Uses: Allow residential uses that are mixed whether horizontally or vertically with non-residential uses.

Strategy LUT-14.6a: Building Heights: Locate taller buildings toward Highway 17 and the center of the

Pruneyard/Creekside area. Building heights should be reduced as building forms approach Hamilton Avenue, Bascom Avenue, Campbell Avenue and the Creek Trail.

Strategy LUT-14.6b: Ground Floor Retail Uses: Ensure ground floor retail uses on Bascom and Hamilton Avenues, with vibrant street level elevations.

Strategy LUT-14.6c: Decorative Features: Development projects should incorporate decorative features including plazas that incorporate amenities such as public art, special paving, tile, and fountains.

PRUNEYARD MASTER USE PERMIT
APPENDIX E: MASTER SIGN PROGRAM

SECTION 1 - Freeway Identification

Sign Location Plan 3
Site ID 4
Site ID Elevation 5

SECTION 2 - Site Branding & Major Tenant Identification

Sign Location Plan - 6
Site ID Marker 7
Entry Wall 8
Multi Tenant Site ID 9
Multi Tenant Site ID (alternate configuration) 10
Multi Tenant Site ID with Marquee 11
Multi Tenant Site ID-Offices 12

SECTION 3 - Vehicular Wayfinding

Sign Location Plan 13
Vehicular Directional 14
Integrated Wall Directional 15

SECTION 4 - Pedestrian Wayfinding

Sign Location Plan 16
Freestanding Pedestrian Directory 17
Wall Mounted Pedestrian Directory 18
Flag Mounted Area ID 19
Bike Path Marker 20

SECTION 5 - Office Identification

Sign Location Plan 21
Office Address Number 22
Office Address Number (alternate layouts) 23
Office Tenant and Parapet 24

SECTION 6 - Parking Garage Identification

Sign Location Plan 25
Parking Garage Identification 26
Parking Entry Graphics 27
Parking Garage Flag Identification 28
Clearance Bar 29

SECTION 7 - Tenant Identification

Sign Location Plan 30
Sign Location Plan 31
Sign Location Plan 32
Tenant Signage Fascia 33
Tenant Signage Roof Sign 34
Tenant Signage Large Roof Sign 35
Tenant Signage Blade Sign 36
Tenant Signage Specialty Signs 37
Tenant Signage New Building Roof & Specialty Signs 38
Tenant Signage New Building Roof Sign 39

SECTION 8 - Regulatory Sigange

Sign Location Plan 40
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Existing Site Plan Square Footage Study 52
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Color and Materials Palette

M1

CUSTOM SCREEN
BOK Modern Aluminum Screen
Custom Pattern

M2

ACRYLIC
Translucent White
Optix 7328

M3

WOOD
Species and finish TBD

V1

VINYL
Surface applied graphic vinyl
Color TBD

C1

BRONZE
Drylac Powder Coating
044/60034
Breccia Design Texture Matte
Satin Finish

C2

BLENDED BRONZE METALLIC
Matthews Paint
MP47127
Satin Finish

C3

OFF-WHITE
Matthews Paint
Color TBD
Satin Finish

C4

BLUE
Matthews Paint
MP05149
Satin Finish

C5

CORTEN
BOK Modern Painted Rust
18y AC 5052

C6

NORTH SEA BLUE
Matthews Paint
MP08201
Satin Finish

C7

BRONZEGLOW METALLIC
Matthews Paint
MP20084
Satin Finish

Typography

HELVETICA MEDIUM CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
0123456789

Brand

MARK

TYPOGRAPHY

THE PRUNEYARD

TYPOGRAPHY/MARK

THE PRUNEYARD

Arrows and Symbols

ARROWS

A1 A2 A3 A4 A5 A6 A7 A8

SYMBOLS

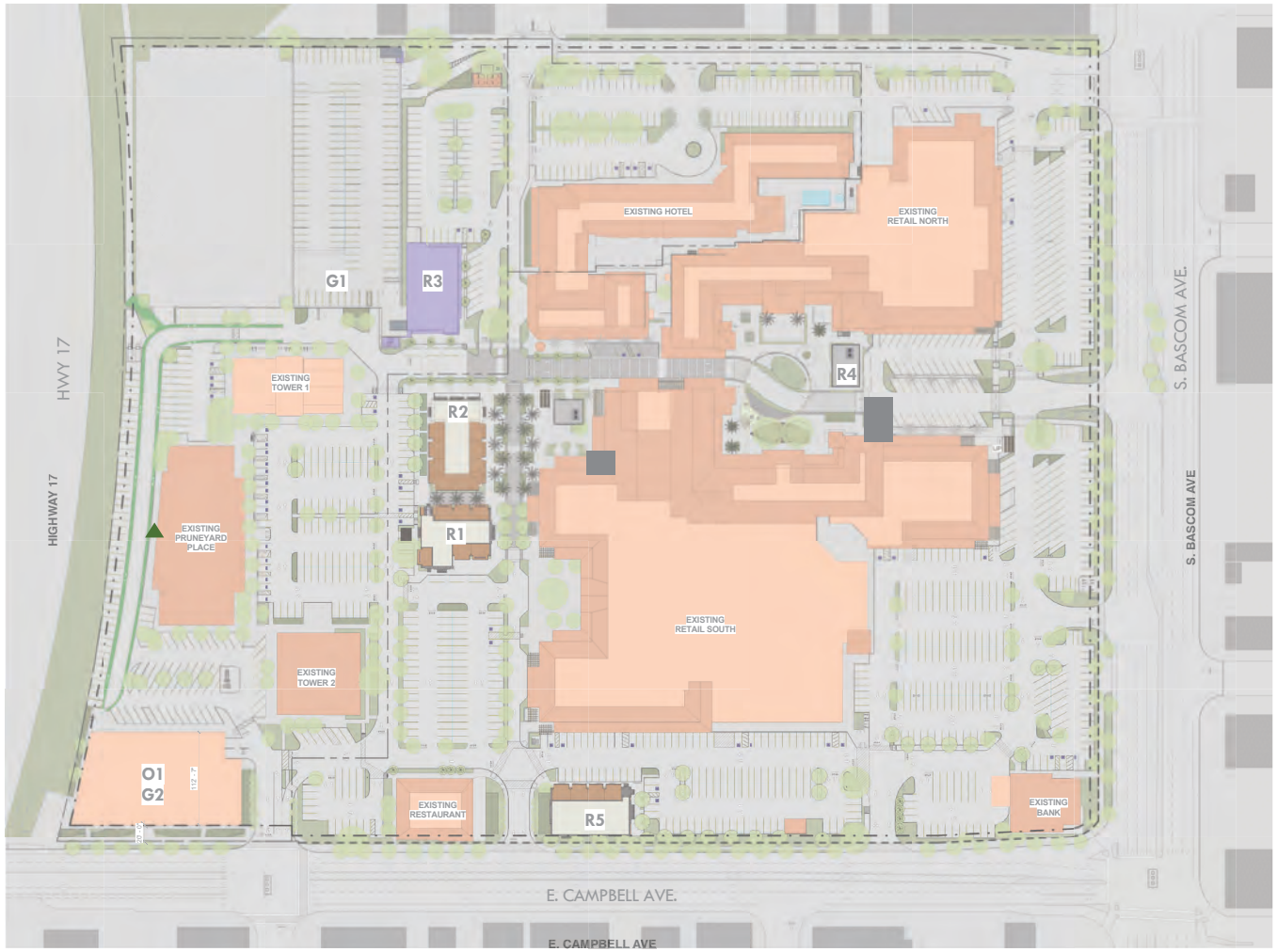
P

PARKING

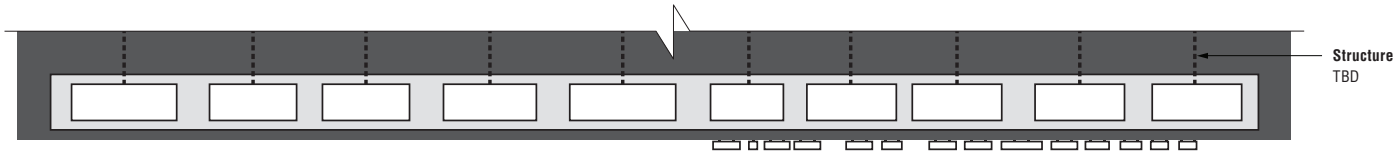
KEY

branding

▲ **FREEWAY SITE ID** *(MSP.1.02)*

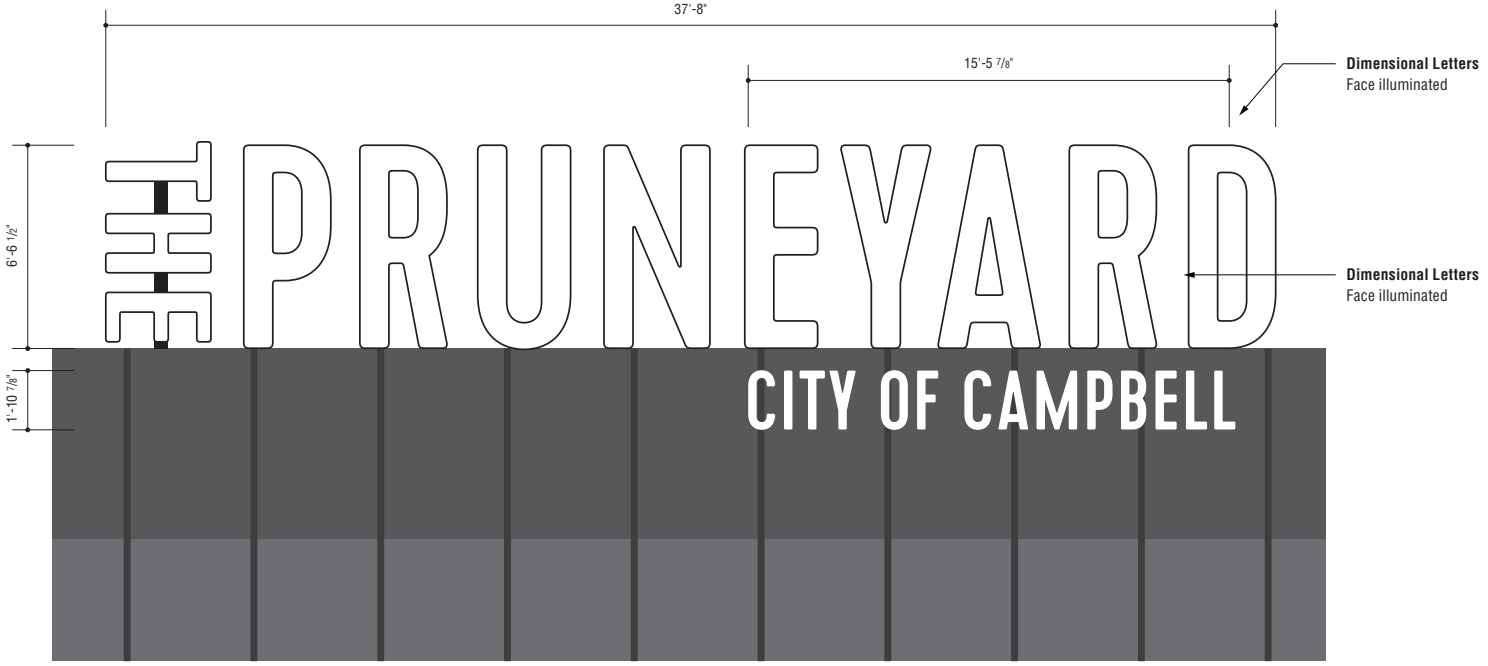


SIGN AREA = 350 SF



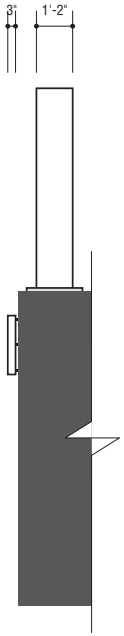
2 TOP VIEW - PYLON

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



1 FRONT VIEW

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



3 SIDE VIEW

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

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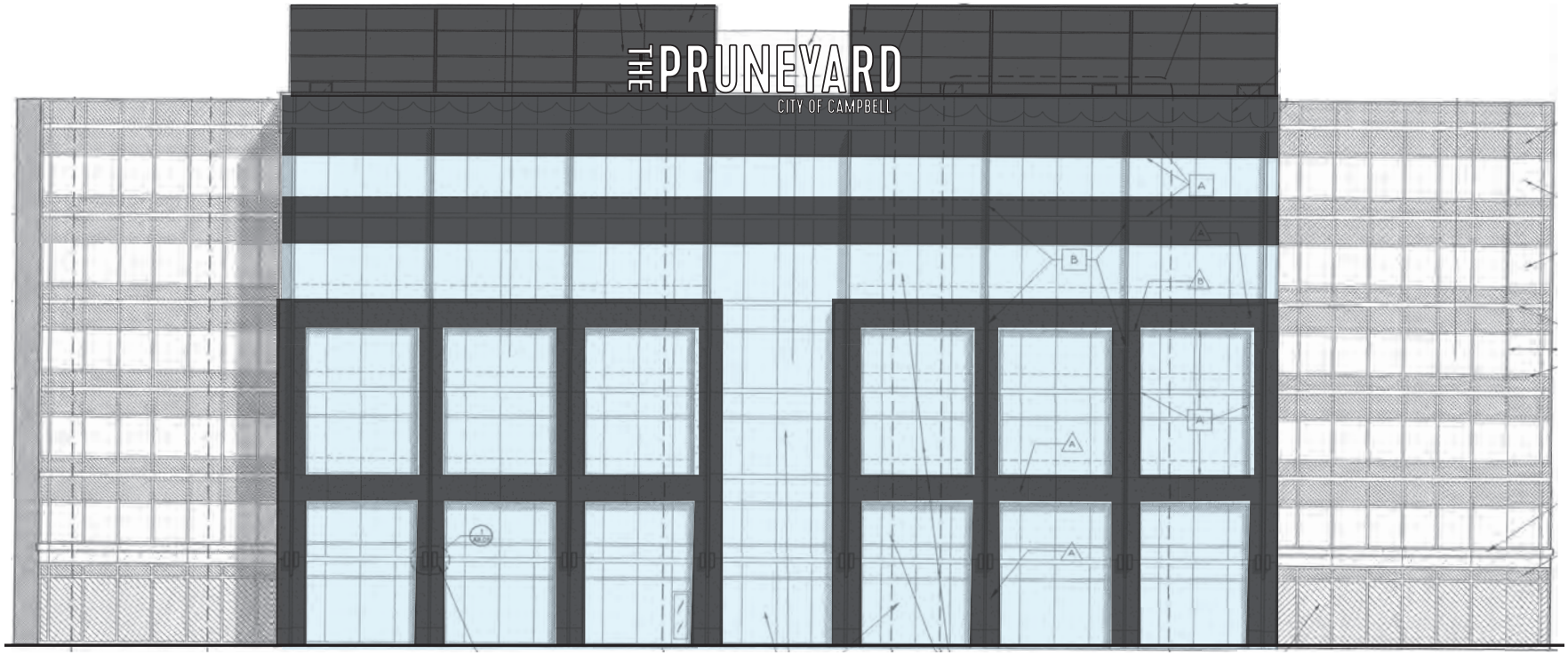
ELLIS PARTNERS

10/20/2015



1 **ELEVATION**
Scale: 1/16" = 1'-0"

LOWNEY ARCHITECTURE
360 17TH STREET, SUITE 100 OAKLAND, CA 94612 510.836.5400

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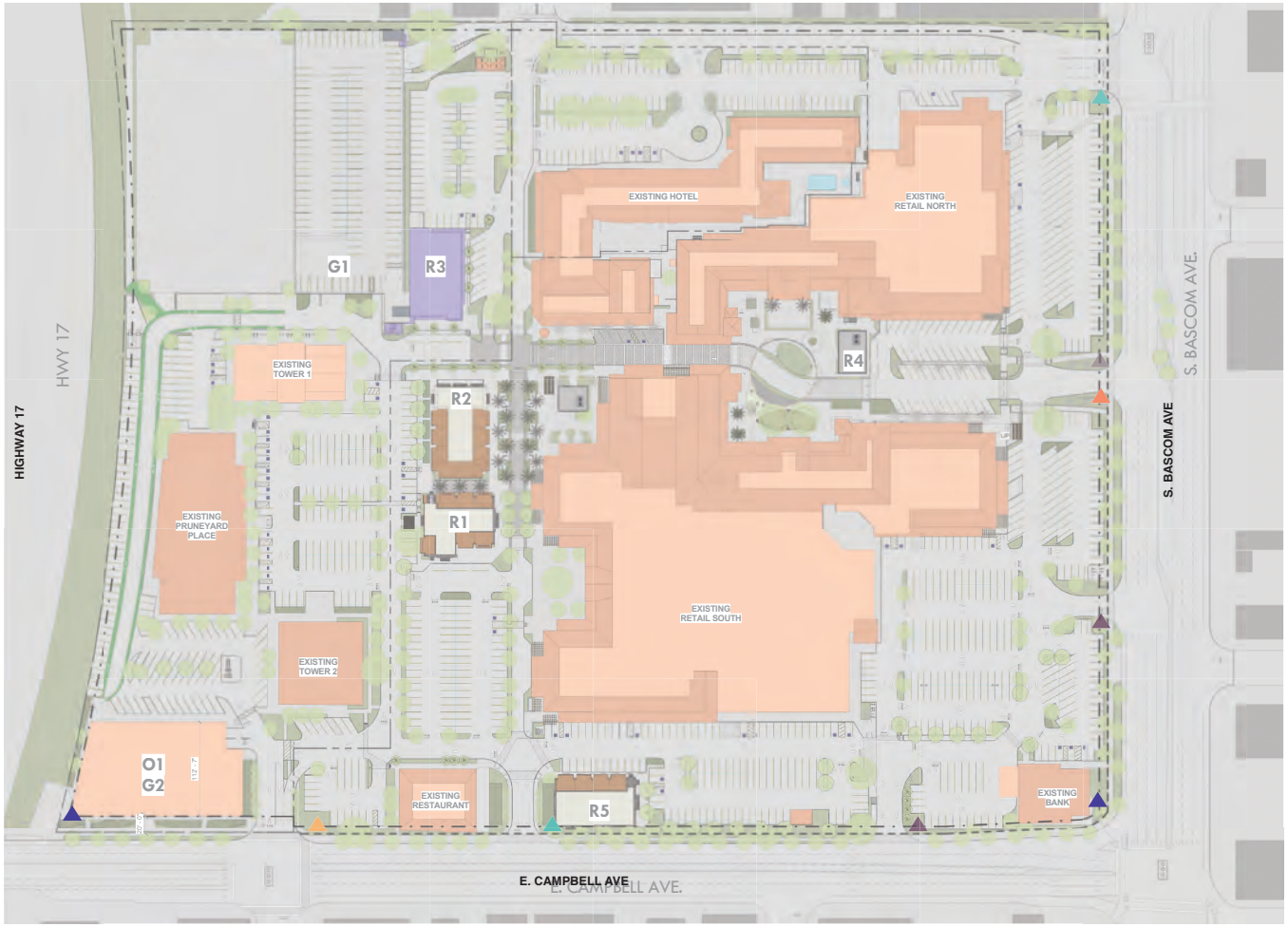
KEY

branding

- **SITE ID MARKER** *(MSP.2.02)*
- **ENTRY WALL** *(MSP.2.03)*
- **MULTI TENANT SITE ID** *(MSP.2.04, MSP.2.05)*
- **MULTI TENANT SITE ID WITH MARQUEE** *(MSP.2.06)*
- **MULTI TENANT SITE ID OFFICES** *(MSP.2.07)*

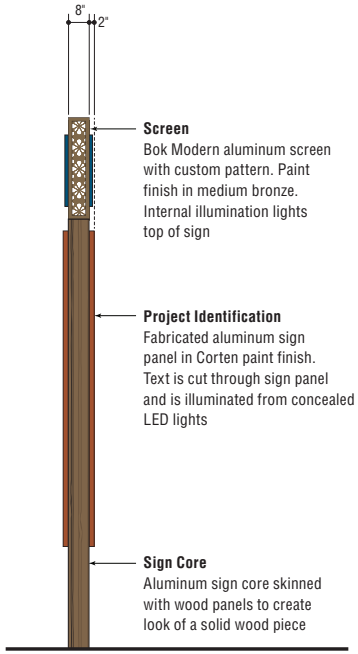


SIGN AREA = 45.1 SF EACH

(Does not include wall)

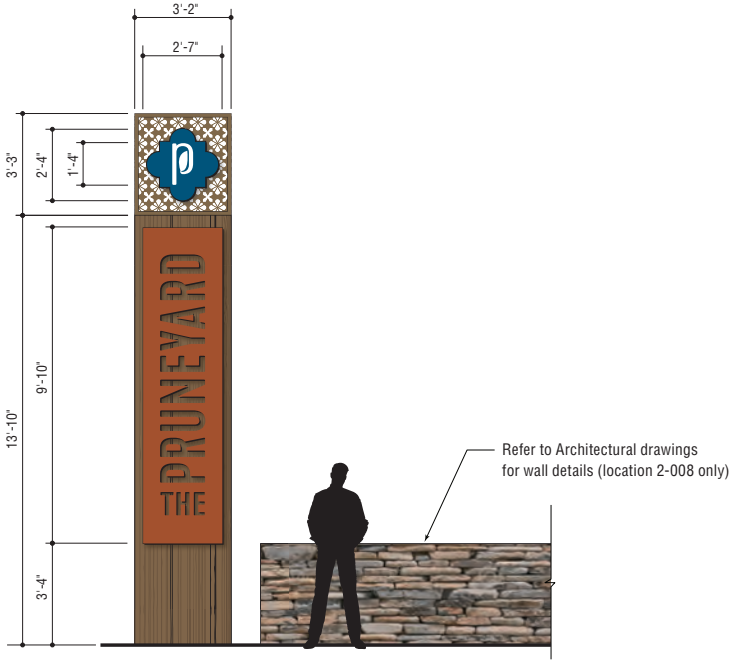
3 TOP VIEW

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



1 SIDE VIEW

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



2 FRONT VIEW

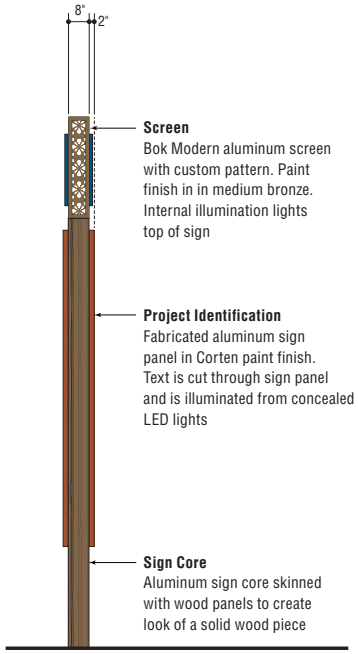
Scale: 1/4" = 1'-0"

SIGN AREA = 45.1 SF EACH

(Does not include wall)

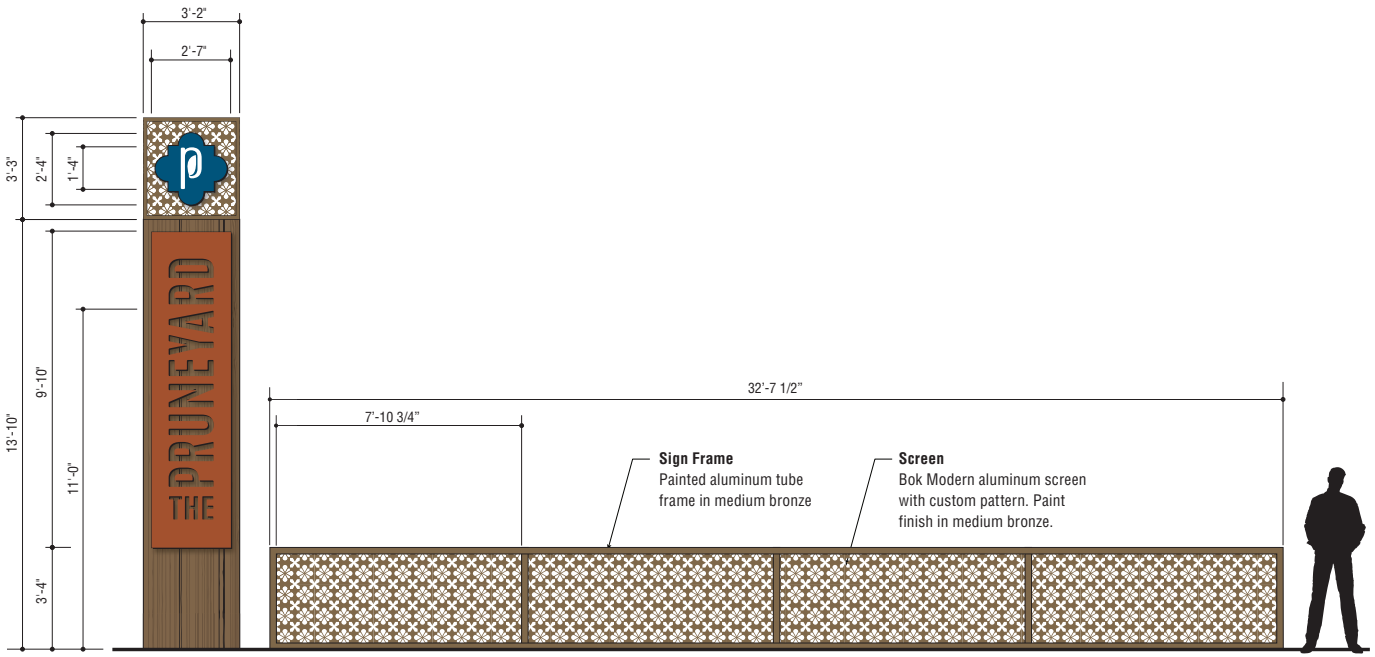
3 TOP VIEW

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



1 SIDE VIEW

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

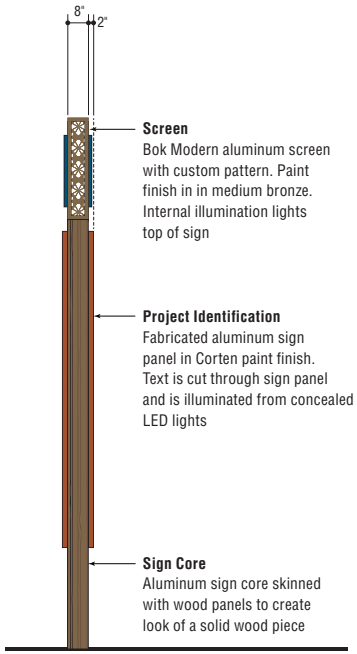


2 FRONT VIEW

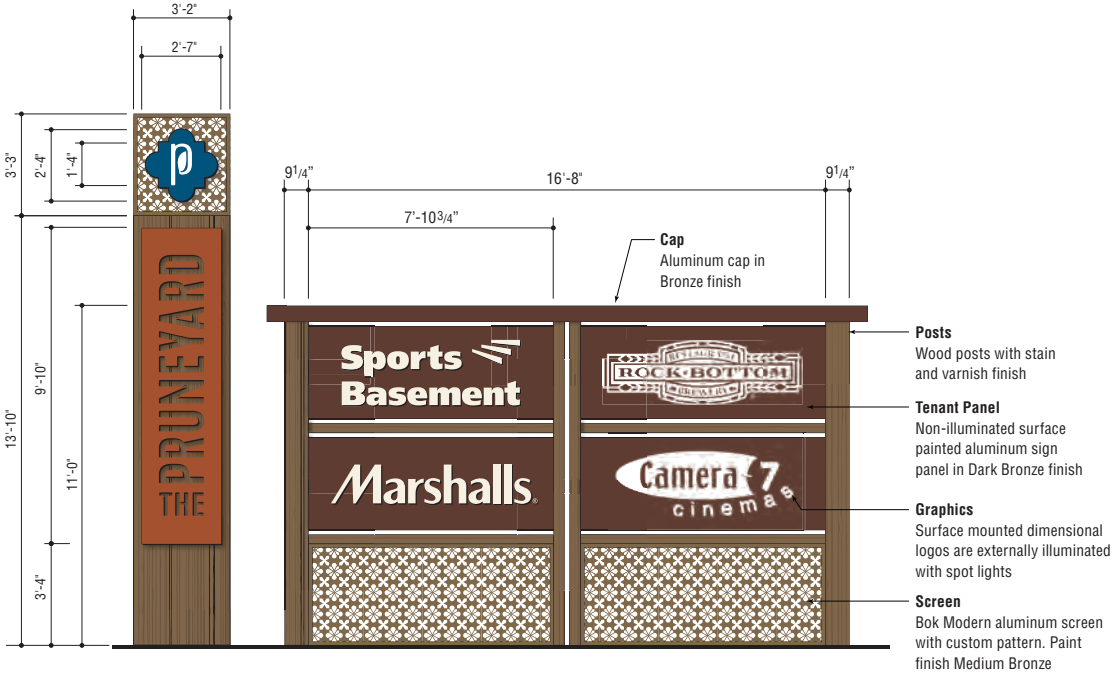
Scale: 1/4" = 1'-0"

SIGN AREA = 223 SF EACH

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



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

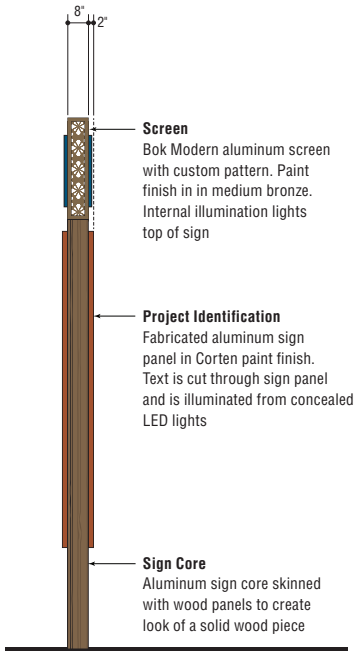


2 FRONT VIEW
Scale: 1/4" = 1'-0"

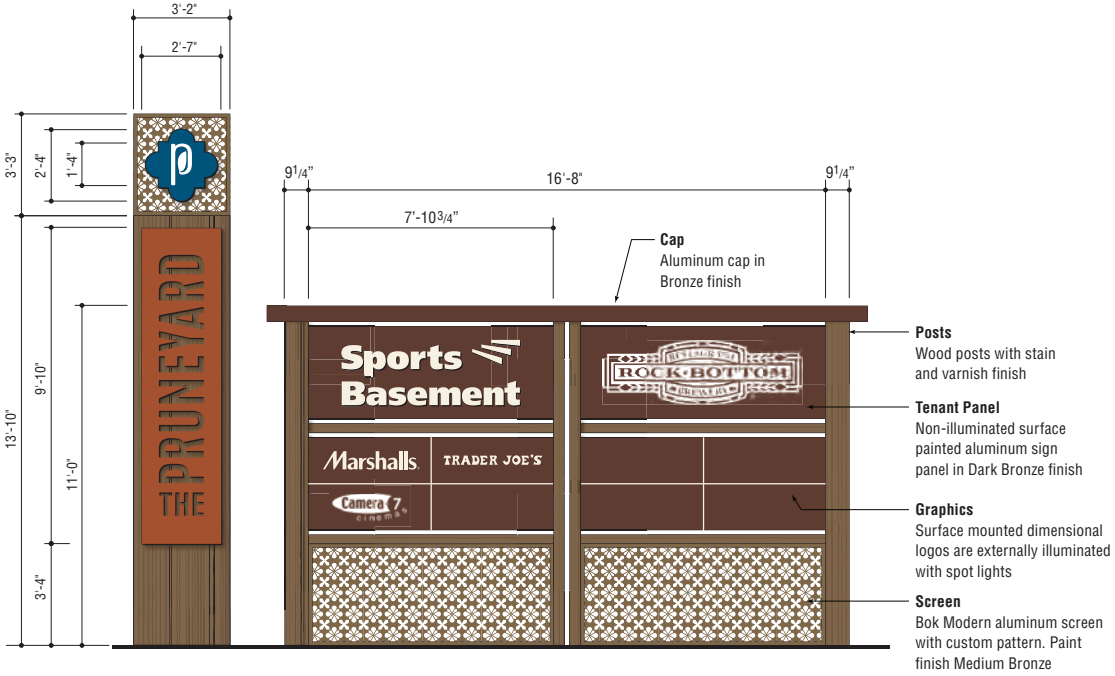
3 SIDE VIEW
Scale: 1/4" = 1'-0"

SIGN AREA = 223 SF EACH

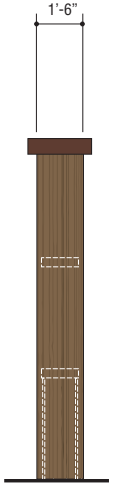
4 TOP VIEW
Scale: 1/4" = 1'-0"



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



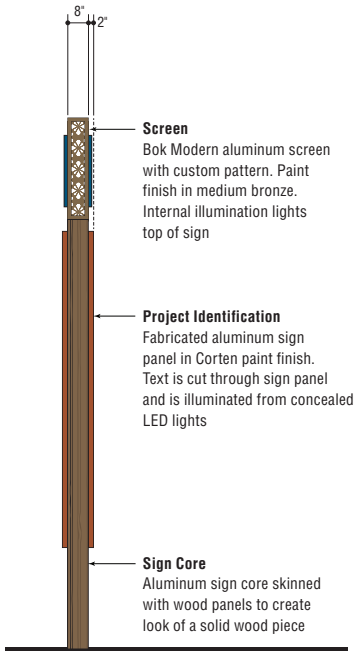
2 FRONT VIEW
Scale: 1/4" = 1'-0"



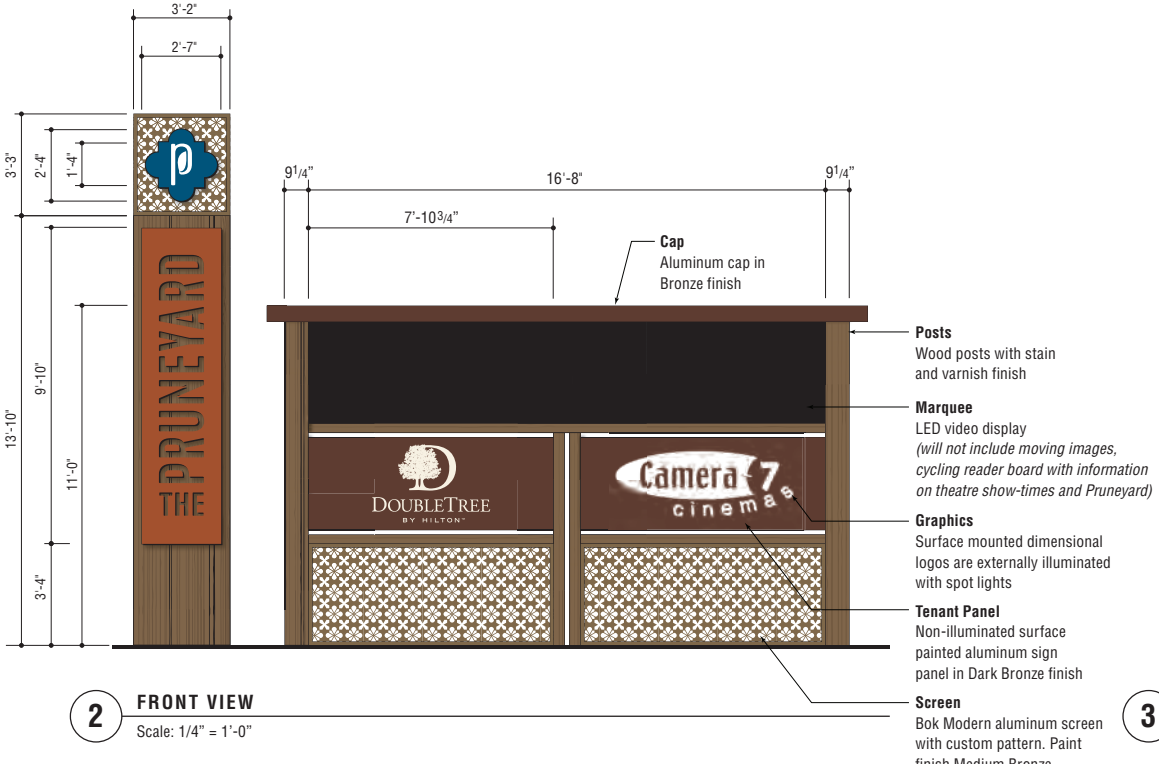
3 SIDE VIEW
Scale: 1/4" = 1'-0"

