THE PRUNEYARD

1875 SOUTH BASCOM,
CAMPBELL, CA 95008

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLKG	BLOCKING	ORIG	ORIGINAL
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
CAB	CABINET	PL	PLATE
CBC	CALIFORNIA BUILDING CODE	PN	PLATE NAILING
CI	CAST IRON	PLYWD	PLYWOOD
CIP	CAST IN PLACE	PT	POINT
COL	COLUMN	LB	POUND
CTR	CENTER	PRES	PRESSURE
CL	CENTER LINE		
CTC	CENTER TO CENTER	QUAL	QUALITY
CER	CERAMIC	QUAN	QUANTITY
CJ	CONSTRUCTION JOINT		
CL	CLEAR	PT	PRESSURE/ PRESSERVATIVE TREATED
CMU	CONCRETE MASONRY UNIT		
CON	CONNECTION	PS	PRESTRESSED
CONT	CONTINUOUS	PART	PARTITION
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	RAD	RADIUS
CW	COLD WATER	RWL	RAIN WATER LEADER
		RECPT	RECEPTACLE
DET	DETAIL	REF	REFERENCE
DEPT	DEPARTMENT	REIN	REINFORCEMENT,REINFORCED
DIA	DIAMETER	REQ	REQUIRED
DIV	DIVISION	REDWD	REDWOOD
DR	DOOR	RH	RIGHT HAND
DBL	DOUBLE	RHR	RIGHT HAND REVERSE
DF	DOUGLAS FIR	RM	ROOM
DN	DOWN	RND	ROUND
DS	DIAGONAL SHEATHING	RO	ROUGH OPENING
DWG	DRAWING	REV	REVISION
DRWR	DRAWER		
		SS	SANITARY SEWER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SCD	SEE CONSULTANT DRAWINGS
EF	EACH FACE	SED	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EN	EDGE NAILING	SSD	SEE STRUCTURAL DRAWINGS
EL	ELEVATION	SLD	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATOR	SMD	SEE MECHANICAL DRAWINGS
ELEC	ELECTRICAL	SFMD	SEE FINISH CARPENTRY DRAWINGS
ENG	ENGINEER	SPD	SEE PLUMBING DRAWINGS
EQ	EQUAL	SJ	SEISMIC JOINT
EQUIP	EQUIPMENT	SCHED	SCHEDULE, SCHEDULE
EX	EXHAUST	SECT	SECTION
EXP	EXPEDITE	SHT	SHEET
EXT	EXTERIOR	SM	SHEET METAL
		SIM	SIMILAR
FAB	FABRICATE	SP	SPACE
FOC	FACE OF CONCRETE	SPEC	SPECIFICATION
FOF	FACE OF FINISH	SQ	SQUARE
FOS	FACE OF STUD	SQFT	SQUARE FOOT
FOW	FACE OF WALL	ST	STRAP TIE
FIN	FINISH	STAG	STAGGERED
FF	FINISHED FLOOR	SSTL	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STAND	STANDARD
FA	FIRE ALARM	STL	STEEL
FLR	FLOOR	STOR	STORAGE
FLUOR	FLUORESCENT	STRUCT	STRUCTURAL
FL	FLUSH	SUS	SUSPENDED
FOUND	FOUNDATION	SYM	SYMMETRICAL
FTNG	FOOTING	SYS	SYSTEM
FR	FRAMING		
FUR	FURRING	TEMP	TEMPERED
		TH	THICKNESS
GA	GAUGE	THR	THREADED
GALV	GALVANIZED, GALVANZING	TD	TIE DOWN
GL	GLASS, GLAZING	T&B	TOP AND BOTTOM
GLULAM	GLUE LAMINATED BEAM	T&G	TONGUE AND GROOVE
GYP BD	GYPSUM BOARD	TOC	TOP OF CONCRETE
		TOF	TOP OF FINISH
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOP	TOP OF PLATE
		TOS	TOP OF STEEL
HSR	HIGH STRENGTH RODS	TOW	TOP OF WALL
HSB	HIGH STRENGTH BOLT	TN	TRUE NORTH
HT	HEIGHT	TYP	TYPICAL
HD	HOLD DOWN		
HORIZ	HORIZONTAL	UL	UNDER WRITERS LABORATORY
HW	HOT WATER	UON	UNLESS OTHERWISE NOTED
		UTIL	UTILITY, UTILITIES
INC	INCLUDING, INCLUDED		
INFO	INFORMATION	VERT	VERTICAL
INT	INTERIOR	VIF	VERIFY IN FIELD
		VER	VERIFY
JH	JOIST HANGER	VEST	VESTIBULE
JT	JOINT		
		WC	WATER CLOSET
LAM	LAMINATE	WH	WATER HEATER
LH	LEFT HAND	W/	WITH
LHR	LEFT HAND REVERSE	W/O	WITHOUT
LT	LIGHT	WD	WOOD
LTW	LIGHTWEIGHT		
L	LONG, LENGTH	YD	YARD
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

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

OWNER: CFEP PRUNEYARD, LLC
111 Sutter Street, Suite 800
San Francisco, CA 94104
DEAN RUBINSON
(415) 391-9800
dean@ellispartners.com

ARCHITECT: LOWNEY ARCHITECTURE
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OAKLAND, CA 94612
ATTN: SAM MCGEEHAN
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510.836.5454 (FAX)
sam@lowneyarch.com

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(510) 465-1256
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CIVIL ENGINEER: HMH
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RAYMOND T. HASHIMOTO
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(408) 487-2222
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SIGNAGE CONSULTANT: GNU GROUP
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DICKSON A. KEYSER
(925) 444-2073
dkeyser@gnugroup.com

TRAFFIC CONSULTANT: FEHR & PEERS
160 W. SANTA CLARA STREET
SUITE 675
SAN JOSE, CA 95113
SARA PETERS
(408) 849-4649

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.

PROJECT LOCATION

DRAWING LIST (CONTINUED)