SIGN AREA = 223 SF EACH

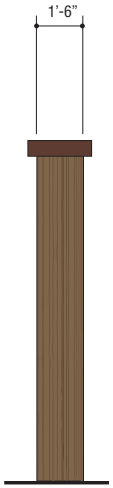
4 TOP VIEW
Scale: 1/4" = 1'-0"



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



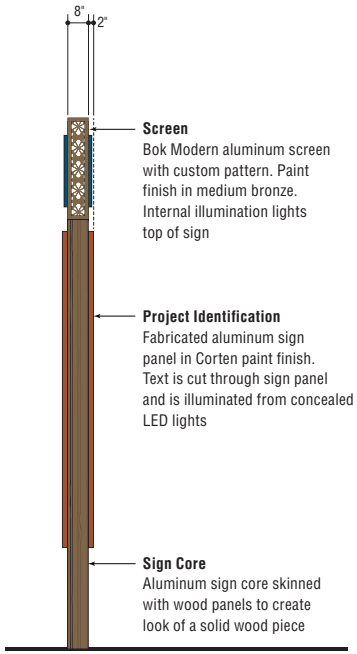
2 FRONT VIEW
Scale: 1/4" = 1'-0"



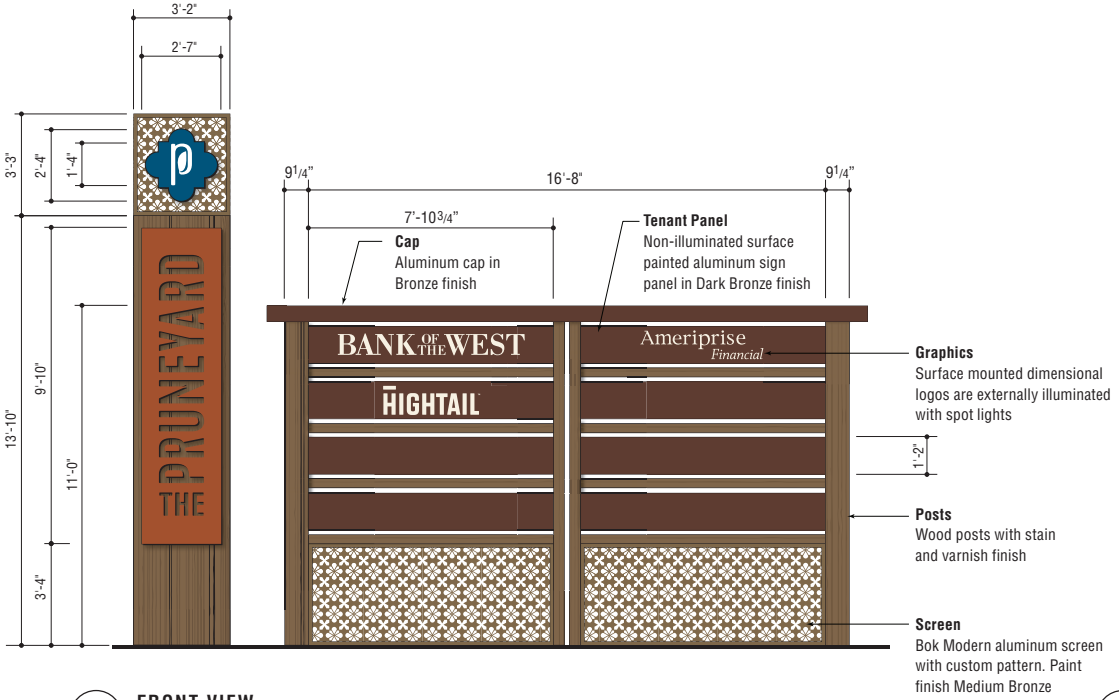
3 SIDE VIEW
Scale: 1/4" = 1'-0"

SIGN AREA = 223 SF EACH

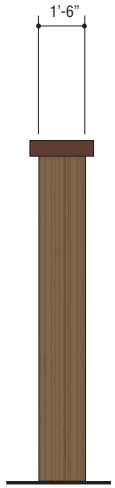
4 TOP VIEW
Scale: 1/4" = 1'-0"



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



2 FRONT VIEW
Scale: 1/4" = 1'-0"

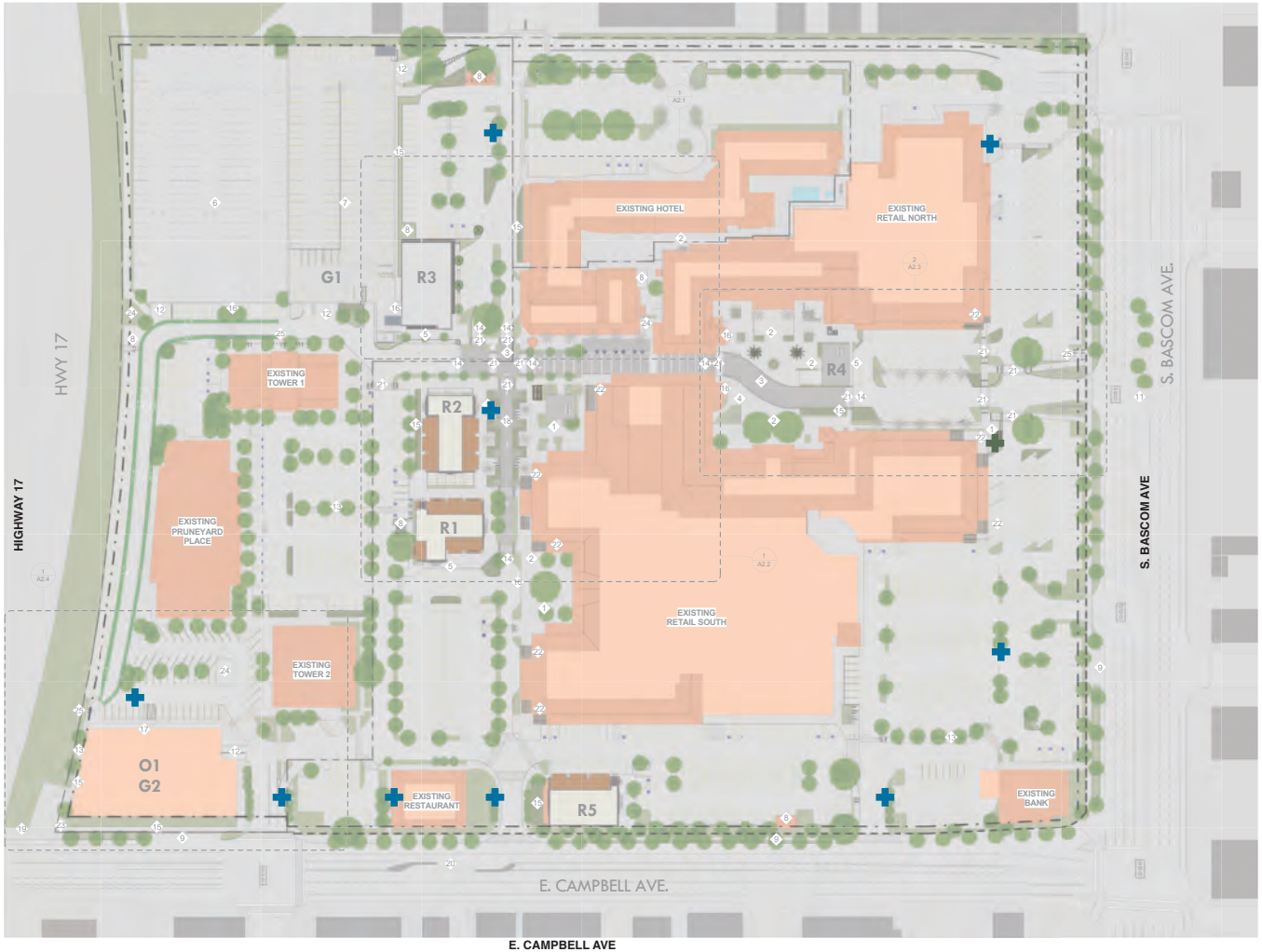


3 SIDE VIEW
Scale: 1/4" = 1'-0"

KEY

wayfinding

- **VEHICULAR DIRECTIONAL** *(MSP.3.02)*
- **INTEGRATED WALL DIRECTIONAL** *(MSP.3.03)*

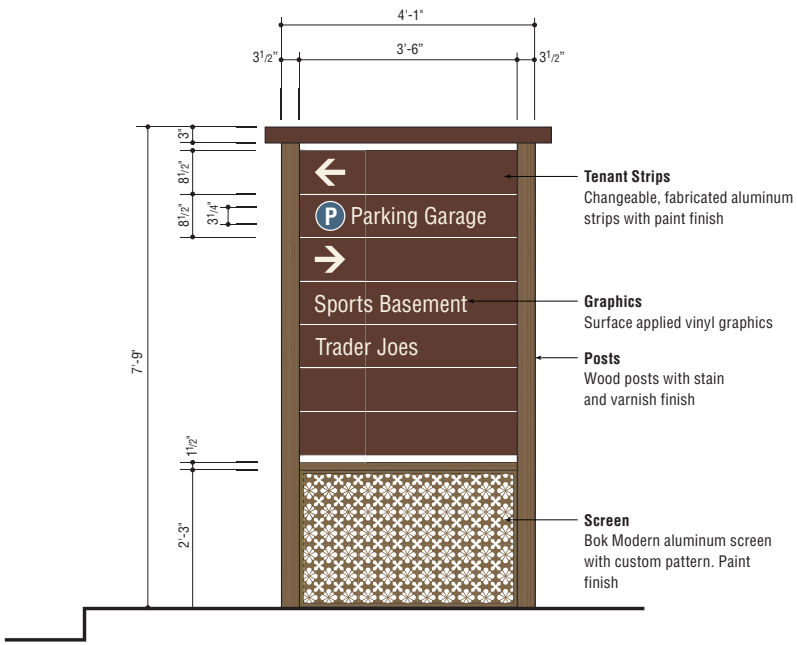


E. CAMPBELL AVE

SIGN AREA = 31 SF EACH

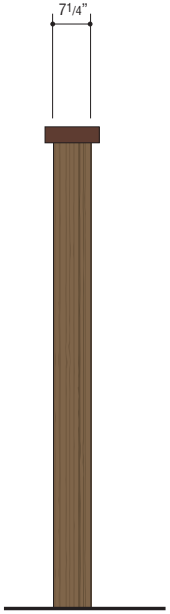
2 TOP VIEW

Scale: 1/2" = 1'-0"



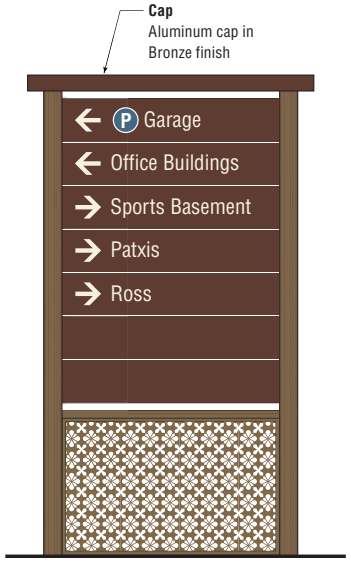
1 FRONT VIEW

Scale: 1/2" = 1'-0"



3 SIDE VIEW

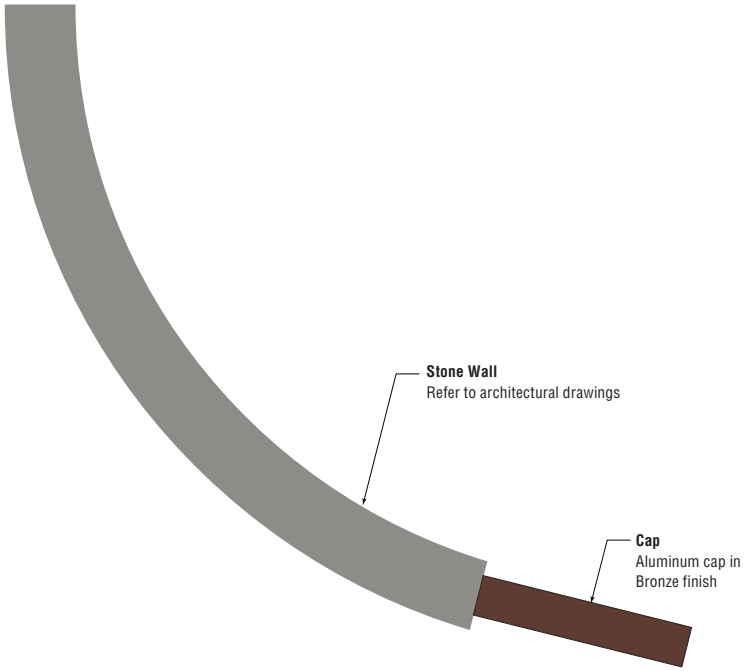
Scale: 1/2" = 1'-0"

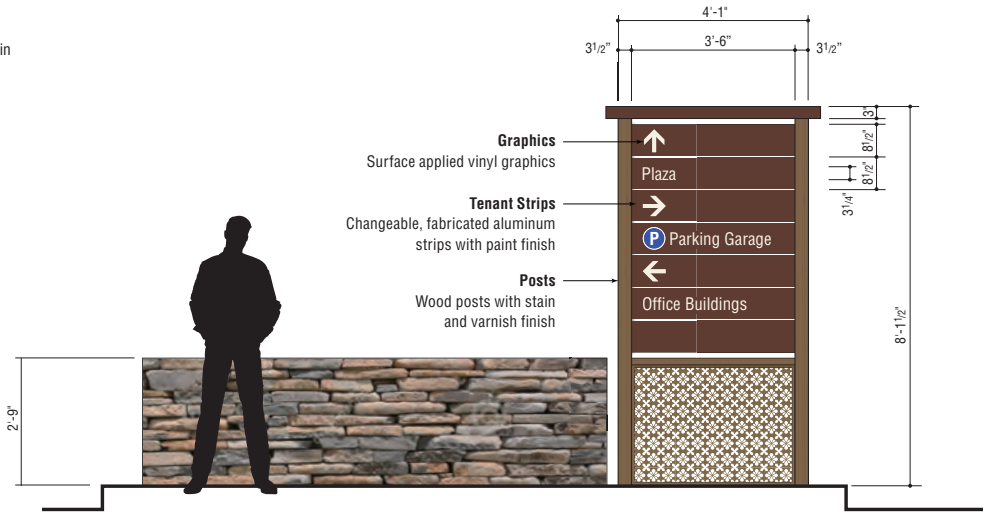


4 ALTERNATE LAYOUT

Scale: 1/2" = 1'-0"

SIGN AREA = 33.67 SF EACH





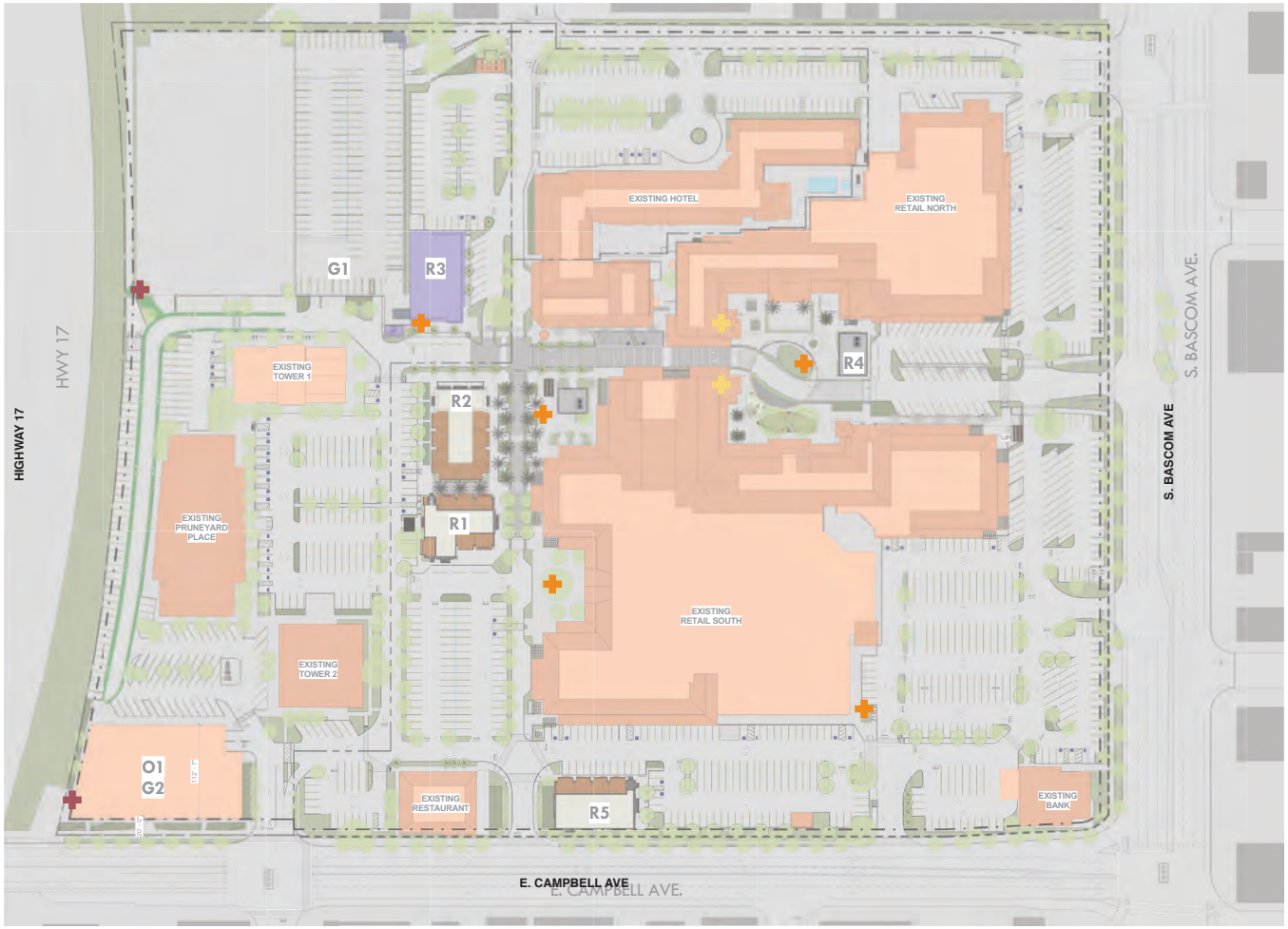
1 **FRONT & TOP VIEW**

Scale: 3/8" = 1'-0"

KEY

wayfinding

- **FREESTANDING PEDESTRIAN DIRECTORY** *(MSP.4.02)*
- **WALL MOUNTED PEDESTRIAN DIRECTIONAL** *(MSP.4.03)*
  Note: Not Shown On Location Plan.
  Sign To Be Added As Needed
- **FLAG MOUNTED AREA ID** *(MSP.4.04)*
- **BIKE PATH MARKER** *(MSP.4.05)*



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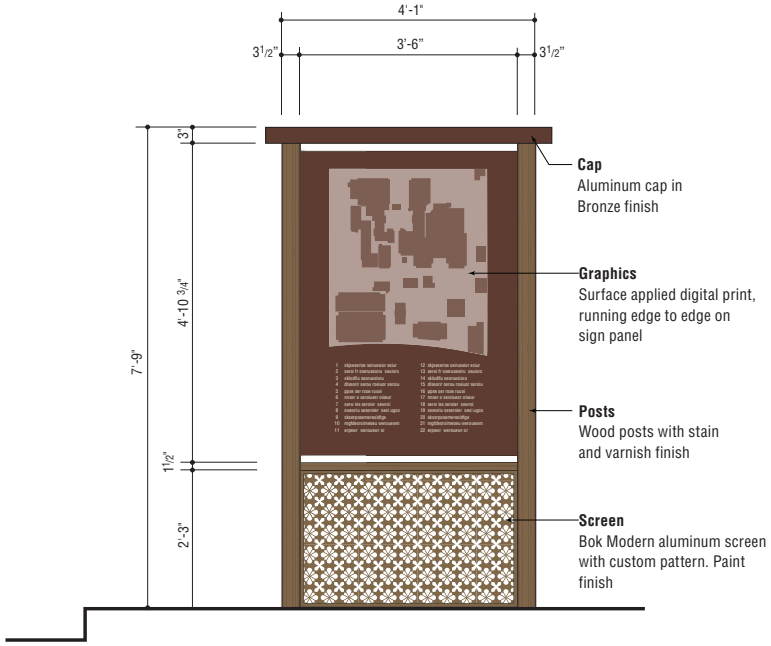
5CIV8

10/20/2015

SIGN AREA = 36.67 SF EACH

2 TOP VIEW

Scale: 1/2" = 1'-0"



1 FRONT VIEW

Scale: 1/2" = 1'-0"

3 SIDE VIEW

Scale: 1/2" = 1'-0"

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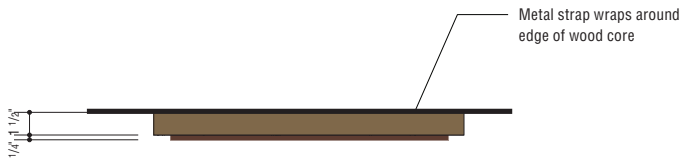
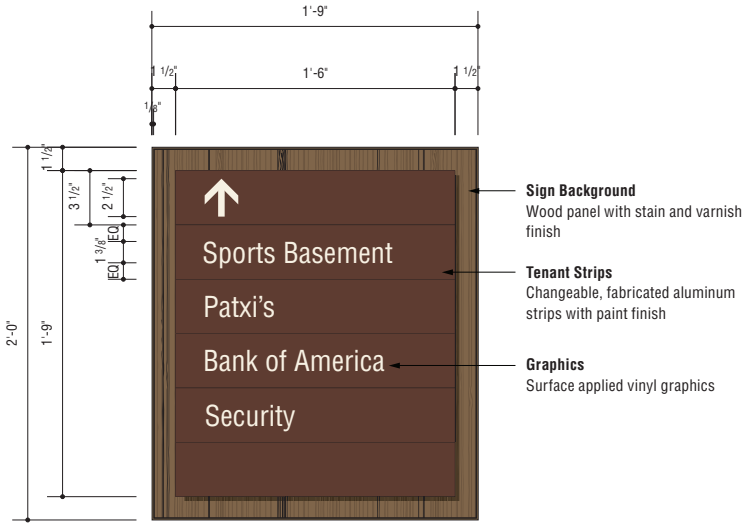
SIGN AREA = 3.4 SF EACH

NOTE:
Sign location not shown on location plan. Signs to be added to project as needed.

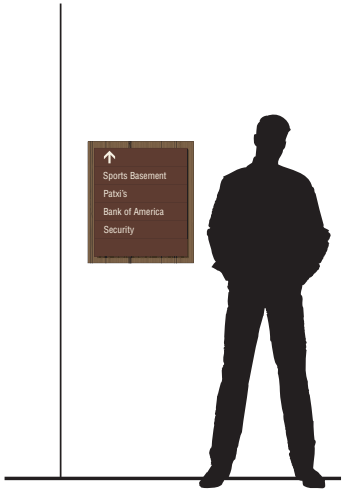


2 TOP VIEW
Scale: 1 1/2" = 1'-0"



1 FRONT VIEW
Scale: 1 1/2" = 1'-0"

3 SIDE VIEW
Scale: 1 1/2" = 1'-0"



4 ELEVATION
Scale: 1/2" = 1'-0"

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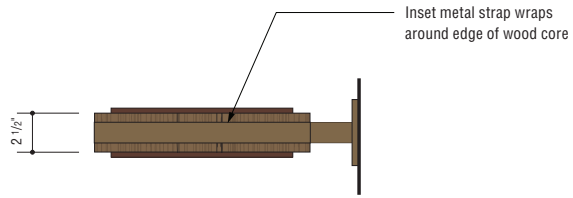
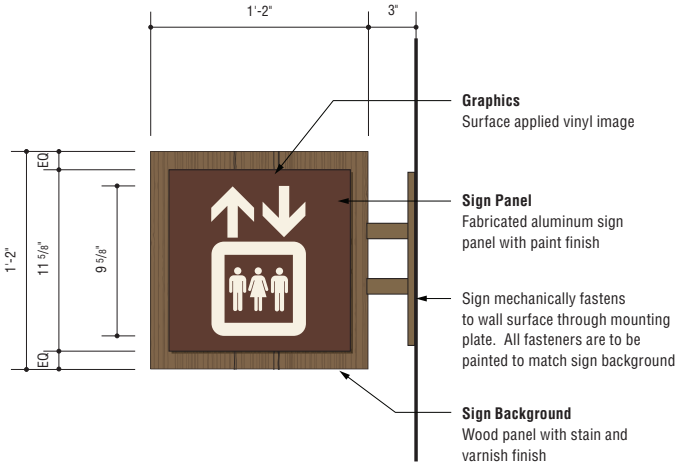
SIGN AREA = 1.6 SF EACH



2 TOP VIEW

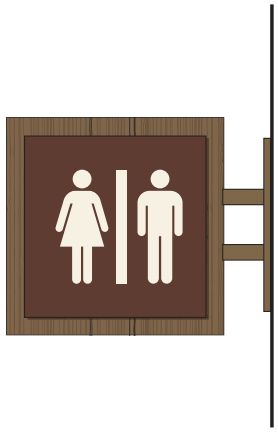
Scale: 1 1/2" = 1'-0"



1 FRONT VIEW

Scale: 1 1/2" = 1'-0"

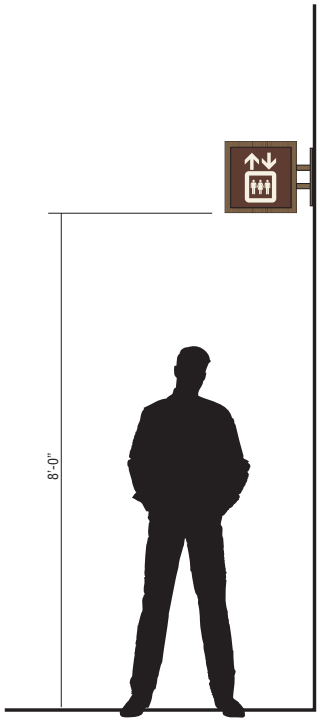
NOTE:
Sign location not shown on location plan.
Signs to be added to project as needed.



3 ALTERNATE LAYOUT

Scale: 1 1/2" = 1'-0"

NOTE:
Sign location not shown on location plan.
Signs to be added to project as needed.



4 RENDERING

Scale: 1/2" = 1'-0"

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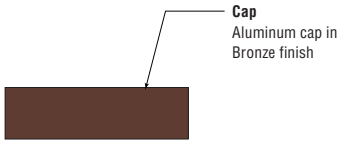
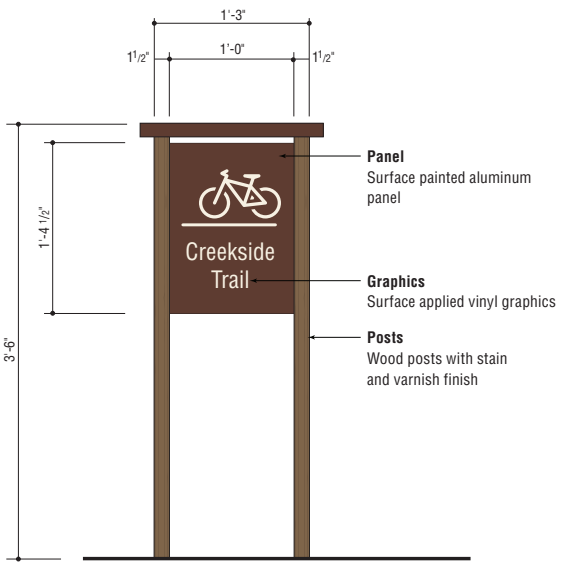
SIGN AREA = 4.38 SF EACH

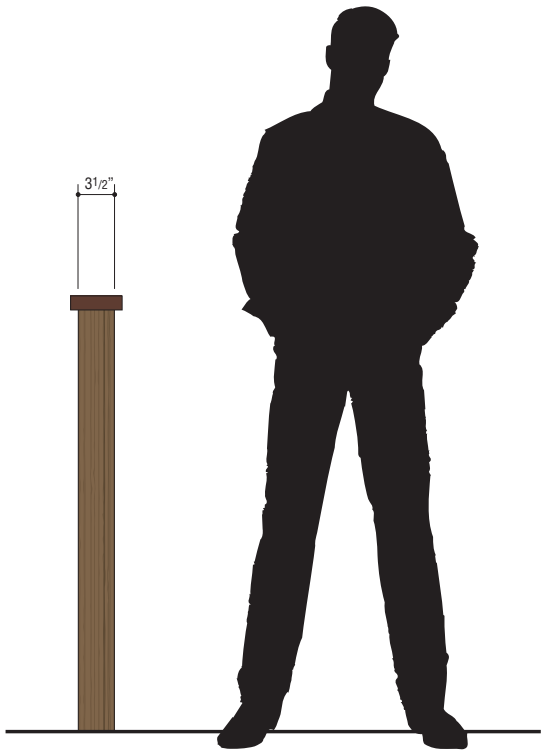
3 **SECTION**
Scale: 1" = 1'-0"



2 **TOP VIEW**
Scale: 1" = 1'-0"



1 **FRONT VIEW**
Scale: 1" = 1'-0"



4 **SIDE VIEW**
Scale: 1" = 1'-0"

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ELLIS PARTNERS

10/20/2015

KEY

identification

- **OFFICE ADDRESS NUMBER** *(MSP.5.02, MSP.5.03)*
- **GROUND FLOOR SPECIALTY TENANT** *(MSP.5.04)* (REF TENANT DESIGN GUIDELINES)
- **OFFICE PARAPET** *(MSP.5.04)* (REF TENANT DESIGN GUIDELINES)

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ELLIS PARTNERS

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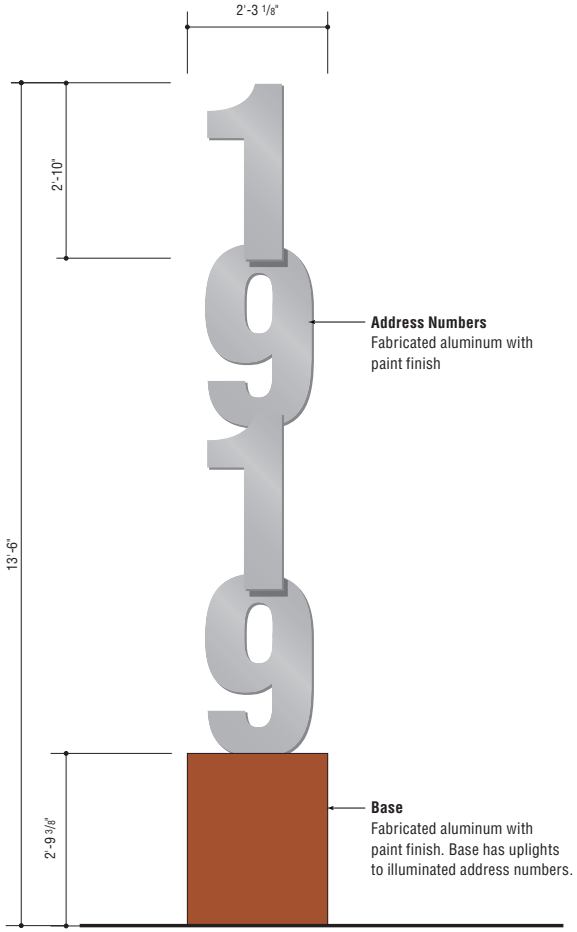
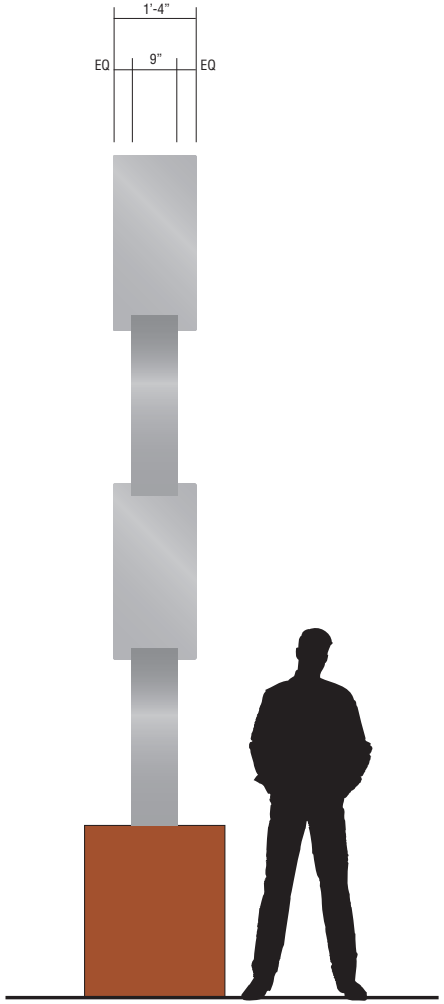
SIGN AREA = 18 SF EACH



1 FRONT VIEW
Scale: 1/2" = 1'-0"



2 SIDE VIEW
Scale: 1/2" = 1'-0"

3 RENDERING
Scale: None

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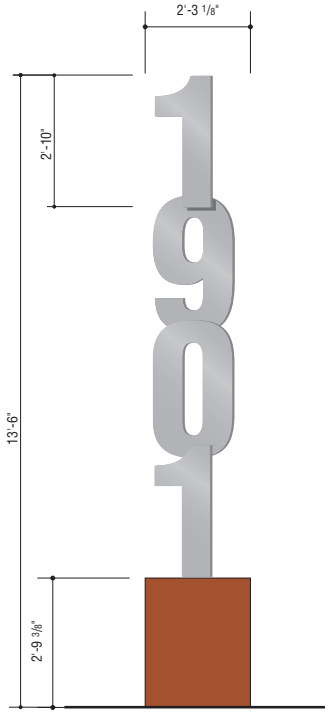
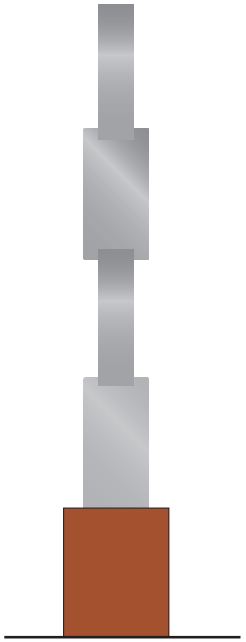
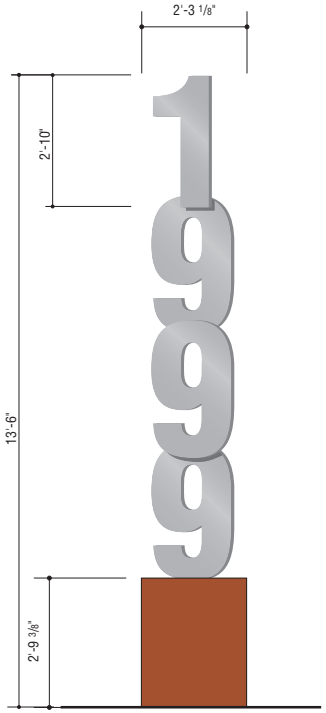
SIGN AREA = 18 SF EACH



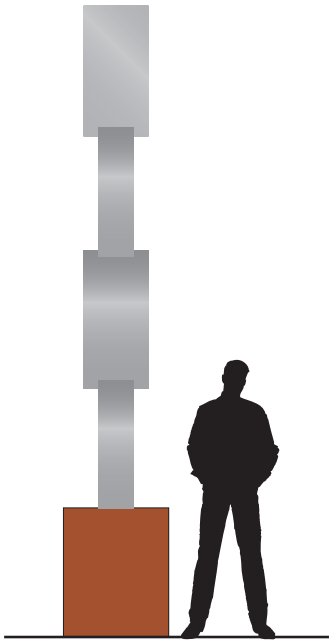
1 FRONT VIEW (1901)
Scale: 3/8" = 1'-0"



2 SIDE VIEW
Scale: 3/8" = 1'-0"

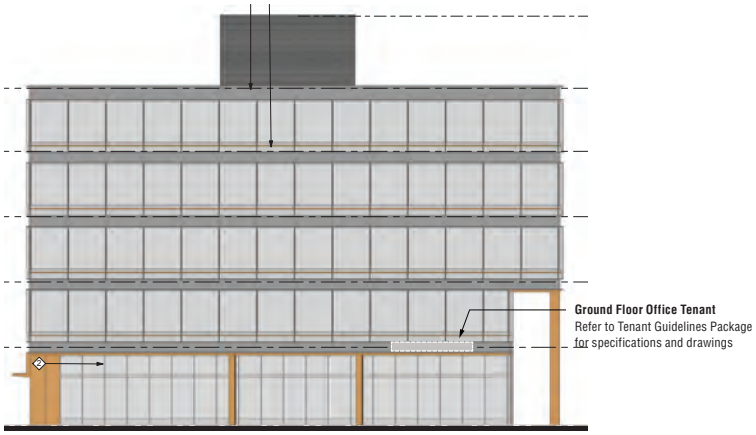


3 FRONT VIEW (1999)
Scale: 3/8" = 1'-0"



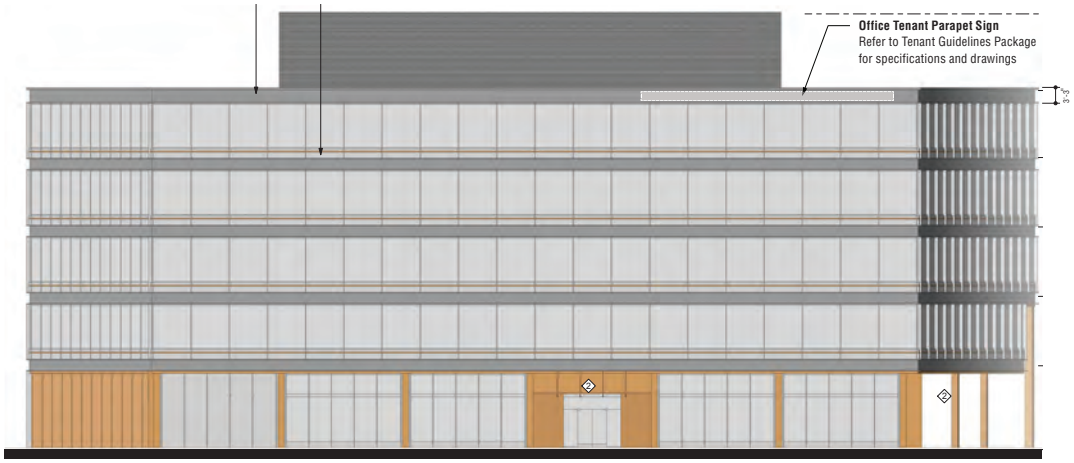
4 SIDE VIEW
Scale: 3/8" = 1'-0"

SIGN AREA = 18 SF EACH



2 TYPICAL ELEVATION - GROUND FLOOR OFFICE TENANT

Scale: NTS



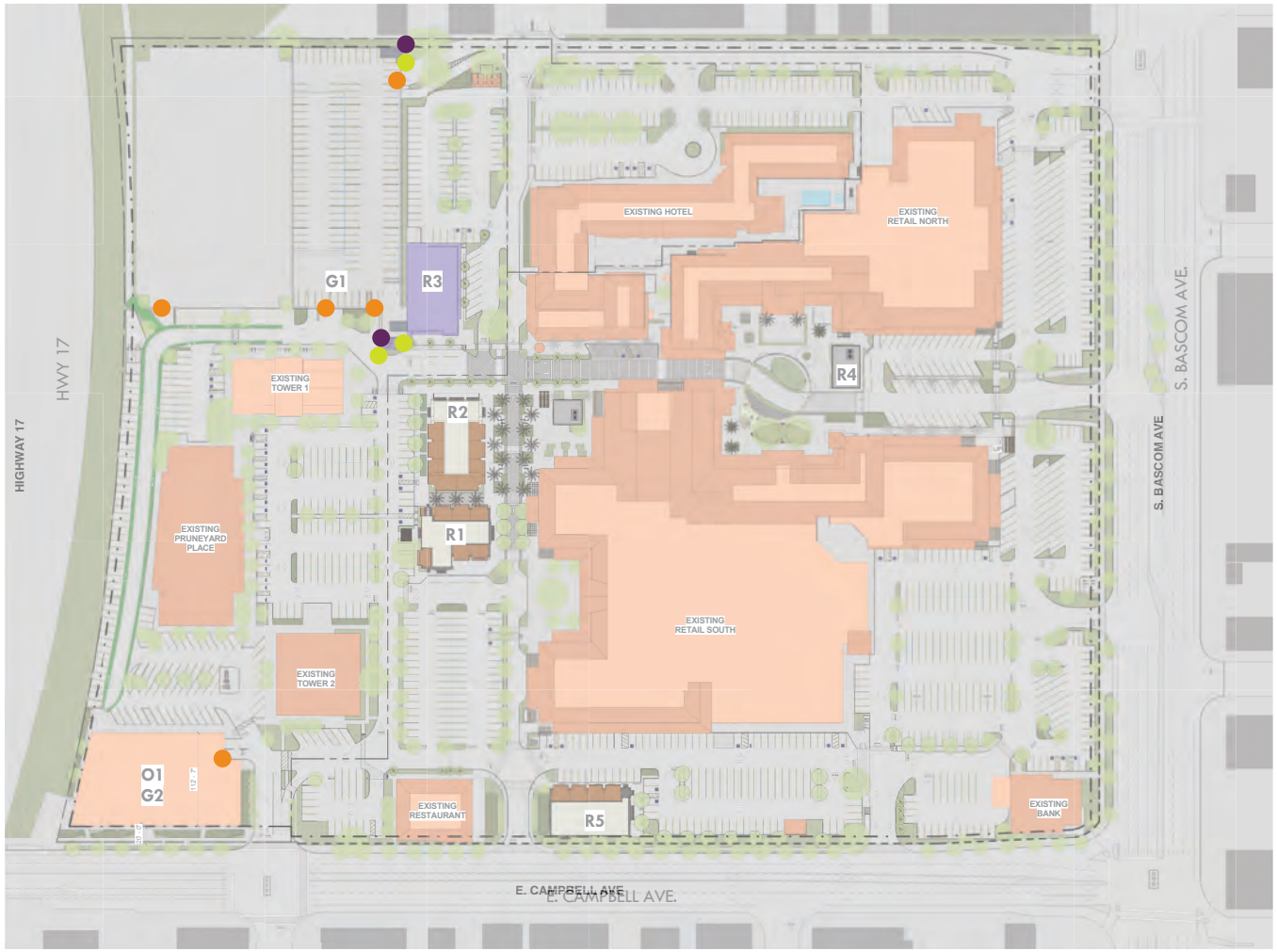
1 TYPICAL ELEVATION - OFFICE PARAPET

Scale: NTS

KEY

identification

- **PARKING GARAGE IDENTIFICATION** *(MSP.6.02)*
- **PARKING ENTRY GRAPHICS** *(MSP.6.03)*
  CLEARANCE BARS
  (Paired with Entry Graphics) *(MSP.6.05)*
- **PARKING GARAGE FLAG ID** *(MSP.6.04)*



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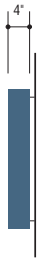
ELLIS PARTNERS

SIGN AREA = 21.74 SF EACH

3 **RENDERING**
Scale: None

1 **FRONT VIEW**
Scale: 1/2" = 1'-0"



2 **SIDE VIEW**
Scale: 1/2" = 1'-0"

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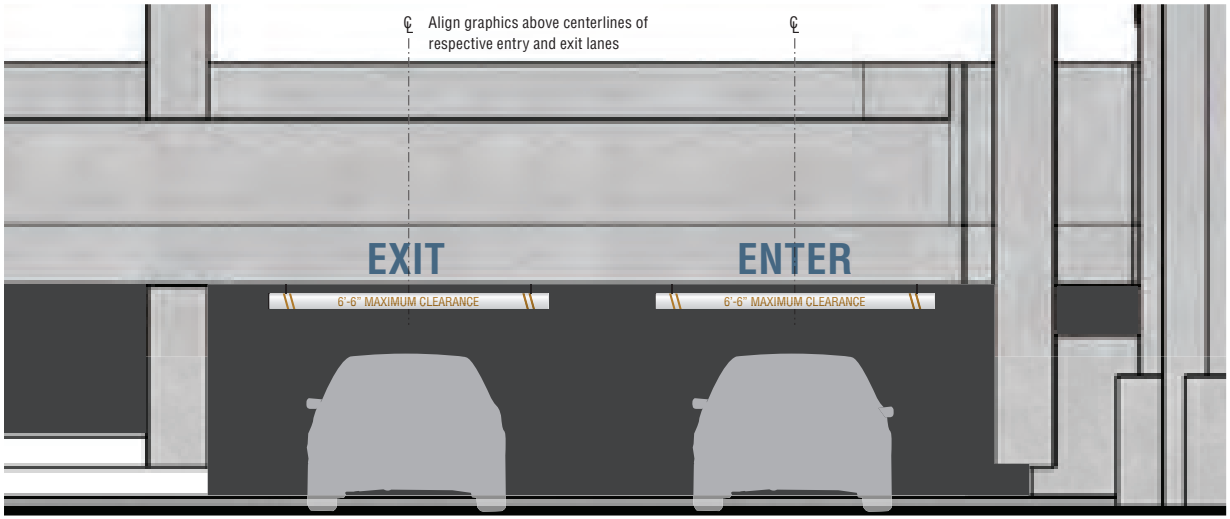
10/20/2015

SIGN AREA = 3.6 SF "ENTER"

SIGN AREA = 2.5 SF "EXIT"



3 **INSTALLATION ELEVATION, TYP.**
Scale: 1/4" = 1'-0"

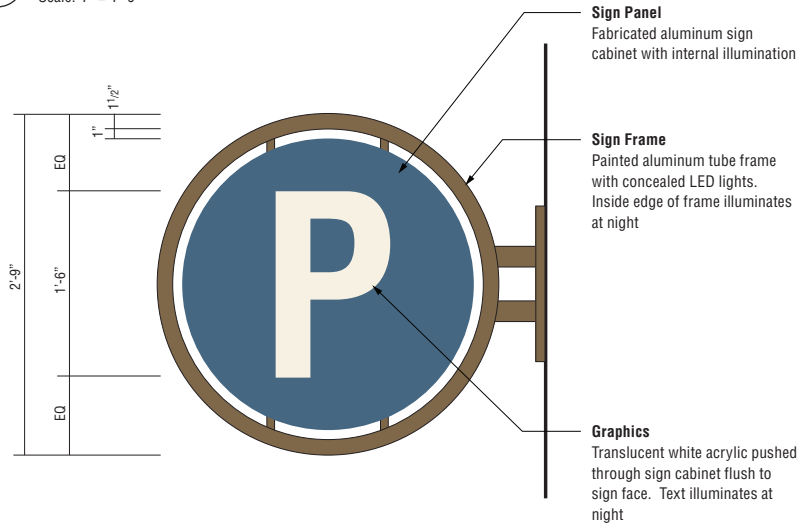
1 **FRONT VIEW**
Scale: 1" = 1'-0"

2 **SIDE VIEW**
Scale: 1" = 1'-0"

SIGN AREA = 4 SF EACH

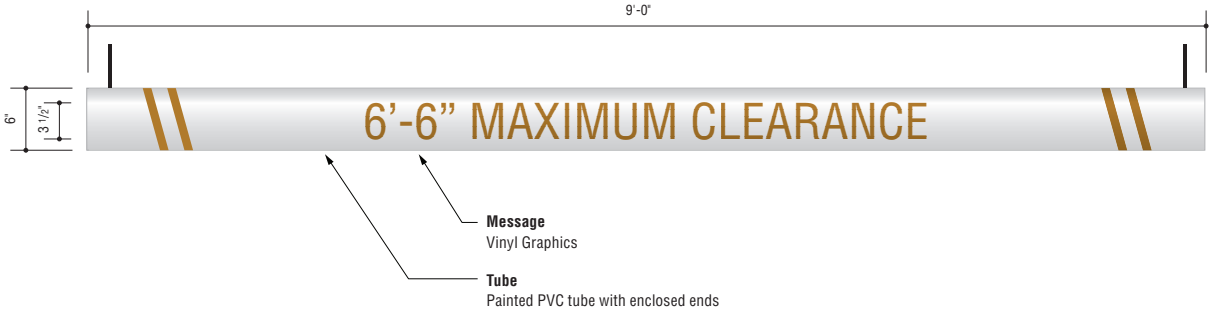
3 SECTION
Scale: 1" = 1'-0"

2 TOP VIEW
Scale: 1" = 1'-0"

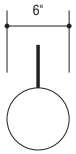


1 FRONT VIEW
Scale: 1" = 1'-0"

4 RENDERING
Scale: None

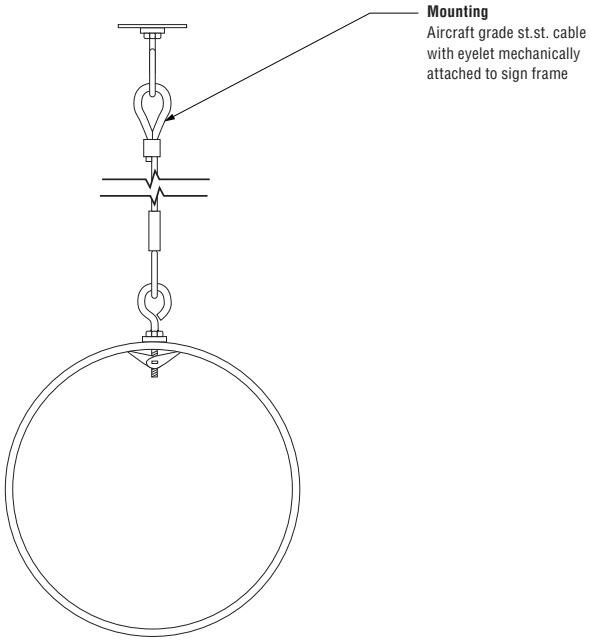


1 **FRONT VIEW**
Scale: 1" = 1'-0"

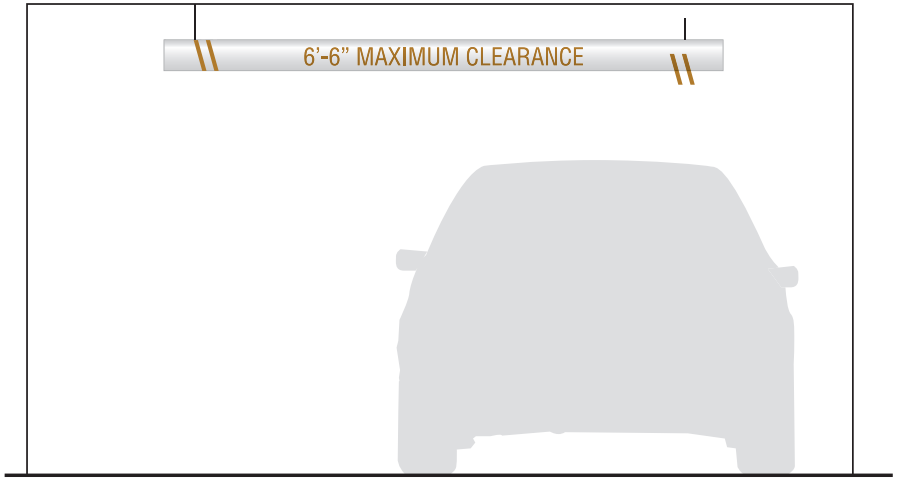


SIGN AREA = 4.5 SF EACH

2 **SIDE VIEW**
Scale: 1" = 1'-0"



3 **DETAIL VIEW**
Scale: NTS

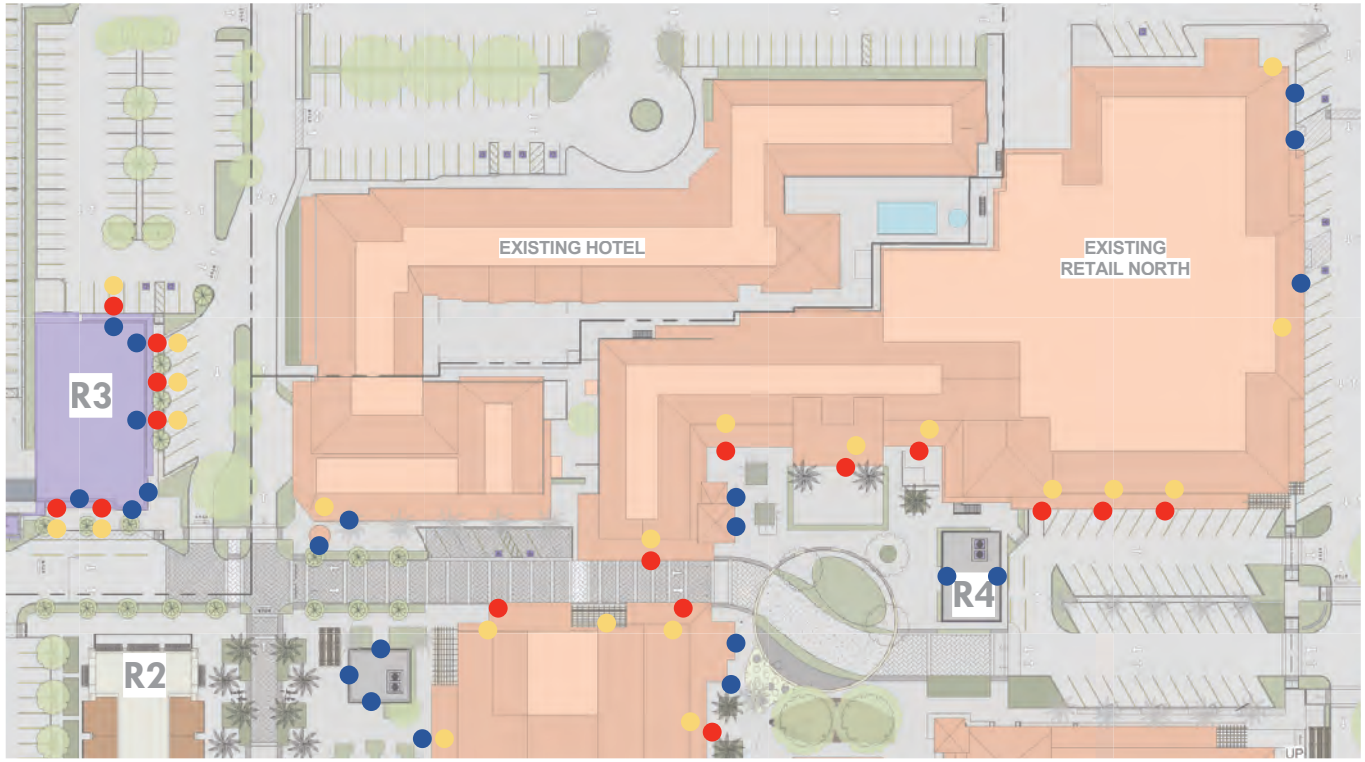


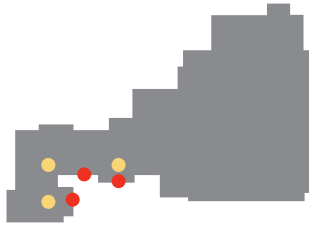
4 **INSTALLATION ELEVATION, TYP.**
Scale: 1/2" = 1'-0"

KEY

identification

- **TENANT SIGNAGE FASCIA/ROOFTOP** *(MSP.7.02, 7.03, 7.04. 7.07)* (REFER TO TENANT GUIDELINES)
- **TENANT PEDESTRIAN ORIENTED FLAG** *(MSP.7.05)* (REFER TO TENANT GUIDELINES)
- **SPECIAL TENANT SIGNAGE** *(MSP.7.06)* (REFER TO TENANT GUIDELINES)





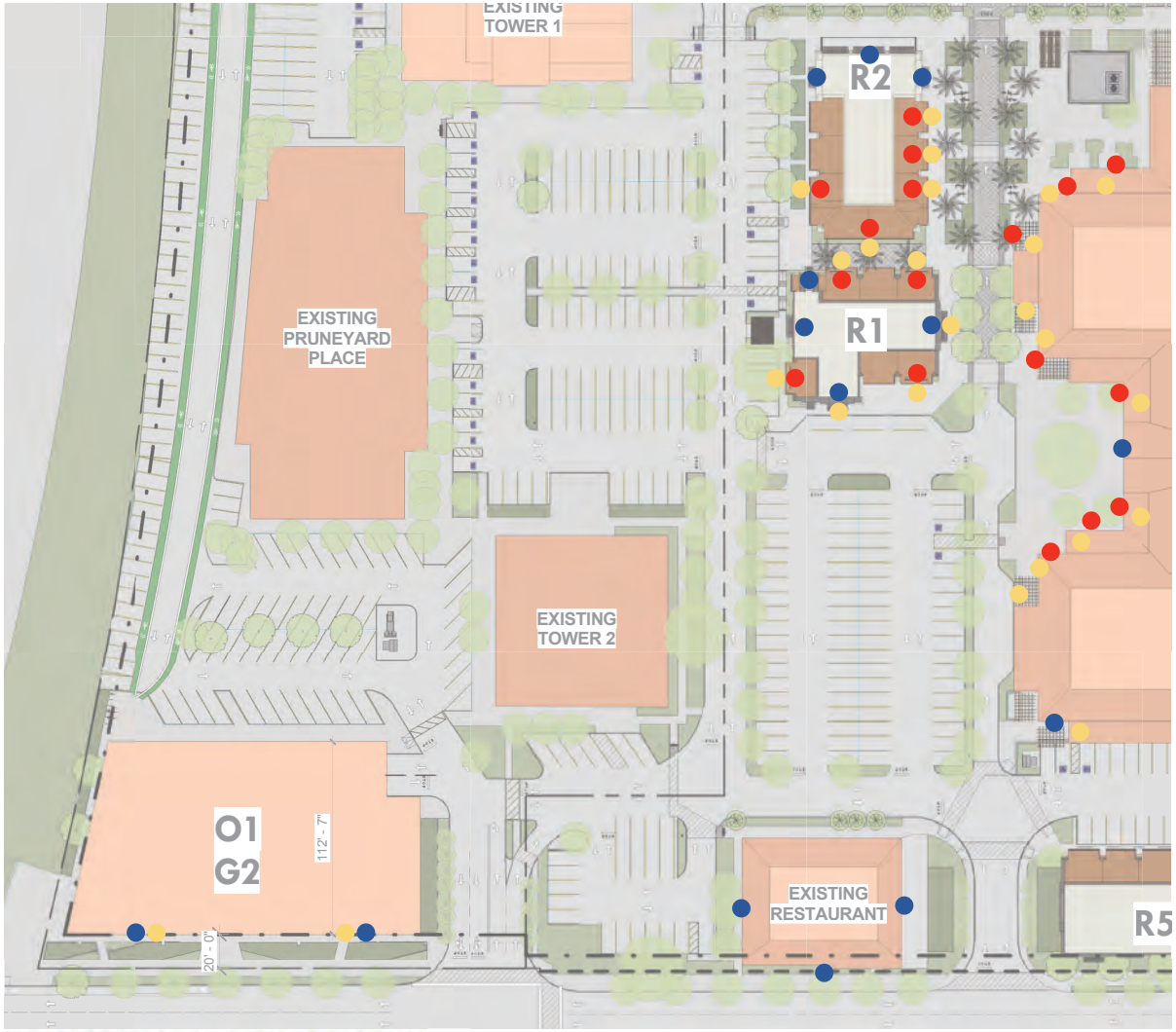
Level 2

***Yellow and Red dots are for illustrative purposes only. Refer to Tenant Guidelines for location standards**

KEY

identification

- **TENANT SIGNAGE FASCIA/ROOFTOP** *(MSP.7.02, 7.03, 7.04. 7.07)* (REFER TO TENANT GUIDELINES)
- **TENANT PEDESTRIAN ORIENTED FLAG** *(MSP.7.05)* (REFER TO TENANT GUIDELINES)
- **SPECIAL TENANT SIGNAGE** *(MSP.7.06)* (REFER TO TENANT GUIDELINES)



Overall Map

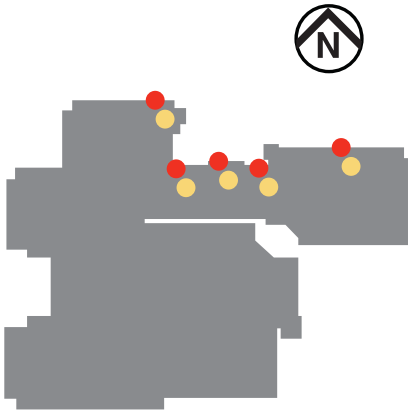
LOWNEYARCHITECTURE

ELLIS PARTNERS

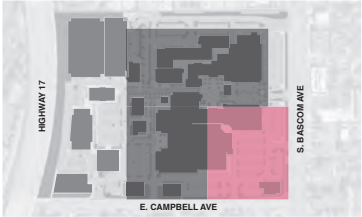
KEY

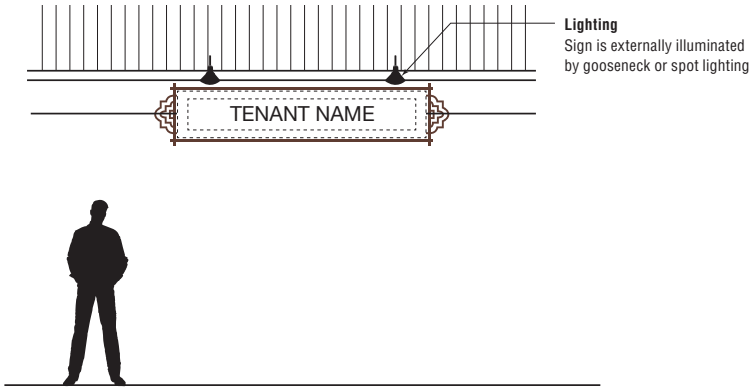
identification

- **TENANT SIGNAGE FASCIA/ROOF** *(MSP.7.02, 7.03, 7.04, 7.07, 7.08)* (REFER TO TENANT GUIDELINES)
- **TENANT BLADE** *(MSP.7.05)* (REFER TO TENANT GUIDELINES)
- **TENANT SPECIALTY SIGNS** *(MSP.7.06, 7.07)* (REFER TO TENANT GUIDELINES)



Level 2



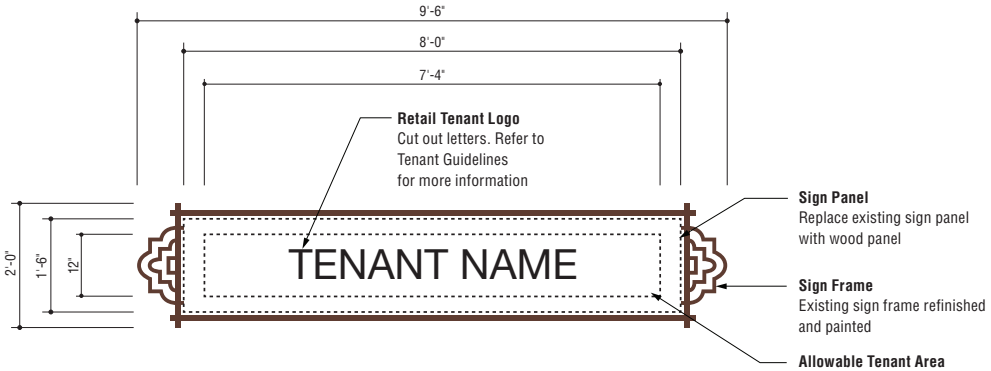


SIGN AREA = 19 SF EACH

NOTE:
See tenant sign guidelines
for design standards

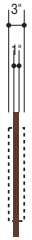
3 ELEVATION

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



1 FRONT VIEW

Scale: 1/2" = 1'-0"



2 SIDE VIEW

Scale: 1/2" = 1'-0"

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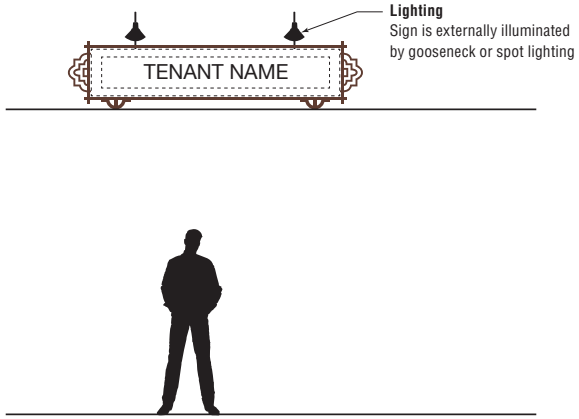
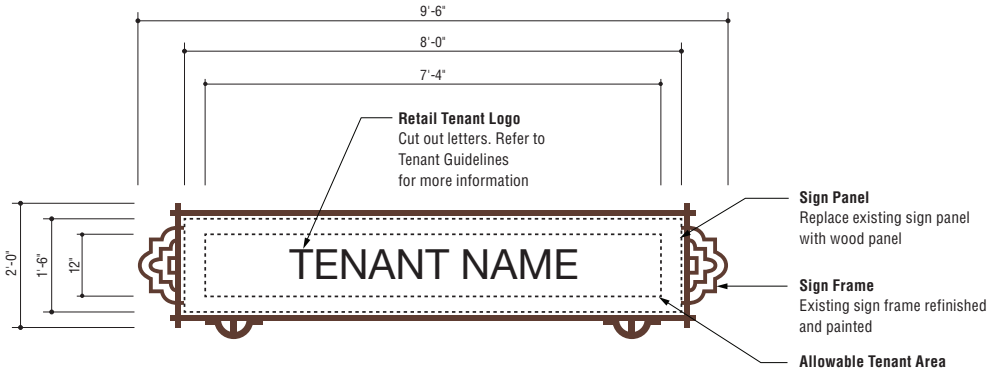
SIGN AREA = 44.58 SF EACH

NOTE:
See tenant sign guidelines for design standards

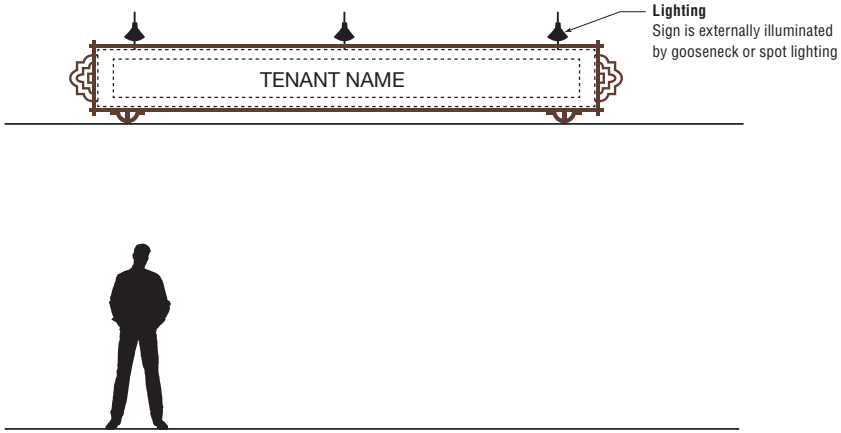


3 **ELEVATION**
Scale: 1/4" = 1'-0"



1 **FRONT VIEW**
Scale: 1/2" = 1'-0"

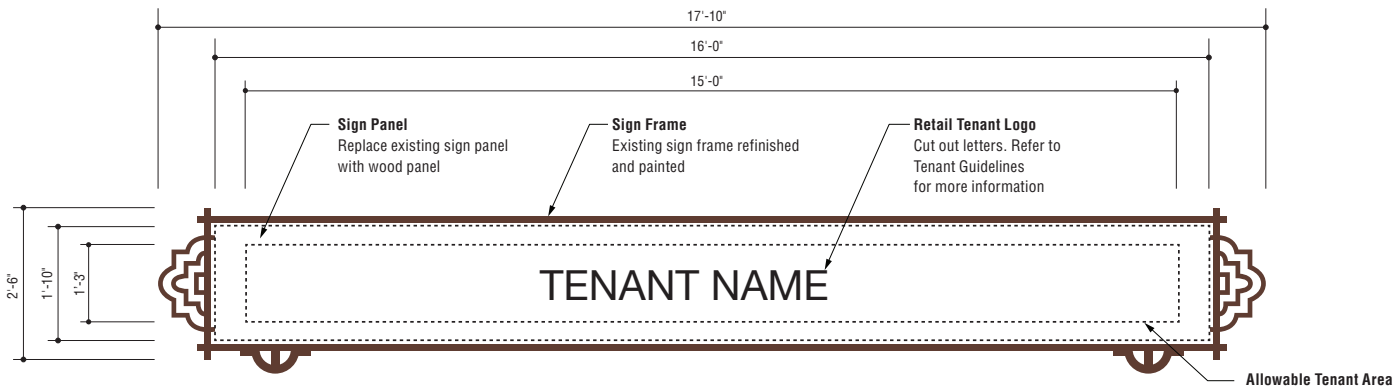
2 **SIDE VIEW**
Scale: 1/2" = 1'-0"



SIGN AREA = 19 SF EACH

NOTE:
See tenant sign guidelines
for design standards

3 **ELEVATION**
Scale: 1/4" = 1'-0"



1 **FRONT VIEW**
Scale: 1/2" = 1'-0"

2 **SIDE VIEW**
Scale: 1/2" = 1'-0"

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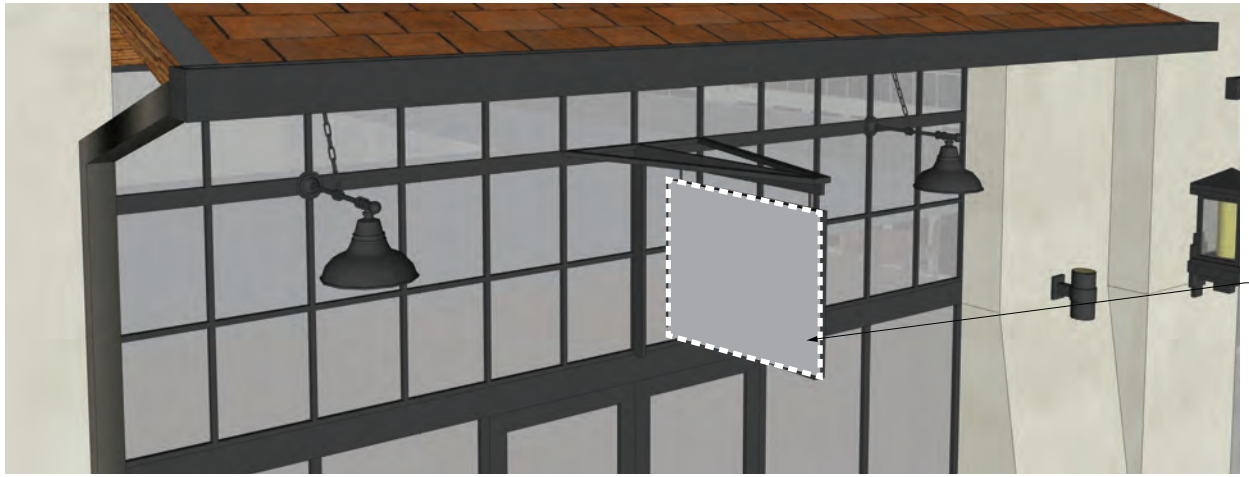
10/20/2015

SIGN AREA = 19 SF EACH

Existing Building Blade Sign
Refer to Tenant Guidelines Package for specifications and drawings