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

DRAWING LIST

ARCHITECTURAL	
G0.1	COVER SHEET
ARCHITECTURAL	
A1.0	SITE PLANS COVER
A1.1	SITE PLAN
A1.2	SITE PLAN ALT. R3 FITNESS & OFFICE ALT
A1.3	EXISTING VEHICULAR CIRCULATION
A1.4	PROPOSED VEHICULAR CIRCULATION
A1.5	PEDESTRIAN/BICYCLE CIRCULATION
A1.6	ENLARGED WEST PLAZA PLAN, NORTHERN
A1.7	ENLARGED PLAN R3 FITNESS ALTERNATIVE
A1.7a	ENLARGED GARAGE PLAN
A1.7b	ENLARGED GARAGE PHOTO METRICS
A1.7c	G1 ADDITIONAL FLOOR PLANS
A1.8	ENLARGED WEST PLAZA PLAN, SOUTHERN
A1.9	ENLARGED PRUNEYARD PLAZA PLAN
A1.10	ENLARGED PLAN AT BUILDING R5
A1.11	ENLARGED PLAN AT BANK OF AMERICA
A1.12	ENLARGED PLAN AT OFFICE
A1.12a	INTERIM DEDICATION PLAN
A1.13	ENLARGED PLAN AT ALT. OFFICE
A1.14	PHASING PLAN
A1.15	CONCEPTUAL PARCEL MAP
A1.16	COMMON AREA DIAGRAM
A1.17	SITE PLAN CONSTRUCTION STAGING PLAN
A1.18	PROJECT DATA SHEET
A2.0	PERSPECTIVES OF PLAZAS
A2.1	PERSPECTIVE KEY PLAN
A2.2	AERIAL PERSPECTIVE OF PRUNEYARD PLAZA
A2.3	PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK
A2.4	AERIAL PERSPECTIVE OF WEST PLAZA
A2.5	R2 RETAIL BUILDING & WEST PLAZA
A3.0	PROPOSED RETAIL BUILDINGS & PARKING GARAGE EXPANSION
A3.1	PROMENADE BETWEEN R1 & R2 RETAIL BUILDINGS
A3.2	R1 & R2 RETAIL BUILDINGS
A3.3	R3 BUILDING & 3-LEVEL GARAGE
A3.4	R3 FITNESS & 5-LEVEL GARAGE EXPANSION
A3.5	R3 BUILDING & 3-LEVEL GARAGE
A3.6	R3 FITNESS & 5-LEVEL GARAGE EXPANSION
A3.7	R4 RETAIL BUILDING IN PRUNEYARD PLAZA
A3.8	R4 RETAIL BUILDING FROM BASCOM AVE. ENTRY
A3.9	R5 RETAIL BUILDING AT SOUTHWEST CORNER
A3.10	R5 RETAIL BUILDING FROM NORTHEAST CORNER
A4.0	PROPOSED OFFICE BUILDING
A4.1	OFFICE BLDG. OPT. 1 PERSPECTIVE FROM PORTALS PROJECT
A4.2	OFFICE BLDG. OPT. 1 PERSPECTIVE TO PORTALS PROJECT
A4.3	OFFICE BLDG. OPT. 1 & PORTALS PLAZA PERSPECTIVE
A4.4	OFFICE BLDG. OPT. 1 LOOKING WEST ON CAMPBELL
A4.5	OFFICE BLDG. OPT. 2 PERSPECTIVE FROM PORTALS PROJECT
A4.6	OFFICE BLDG. OPT. 1 PERSPECTIVE TO PORTALS PROJECT
A4.7	OFFICE BLDG. OPT. 2 & PORTALS PLAZA PERSPECTIVE
A4.8	OFFICE BLDG. OPT. 2 LOOKING WEST ON CAMPBELL
A5.0	RETAIL RENOVATIONS - BEFORE & AFTER
A5.1	PALISADE BUILDERS RENOVATIONS
A5.2	BOULANGER RENOVATIONS
A5.3	NOT USED
A5.4	SUGAR, BUTTER, FLOUR RENOVATIONS
A5.5	CINEMA PLAZA RENOVATIONS
A5.6	TODOS RENOVATIONS
A5.7	SPORTS BASEMENT RENOVATIONS
A5.8	BANK OF AMERICA RENOVATIONS
A5.9	MISCELLANEOUS RENOVATIONS
A5.10	MISCELLANEOUS RENOVATIONS
A5.11	MISCELLANEOUS RENOVATIONS
A5.12	TRELLIS & ARCADE REMOVAL
A5.13	TRELLIS & ARCADE REMOVAL
A5.14	TYPICAL TRELLIS DETAILS
A5.15	TRASH ENCLOSURES
A5.16	PRUNEYARD PLAZA EVENT PLAN
A6.0	PAINTING SCHEME
A6.1	R1 EXTERIOR ELEVATIONS
A6.2	R2 EXTERIOR ELEVATIONS
A6.3	R3 EXTERIOR ELEVATIONS
A6.3a	FITNESS GARAGE EXTERIOR ELEVATIONS
A6.3b	NO FITNESS GARAGE EXTERIOR ELEVATIONS
A6.3c	R3 SECOND FLOOR PLANS
A6.4a	R3 ENLARGED EXTERIOR ELEVATIONS
A6.5	R4 EXTERIOR ELEVATIONS
A6.6	R5 EXTERIOR ELEVATIONS
A6.7a	OFFICE EXTERIOR ELEVATIONS & SECTION - OPT. 1
A6.7b	OFFICE EXTERIOR ELEVATIONS - OPTION 1
A6.7c	ENLARGED OFFICE PLAN AND PARKING STRUCTURE LEVEL 1
A6.7d	ENLARGED OFFICE LEVEL 2 PLAN & UNDERGROUND PARKING LEVEL 2 PLAN
A6.8a	OFFICE EXTERIOR ELEVATION - OPTION 2
A6.8b	OFFICE EXTERIOR ELEVATION - OPTION 2
A6.8c	ENLARGED PLANS AT ALT. OFFICE
A6.9	SUGAR, BUTTER, FLOUR EXTERIOR ELEVATIONS
A6.10a	MAIN PLAZA ELEVATIONS
A6.10b	MAIN PLAZA ELEVATIONS
A6.10c	MAIN PLAZA ELEVATIONS
A6.10d	MAIN PLAZA ELEVATIONS
A7.0	MATERIAL PALETTE
A7.1	OFFICE MATERIAL PALETTE
A7.2	EXISTING INFILL STOREFRONT GUIDELINES
A7.3	NEW STOREFRONT GUIDELINES
CIVIL	
C1.0	CONCEPTUAL UTILITY PLAN
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
C7.0	CONCEPTUAL STORMWATER CONTROL PLAN
C8.0	PEDESTRIAN ACCESSIBLE PATH EXHIBIT
C8.1	SITE DETAILS

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

PROJECT NORTH / TRUE NORTH

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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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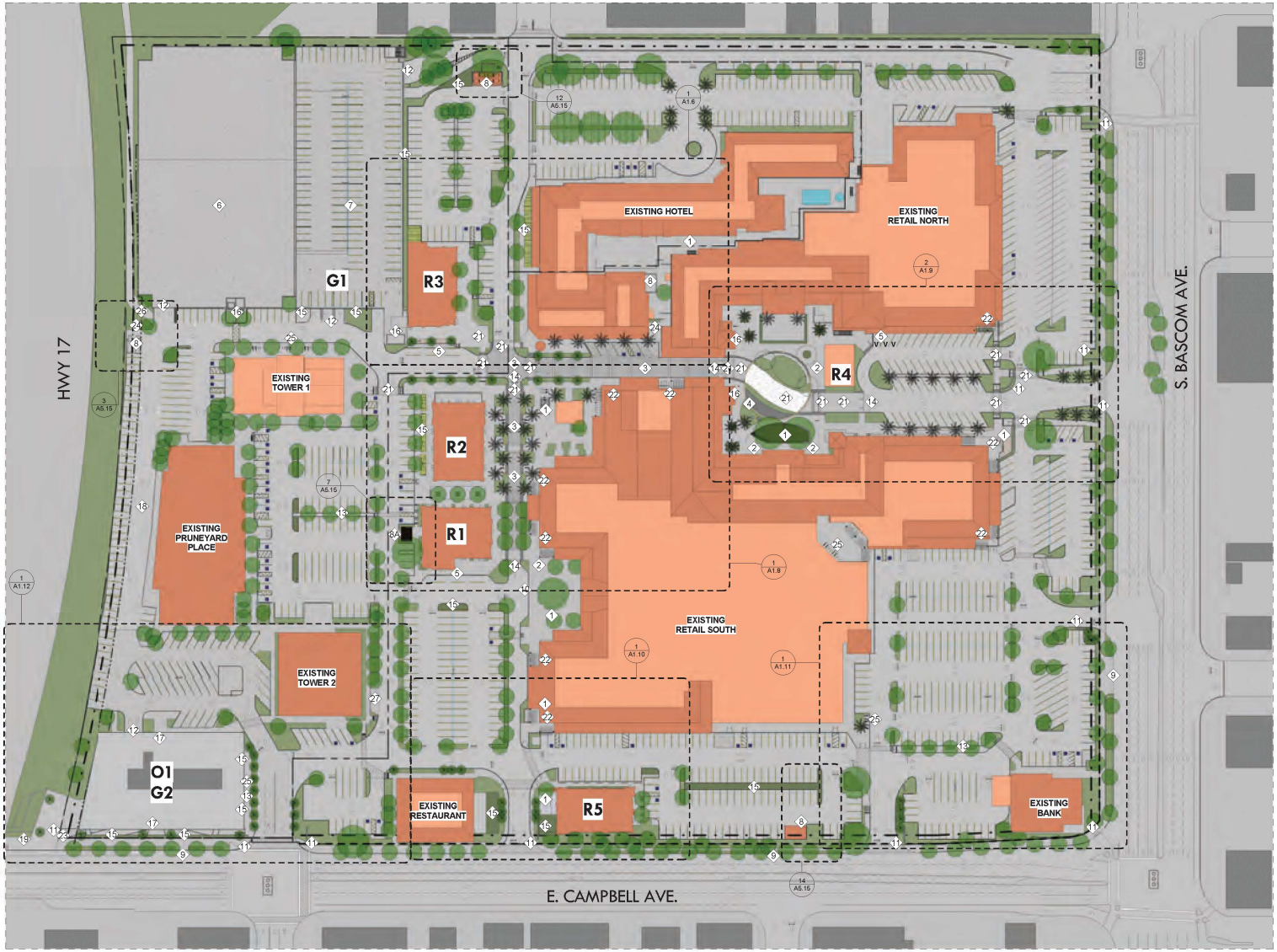

1 SITE PLAN
1" = 60'-0"

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 / OFF PEAK LOADING
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
27. OFFICE LOADING ZONE

GRAPHIC SCALE 1" = 60' - 0"
0' 60' 120' 180' 240'