2 EXISTING BUILDING

Scale: NTS



New Building Blade Sign
Refer to Tenant Guidelines Package for specifications and drawings

1 RENDERING - NEW RETAIL

Scale: NTS

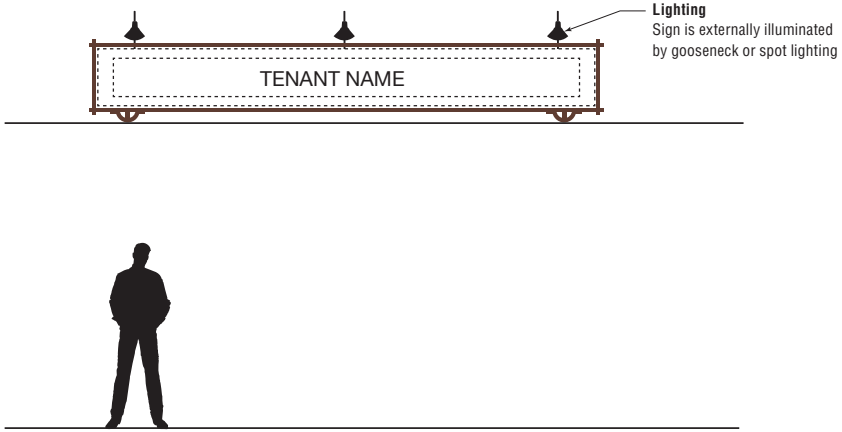
Specialty Signs
Refer to Tenant Guidelines Package for specifications and drawings

1 **EXISTING BUILDINGS**
Scale: NTS

Zone 2 Roof Sign
Refer to Tenant Guidelines Package for specifications and drawings

Specialty Sign
Refer to Tenant Guidelines Package for specifications and drawings

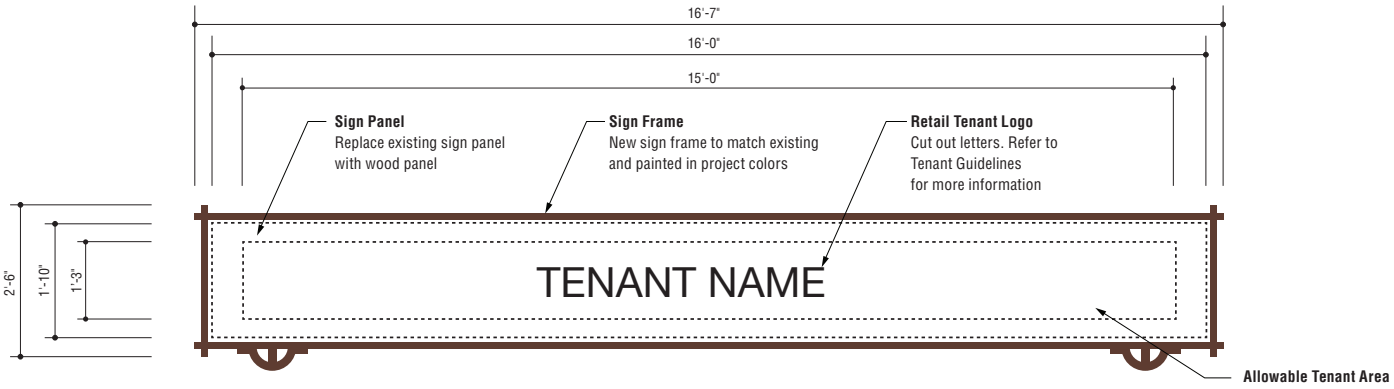
1 **FRONT VIEW**
Scale: NTS



SIGN AREA = 44.58 SF EACH

NOTE:
See tenant sign guidelines
for design standards

3 **ELEVATION**
Scale: 1/4" = 1'-0"



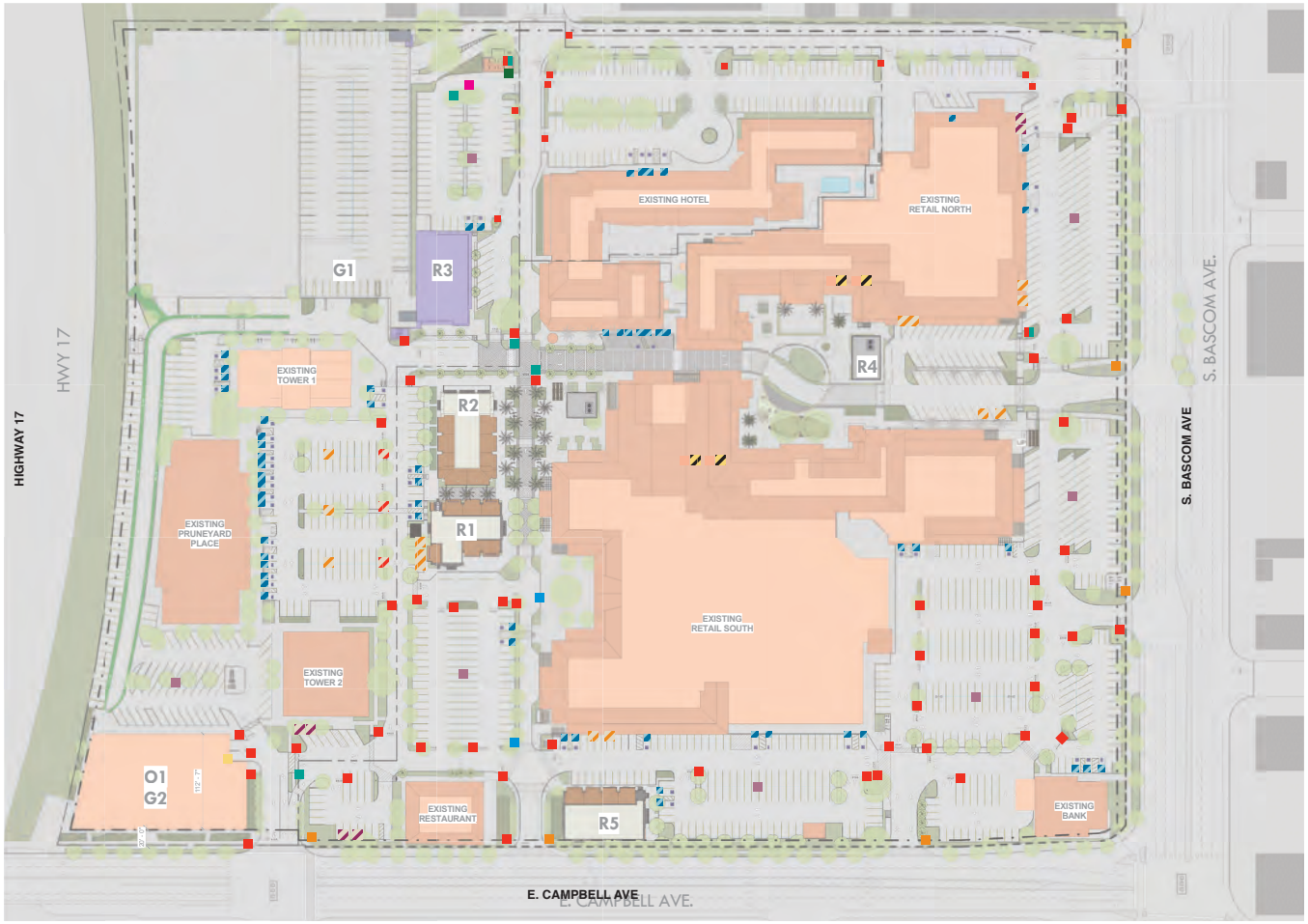
1 **FRONT VIEW**
Scale: 1/2" = 1'-0"

2 **SIDE VIEW**
Scale: 1/2" = 1'-0"

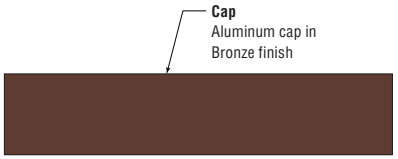
KEY

regulatory

- **TOW AWAY / CVC OVERALL SITE RULES** *(MSP.8.02)*
  NO SMOKING
  PARKING HOURS
  SKATEBOARDING, ETC.
- **WALL MOUNTED TOW AWAY** *(MSP.8.03)*
- **OFFICE VISITOR PARKING** *(MSP.8.04)*
- **CUSTOMER PARKING ONLY** *(MSP.8.04)*
- **2HR / 30 MINUTE PARKING** *(MSP.8.05)*
- **TENANT PARKING RULES** *(MSP.8.05)*
- **SAFE REFUGE** *(MSP.8.06)*
- **ACCESSIBLE PARKING** *(MSP.8.07)*
- **STOP SIGN** *(MSP.8.08)*
- **PEDESTRIAN CROSSING** *(MSP.8.08)*
- **DO NOT ENTER** *(MSP.8.09)*
- **ONE WAY** *(MSP.8.09)*
- **RESTROOM DOOR ID** *(MSP.8.10)*
- **RESTROOM WALL ID** *(MSP.8.11)*

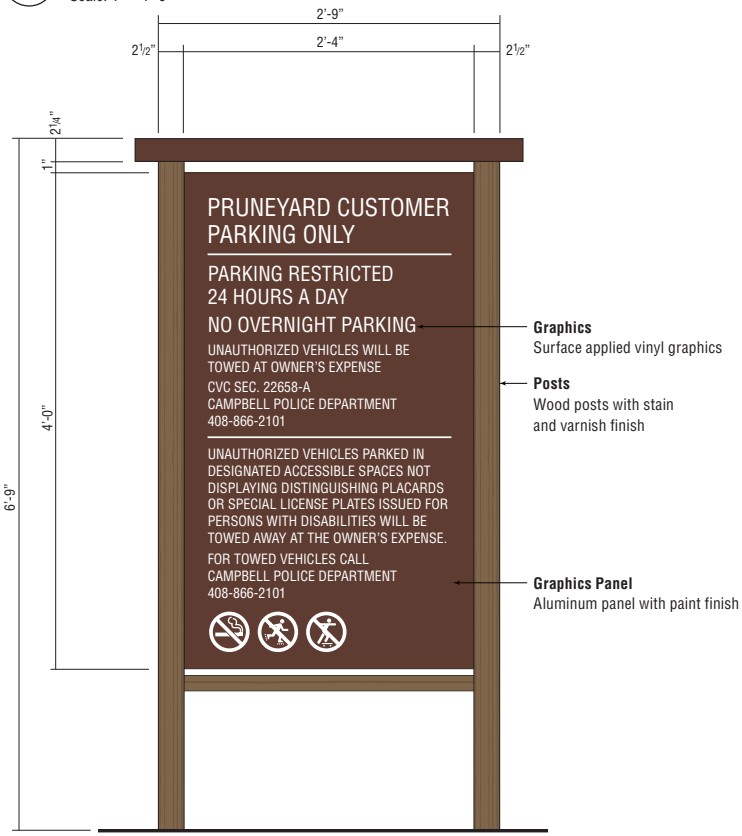


SIGN AREA = 14.67 SF EACH



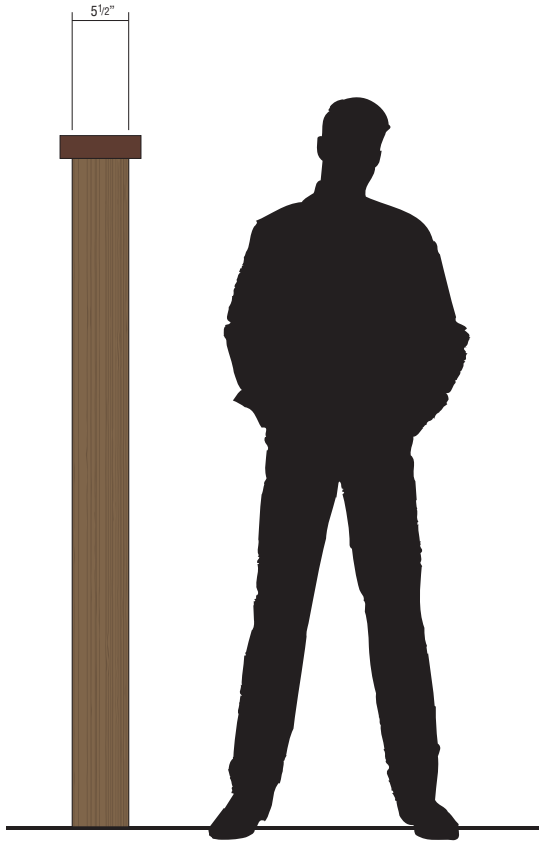
3 TOP VIEW

Scale: 1" = 1'-0"



1 FRONT VIEW

Scale: 1" = 1'-0"



2 SIDE VIEW

Scale: 1" = 1'-0"

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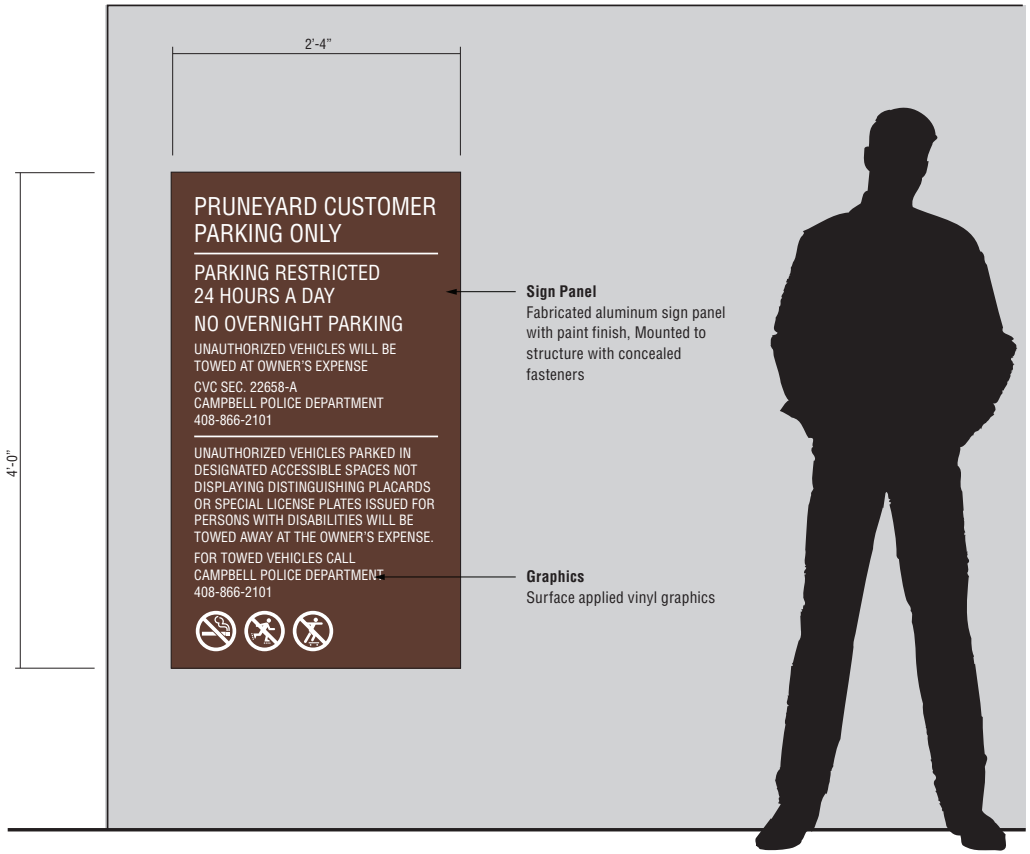
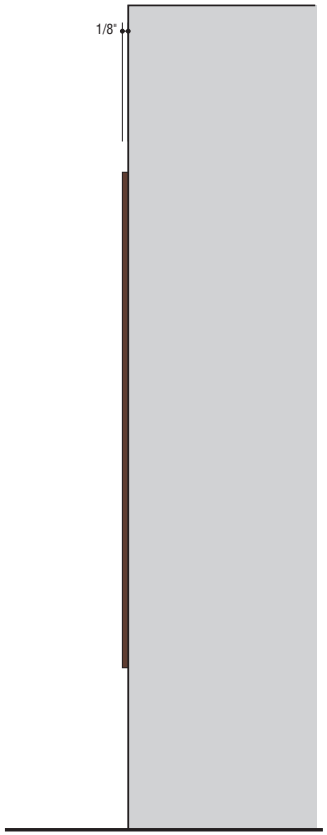
SIGN AREA = 14.67 SF EACH

3 TOP VIEW
Scale: 1" = 1'-0"



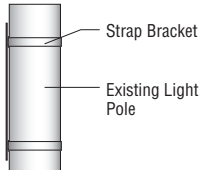
1 FRONT VIEW
Scale: 1" = 1'-0"



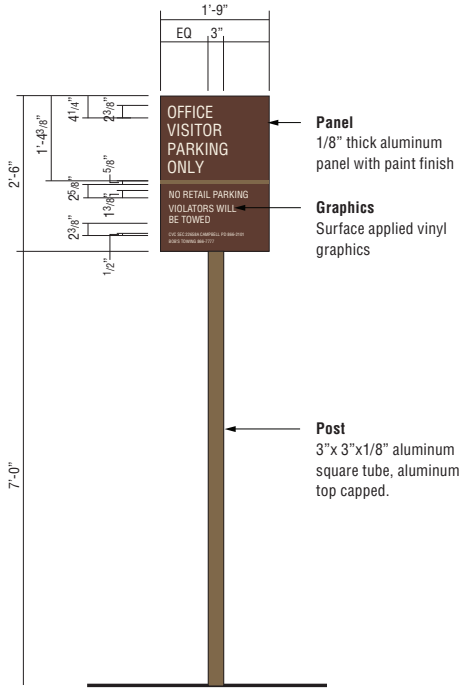
2 SIDE VIEW
Scale: 1" = 1'-0"

3 TOP VIEW
Scale: 1/2" = 1'-0"

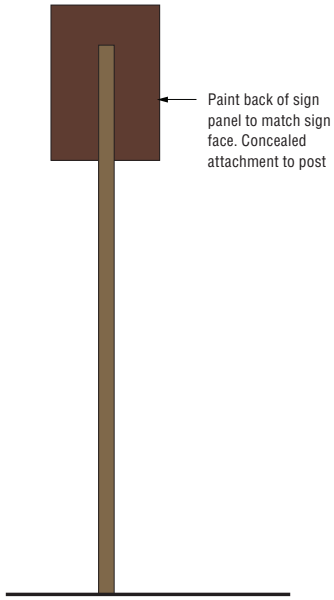
6 TOP VIEW
Scale: 1/2" = 1'-0"



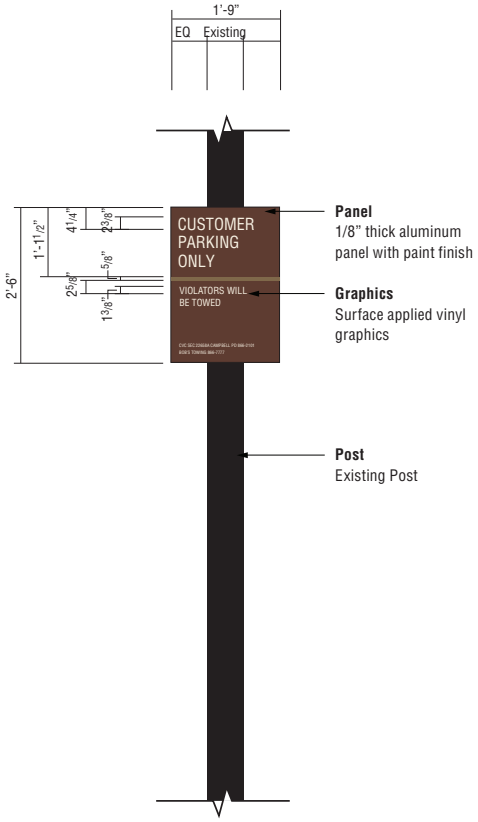
7 STRAP BRACKET DETAIL
Scale: NTS



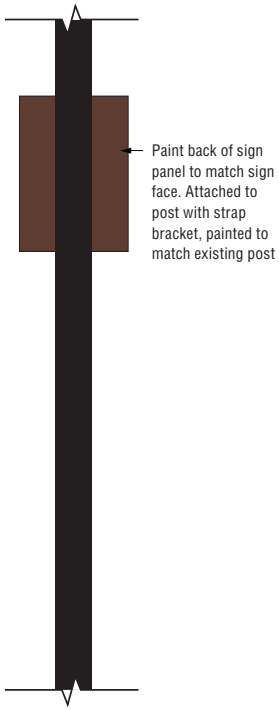
1 FRONT VIEW
Scale: 1/2" = 1'-0"



2 BACK VIEW
Scale: 1/2" = 1'-0"

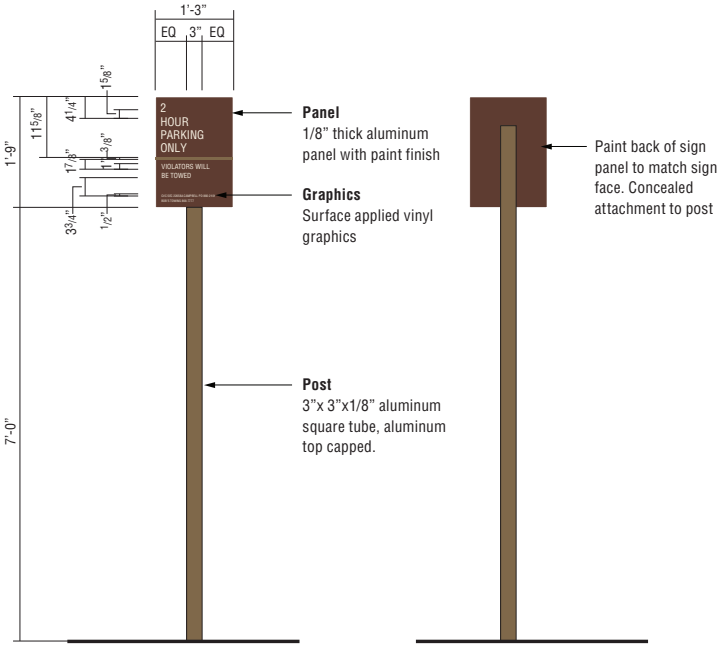


4 FRONT VIEW
Scale: 1/2" = 1'-0"



5 BACK VIEW
Scale: 1/2" = 1'-0"

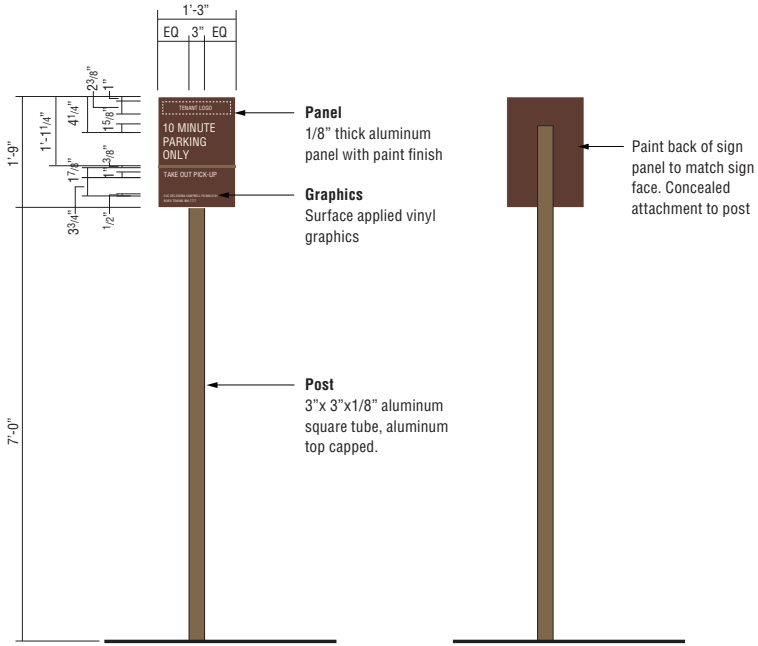
3 TOP VIEW
Scale: 1/2" = 1'-0"



1 FRONT VIEW
Scale: 1/2" = 1'-0"

2 BACK VIEW
Scale: 1/2" = 1'-0"

6 TOP VIEW
Scale: 1/2" = 1'-0"



4 FRONT VIEW
Scale: 1/2" = 1'-0"

5 BACK VIEW
Scale: 1/2" = 1'-0"

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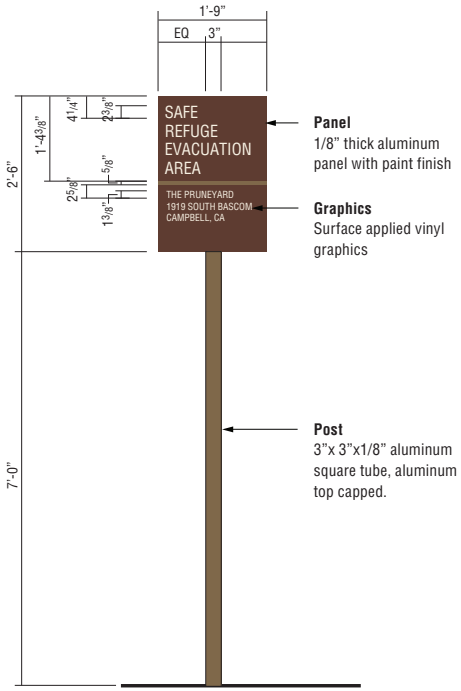
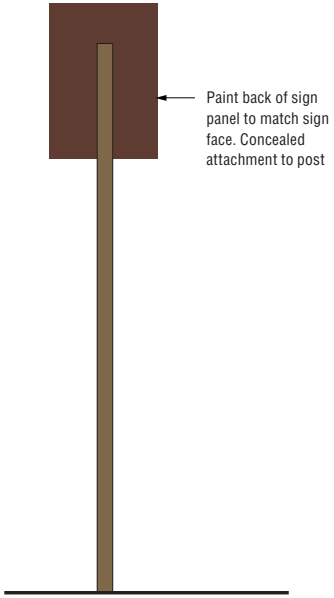
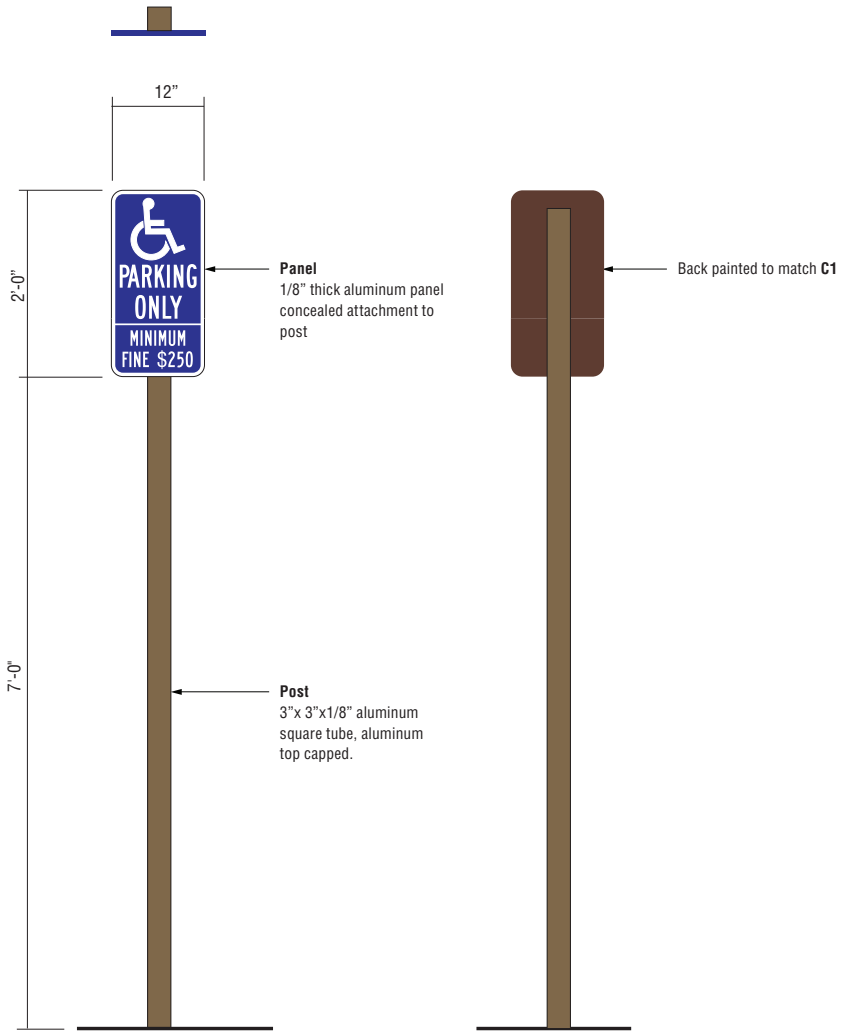
3 **TOP VIEW**
Scale: 1/2" = 1'-0"



1 **FRONT VIEW**
Scale: 1/2" = 1'-0"

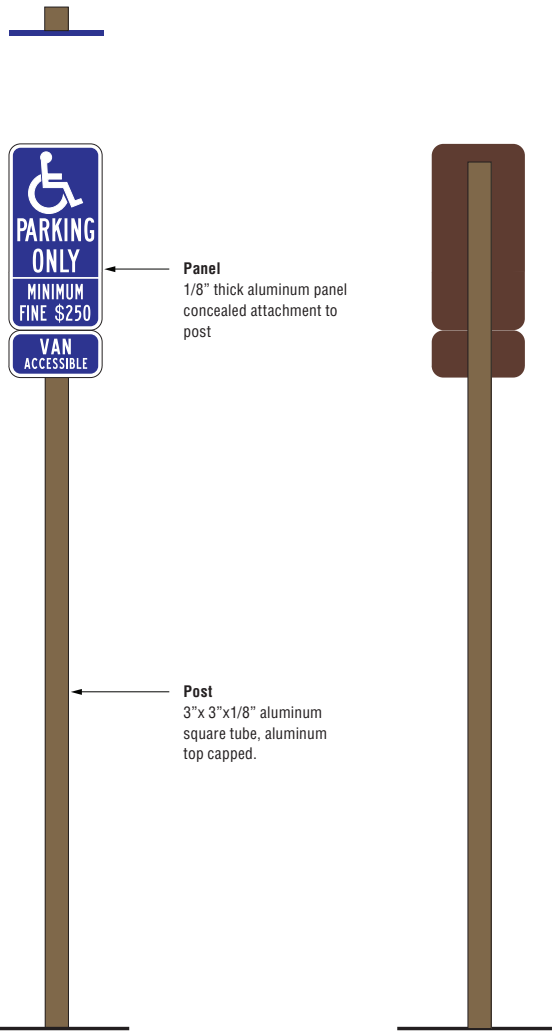


2 **BACK VIEW**
Scale: 1/2" = 1'-0"



1 **FRONT & TOP VIEW**
Scale: 3/4” = 1’-0”

2 **BACK VIEW**
Scale: 3/4” = 1’-0”



3 **FRONT & TOP VIEW**
Scale: 3/4” = 1’-0”

4 **BACK VIEW**
Scale: 3/4” = 1’-0”

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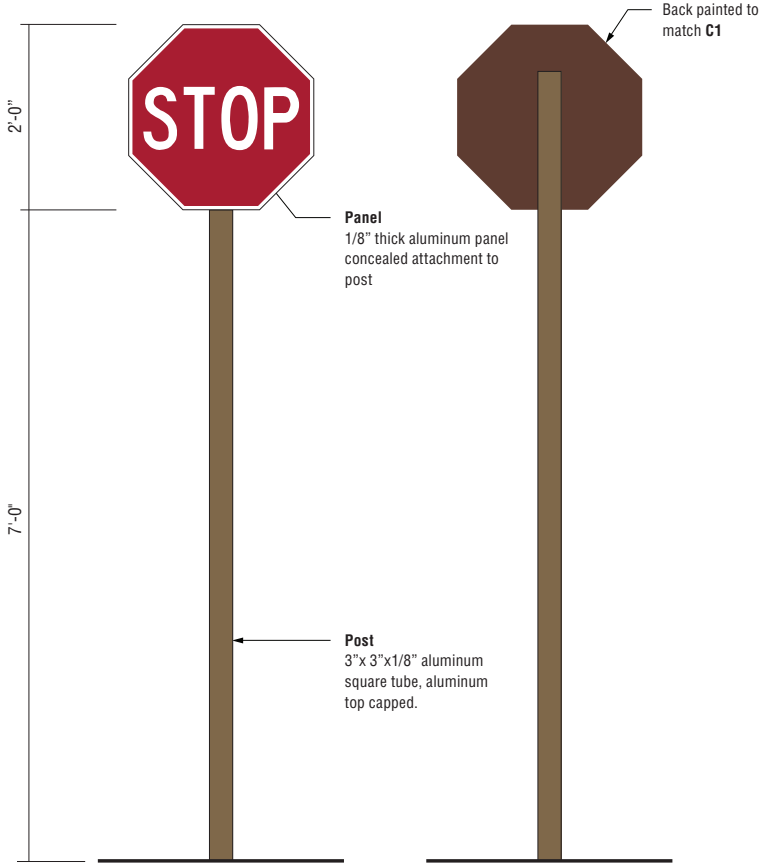
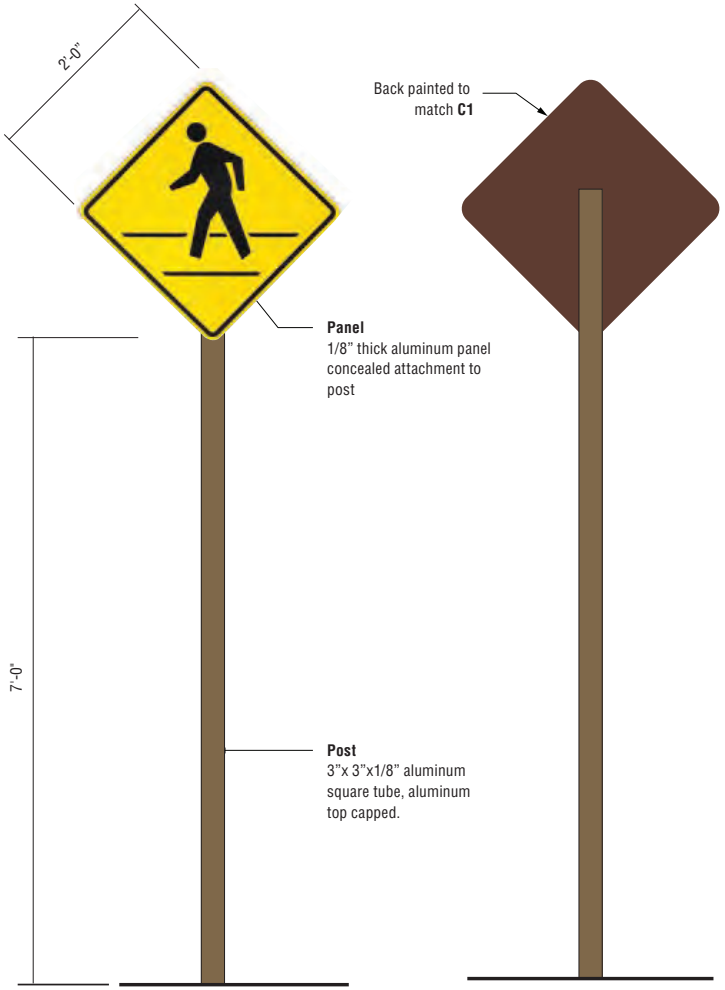


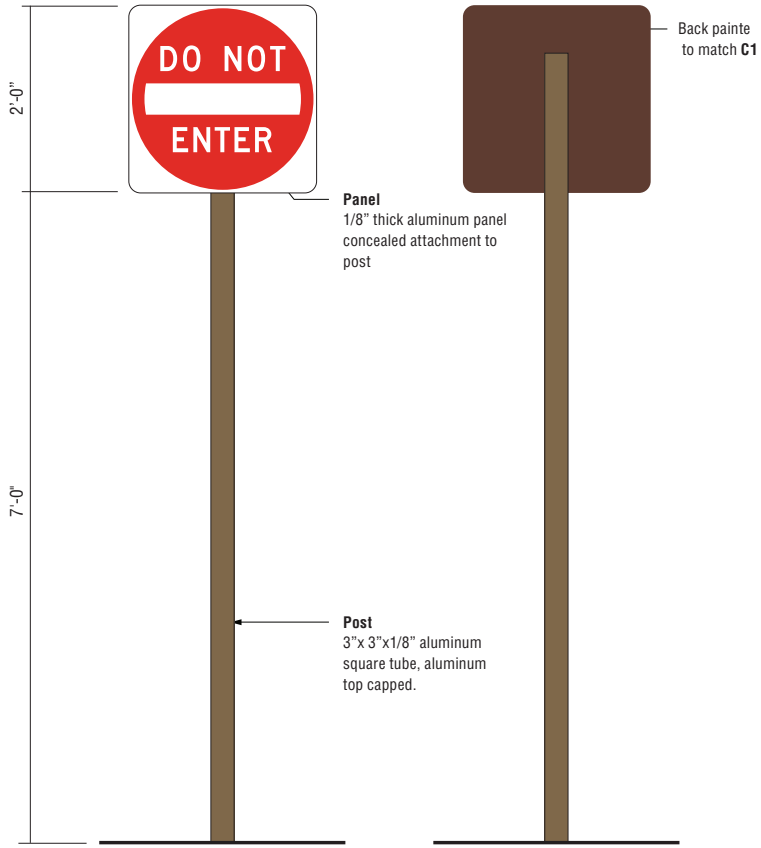
1 FRONT & TOP VIEW
Scale: 3/4" = 1'-0"

2 BACK VIEW
Scale: 3/4" = 1'-0"



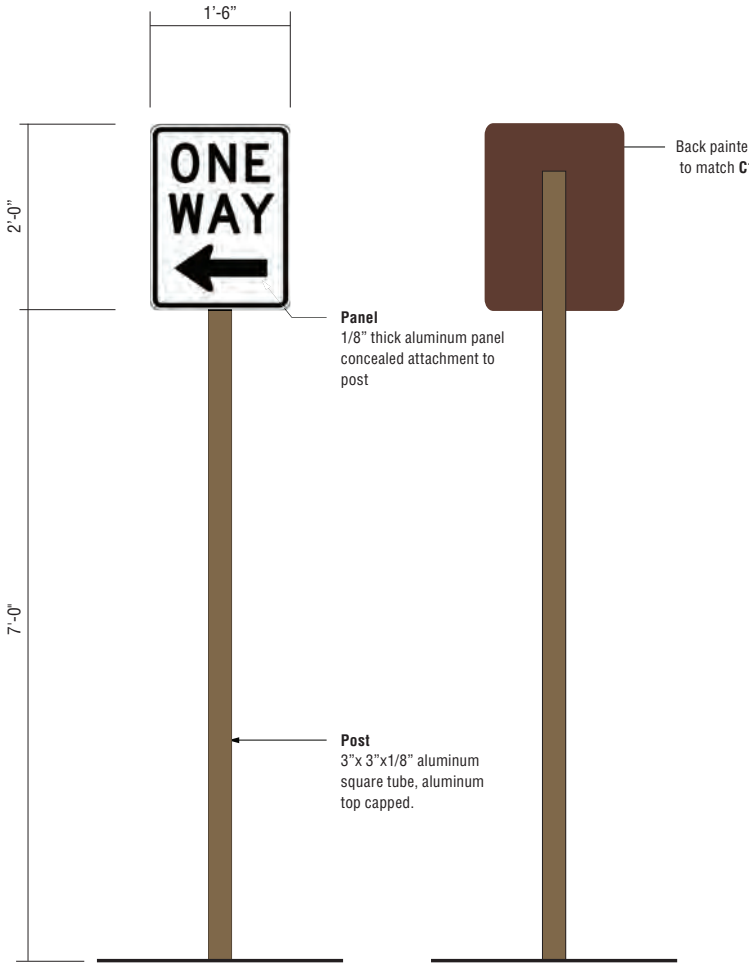
3 FRONT & TOP VIEW
Scale: 3/4" = 1'-0"

4 BACK VIEW
Scale: 3/4" = 1'-0"



1 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

2 **BACK VIEW**
Scale: 3/4" = 1'-0"



1 **FRONT & TOP VIEW**
Scale: 3/4" = 1'-0"

2 **BACK VIEW**
Scale: 3/4" = 1'-0"

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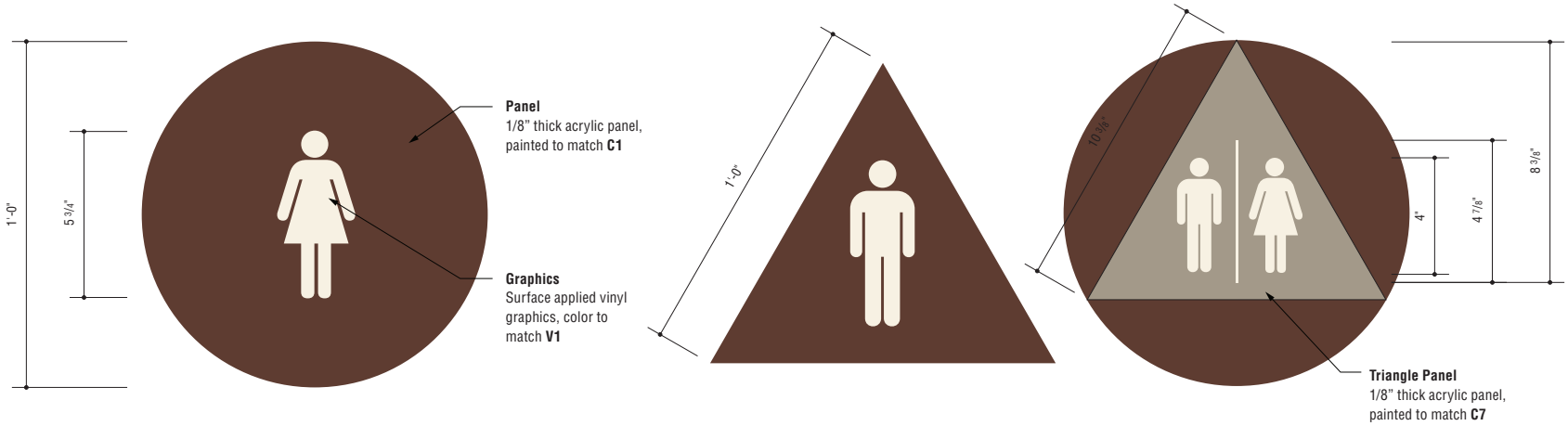
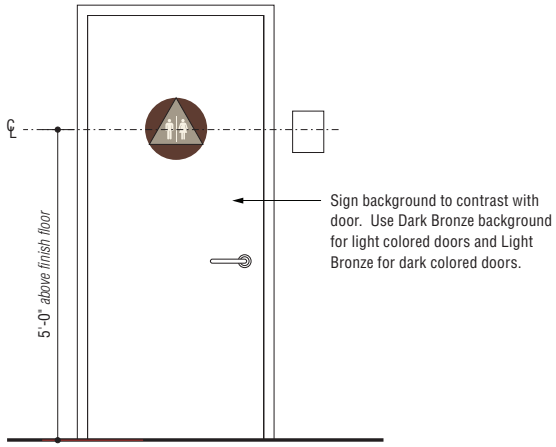


1 FRONT VIEWS

Scale: 3" = 1'-0"



2 INSTALLATION ELEVATION

Scale: 3/4" = 1'-0"

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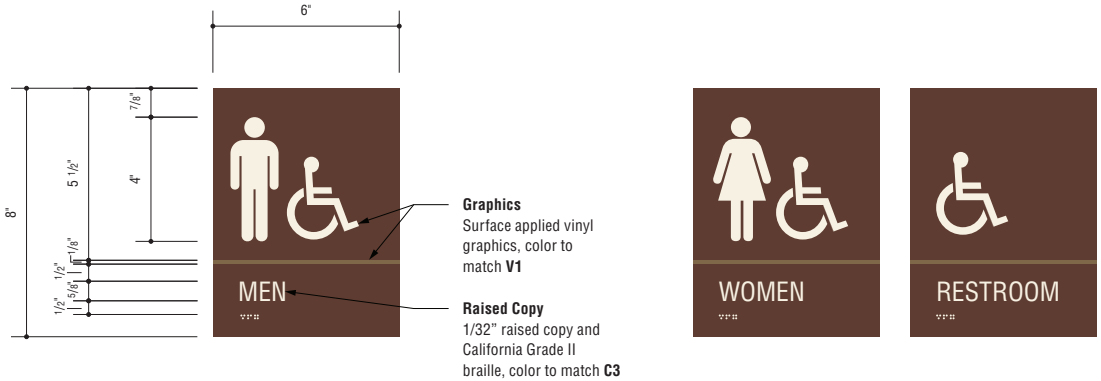
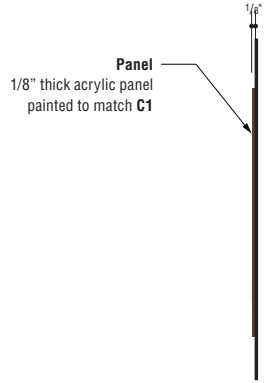
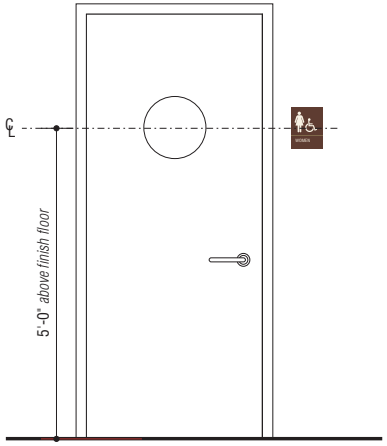


1 **FRONT VIEWS**
Scale: 3" = 1'-0"



2 **SIDE VIEW**
Scale: 3" = 1'-0"



3 **INSTALLATION ELEVATION**
Scale: 3/4" = 1'-0"

Appendix

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Prposed Signage calculations

Total Panels for retail: 18

Total panels for Office: 0

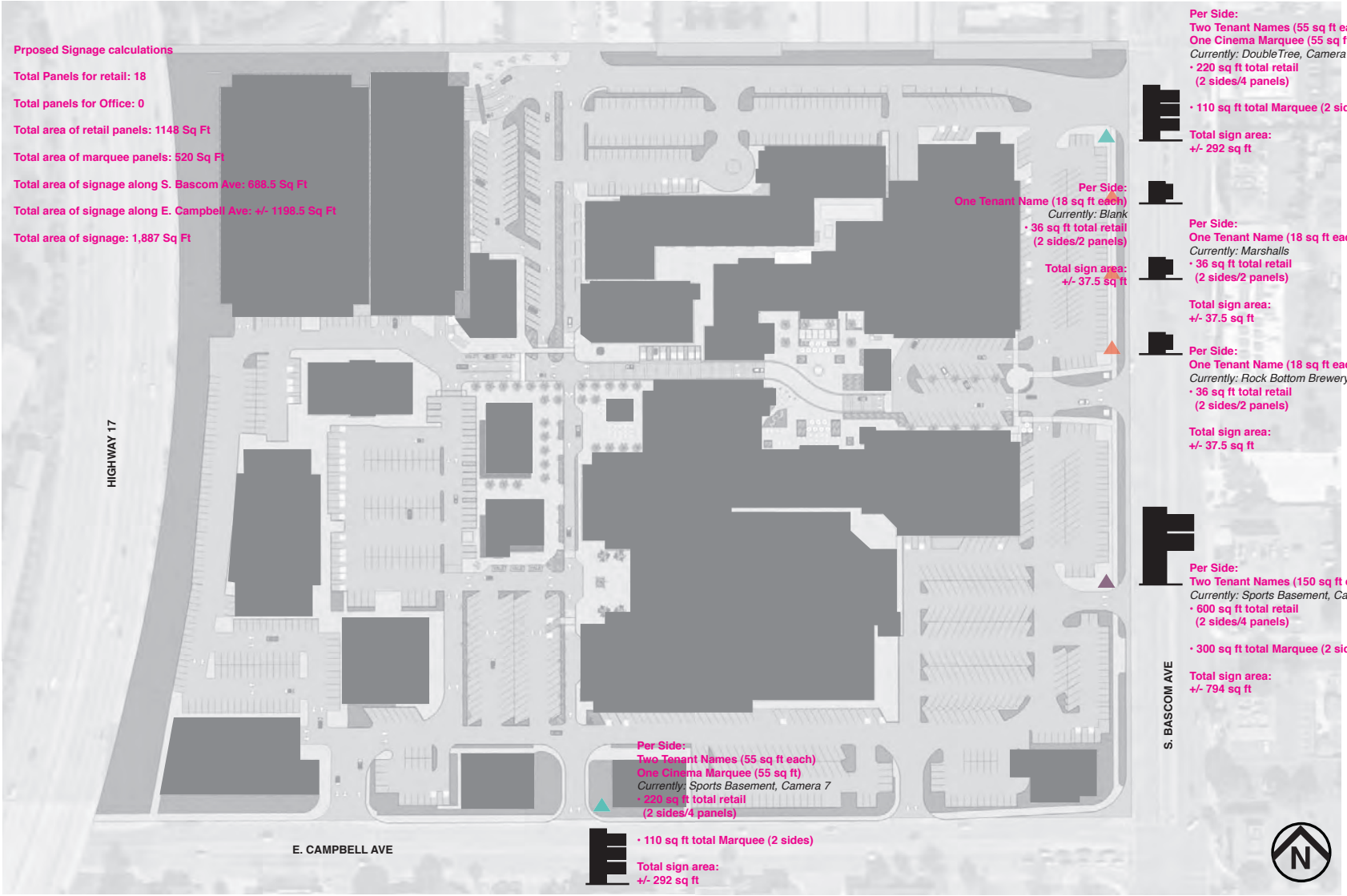
Total area of retail panels: 1148 Sq Ft

Total area of marquee panels: 520 Sq Ft

Total area of signage along S. Bascom Ave: 688.5 Sq Ft

Total area of signage along E. Campbell Ave: +/- 1198.5 Sq Ft

Total area of signage: 1,887 Sq Ft



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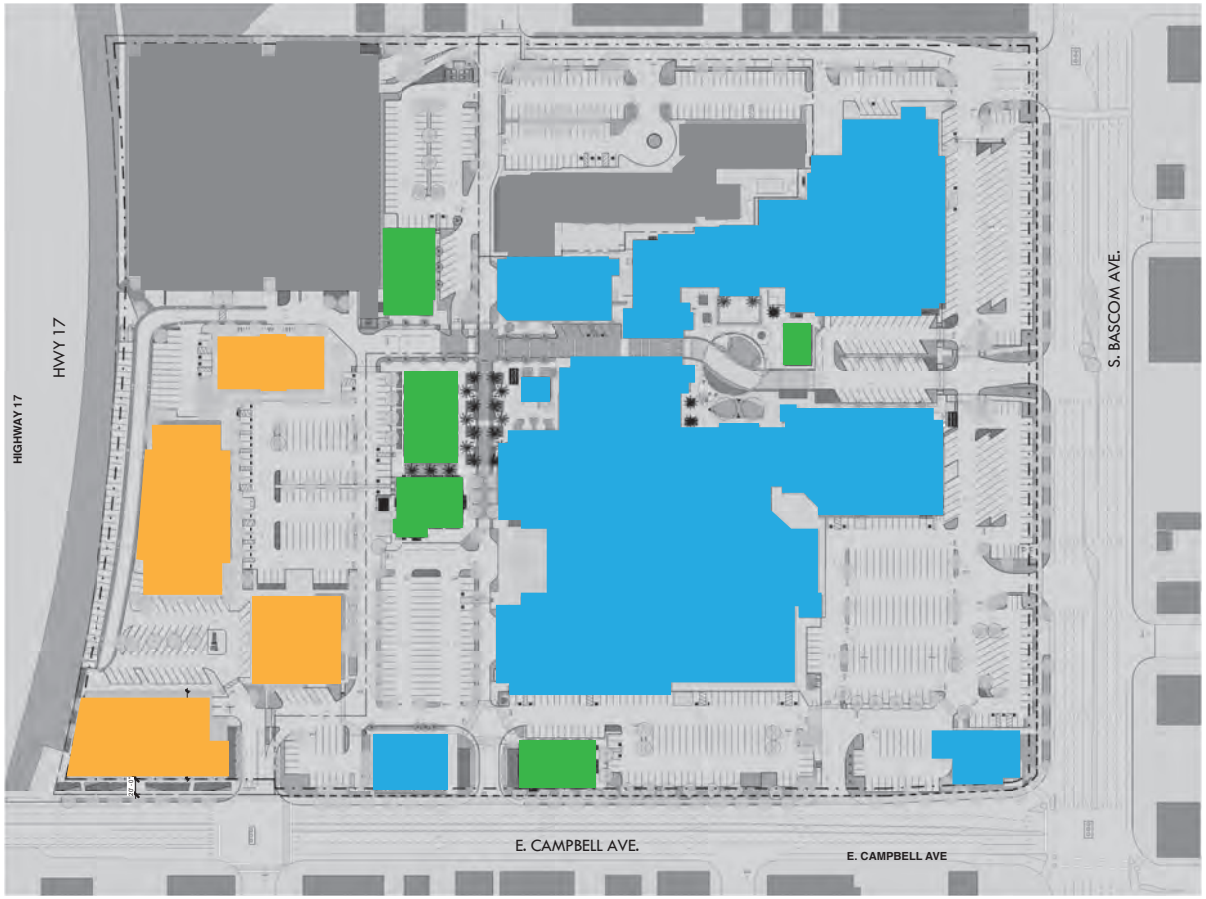

ZONE 1
Existing Retail Space

ZONE 2
New Retail Spaces

ZONE 3
Office

Parking Garage / Hotel

TENANT ZONES

The signage design guidelines set by this document apply to office and retail areas of The Pruneyard Shopping Center. Hotel & Parking Garage signage are not covered by these guidelines.

Project Site Map
N.T.S.

*Ground level of Office Zone 3 may contain retail/restaurant tenants

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GENERAL GUIDELINES

The Signage Design Guideline for The Pruneyard is a controlled signage and graphics program. These guidelines describe the types of signs allowed and their design criteria within the office and retail areas of The Pruneyard (refer to map on p. 3).

• The purpose of these criteria is to establish the sign standards necessary to insure coordinated, proportional exposure for all tenants.

• Existing signs of any type may remain until tenant space is vacated and retenanted.

• The existing tenant signs shall be required to come into conformance with the approved tenant design guidelines upon change in tenant occupancy or a change to the sign, unless otherwise approved by the Planning Department.

DESIGN

• All work shall be of excellent quality. Landlord reserves the right to reject any work determined to be of insufficient quality by Landlord or the project architect.

• Sign contractor shall provide necessary fastenings and bracings to securely install the sign.

• All conductors, transformers or other equipment will be concealed where possible.

• No exposed neon tubing lamps will be permitted with the exception of specialty signs subject to landlord approval on a case by case basis.

• No animated, flashing, floating, balloon or audible signs will be permitted.

• No advertising placards, banners pennants, names, insignias, trademarks, or other descriptive material shall be affixed upon the glass panes and supports of the show windows and doors or upon the exterior walls of the building or storefront, without prior written approval from Landlord.

• Window signs will be permitted with the total signage allowance for each tenant determined by the overall size of their storefront. A maximum of 25% of the area of glass in a storefront opening may be blocked by window graphics. Window graphics do not count toward overall allowed signage area. Area can be calculated by assuming a square field around graphics that may have irregular shape. Signs taped on storefront are prohibited.

• Both the location of the proposed sign(s) and the design of their visual elements (lettering, words, figures, color, decorative motifs, spacing and proportions) are to be legible under normal viewing conditions.

• Location and design of proposed signs (e.g. size, shape, illumination and color) shall compliment the visual characteristics of the surrounding area so as not to detract from nor cause to decrease the value or quality of adjacent properties.

• Location and design of proposed sign shall not obscure from view or unduly detract from existing or adjacent signs.

APPROVALS

• Each tenant shall submit to the landlord, via email PDFs, a detailed shop drawing of his proposed sign indicating conformance to this criteria, such submittals shall include but not be limited to pertinent dimensions, details and color call-outs.

• Any proposed sign that is not in compliance with the requirements of the Tenant Design Guidelines shall require approval by the Planning Department and Landlord.

• All signs and their installation must comply with local building and electrical codes. City of Campbell ordinances should be consulted for requirements not covered in this criteria.

Sign Approval Process: If Landlord determines that the submitted signs are in conformance with these Tenant Signage Design Guidelines, Tenant may install the approved sign without the need for specific Planning Department approval or a building or sign permit. Electrical permits will be required for all signage lighting. Parapet signs and Specialty Tenant Signs require submittal to the Planning Department for determination of conformance to these guidelines and require a building permit.

• If required, the tenant shall submit Landlord approved drawings to the City of Campbell per their requirements and shall pay for the required approvals and permits.

• Master Sign Program drawings note Specialty Tenant Signage in specific areas. Such signs do not require conformance with the guidelines of this document and are subject to review by Landlord and City of Campbell.

• All signs permitted under the Tenant Design Guidelines shall be constructed and installed in accordance with the applicable sections of the approved The Pruneyard Tenant Design Guidelines.

TENANT RESPONSIBILITY

• The tenant shall pay for all signs including their installations, graphic design/fees, lighting and maintenance.

• Electrical service to all signs shall be on Tenant's meter unless otherwise approved by Landlord.

• Tenant shall be responsible for penetrations, leaks, and/or defacement caused by his sign contractor.

• Signs shall be maintained in good condition at all times and shall be repaired or replaced at tenant cost, pursuant to lease.

SIGN TYPE GUIDELINES **ZONE 1**

Fascia Sign

Fascia Sign

Fascia Sign

• The Fascia Sign is a panel sign, set in a decorative frame, which is attached to the wood beam at the Arcade.

• The overall size of the sign panel is 8′-0″ long x 18″ high. - See Elevation.

• The maximum letter height is 12″ and shall not exceed 7′-4″ in length with a maximum allowable sign area of 7.33 SF. Letters and logos cannot extend beyond the frame of the panel unless special permission is granted in the form of prior written approval from the Landlord.

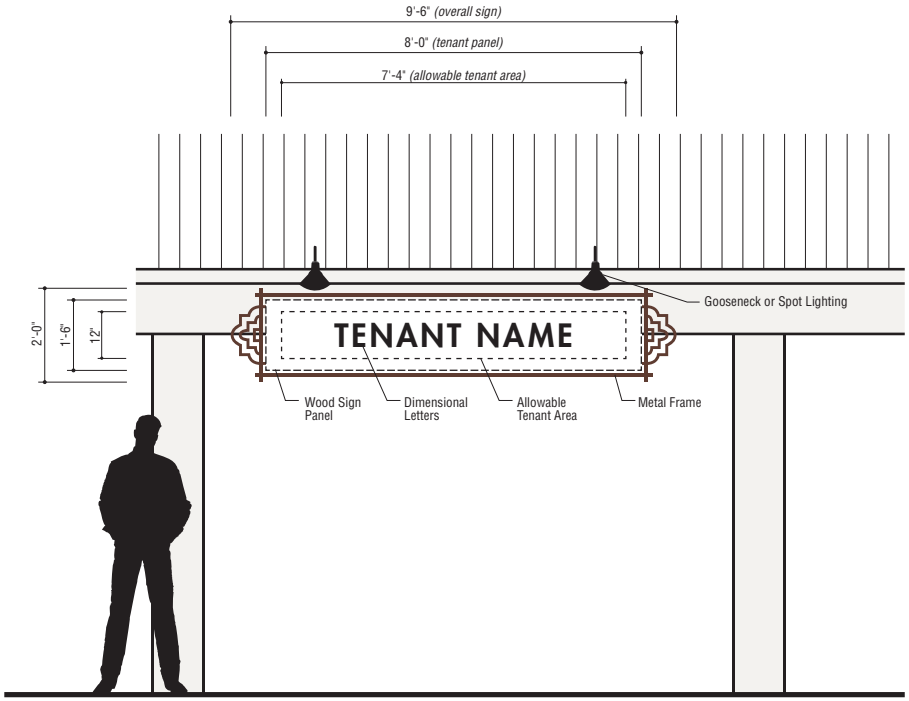
• The sign panel must be fabricated from 1″ solid wood or thick exterior grade plywood with a clear or stain finish. The panel must be set in a decorative metal frame to match existing Pruneyard standards. It is attached to the wood beam fascia in the two story retail section of The Pruneyard or similar fascia element in single story areas. Signs are mounted with concealed brackets.

• Individual letters, logos or iconography attached to the sign panel are permitted. Letters and logos must be fabricated from metal or wood. The letter finish should be a reflective metallic paint such as silver, cooper, bronze, pewter or gold leaf. The letters and logos can also be carved in the sign panel in relief, pin mounted on the panel, or applied directly on the sign panel. Accent colors can be added to the metallic logos and letters, but cannot exceed more than 20% of the total letter or logo area.

• The sign should be externally illuminated by gooseneck or spot lights — see elevation. Internally illuminated sign panels and letters are not permitted unless sign is existing.

• Only one Fascia Sign is permitted per tenant unless the tenant has a corner space with two facades, and then two Fascia Signs would be allowed.

• Existing signs of any type may remain until tenant space is vacated and retenanted.



PRUNEYARD TENANT SIGNAGE
FASCIA SIGN - TENANT STANDARD
SCALE: 1/4″ = 1′-0″

SIGN TYPE GUIDELINES **ZONE 1**

Roof Sign

Roof Sign

Roof Sign

• The Roof Sign is a panel sign, set in a decorative frame, which is mounted on the tile roof adjacent to tenant public entrance.

• Two sign panel sizes are permitted, 8′-0″ long x 18″ high and 16′-0″ long x 22″ high. The panel size shall be determined by the storefront length — i.e. if the storefront extends across 1 bay, the signage shall be limited to the 8′-0″ panel; if the storefront extends across 2 or more bays, the signage shall be limited to the 16′-0″ panel.

• The maximum letter cap height is 12″ and shall not exceed 7′-4″ in length (7.33 SF max allowable sign area) for 8′-0″ signs and a 15″ maximum letter cap height not to exceed 15′-0″ in length (18.75 SF max allowable sign area) for 16′-0″ sign panels. Letters and logos cannot extend beyond the frame of the panel unless special permission is granted in the form of prior written approval from the Landlord.

• The sign panel must be fabricated from 1″ solid wood or thick exterior grade plywood with a clear or stain finish. The panel must be set in a decorative metal frame to match existing Pruneyard standards.

• Roof mounted signs shall be mounted to the roof by bracket stands attached to the roof rafters through the roof tiles.

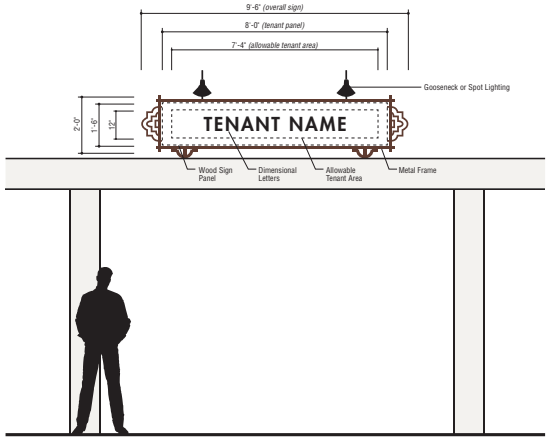
• Individual letters, logos or iconography attached to the sign panel are permitted. Letters and logos must be fabricated from metal or wood. The letter finish should be a reflective metallic paint such as silver, cooper, bronze, pewter or gold leaf. The letters and logos can also be carved in the sign panel in relief, pin mounted on the panel, or applied directly on the sign panel. Accent colors can be added to the metallic logos and letters, but cannot exceed more than 20% of the total letter or logo area.

• The sign should be externally illuminated by gooseneck or spot lights, see elevation. Internally illuminated sign panels and letters are not permitted.

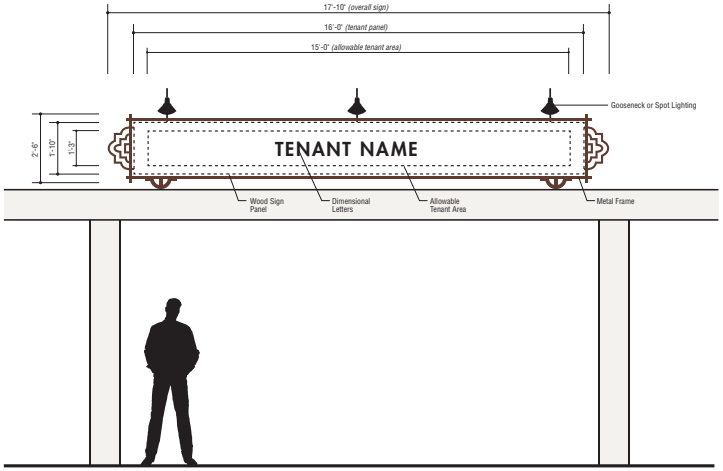
• Each roof sign should be separated by a minimum of 10′-0″. Individual tenant signs are not required to be centered over the tenant space if impossible to achieve a 10′-0″ separation.

• Only one Roof Sign is permitted per tenant unless the tenant has a corner space with two facades, and then two Roof Signs would be allowed.

• Existing signs of any type may remain until tenant space is vacated and retenanted.



PRUNEYARD TENANT SIGNAGE
ROOFTOP SIGN - TENANT STANDARD
SCALE: 1/4″ = 1′-0″



PRUNEYARD TENANT SIGNAGE
ROOFTOP SIGN - ANCHOR TENANT
SCALE: 1/4″ = 1′-0″

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SIGN TYPE GUIDELINES **ZONE 1**

Blade Sign Example 1

Blade Sign Example 2

Blade Sign

• The Blade Sign is a projecting sign that is perpendicular to the tenant storefront entrance and is visible to shoppers walking along the building edge.

• The maximum allowable sign area is 2 SF. The sign can be hung from a wall-mounted bracket or suspended from the bottom of a canopy. Brackets or suspension rods must be fabricated from wood or metal and decorative detailing is encouraged.

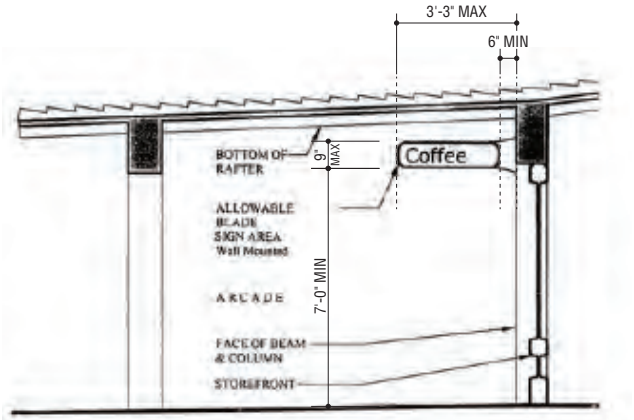
• The Blade Sign must be fabricated from wood or metal with a minimum thickness of ½ inch. The finish must be a durable material that can withstand the elements. The blade sign panel can vary in shape and have a three dimensional quality. The maximum overall thickness is 8 inches.

• The graphic design of these signs should be particularly imaginative, colorful, iconic, and incorporating logos or other graphic images that best describe the shop.

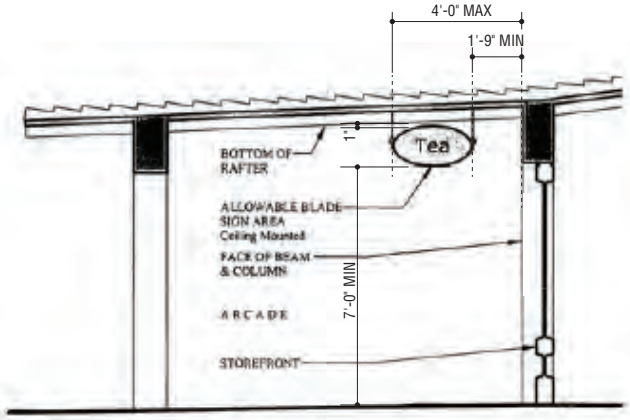
• The Blade Sign will be externally illuminated by the general lighting in the area, in addition a tenant may add a small spot light to accent the blade sign.

• One Blade Sign is permitted per tenant unless the tenant has two entrances, and then two Blade Sign would be allowed. If a tenant space is located at a corner an additional sign is permitted at the second façade. In this case, no more than three blade signs are permitted.

• Existing signs of any type may remain until tenant space is vacated and retenanted.



PRUNEYARD TENANT SIGNAGE
BLADE SIGN - TENANT STANDARD PROJECTING
SCALE: 1/4" = 1'-0"



PRUNEYARD TENANT SIGNAGE
BLADE SIGN - TENANT STANDARD SUSPENDED
SCALE: 1/4" = 1'-0"

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SIGN TYPE GUIDELINES **ZONE 2**

Roof Sign

• The Roof Sign is a panel sign, set in a decorative frame, which is mounted on the roof adjacent to tenant public entrance.

• The overall size of the sign panel is 16'-0" long x 22" high - See Elevation.

• The maximum letter height is 15" and shall not exceed 15'-0" in length with a maximum allowable sign area of 18.75 SF.. Letters and logos cannot extend beyond the frame of the panel unless special permission is granted in the form of prior written approval from the Landlord.

• The sign panel must be fabricated from 1" solid wood or thick exterior grade plywood with a clear or stain finish. The panel must be set in a decorative metal frame to match new Pruneyard standards.

• Roof mounted signs shall be mounted to the roof by bracket stands attached to the roof rafters through the roof tiles.

• Individual letters, logos or iconography attached to the sign panel are permitted. Letters and logos must be fabricated from metal or wood. The letter finish should be a reflective metallic paint such as silver, cooper, bronze, pewter or gold leaf. The letters and logos can also be carved in the sign panel in relief, pin mounted on the panel, or applied directly on the sign panel. Accent colors can be added to the metallic logos and letters, but cannot exceed more than 20% of the total letter or logo area.

• The sign should be externally illuminated by gooseneck or spot lights see elevation. Internally illuminated sign panels and letters are not permitted.

• Only one Roof Sign is permitted per tenant unless the tenant has a corner space with two facades, and then two Roof Signs would be allowed.

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SIGN TYPE GUIDELINES **ZONE 2**

Blade Sign Example

Blade Sign

• The Blade Sign is a projecting sign that is perpendicular to the tenant storefront entrance and is visible to shoppers walking along the Arcade.

• The maximum allowable sign area is 2 square feet. The sign can be hung from a wall-mounted bracket or suspended from the bottom of the Arcade roof deck. Brackets or suspension rods must be fabricated from wood or metal and decorative detailing is encouraged.

• The Blade Sign must be fabricated from wood or metal with a minimum thickness of ½ inch. The finish must be a durable material that can withstand the elements. The blade sign panel can vary in shape and have a three dimensional quality. The maximum overall thickness is 8 inches.

• The graphic design of these signs should be particularly imaginative, colorful, iconic, and incorporating logos or other graphic images that best describe the shop.

• The Blade Sign will be externally illuminated by the general lighting in the Arcade, in addition a tenant may add a small spot light to accent the blade sign.

• One Blade Sign is permitted per tenant unless the tenant has two entrances, and then two Blade Sign would be allowed. If a tenant space is located at a corner an additional sign is permitted at the second façade. In this case, no more than three blade signs are permitted.

PRUNEYARD TENANT SIGNAGE
BLADE SIGN - TENANT STANDARD PROJECTING
SCALE: 3/16" = 1'-0"

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SIGN TYPE GUIDELINES **ZONE 3**

Specialty Tenant Sign Example 1

Specialty Tenant Sign Example 2

Ground Floor Office Tenant

• Internally illuminated sign cabinet suspends from the building arcade at a point adjacent to building entrance.

• Sign cabinets are fabricated aluminum with text routed out of sign face and push through acrylic graphics. Graphics illuminates at night.

• The overall size of the sign cabinet is 14'-0" long with a height of 3'-0".

• Only one sign is permitted per tenant unless the tenant has a corner space with two facades, and then two office tenant signs would be allowed.