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PROJECT NAME
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SHEET NUMBER
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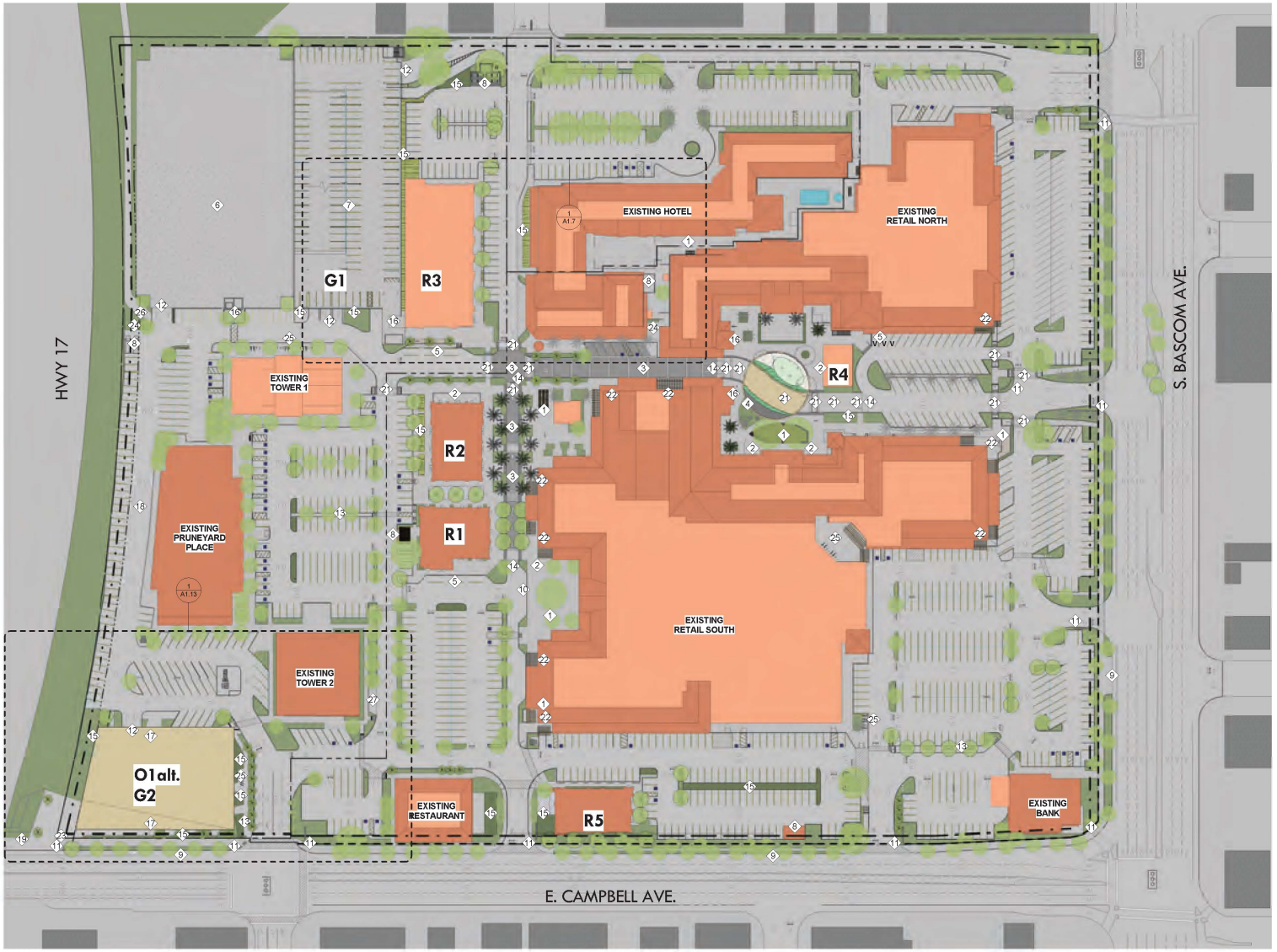

1 SITE PLAN ALT. R3 FITNESS & OFFICE ALT.
1" = 60'-0"

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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
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26. IMPROVED BIKE TRAIL ACCESS & MARKERS
27. OFFICE LOADING ZONE

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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PROJECT NAME

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SHEET TITLE:

SITE PLAN ALT. R3 FITNESS & OFFICE ALT

SHEET NUMBER

A1.2

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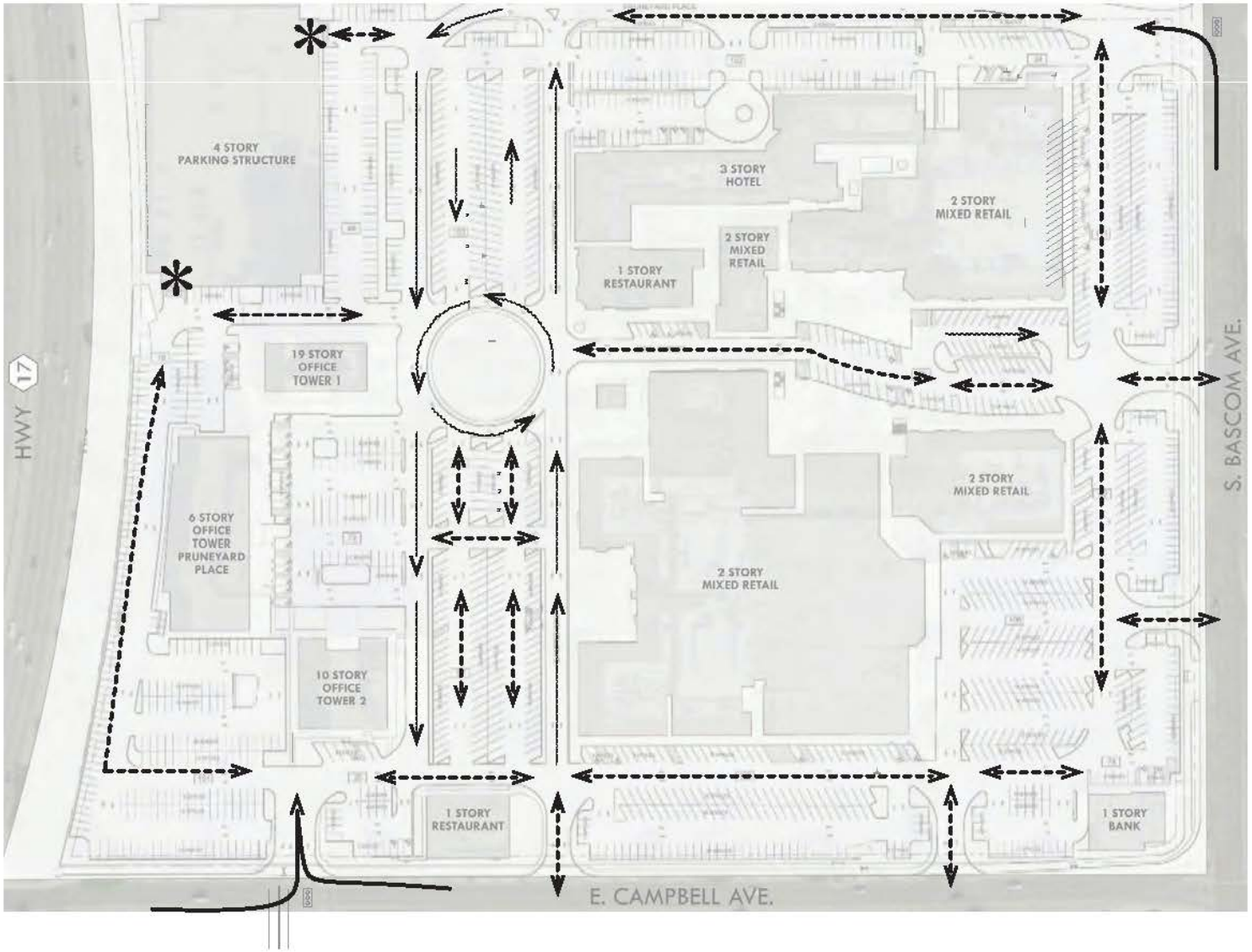