Office Parapet

• Internally illuminated dimensional letters. Letters are mounted on building parapet.

• All parapet signs have a maximum sign area of 140 SF. Buildings A, B, and C have a maximum sign height of 60", building D has a maximum sign height of 30" (refer to sheet 11 for buidling designations)

• Letters are to be aluminum construction with paint finish. Logo and logotype in tenant corporate font and colors.

• Text and logo are face illuminated.

• All power to dimensional letters must be concealed.

• Parapet signs are reserved for major tenants. Final location will be determined by Landlord. Locations are shown on Specialty / Parapet Sign Location Plan, sheet 11.

• No parapet signs should face the freeway unless otherwise approved by landlord or City of Campbell.

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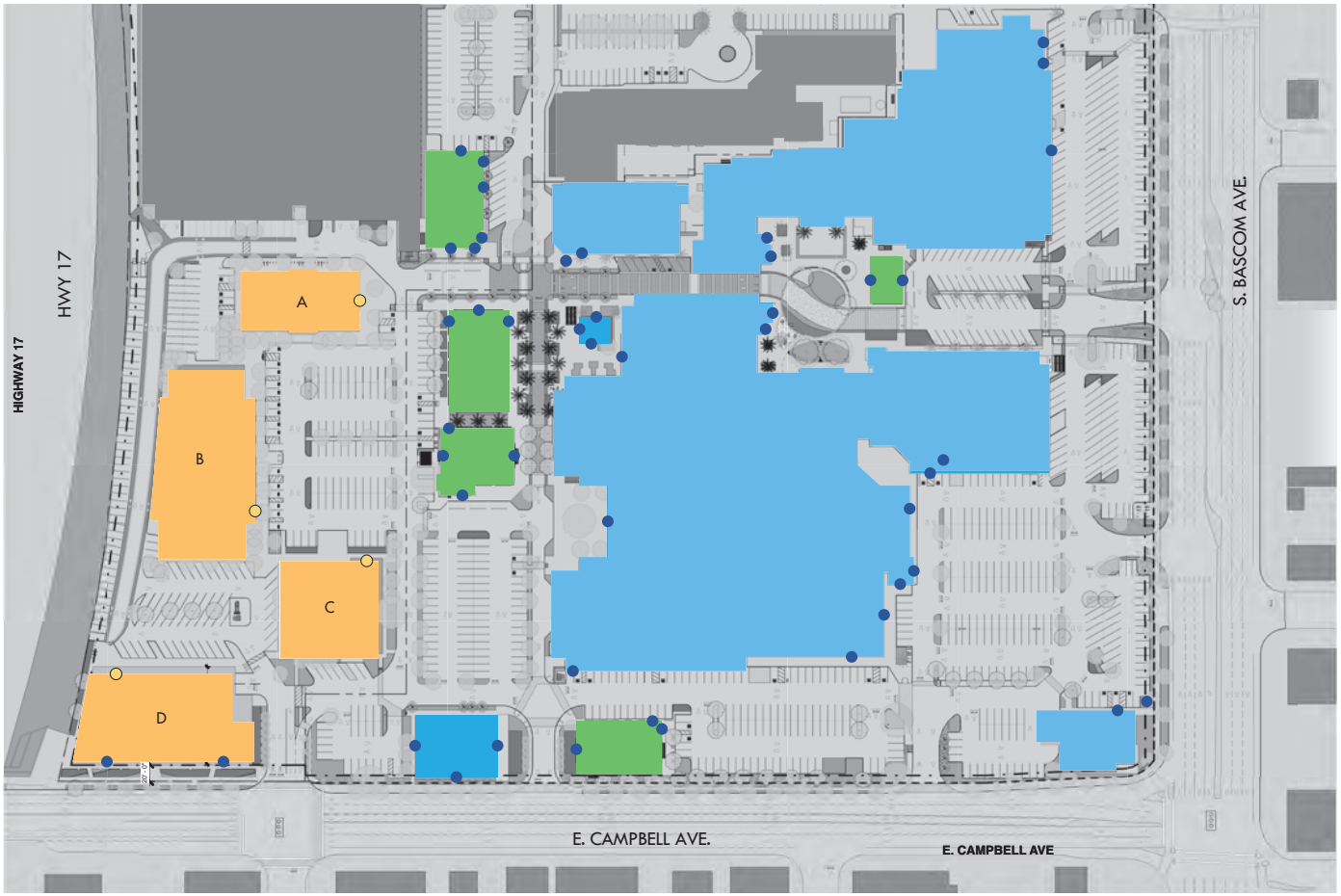
SIGN TYPE GUIDELINES **SPECIALTY / PARAPET SIGN LOCATIONS**



Parapet Sign Location

Specialty Sign Location

ZONES

ZONE 1
Existing Retail Space

ZONE 2
New Retail Spaces

ZONE 3
Office

Parking Garage
/ Hotel

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10/20/2015

SIGN TYPE GUIDELINES **SPECIALTY SIGNS**

Landlord may grant the right to major tenants to have fascia mounted identification signs that deviate from the project standard for the purpose of increased visibility. All designs must be approved by Landlord and the City of Campbell prior to implementation. Locations of currently approved specialty signs are noted on Master Sign Program drawings.

Once landlord has approved the design, the tenant is responsible for submitting to the City of Campbell for approval.

General Design Guidelines

• Sign may be internally or externally illuminated. All power connections and transformers should be concealed.

• No animated, flashing, floating, balloon or audible signs will be permitted.

• Tenant logo and logotype may be in tenant corporate colors.

• Signs must be permanent in nature and constructed of high quality materials in keeping with the project look and feel.

MEMORANDUM

Community Development Department
Planning Division

To:	Site and Architectural Review Committee	**Date**: March 22, 2016
From:	Stephen Rose, Associate Planner	
Via:	Paul Kermoyan, Community Development Director PK	
Subject:	Planned Development Permit, Tentative Subdivision Map, Zoning Map Amendment, CEQA Review, Tree Removal Permit, Parking Modification Permit	
File No.:	PLN2015-305 to 308, 310 & PLN2016-68 ~ 180 Redding Road	

PROPOSAL

The applicant is seeking approval of a five-unit subdivision, consisting of four 1,760 sq. ft. duets and one 2,136 sq. ft. single-family residence. Each unit would also have a 360 sq. ft. attached 2-car garage, and at least 300-feet of open space (reference **Attachment 2** – Project Plans). The proposal requires a Planned Development Permit, Tentative Subdivision Map, Zoning Map Amendment (to rezone to Planned Development), Tree Removal Permit (for the removal of three protected trees), and Parking Modification Permit (to allow uncovered parking in lieu of covered). Pursuant to CMC Sec. 21.54.050, the Site and Architectural Review Committee's purview is to review the site and architectural design proposal and make a recommendation as appropriate to the Planning Commission. This project requires approval by the City Council.

PROJECT SITE

The project site is an approximately 15,470 square-foot (net) lot located on the south side of Redding Road between White Oaks Road to the west and S. Bascom Avenue to the east (reference **Attachment 1** – Location Map). The property currently has an R-M (Multiple-Family Residential) zoning designation and a Low-Medium Density Residential General Plan Land Use Designation (6-13 units/gross acre). The site is currently developed with a single-family residence built in 1977 that will be demolished as part of the project. Attached and detached two-story townhomes border the site to the east, north, and south, whereas a single-story, single-family home borders the site to the west.

PROJECT DATA

Zoning Designation:	R-M (Multiple-Family Residential)
Proposed Zoning:	P-D (Planned Development)
General Plan Designation:	Medium Density Residential (6-13 units/gr. acre)
Proposed Density:	12.6 units/gr. acre
Gross Lot Area:	17,270 square-feet
Net Lot Area:	15,470 square-feet

Project Development Data						
Lot	**Lot Size** (Sq. ft.)	**Bldg. Height** (28-ft max)	**Living Area** (Sq. ft.)	**Garage** (Sq. ft.)	**FAR**	**Lot Coverage**
1	1,197	23-feet, 6-inches	1,760	360	68%	75%
2	1,216	23-feet, 6-inches	1,760	360	69%	73%
3	1,233	23-feet, 6-inches	1,760	360	70%	72%
4	1,367	23-feet, 6-inches	1,760	360	77%	65%
5	2,136	23-feet, 6-inches	1,806	360	118%	50%
6 (A)	8,651	*Common lot driveway*				
Total	15,470	Including common driveway:			59%	30%

Development Standard Comparisons					
Reference	**Front Setback**	**Rear Setback**	**FAR**	**Lot Coverage**	**Height**
Proposed Project	12-feet (to porch post)	5-feet	59%	30%	23.5-feet
Abutting Subdivision (190-198 Redding Rd.)	15-feet	9-feet	56%	34%	28.5-feet
R-M Zoning District	25-feet	5-feet or ½ bld. wall	50%	40%	35-feet

*: The comparisons provided are intended to highlight significant differences between the proposed project, the abutting subdivision to the east, and the R-M Zoning District. Please refer to the project plans for a more detailed overview of specific setbacks and development standards.

DISCUSSION

In addition to the tentative subdivision map, the applicant has submitted a site plan, elevations, and floor plans for two sets of attached two-story townhomes and one detached two-story single-family residence to be built within the subdivision (reference **Attachment 2** – Project Plans). The P-D zoning district allows for flexibility of development standards (lot coverage, floor area, setbacks, etc.) when consistent with site characteristics and the neighborhood. Generally, the City looks to the standards that would be permitted for properties which correspond with the underlying General Plan land use designation, such as the R-M zoning district, for guidance. In this case, the proposed floor area ratio (FAR) of 59% is above what would be allowed under the R-M (Multiple-Family Residential) zoning district, which has a maximum FAR of 50%, but could be found generally consistent with the FAR of the abutting subdivision (56%). In comparing floor area, however, it should be noted that the average unit sizes of the proposed project would be greater (1,760 sq. ft. to 2,160 sq. ft. per unit vs. 1,669 sq. ft. to 1,730 sq. ft. per unit) than those of the abutting subdivision, despite being developed on a smaller lot (15,470 sq. ft. vs. 19,324 sq. ft.).

Furthermore, the front and rear setbacks are notably less than would be allowed in the R-M Zoning District, particularly in regard to the rear building walls where a 10-foot or greater setback (5-feet provided) would be required to comply with the ½ building wall height requirement despite having a lower building height. A summary of significant differences between the proposed project, a similar abutting subdivision to the east, and the standards of the R-M zoning district may be found in the preceding table.

Discussion points have been raised to discuss whether or not the units should be redesigned to reduce floor area and lot coverage, increase landscaping on the site in an effort to be more compatible with the neighborhood, minimize bulk, and/or provide a more optimal quantity of open space.

Site Layout: The site has been designed such that a single driveway serves all five homes, allowing for the provision of more open space on a narrow lot. The home abutting Redding Road has been oriented towards the street and situated with a similar, but tighter setback (12-feet to front post vs. 15-feet) as the subdivision to the east of the property.

Design Scale and Massing: The project's design is sensitive to the neighborhood in terms of height, massing, and colors. In terms of materials, the project is raising the bar by proposing a combination of board and batten (vertical and horizontal), shingle, and stone (stacked ledge stone and river rock) siding. The design includes covered porches, rafter tails, banding, and cross-gable/hip roof designs. The entry way of 'Unit 1' is oriented toward the public street, so as not to 'wall off' the subdivision from the neighborhood. Each home has been designed so that the garage does not dominate the facade.

Landscaping: The project requires the removal of 3 protected trees, and an additional 11 non-protected trees (reference **Attachment 4** – Arborist Report). Whereas the applicant is proposing to plant four new trees, the project would be required two additional trees (six required in total) to be consistent with the tree protection ordinance. In that the location of these two additional trees has not yet been identified, it presents an opportunity for the SARC to suggest where these trees (or even more trees) should be planted to maximize their aesthetic benefit and enhance privacy between adjoining properties. The project also includes at least 300 sq. ft. of rear yard open space per unit, and small amounts of landscaping in front of each home.

Privacy: Privacy impacts are minimized by locating larger windows towards the front of each home and generally placing smaller windows on the rear elevations where there is a minimal setback between the adjacent residences. However, in that two larger (bedroom) windows, which occur on at the rear of Units 1 through 4, could be easily accommodated on the east and west bedroom walls respectively a discussion point has been raised as to evaluate if these windows should be raised, relocated or reduced in size (Note: project elevations do not match the second-story floor plan window details; to be corrected prior to Planning Commission resubmittal).

Parking: Pursuant to Section 21.28.040 (Table 3) of the Campbell Municipal Code (CMC), multi-family dwellings with two or more bedroom units (3 bedrooms per unit are proposed) are required to provide 2½ covered parking spaces per unit plus ½ space designated for guest parking per unit. For the five units proposed, this equates to a parking requirement of 12½

covered parking spaces with 2½ additional uncovered parking spaces for a total of 15 required parking spaces. As proposed, the project provides 15 parking spaces (10 covered and 5 uncovered spaces) as summarized in the table below:

	Covered Parking	Uncovered Parking	**Total**
Required	12.5	2.5	15
Proposed	10	5	15
Difference	-2.5	+2.5	0

As such, the applicant is requesting a Parking Modification Permit to allow for two of the required covered parking spaces, to be provided as uncovered parking. The applicant believes the provision of uncovered parking, in-lieu of covered parking, results in a more functional shared use of space for the four units and a more consistent single-family residential look and feel than would otherwise be achieved by a detached covered garage. The driveway and guest parking spaces shall be constructed of permeable pavers as a condition of approval.

Public Improvements: The project requires frontage improvements per Campbell Municipal Code Section 11.24.040. The applicant will be required to match the existing frontage improvements of the adjacent property.

SARC REVIEW

The SARC should discuss the project's proposed site layout and architecture, including site circulation, building form and orientation, colors and materials, landscaping, and potential privacy impacts to neighbors. Consideration should be given to the following:

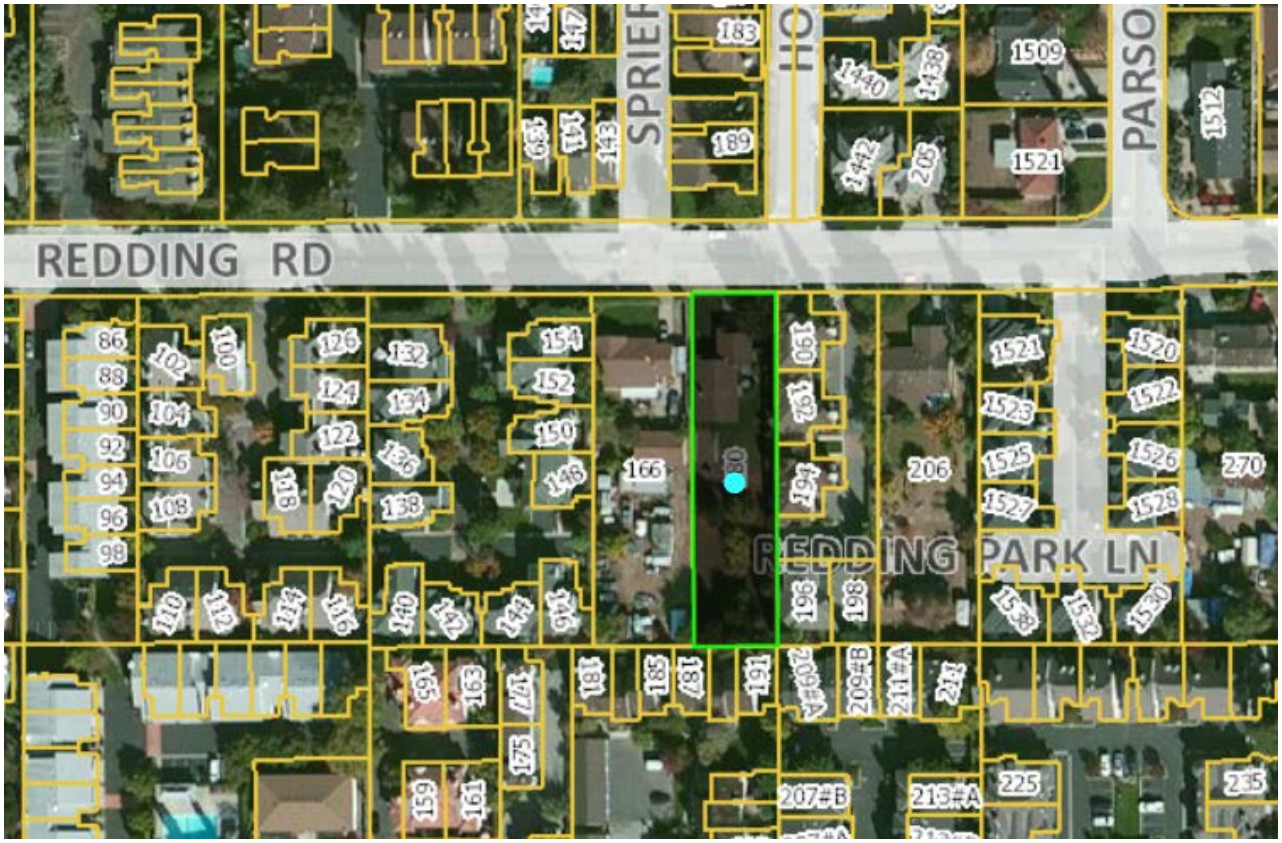
- Is the proposed floor area, and lot coverage appropriate for the site?
- Is the site layout and architecture compatible with the surrounding neighborhood?
  - Setbacks, site access/circulation, guest parking space placement, pedestrian walkways
  - Mass and bulk, height, wall and roof plane articulation, colors and materials
- Do the number, placement and size of second floor windows (with an emphasis on the large bedroom windows at the rear of Units 1 through 4) adequately minimize privacy impacts on neighboring properties?
- Does the proposal create an optimum quantity and use of open space and good design?

If the SARC believes that the project satisfies approval criteria related to site and architecture, it may recommend approval to the Planning Commission as proposed. If the SARC believes that there are elements of the project that can be improved or refined, it can recommend specific revisions as a condition of recommending approval or request revisions to the plans to return to the SARC for further review and comment.

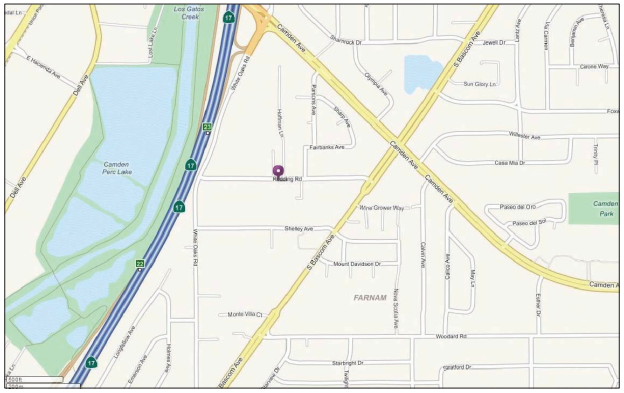
Attachments:
1. Location Map
2. Project Plans
3. Color/Material Sheet
4. Arborist Report

Attachment 1

Location Map



PROPOSED RESIDENTIAL PROJECT AT:
180 REDDING ROAD, CAMPBELL, CA



NORTH

VICINITY MAP

180 REDDING ROAD
CAMPBELL, CA 95008

MIKE PAYDAR
(408) 307-2897

APN # 414-48-055
ZONING : R-M
GROSST LOT AREA: 17,262 SQ. FT.
NET LOT AREA: 15,470 SQ. FT.

PROJECT SCOPE:

5 TOWNHOMES W/ ATTACHED 2 CAR GARAGE EACH

PARKING PROVIDED: 14 CARS
2 COVERED & 2 IN THE DRIVEWAY FOR EACH HOUSE
4 GUEST PARKING

DEVELOPMENT DATA		
SQUARE FOOTAGE SUMMARY FOR EACH UNIT:		
UNITS	LIVING AREA	GARAGES
UNIT 1	1,760 SQ. FT.	360 SQ.FT.
UNIT 2	1,760 SQ. FT.	360 SQ.FT.
UNIT 3	1,760 SQ. FT.	360 SQ.FT.
UNIT 4	1,760 SQ. FT.	360 SQ.FT.
UNIT 5	2,150 SQ. FT.	360 SQ.FT.

SQUARE FOOTAGE SUMMARY FOR THE PROJECT	
TOTAL LIVING AREA	7,390 SQ. FT.
GARAGES AREA	1,800 SQ. FT.
TOTAL AREA	9,190 SQ. FT.
FAR	59 %
LOT COVERAGE	30 %

PARCELS	LOT AREA
LOT 1	1,197 SQ. FT.
LOT 2	1,216 SQ. FT.
LOT 3	1,233 SQ. FT.
LOT 4	1,367 SQ. FT.
LOT 5	~~2,136 SQ. FT.~~
LOT A COMMON AREA	~~8,321 SQ. FT.~~
TOTAL PARCEL	15,470 SQ. FT.

1806 sq. ft. estimated with revised layout.

8,651 sq. ft. estimated with revised layout.

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

PROJECT SUMMARY

SHEET INDEX

A1 PROJECT DATA
A1.1 SITE PLAN
A1.2 EXISTING SITE PLAN

A2.1 PROPOSED FLOOR PLANS LOTS 1 & 2
A2.2 PROPOSED FLOOR PLANS LOTS 3 & 4
A2.2 PROPOSED FLOOR PLANS LOT 5

A3.1 EXTERIOR ELEVATIONS LOTS 1 & 2
A3.2 EXTERIOR ELEVATIONS LOTS 3 & 4
A3.3 EXTERIOR ELEVATIONS LOT 5

A4 ROOF PLANS

C-1 COVER SHEET / DETAILS / NOTES
C-2 PRELIMINARY GRADING PLAN
C-3 STORM WATER CONTROL PLAN / DETAILS
C-4 PRELIMINARY UTILITY

T-M - TENTATIVE MAP

SHEET INDEX

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION

REVISIONS	BY
1	

CB
BASSAL
Architecture
916.435.0605
408.674.2077

PROJECT SUMMARY

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-11-2015
SCALE: 1/8"=1'-0"
DRAWN CB
JOB NO. 14-345
SHEET NO. A1
OF SHEETS

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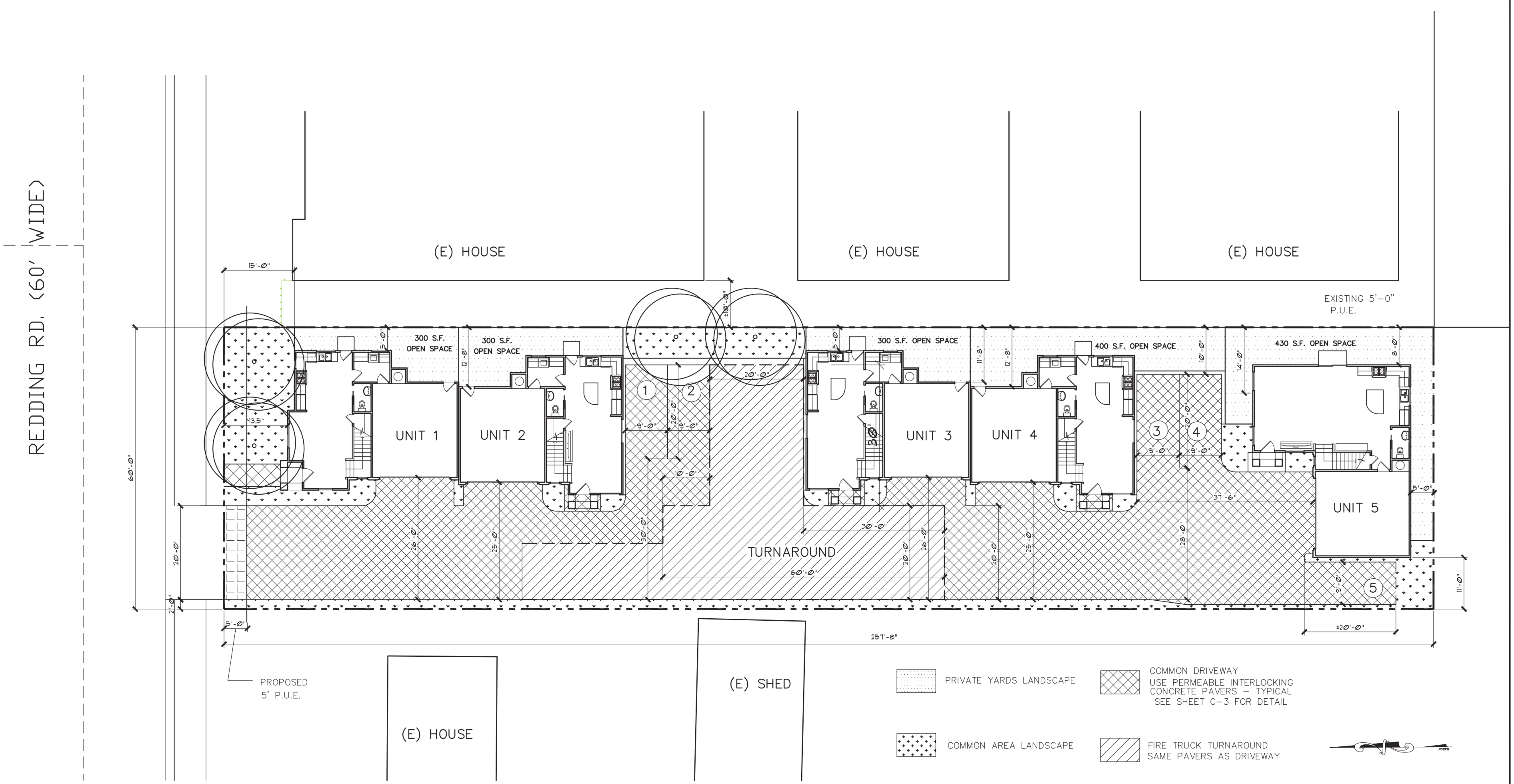


SITE PLAN 1"=10'-0"

REVISIONS	BY
SITE PLAN 3-8-16	△

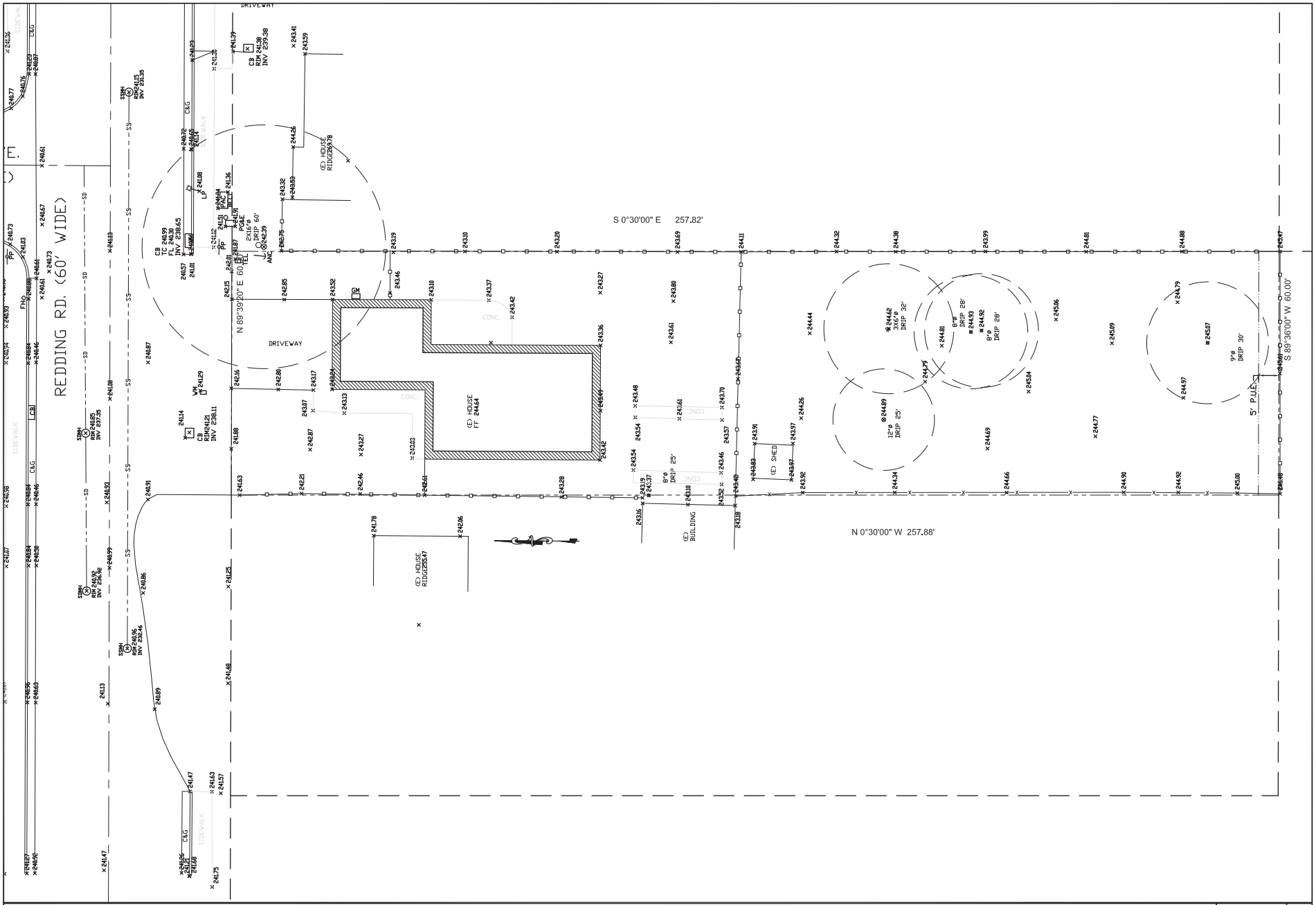
CB
BASSAL Architecture
916.435.0605
408.674.2077

SITE PLAN

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 3-8-2016
SCALE: NOTED
DRAWN: CB
JOB NO: -

SHEET NO. A1.1
OF SHEETS



EXISTING SITE PLAN | 1"=10'-0"

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916.435.0605
408.674.2077

EXISTING SITE PLAN

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN: CB
JOB NO: -
SHEET NO. A1.2
OF SHEETS

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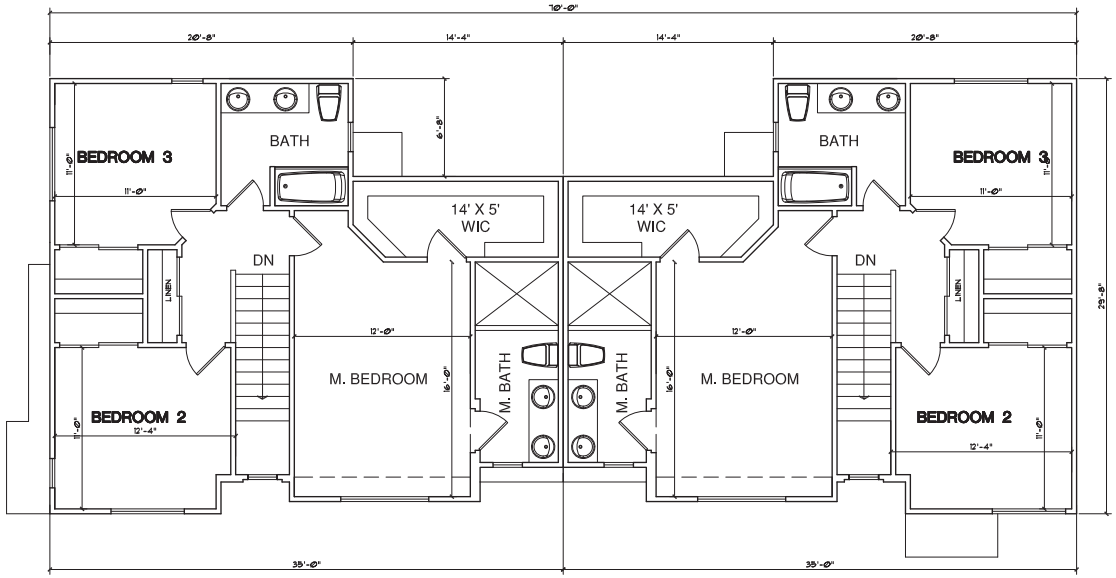
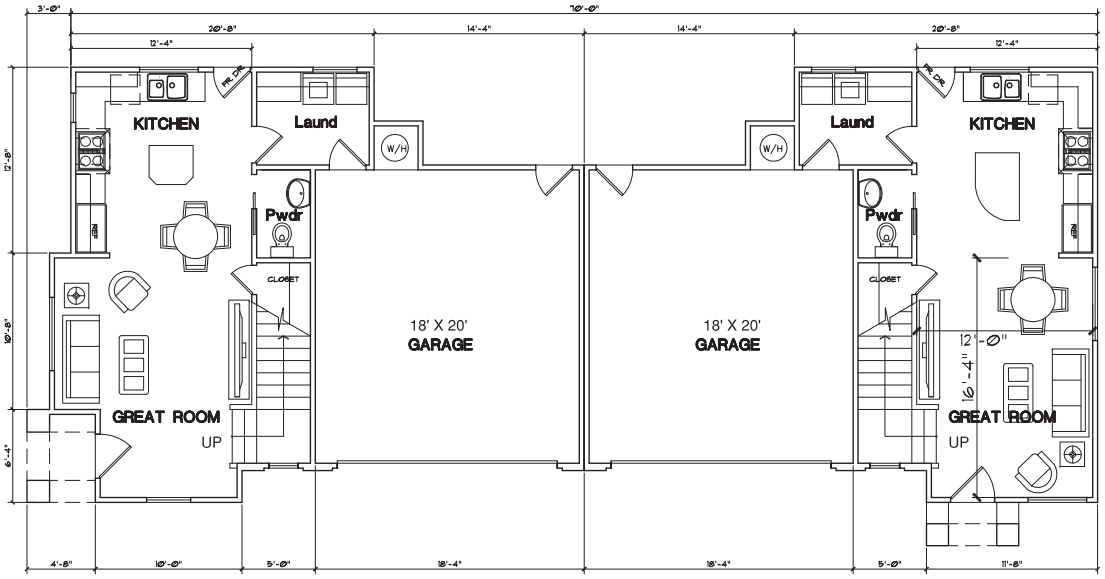
SECOND FLOOR
UNIT 1



SECOND FLOOR
UNIT 2

FIRST FLOOR
UNIT 1



FIRST FLOOR
UNIT 2

TOTAL: 1,760 SQ. FT.

TOTAL: 1,760 SQ. FT.