LEGEND

- 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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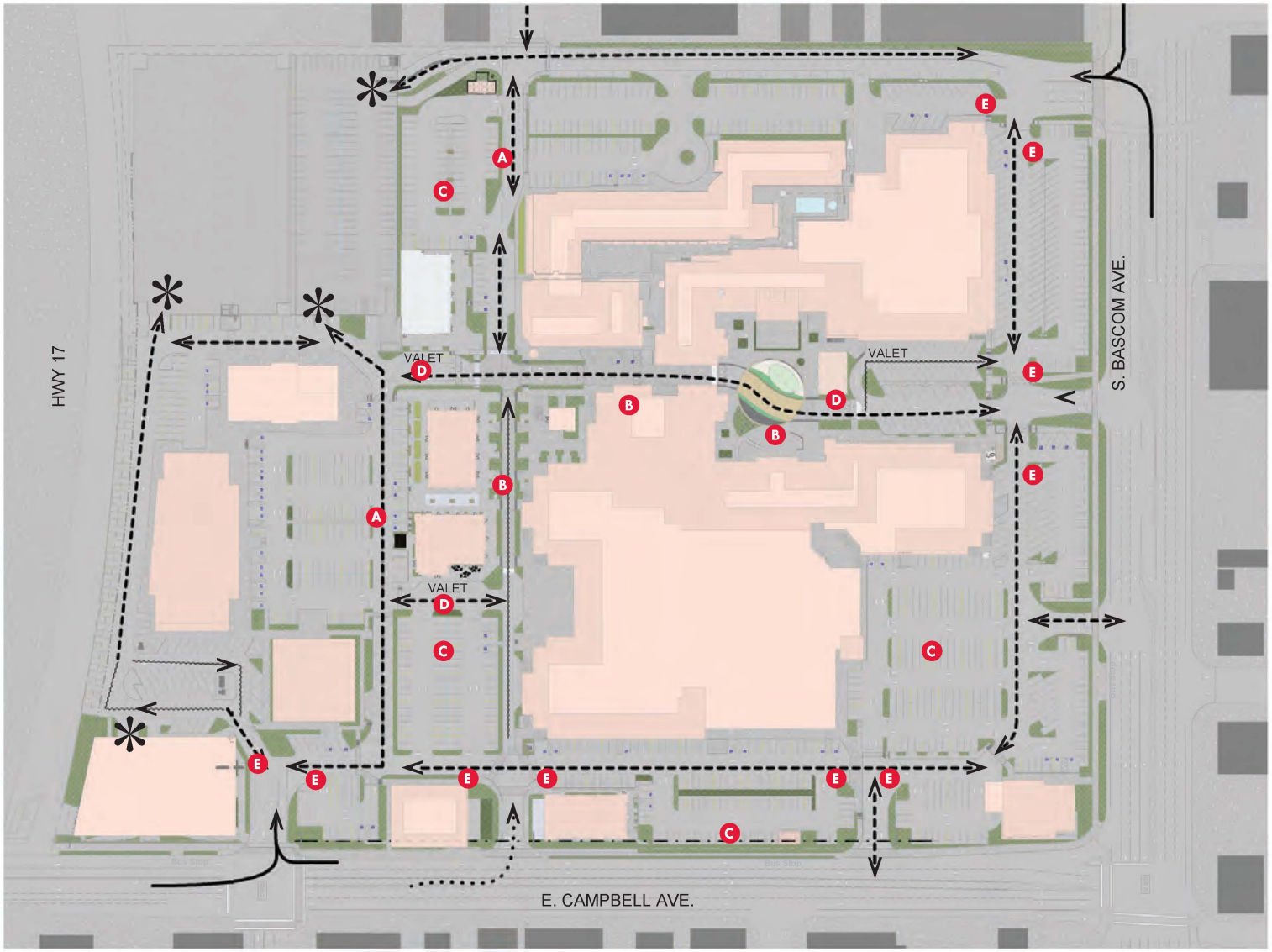

NEW CIRCULATION NOTES

- **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

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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	08/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PROPOSED VEHICULAR CIRCULATION

SHEET NUMBER

A1.4

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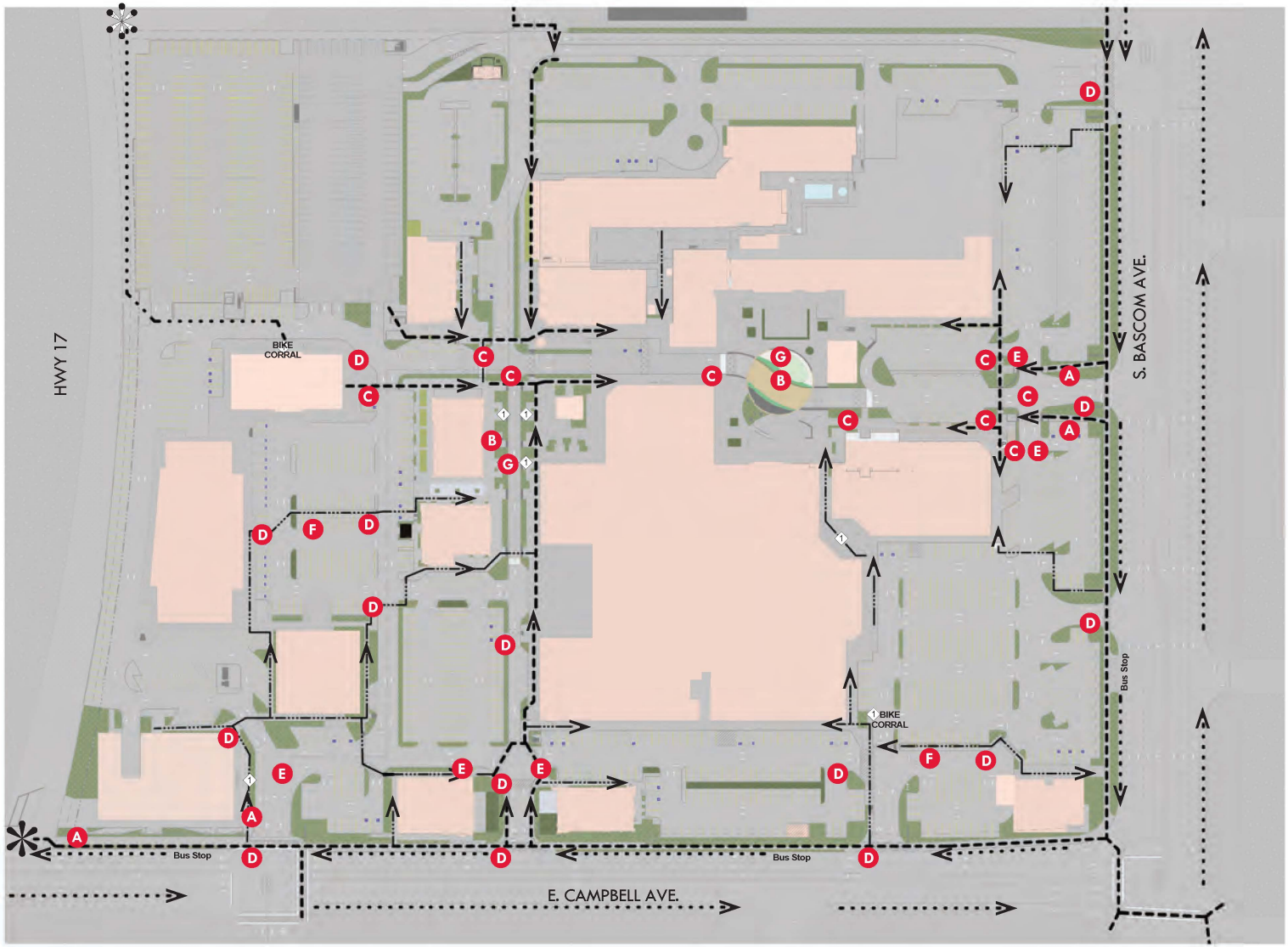

NEW CIRCULATION NOTES

- **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 PARKING

GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

lowney arch
tel 510.836.5400 ca.lowneyarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	08/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PEDESTRIAN/ BIKE CIRCULATION

SHEET NUMBER

A1.5

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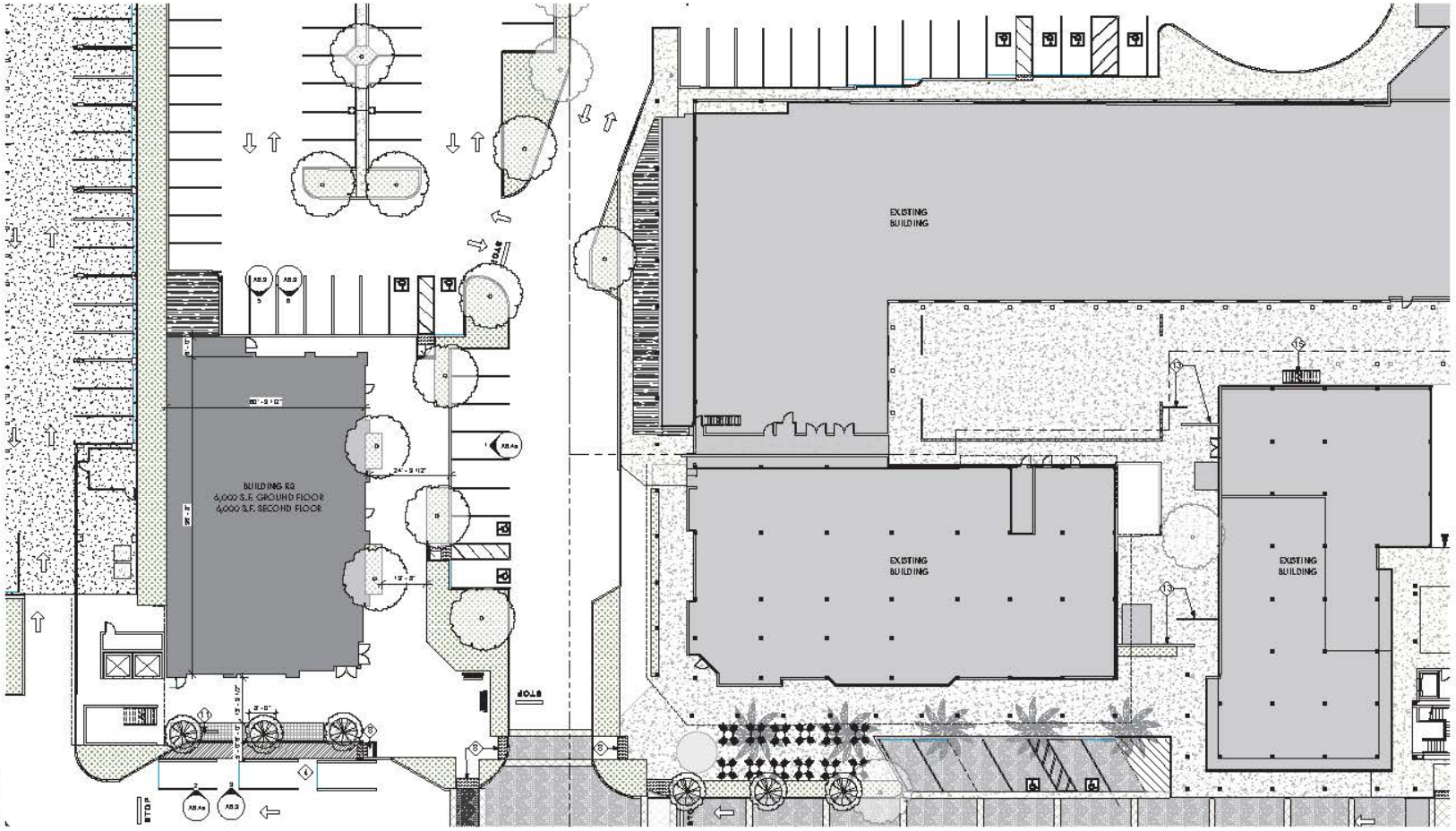
4/26/2016 3:32:25 PM

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



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

4/22/2016 11:18:59 AM

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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	09/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051

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
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- PAVERS A
- PAVERS B
- CONCRETE
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- NEW TREES
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KEY NOTES

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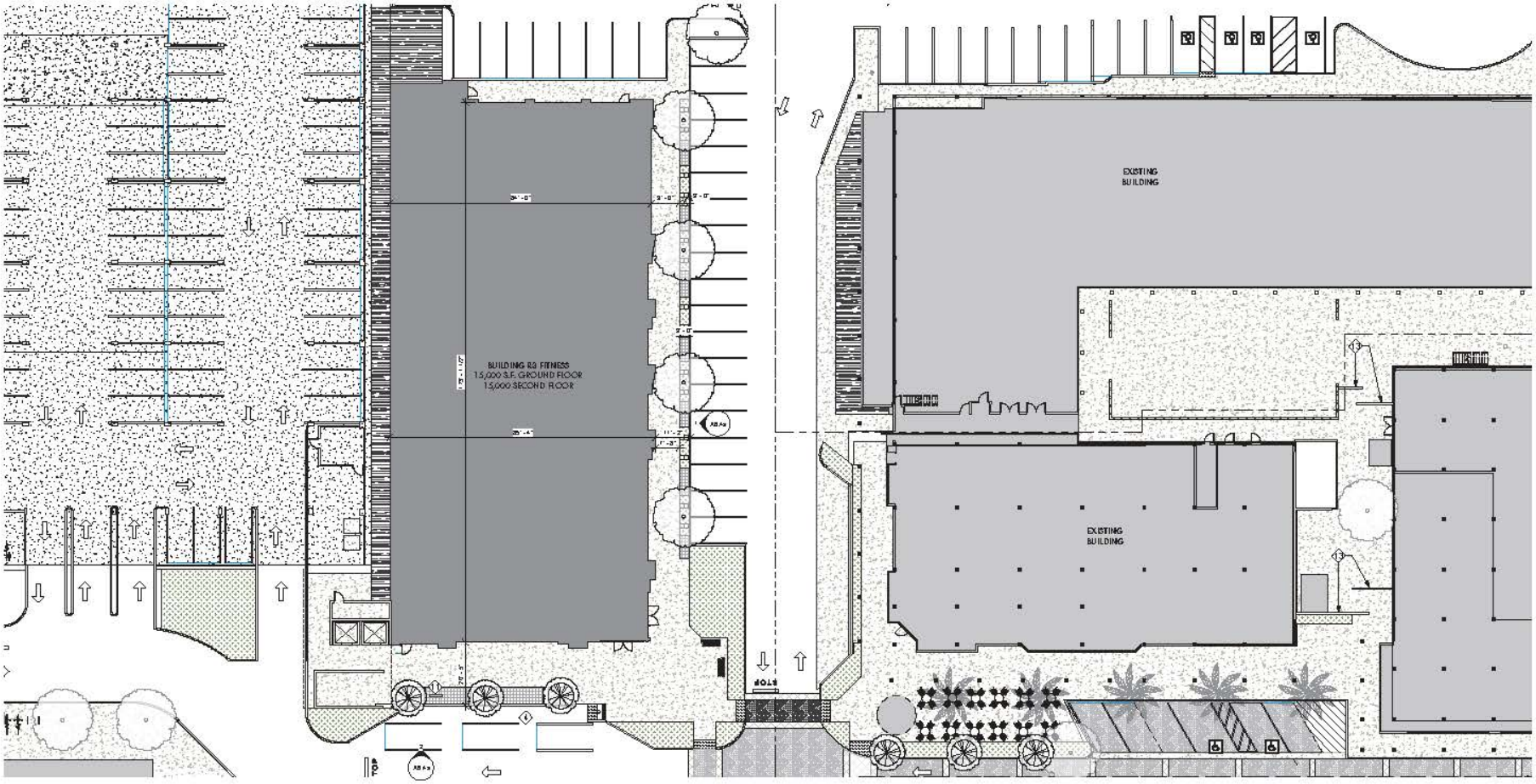

1 ENLARGED PLAN R3 FITNESS
1/16" = 1'-0"

4/27/2016 4:57:01 PM

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PROJECT NAME
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N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051