LOTS 1 & 2

FLOOR PLANS | 1/4"=1'-0"

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408.674.2077

FLOOR PLANS
LOTS 1 & 2

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN: CB
JOB NO: -
SHEET NO. A2.1
OF SHEETS

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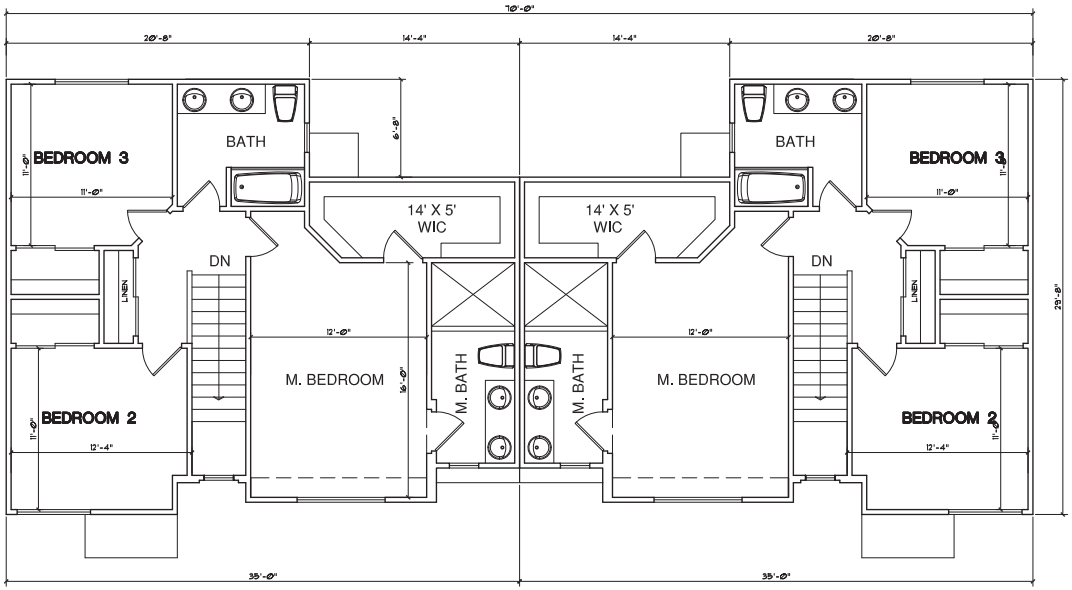
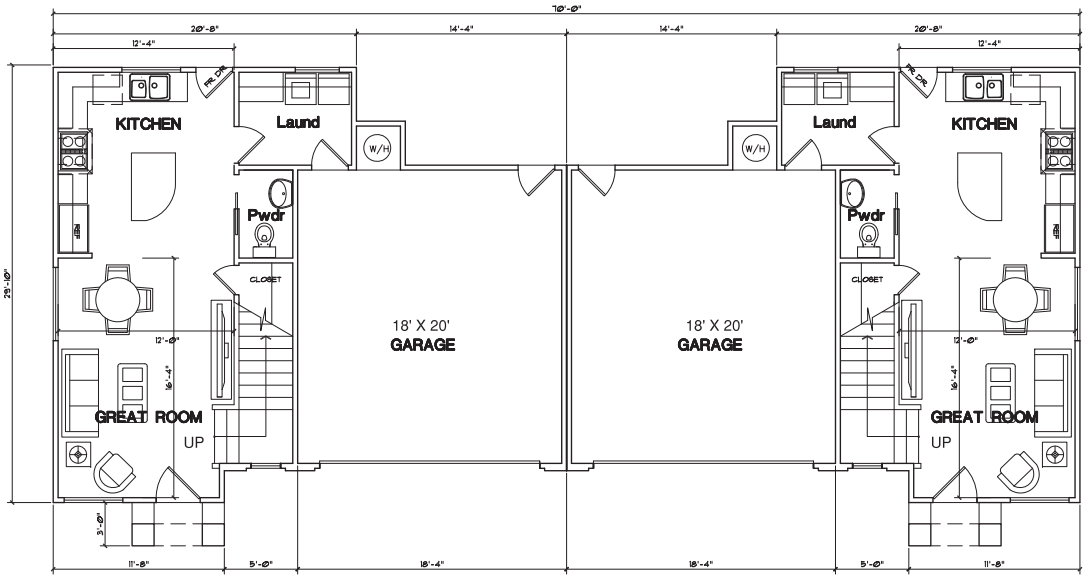
SECOND FLOOR
UNIT 3



SECOND FLOOR
UNIT 4

FIRST FLOOR
UNIT 3



FIRST FLOOR
UNIT 4

TOTAL: 1,760 SQ. FT. LOTS 3 & 4 TOTAL: 1,760 SQ. FT.

FLOOR PLANS | 1/4"=1'-0"

REVISIONS	BY

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BASSAL
Architecture
916.435.0605
408.674.2077

FLOOR PLANS
LOTS 3 & 4

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN CB
JOB NO -
SHEET NO. A2.2
OF SHEETS

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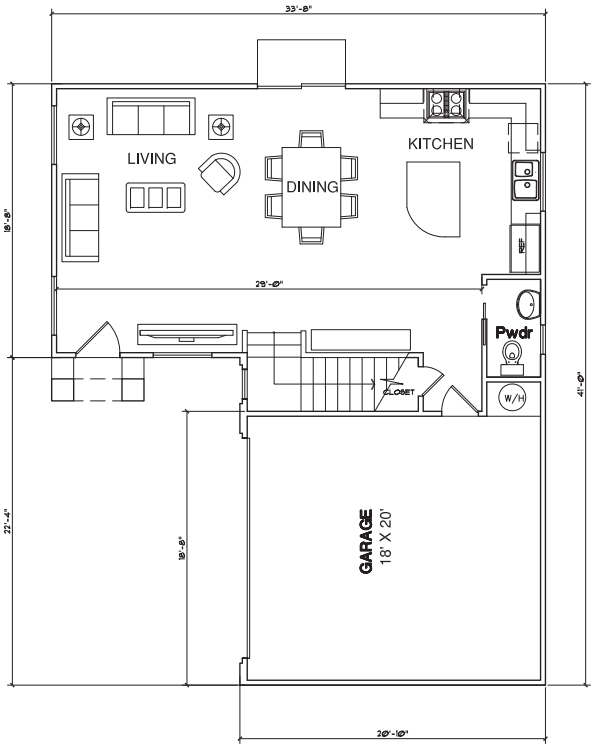
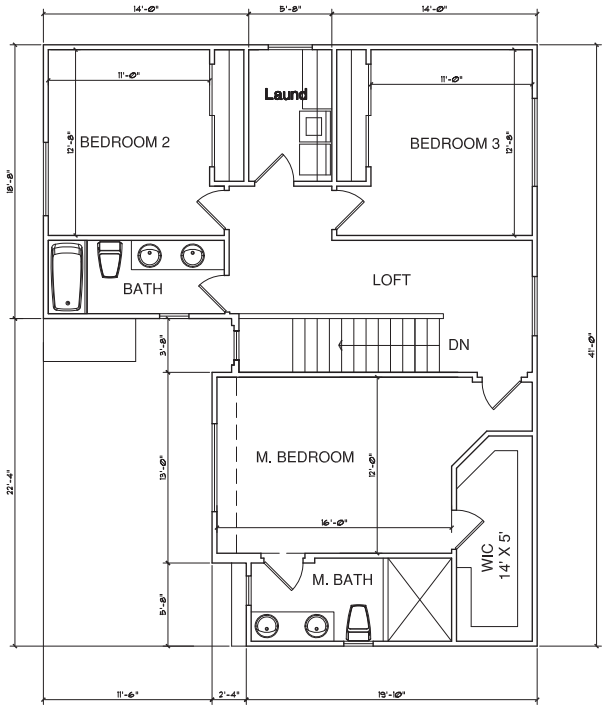


FIRST FLOOR



SECOND FLOOR

LOT 5

UNIT 5

TOTAL: 2,150 SQ. FT.

FLOOR PLANS | 1/4"=1'-0"

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Architecture
916.435.0605
408.674.2077

FLOOR PLANS
LOT 5

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 8-25-2015
SCALE: NOTED
DRAWN CB
JOB NO -
SHEET NO. A2.3
OF SHEETS

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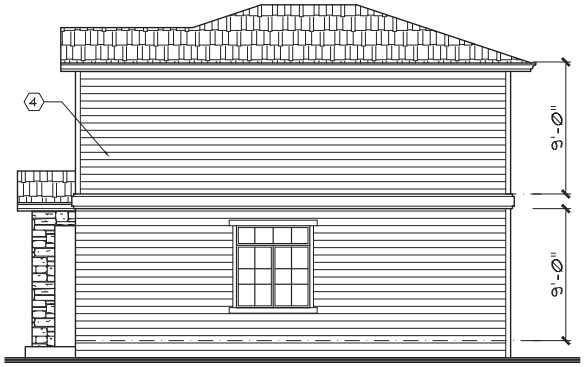
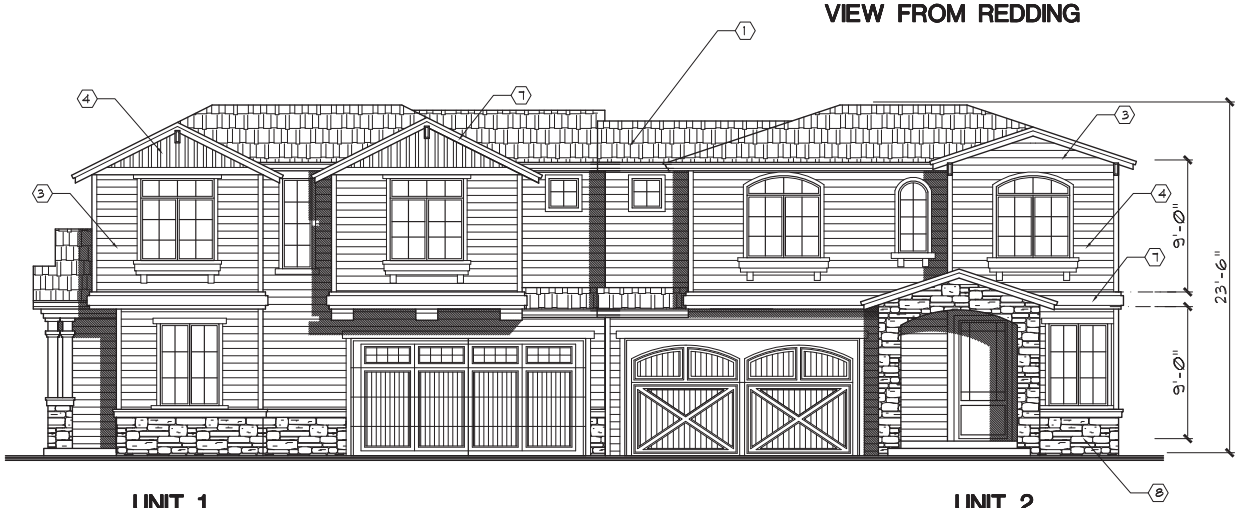
UNIT 2 REAR ELEVATION UNIT 1

UNIT 1
VIEW FROM REDDING



UNIT 2
SIDE VIEW



UNIT 1 DRIVEWAY VIEW UNIT 2

EXTERIOR FINISHES:

ROOFING : "CERTAINTEED " COMPOSITION

1 MAX DEF WEATHERED WOOD

2 AGED BARK

BUILDING COLORS BY: KELLY-MOORE

3 MAIN COLOR 1: HORIZON GRAY KM 4858

4 MAIN COLOR 2: PASEO VERDE KM 5754

5 MAIN COLOR 3: SPANISH SAND KM 231

6 MAIN COLOR 4: PHOENIX FOSSIL KM 5292

7 TRIM COLOR : SWISS COFFEE KM 23

CULTURED STONE: ELDORADO STONE

8 MONTECITO CLIFFSTONE

9 COLORADO RIVER ROCK

ELEVATIONS 1/4"=1'-0"

REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

ELEVATIONS
LOT 1 & 2

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN CB
JOB NO -
SHEET NO. A3.1
OF SHEETS

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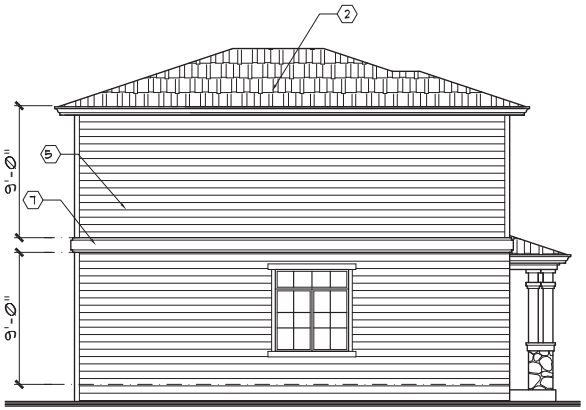


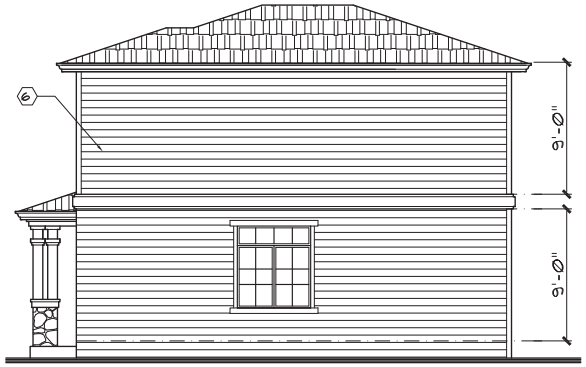
UNIT 3

SIDE VIEW

UNIT 3

DRIVEWAY VIEW

UNIT 4



UNIT 4

SIDE VIEW

UNIT 4

REAR ELEVATION

UNIT 3

EXTERIOR FINISHES:

ROOFING : "CERTAINTEED " COMPOSITION	BUILDING COLORS BY: KELLY-MOORE	CULTURED STONE: ELDORADO STONE
1 MAX DEF WEATHERED WOOD	3 MAIN COLOR 1: HORIZON GRAY KM 4858	8 MONTECITO CLIFFSTONE
2 AGED BARK	4 MAIN COLOR 2: PASEO VERDE KM 5754	9 COLORADO RIVER ROCK
	5 MAIN COLOR 3: SPANISH SAND KM 231	
	6 MAIN COLOR 4: PHOENIX FOSSIL KM 5292	
	7 TRIM COLOR : SWISS COFFEE KM 23	

ELEVATIONS | 1/4"=1'-0"

REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

ELEVATIONS
LOTS 3 & 4

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN: CB
JOB NO: -
SHEET NO. A3.2
OF SHEETS

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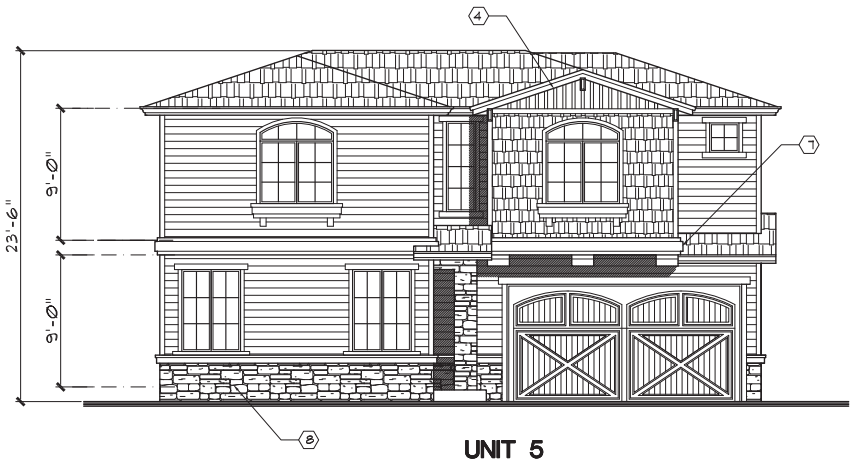
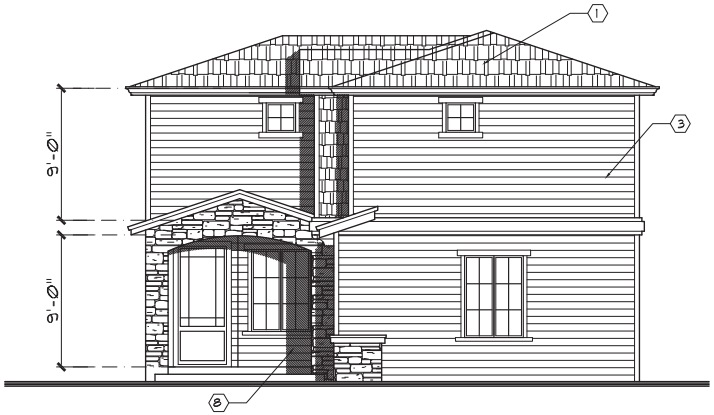
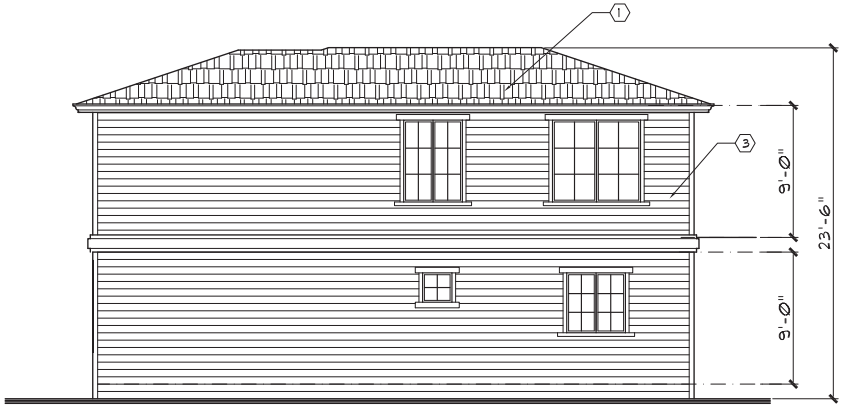


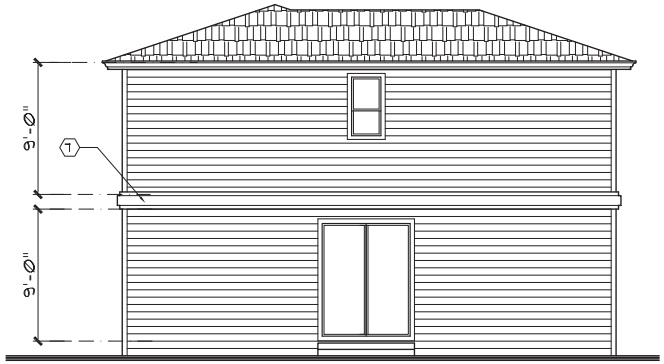
UNIT 5
DRIVEWAY VIEW



UNIT 5
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

EXTERIOR FINISHES:

ROOFING : "CERTAINTEED " COMPOSITION

1. MAX DEF WEATHERED WOOD
2. AGED BARK

BUILDING COLORS BY: KELLY-MOORE

3. MAIN COLOR 1: HORIZON GRAY KM 4858
4. MAIN COLOR 2: PASEO VERDE KM 5754
5. MAIN COLOR 3: SPANISH SAND KM 231
6. MAIN COLOR 4: PHOENIX FOSSIL KM 5292
7. TRIM COLOR : SWISS COFFEE KM 23

CULTURED STONE: ELDORADO STONE

8. MONTECITO CLIFFSTONE
9. COLORADO RIVER ROCK

ELEVATIONS | 1/4"=1'-0"

REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

ELEVATIONS
LOT 5

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN: CB
JOB NO: -
SHEET NO. A3.3
OF SHEETS

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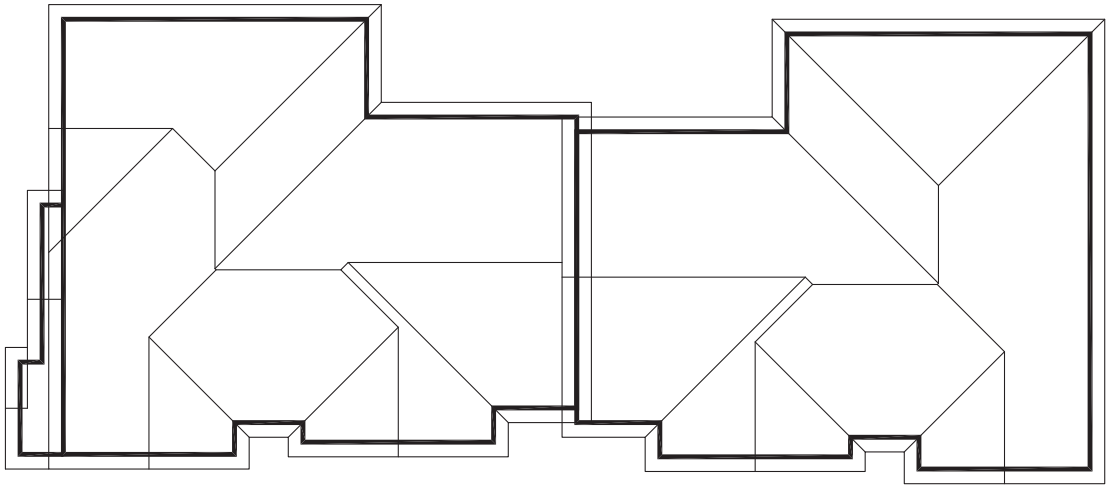
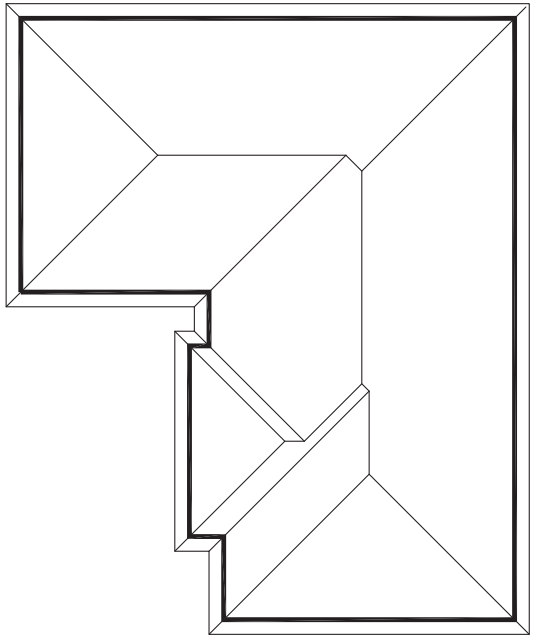


UNIT 1

UNIT 2



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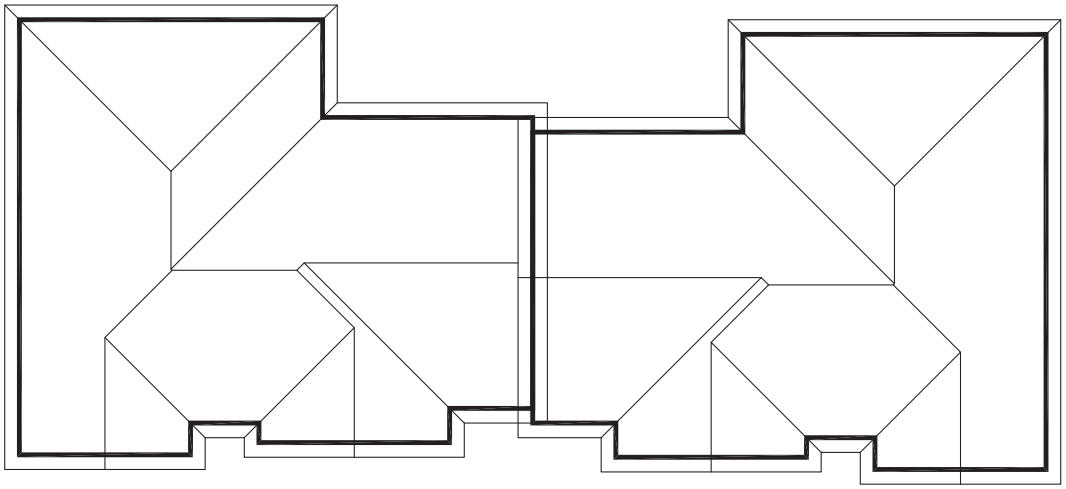

UNIT 3

UNIT 4

ROOF PLANS

1/4"=1'-0"

REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

FLOOR PLANS
LOTS 3 & 4

NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN: CB
JOB NO: -
SHEET NO. A4
OF SHEETS

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PRELIMINARY IMPROVEMENT PLANS

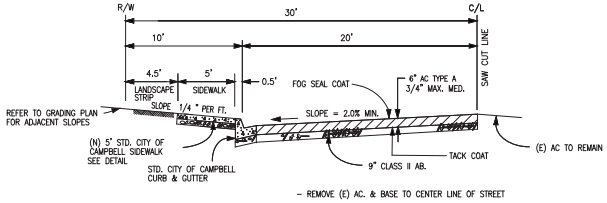
SIX LOT SUBDIVISION
180 REDDING RD., CAMPBELL, CA 95008

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LND'G	LANDING
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	L/S	LANDSCAPE
BC	BACK OF CURB	MON	MONUMENT
BFL	BACKFLOW PREVENTOR	(N)	NEW
BW	BOTTOM OF WALL	OG	ORIGINAL GROUND
C&G	CURB AND GUTTER	PB	PULL BOX
℄,C/L	CENTERLINE	PGEV	PG&E VAULT
CLSW	CENTERLINE SWALE	⊥p/L	PROPERTY LINE
CO	CLEANOUT	PP	POWER POLE
CP	CONTROL POINT	PPP	PLASTIC PERFORATED PIPE
DI	DROP INLET	PSE	PUBLIC SERVICE EASEMENT
D-S	DOWN-SPOUT	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	R/W	RIGHT OF WAY
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
ELCT	ELECTRIC	SB	SETBACK
EP	EDGE OF PAVEMENT ELEVATION	SD	STORM DRAIN
EUC	EUCALYPTUS TREE	SDMH	STORM DRAIN MANHOLE
(E),EX	EXISTING	STD	STANDARD
FF	FINISH FLOOR	SS	SANITARY SEWER
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	SW	SIDEWALK
FL	FLOWLINE	TC	TOP OF CURB
FNC	FENCE	TF	TOP OF FOUNDATION
FOC	FACE OF CURB	TG	TOP OF GRATE
GB	GRADE BREAK	TOS	TOP OF SLAB
GUY	GUY WIRE	TP	TOP OF PAVEMENT
HP	HIGH POINT	TW	TOP OF WALL
DIP	DUCTILE IRON PIPE	(TYP)	TYPICAL
INV	INVERT	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE	WL	WHITE LINE STRIPE
JB	JUNCTION BOX (UTILITY)	WLK	WALKWAY
LIP	LIP OF GUTTER	WM	WATER METER
		WV	WATER VALVE

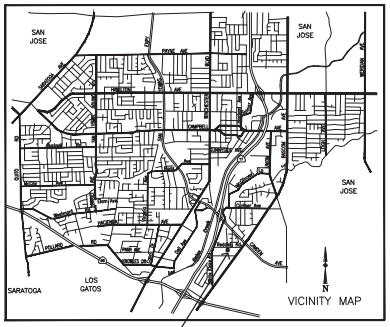
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	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
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		SURVEY CITY MONUMENT
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
		STREET TREE
x x	x x	6' WOODEN FENCE
x102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		EARTHSWALE
		CONCRETE SWALE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		DRAINAGE PATH
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER



TYPICAL REDDING RD. HALF STREET SECTION

NTS



SITE LOCATION

SHEET INDEX:

C-1	COVER SHEET/DETALS / NOTES
C-2	PRELIMINARY GRADING PLAN
C-3	STORMWATER CONTROL PLAN/ DETAILS
C-4	PRELIMINARY UTILITY

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.

BASIS OF BEARINGS:

THE BEARING N 89°39'20" E OF CENTERLINE OF REDDING RD. AS SHOWN ON CERTAIN TRACT NO. 9111, RECORDED IN BOOK 712 OF MAPS AT PAGES 24 & 25, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

REFERENCED CITY OF CAMPBELL B.M. B.M. NO.:90 EL=244.038

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

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CIVIL ENGINEERS

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OWNER:

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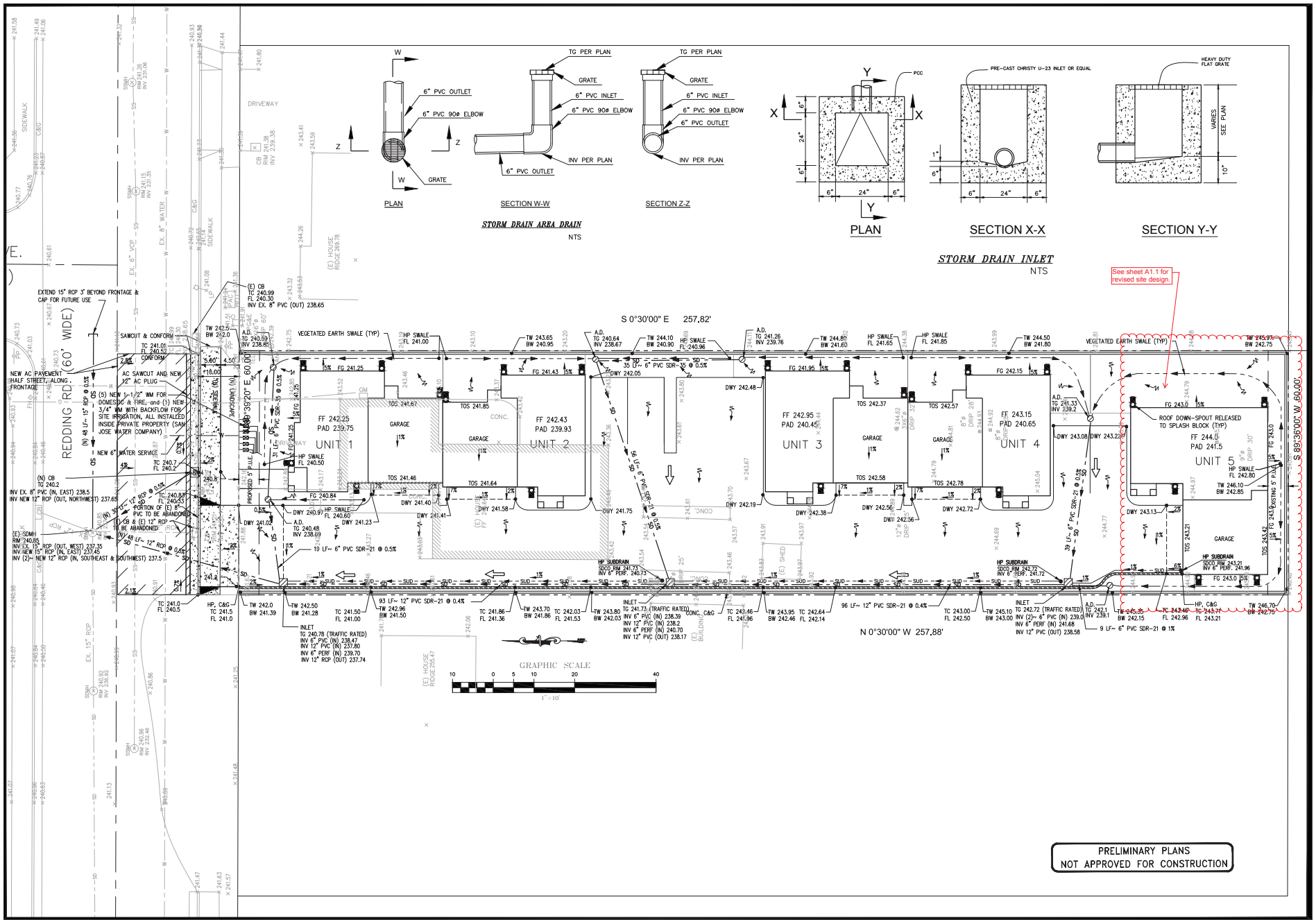
PRELIMINARY IMPROVEMENT PLANS
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA

UTILITY, GRADING AND DRAINAGE PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 11/5/2015
Scale: AS SHOWN
Designed by: V.G.
Checked by: S.R.
Job #: 215078



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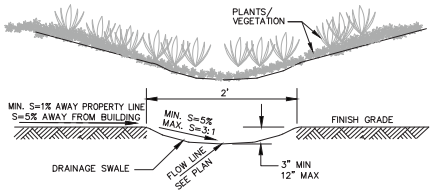
PRELIMINARY IMPROVEMENT PLANS
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA

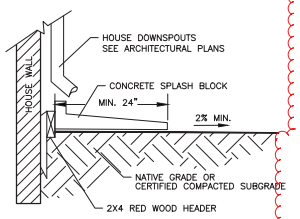
GRADING AND DRAINAGE PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

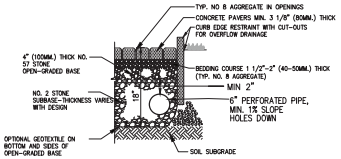
Date: 11/5/2015
Scale: 1" = 10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078



GRASSY-SWALE DETAIL
NTS



SPLASH BLOCK
N.T.S.



TYPICAL PERMEABLE INTERLOCKING CONCRETE PAVERS
NTS

PARKING LOT AC PAVEMENT NOTES:

1– INSTALL FILTER FABRIC TO ENCLOSE OPEN GRADED BASE. PROVIDE MIN. 8" OVERLAP AT SEAMS.

2– THICKNESS OF NO. 2 STONE SHALL BE MIN. 12".

PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON				
PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	**AREA (SQFT.)**	**AREA (ACRES)**	**PERCENTAGE**	**MATERIAL**
HOUSE	1,740	0.040	11.2%	ROOFING
SHED	80	0.002	0.5%	ROOFING
AC DWY	740	0.017	4.8%	AC
WALKWAYS, PORCH, PATIOS	339	0.008	2.2%	CONCRETE
TOTAL PROJECT IMPERVIOUS AREA	**2,899**	**0.067**	**18.7%**	**IMPERVIOUS**
TOTAL PROJECT PERVIOUS AREA	**12,571**	**0.289**	**81.3%**	**PERVIOUS**
TOTAL SITE AREA	**15,470**	**0.355**	**100.0%**	
POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	**AREA (SQFT.)**	**AREA (ACRES)**	**PERCENTAGE**	**MATERIAL**
LOT 1 HOUSE FOOTPRINT	936	0.021	6.1%	ROOFING
LOT 2 HOUSE FOOTPRINT	921	0.021	6.0%	ROOFING
LOT 3 HOUSE FOOTPRINT	921	0.021	6.0%	ROOFING
LOT 4 HOUSE FOOTPRINT	921	0.021	6.0%	CONCRETE
LOT 5 HOUSE FOOTPRINT	1,112	0.026	7.2%	CONCRETE
LOT 1 TO 4, PORCHES, BACKYARD PATIOS	148	0.003	1.0%	**IMPERVIOUS**
TOTAL PROJECT IMPERVIOUS AREA	**4,959**	**0.114**	**32.1%**	POROUS AC
LOT A PERVIOUS PAVERS DRIVEWAY, STALLS	6,515	0.150	42.1%	LANDSCAPE
PROJECT LANDSCAPE/ GROUND	3,996	0.092	25.8%	**PERVIOUS**
TOTAL PROJECT PERVIOUS AREA	**10,511**	**0.241**	**67.9%**	
TOTAL SITE AREA	**15,470**	**0.355**	**100.0%**	
PRE VS. POST COMPARISON	**AREA (SQFT.)**	**AREA (ACRES)**	**PERCENTAGE**	
PROJECT IMPERVIOUS AREA INCREASE	**2,060**	**0.047**	**13.3%**	

Math to be revised.

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 design 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:

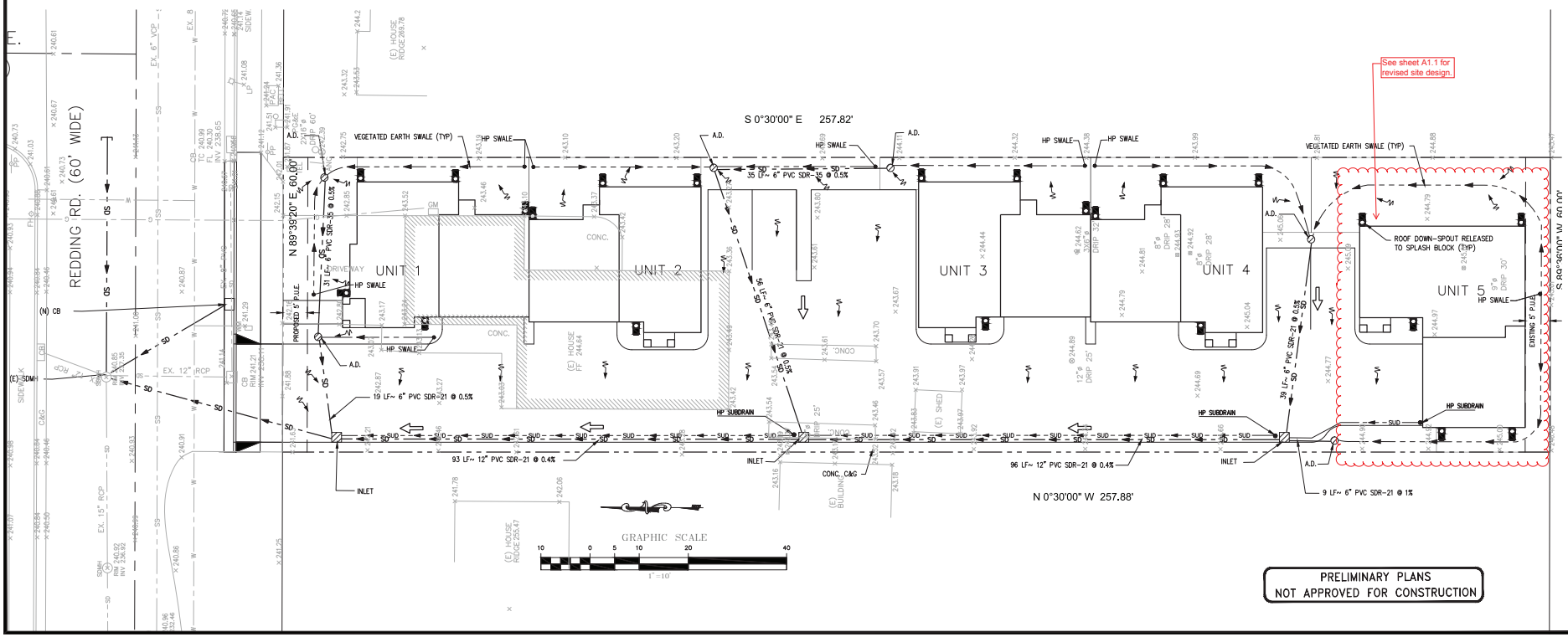
- Covered material storage and Garage.