SHEET TITLE
ENLARGED PLAN
R3 FITNESS
ALTERNATIVE

SHEET NUMBER
A1.7

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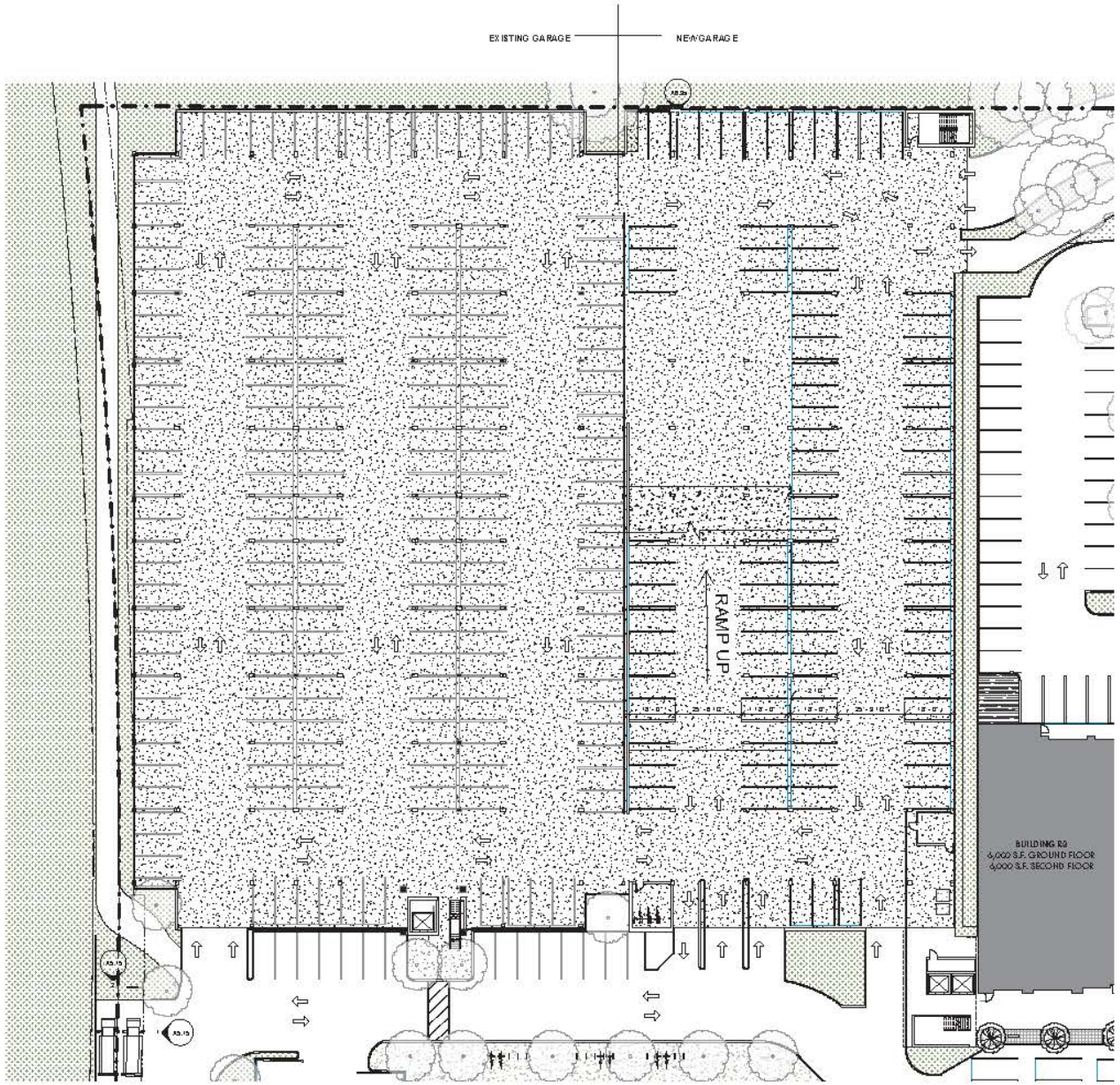

1 ENLARGED GARAGE PLAN
1" = 20'-0"

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

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N TRUE NORTH

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

SHEET NUMBER
A1.7a

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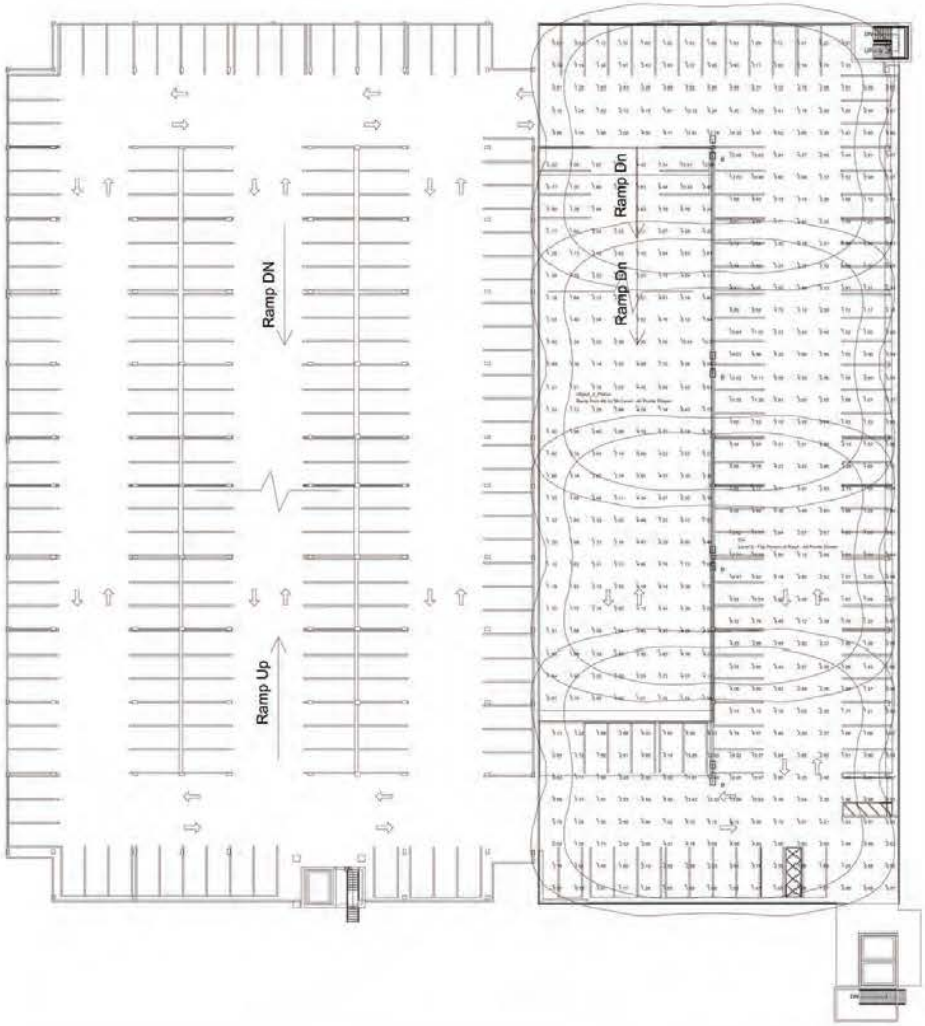
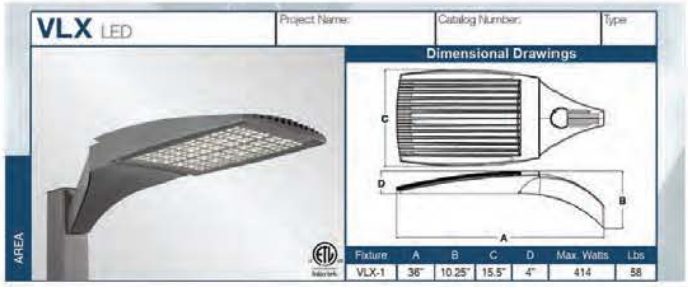
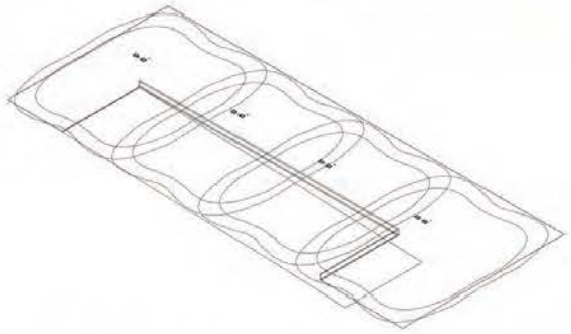




VISIONAIRE LIGHTING
Performance In A Whole New Light



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	LLD	LLD	Description	Filename	Lum. Watts	Arr. Watts
	4	B	BACK BACK	54576	48852	0.850	0.944	0.800	Visionaire VLX-1-T3-BLC-7-5K-UNV-1-3 @ 180° / -37 Optical Hinge	VLX-1-T3_BLC_7_5K.IES	414	414

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	Description
Qtr	Illuminance	Fc	3.88	14.40	0.45	7.63	32.00	412	Level 3 - Flat Portion of Roof - All Points Shown
Object_2_Planar	Illuminance	Fc	3.91	10.60	0.61	6.38	31.23	200	Ramp from 4th to 5th Level - All Points Shown

Luminaire Location Summary

LumNo	Label	X	Y	Z	Orient	Tilt	Description
1	B	481.00	2000.250	30	90	0	Qtr
2	B	481.00	1950.150	30	90	0	Qtr
3	B	481.00	1808.200	30	90	0	Qtr
4	B	481.00	1850.520	30	90	0	Qtr

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 techniques 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 real 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 2265
OAKLAND, CA 94621
PHONE: (510) 636-0154 • FAX (510) 636-2865

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

AGi32 lighting software

AGi32 VERSION 16.7
ADI (C) 1998-2015 LIGHTING ANALYSTS, INC.
10200 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

THE PRUNEYARD - GARAGE 1 - ROOF DECK
CAMPBELL, CA

DRAWING NO. / INPUT FILE
12994HAL-A.DWG / A32

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

lowney arch
tel 510.836.5400 fax lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS
1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

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

SHEET NUMBER
A1.7b

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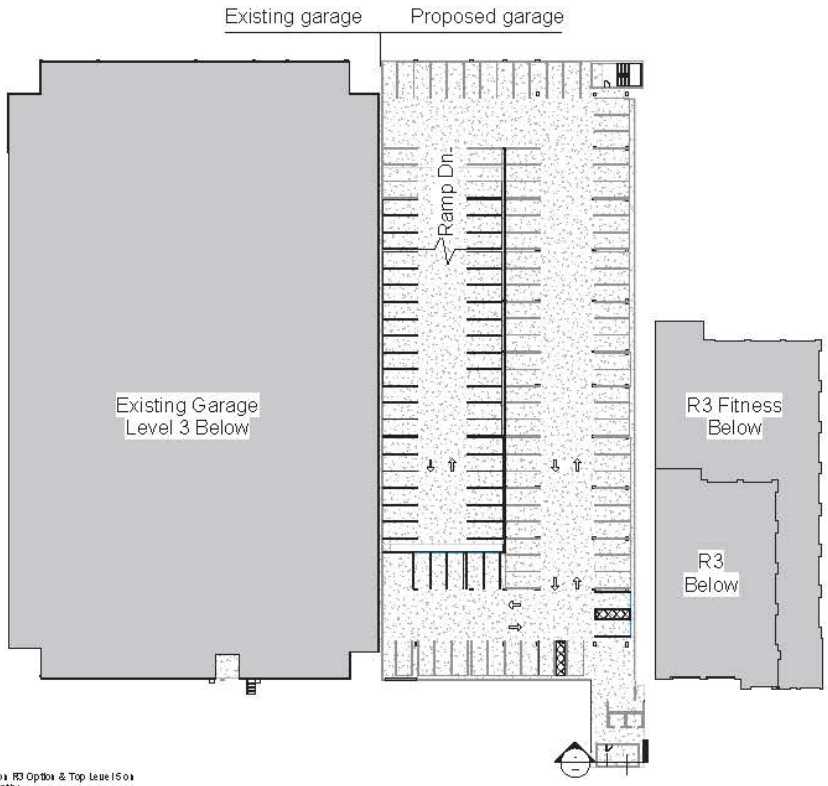
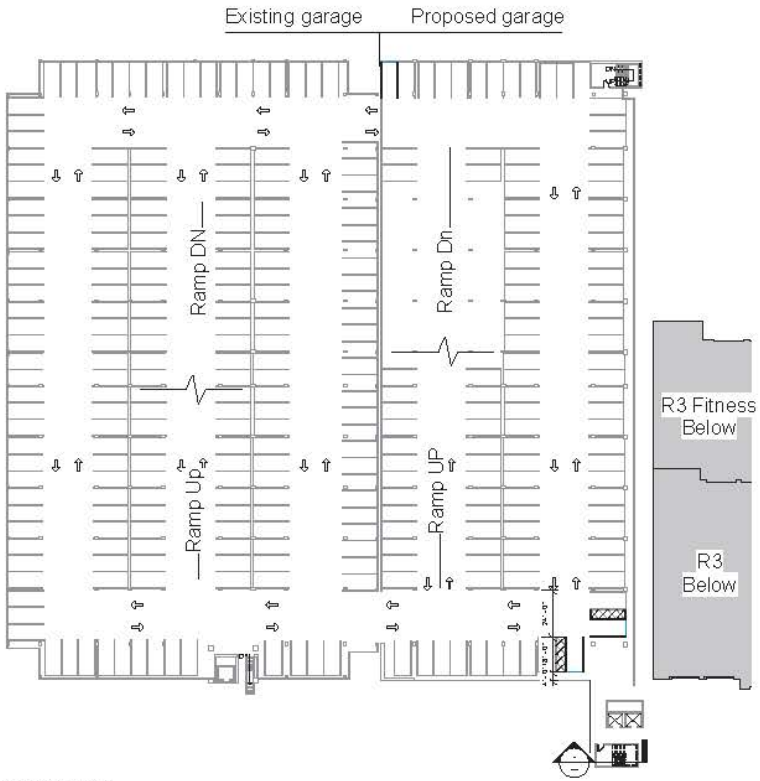


2 Top Level 3 on R3 Option & Top Level 5 on R3 Fitness Option
1" = 30'-0"



1 Intermediate Floor Level 4
1" = 30'-0"

4/22/2016 11:21:53 AM

lowney arch

PROJECT NAME

The Pruneyard Parking Structure 1

ELLIS PARTNERS

Campbell, CA

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	12/15/15	RESUBMITTAL 2	
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DRAWN BY: Author

PROJECT NUMBER: Project Number

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
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- 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
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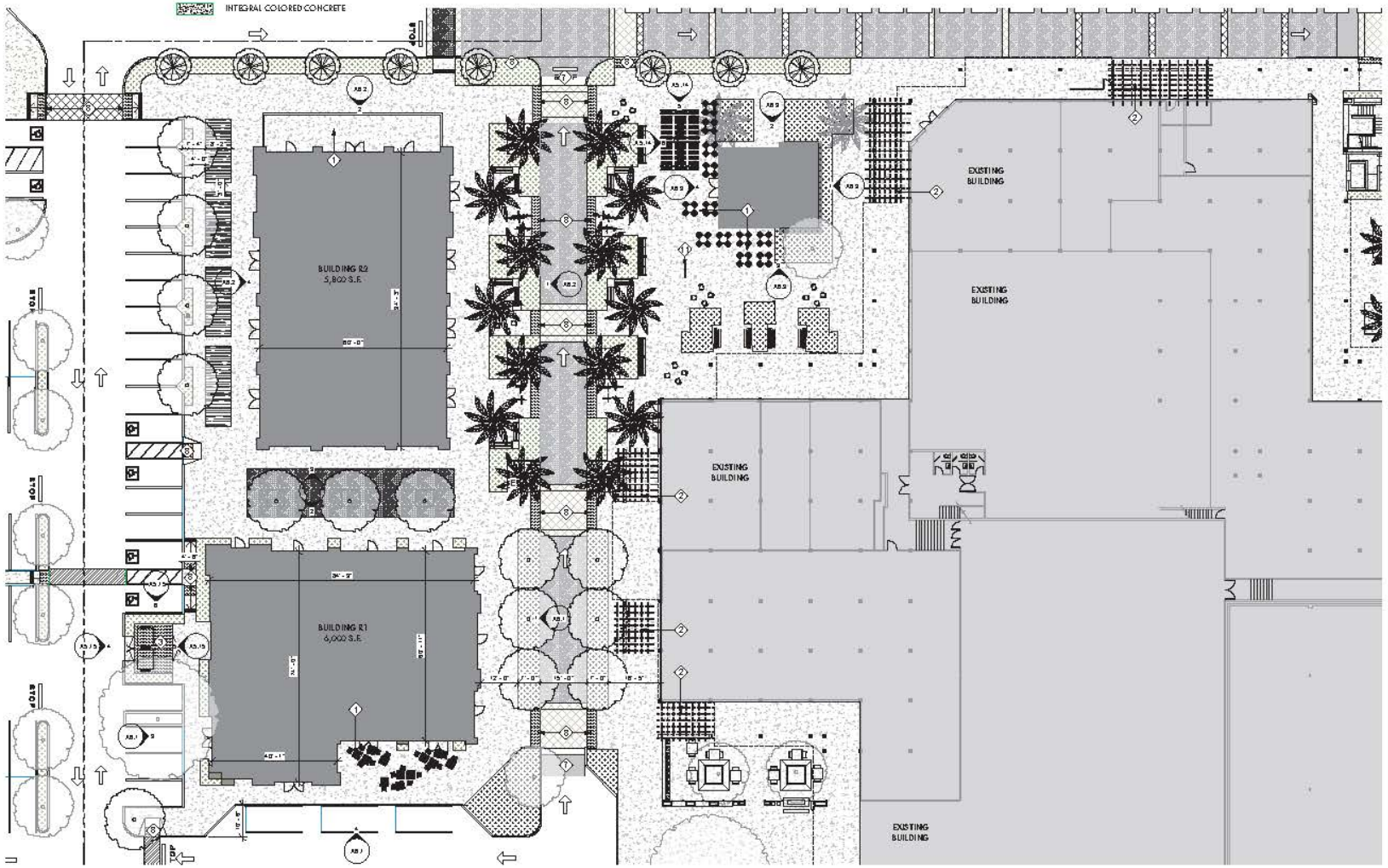