2 Site Design Measures:

- Pervious paver driveway with underdrain
- Extensive landscaping areas to promote on–site infiltration as much as possible.
- Roof downspout splash blocks that deflect the water away from the building and flow to on–site landscaped areas, or vegetated/grassed swales.

3 Stormwater Treatment Measures:

NOT APPLICABLE



PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

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OWNER:

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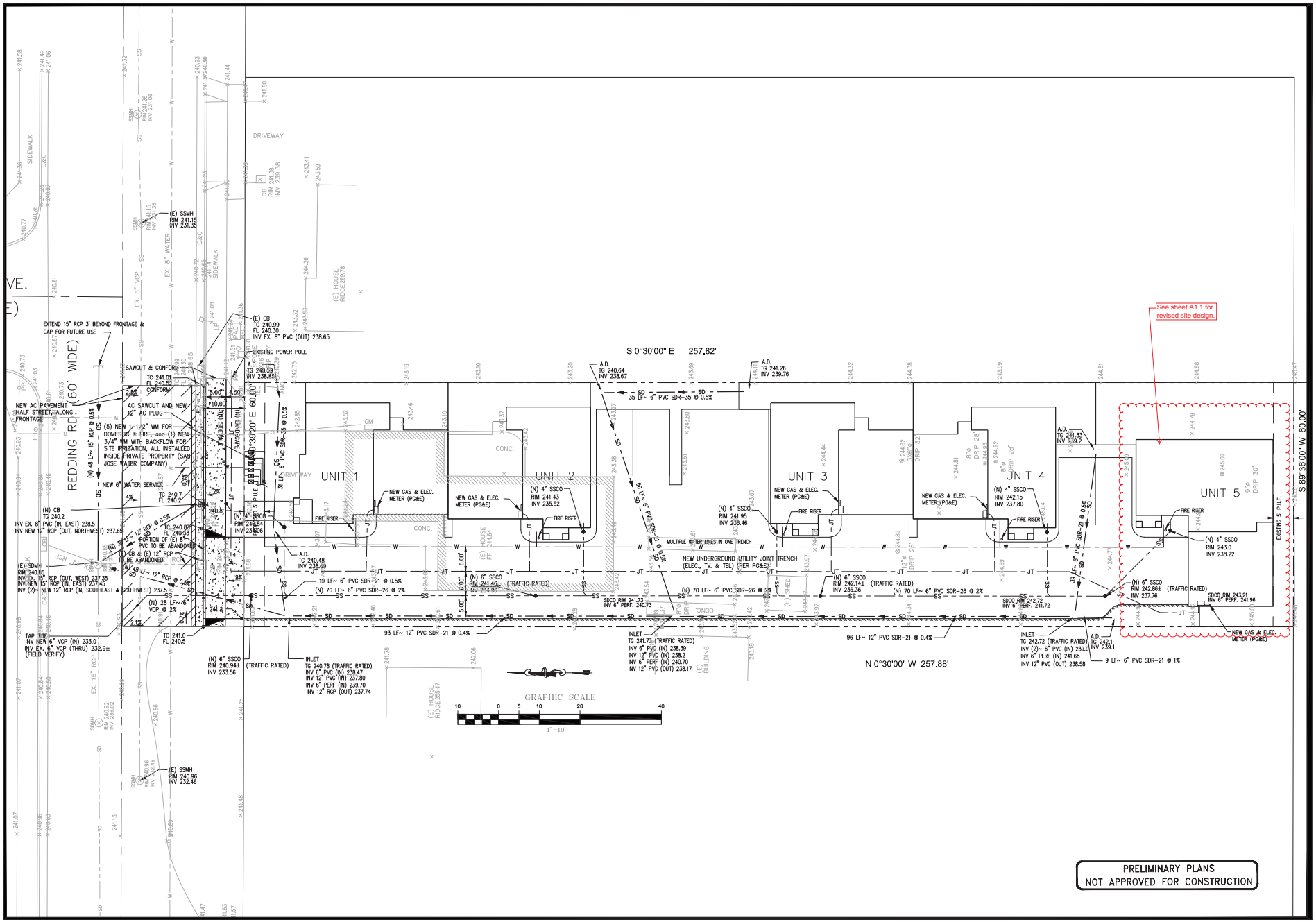
PRELIMINARY IMPROVEMENT PLANS
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA

STORMWATER PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 11/5/2015
Scale: 1" = 10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078



PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY IMPROVEMENT PLANS
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA

UTILITY PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 11/5/2015
Scale: 1" = 10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078

TENTATIVE MAP

SIX LOT SUBDIVISION

FIVE NEW TOWNHOME AND A COMMON LOT DEVELOPMENT

PORTION OF LOT 9, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "TRACT NO. 23 SHELLEY SUBDIVISION", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON FEBRUARY 16, 1932, IN BOOK "Y" OF MAPS, PAGE(S) 54 AND 55.

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SCALE: 1"=10' NOVEMBER 2015

SMP ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

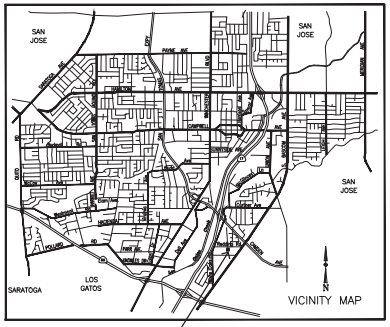
GENERAL NOTES

1. OWNER AND DEVELOPER:
   ACCESS DEVELOPMENT GROUP
   1420 CAPRI DR.
   CAMPBELL, CA 95008
2. CIVIL ENGINEER
   SMP ENGINEERS
   1534 CAROB LN.
   LOS ALTOS, CA 94024
   TEL: (650) 941-8055
   FAX: (650) 941-8755
3. EXISTING ZONING: R1-8
4. EXISTING APN: 414-48-055
5. EXISTING USE: RESIDENTIAL
6. PROPOSED USE: FIVE SINGLE FAMILY DWELLINGS
7. EXISTING BUILDING: SINGLE FAMILY RESIDENCE.
8. GENERAL PLAN: LOW DENSITY RESIDENTIAL
9. STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
10. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL, SINGLE FAMILY
11. WATER: SAN JOSE WATER COMPANY
12. FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
13. STORM/ SANITARY SEWER: WEST VALLEY SANITATION
14. POWER AND GAS: PACIFIC GAS AND ELECTRIC
15. TELEPHONE: AT&T
16. CABLE: COMCAST
17. SCHOOL DISTRICT: CAMPBELL UNIFIED SCHOOL DISTRICT
18. STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH THE CITY OF CAMPBELL ORDINANCES.
19. AREA TO BE SUBDIVIDED: 15,470 SQUARE FEET
20. NEW EASEMENT FOR PRIVATE INGRESS, PRIVATE EGRESS, PRIVATE UTILITIES, PRIVATE STORM DRAIN AND PRIVATE SANITARY SEWER AND PUBLIC SIDEWALK EASEMENT AS SHOWN.
21. CONTOUR ELEVATION: CITY OF CAMPBELL BENCHMARK
22. ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
23. EXISTING WELLS: NONE
24. NO NEW STREET NAME.

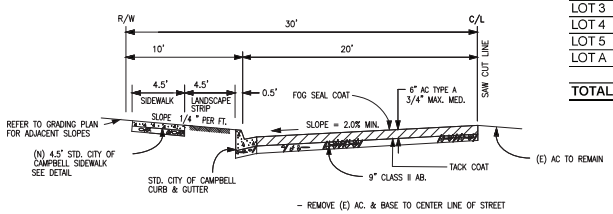
LEGEND AND ABBREVIATIONS

STREET CENTER LINE
DISTINCTIVE BORDER LINE
(E) PROPERTY LINE
EASEMENT

PSE	PUBLIC SERVICE EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSSE	PRIVATE SANITARY SWEAR EASEMENT
PIEE	PRIVATE INGRESS/ EGRESS EASEMENT



LOT AREA TABLE		
DESCRIPTION	AREA (SQFT.)	AREA (ACRES)
LOT 1	1,197	0.03
LOT 2	1,216	0.03
LOT 3	1,233	0.03
LOT 4	1,367	0.03
LOT 5	2,136	0.05
LOT A	8,321	0.19
TOTAL (EX. PARCEL)	15,470	0.36



TYPICAL REDDING RD. HALF STREET SECTION

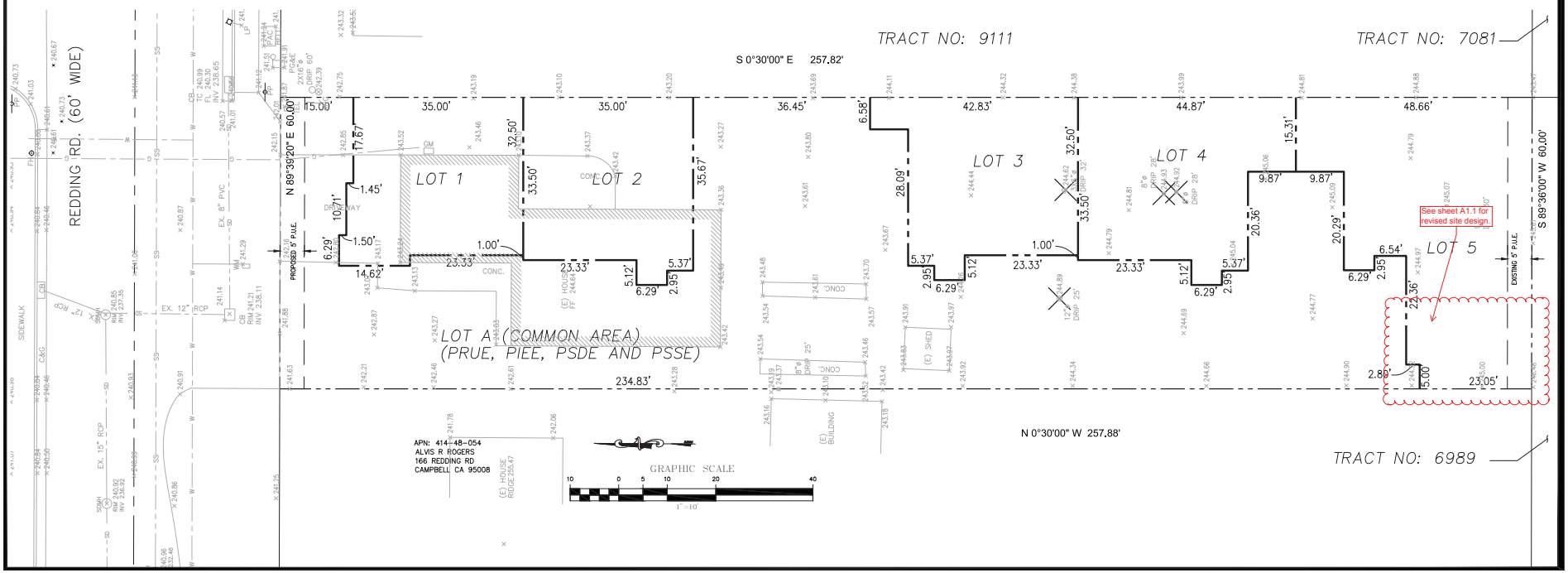
NTS

BASIS OF BEARINGS:

THE BEARING N 89°39'20" E OF CENTERLINE OF REDDING RD. AS SHOWN ON CERTAIN TRACT NO. 9111, RECORDED IN BOOK 712 OF MAPS AT PAGES 24 & 25, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

REFERENCED CITY OF CAMPBELL B.M. B.M. NO.:90 EL=244.038



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OWNER:

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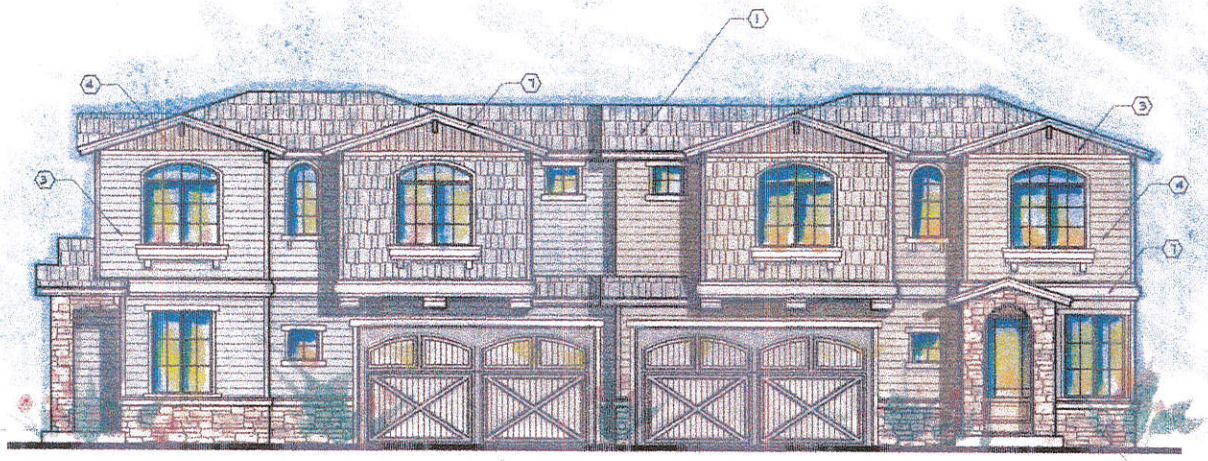
TENTATIVE MAP
SIX LOT SUBDIVISION
180 REDDING RD.
CAMPBELL, CALIFORNIA
APN: 414-48-055

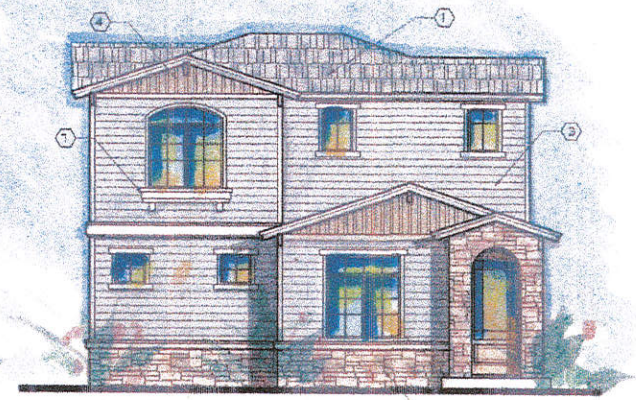
Revisions:

Date: 11/5/2015
Scale: 1"= 10'
Designed by: V.G.
Checked by: S.R.
Job #: 215078

Attachment 3



UNIT 1 DRIVEWAY VIEW UNIT 2



UNIT 1 VIEW FROM REDDING

EXTERIOR FINISHES:

ROOFING : "CERTAINTEED " COMPOSITION

1. MAX DEF WEATHERED WOOD
2. AGED BARK

BUILDING COLORS BY KELLY-MOORE

3. MAIN COLOR 1: HORIZON GRAY KM 4858
4. MAIN COLOR 2: PASEO VERDE KM 5754
5. MAIN COLOR 3: SPANISH SAND KM 231
6. MAIN COLOR 4: PHOENIX FOSSIL KM 5282
7. TRIM COLOR : SWISS COFFEE KM 23

CULTURED STONE: ELDORADO STONE

8. MONTECITO CLIFFSTONE
9. COLORADO RIVER ROCK

UNIT 3 DRIVEWAY VIEW UNIT 4

ELEVATIONS 1/4"=1'-0"

RECEIVED OCT 14 2015 CITY OF CAMPBELL PLANNING DEPT.

REVISIONS	BY

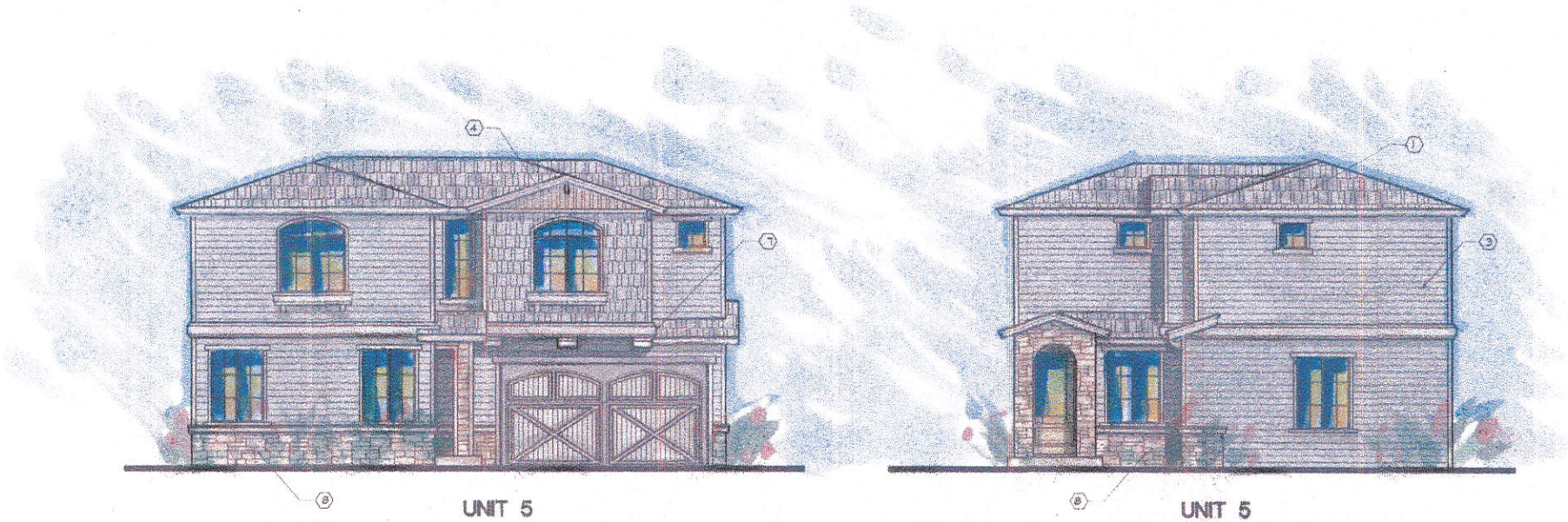
CB BASSAL Architecture 916.435.0605 408.674.9077

ELEVATIONS LOT 1 & 2

NEW PROJECT AT: 180 REDDING AVENUE CAMPBELL, CA

DATE: 9-28-2015
SCALE: NOTED
DRAWN: CB
JOB NO.

SHEET NO. A3.1 OF SHEETS



UNIT 5
DRIVEWAY VIEW

UNIT 5
LEFT ELEVATION

EXTERIOR FINISHES:

ROOFING : "CERTAINTEED " COMPOSITION	BUILDING COLORS BY: KELLY-MOORE	CULTURED STONE: ELDORADO STONE
(1) MAX DEF WEATHERED WOOD	(3) MAIN COLOR 1: HORIZON GRAY KM 4868	(8) MONTECITO CLIFFSTONE
(2) AGED BARK	(4) MAIN COLOR 2: PASEO VERDE KM 5754	(9) COLORADO RIVER ROCK
	(5) MAIN COLOR 3: SPANISH SAND KM 231	
	(6) MAIN COLOR 4: PHOENIX FOSSIL KM 5292	
	(7) TRIM COLOR : SUNS COFFEE KM 23	

RECEIVED
OCT 14 2015
CITY OF CAMPBELL
PLANNING DEPT.

ELEVATIONS | 1/4"=1'-0"

REVISIONS	BY

CB
BASSAL
Architecture
916.435.0605
408.674.2077

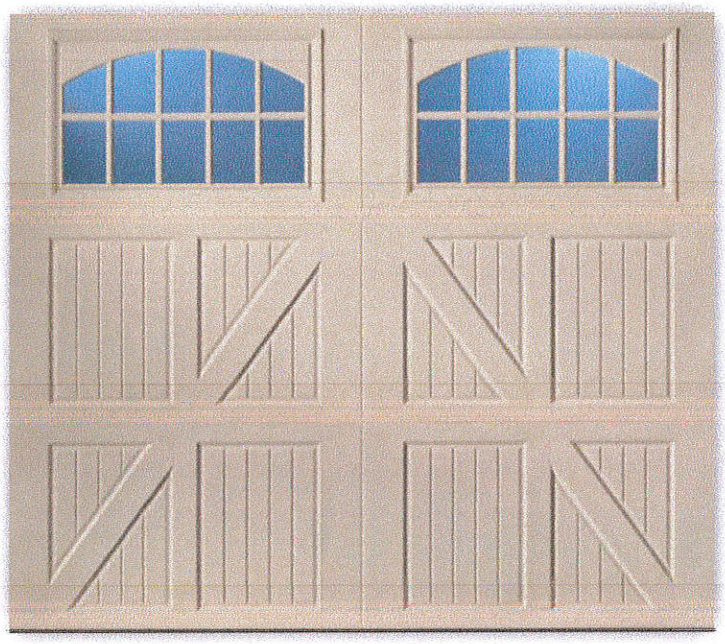
ELEVATIONS
LOT 5

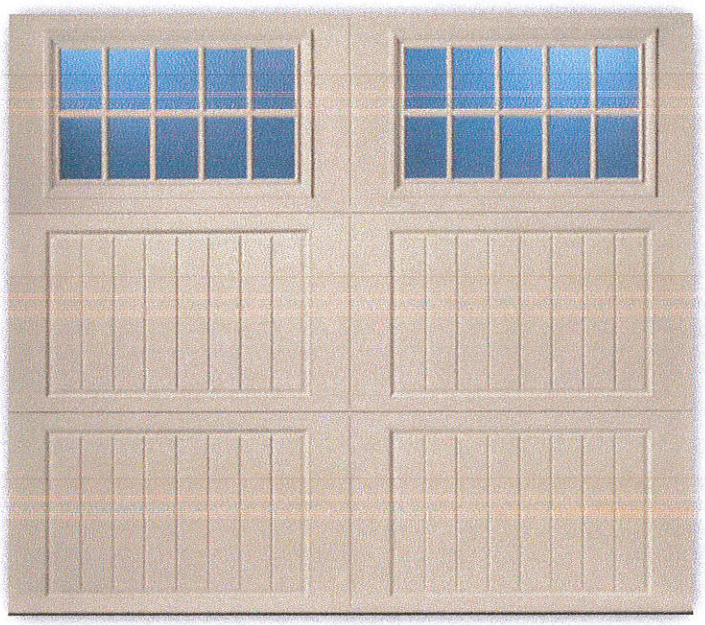
NEW PROJECT AT:
180 REDDING AVENUE
CAMPBELL, CA

DATE: 9-25-2015
SCALE: NOTED
DRAWN: CB
JOB NO: -
SHEET NO. A3.3
OF SHEETS

Garage Doors by: **Amarr**

Classica Carriage Door



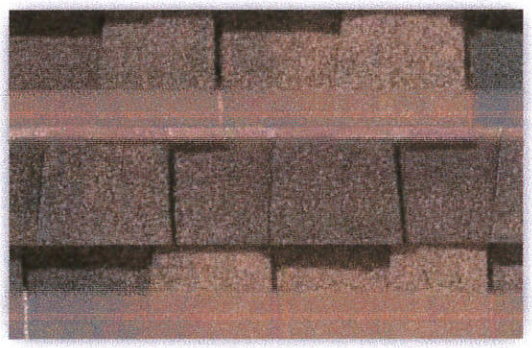


Trim & Windows Color by **Kelly-Moore**

Stucco Stone by: **Eldorado Stone**

MONTECITO Cliffstone

COLORADO River Rock



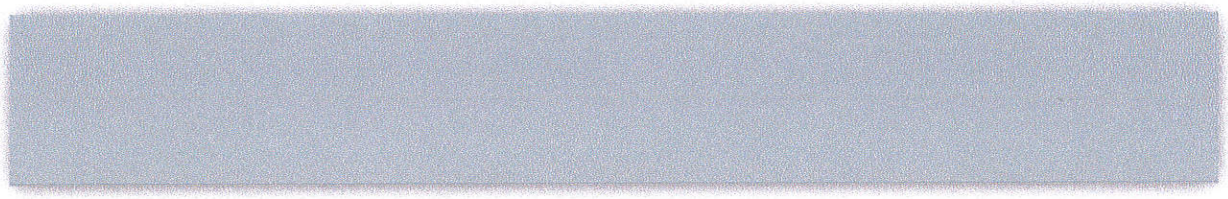
Bassal Architecture, 4912 Bradford Place, Rocklin, CA 95765 Tel/Fax: (916) 435-0605

Bassal
Architecture

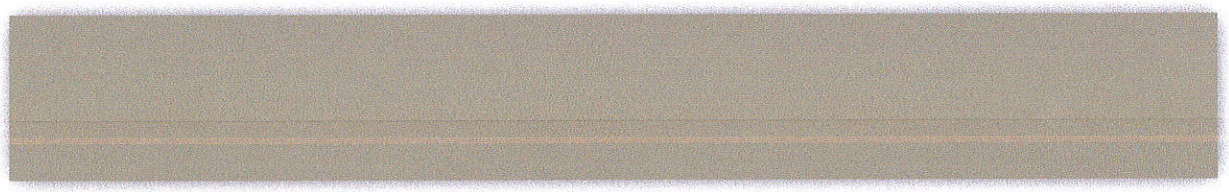
MATERIAL BOARD

180 Redding Rd., Campbell, CA

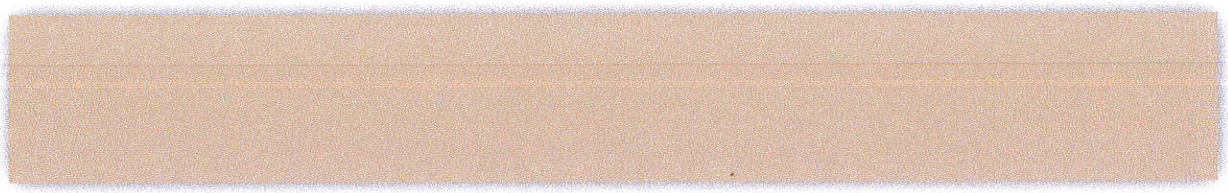
Main Building Colors by **Kelly-Moore**



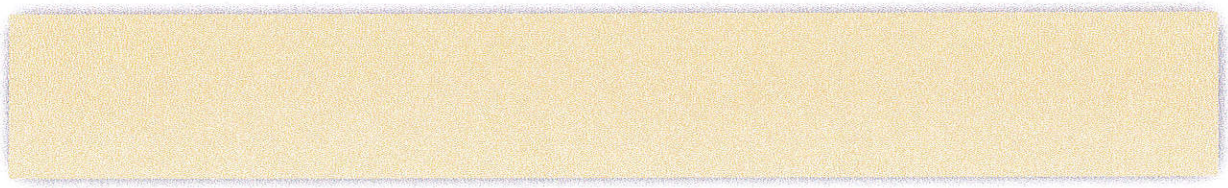
HORIZON GRAY KM 4858 Building color Unit 1 & 3



PASEO VERDE KM 5754 Building color Unit **2**



SPANISH SAND KM 231 Building color Unit **3**



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January 18, 2016

Mike Paydar
12385 Parker Ranch Road
Saratoga, CA 95070

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

Regarding the trees located on 180 Redding Road in Campbell, CA 95008.

Assignment and Limits

I was asked to provide an inventory of the trees located on the site. The inventory includes the tree species and common name along with the trunk diameters measured at four feet above grade. Also included in the inventory are the approximate heights, crown radius, locations on the property, condition (health and structure combined), and their suitability for preservation (Appendix A and B). No construction or development impact ratings, or tree protection measures are included. No plans were provided for this assignment. The inventory is limited to the conditions during my visit on January 15, 2016.

Purpose and Use

The report is intended to identify all the trees within the lot boundaries and those on neighboring sites that overhang the property. The report is to be used by the property owner, their agents, and the City of Campbell as a reference for existing tree sizes, species, and locations.

Observations

The lot contains fifteen trees with four coast live oaks (*Quercus agrifolia*) "Protected" by the City of Campbell municipal ordinance 21.32.050. The City of Campbell protects all trees with trunk diameters greater than twelve inches at four feet above grade. Most trees on the property are remnant fruit or nut trees and volunteers, including a stand of very small (less than four inch diameter) privets (*Ligustrum lucidum*) growing near the back fence. One of the four protected trees is a coast live oak (#1) in front of the site along Redding Road that is growing on the neighboring property (Appendix C). This coast live oak has some oozing on the trunk, signs of sycamore borer, and codominant stems. Another coast live oak (#14) is centrally located on the lot. The remaining two protected coast live oaks (#10 and #11) are near the back fence.

Discussion

Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

Seven trees are in fair condition and eight are in poor shape. Three of the protected coast live oaks are in fair condition including number 1 in front of the site. Most of the almonds and walnuts are in poor condition. Protected coast live oak number 14, centrally located on the property, is the only protected tree on poor condition with sycamore borers on the lower trunk and the trees is growing codominantly with an almond originating in the same location.

Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale (Tree Care Industry Association, 2012):

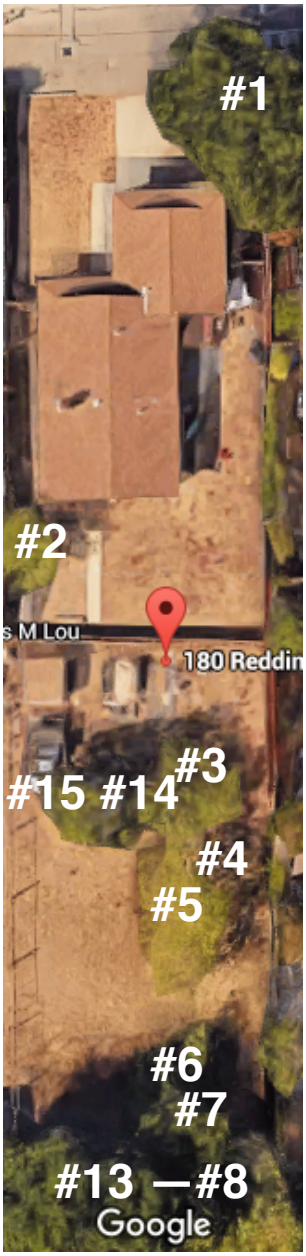
- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Five trees have fair suitability for preservation including protected coast live oaks 1, 10, and 11. Protected coast live oak 14 has poor suitability for preservation. All the volunteer invasive privets are poorly suited along with all the nut trees with the exception of almond number 2.

Conclusion

The lot contains fifteen trees with four coast live oaks "Protected" by the City of Campbell municipal ordinance 21.32.050. Seven trees are in fair condition and eight are in poor shape. Three of the protected coast live oaks are in fair condition including number 1 in front of the site. Coast live oak number 14 is the only protected tree on poor condition. Five trees have fair suitability for preservation including protected coast live oaks 1, 10, and 11. Protected coast live oak 14 has poor suitability for preservation.

Appendix A: Tree Inventory Map



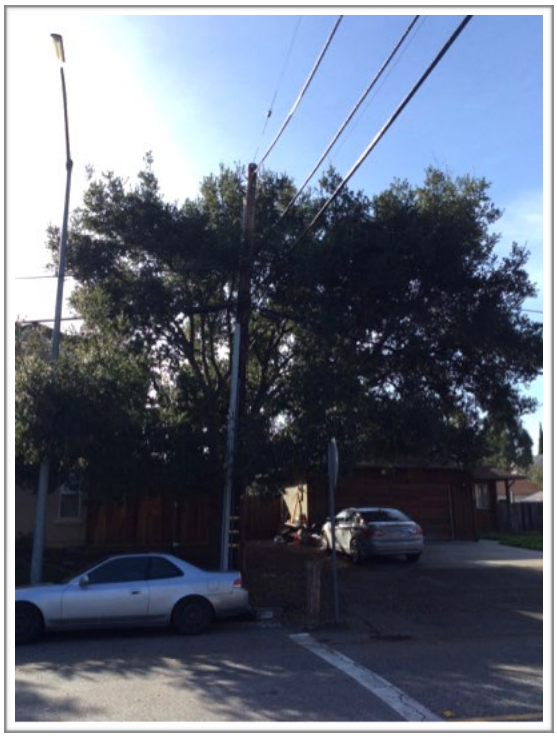
Appendix B: Tree Inventory, Assessment, Disposition

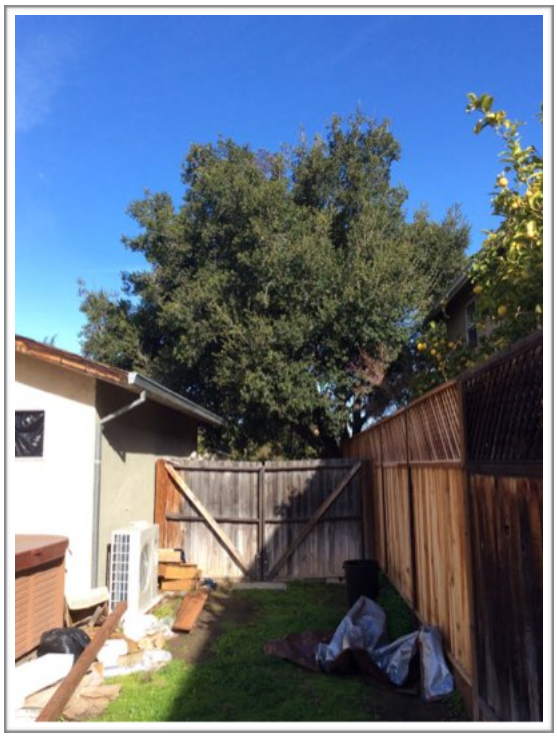
Table 1: Tree Inventory, Assessment, and Disposition

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Protected or Not
Coast live oak (*Quercus agrifolia*)	1	17.5 and 22 inches	35	60	Fair	Fair	**Protected**
Almond (*Prunus dulcis*)	2	8	20	25	Fair	Fair	No
Walnut (*Juglans regia*)	3	7, 7, 7	20	20	Poor	Poor	No
Walnut (*Juglans regia*)	4	7, 7	20	20	Poor	Poor	No
Almond (*Prunus dulcis*)	5	7, 4	20	10	Poor	Poor	No
Walnut (*Juglans regia*)	6	8, 7	20	20	Poor	Poor	No
Almond (*Prunus dulcis*)	7	7	20	15	Poor	Poor	No
Almond (*Prunus dulcis*)	8	7, 6, 7	25	15	Poor	Poor	No
Coast live oak (*Quercus agrifolia*)	9	10	25	20	Fair	Poor	No
Coast live oak (*Quercus agrifolia*)	10	18	35	20	Fair	Fair	**Protected**
Coast live oak (*Quercus agrifolia*)	11	15	30	20	Fair	Fair	**Protected**
Coast live oak (*Quercus agrifolia*)	12	8	30	15	Fair	Fair	No
Privet (*Ligustrum lucidum*)	13	~4-6	30	8	Fair	Poor	No
Coast live oak (*Quercus agrifolia*)	14	14	25	20	Poor	Poor	**Protected**
Almond (*Prunus dulcis*)	15	8	25	20	Poor	Poor	No

Appendix C: Photos

Coast live oak number 1





Coast live oak number 14

Coast live oak numbers 10 and 11

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

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