1 ENLARGED WEST PLAZA PLAN, SOUTHERN PART
1/16" = 1'-0"

4/27/2016 5:08:23 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBTITAL 2	
	04/25/16	RESUBTITAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE

ENLARGED WEST PLAZA PLAN, SOUTHERN

SHEET NUMBER

A1.8

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LEGEND

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KEY NOTES

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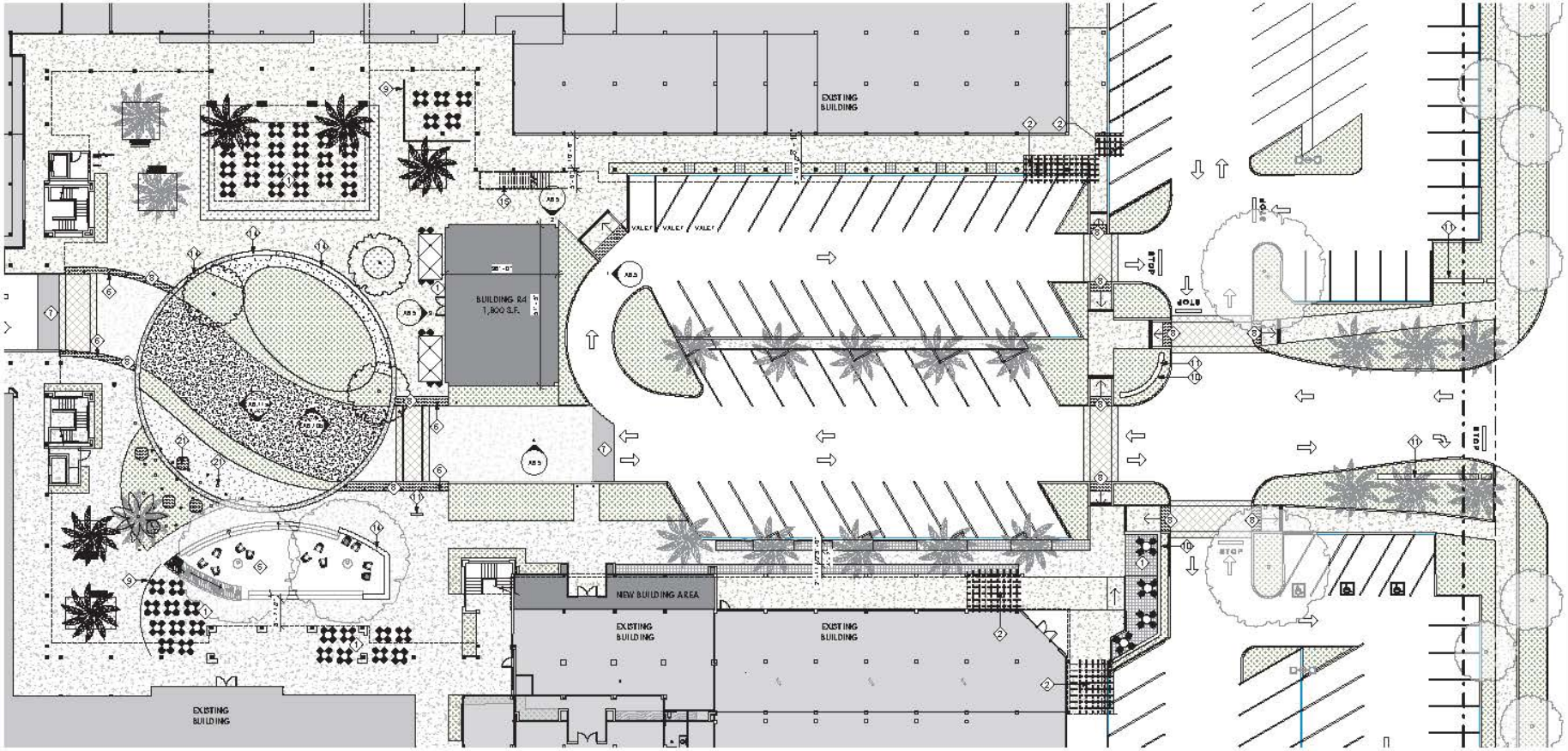
23. PARKING SPACE OVERHANG



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

4/27/2016 5:28:48 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

ENLARGED PRUNEYARD PLAZA PLAN

SHEET NUMBER

A1.9

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LEGEND

- PROPERTY LINE
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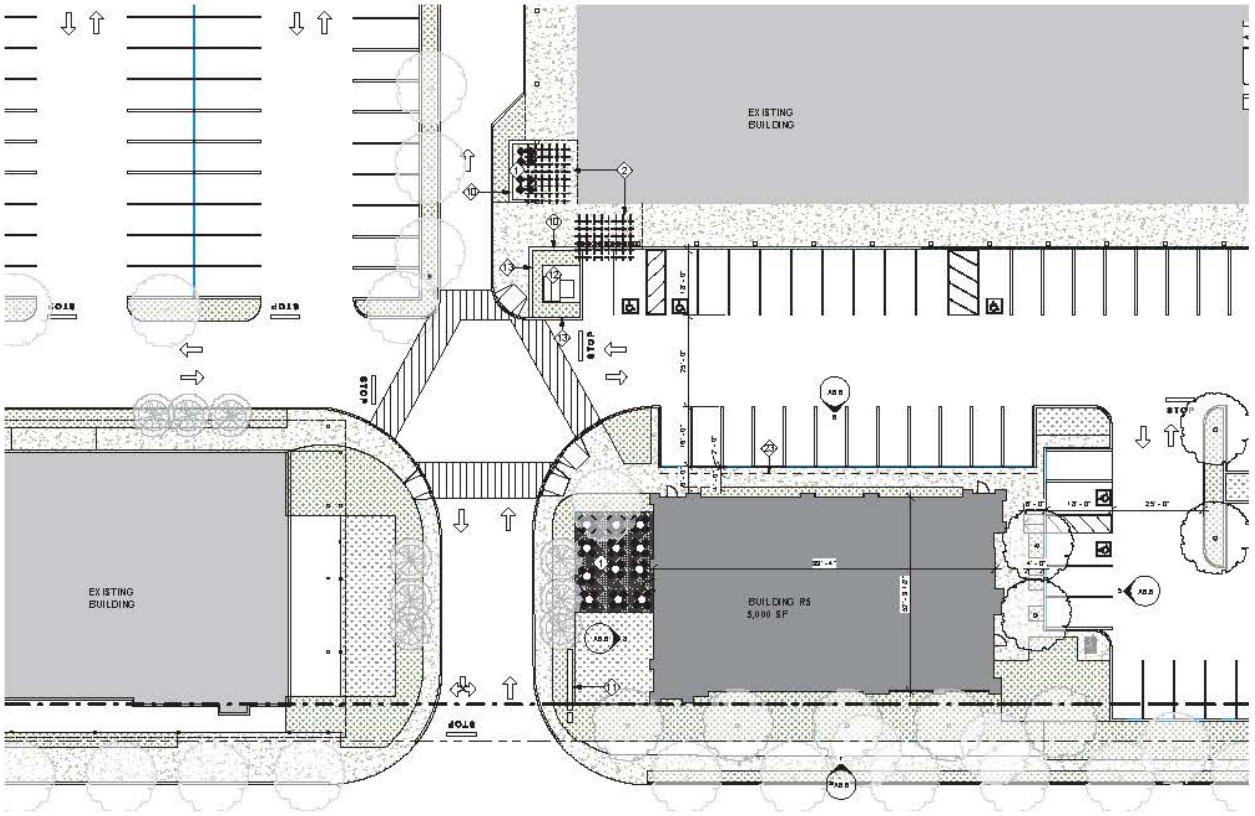

1 ENLARGED PLAN AT R5
1/16" = 1'-0"

4/27/2016 5:25:35 PM

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

ENLARGED PLAN AT BUILDING R5

SHEET NUMBER

A1.10

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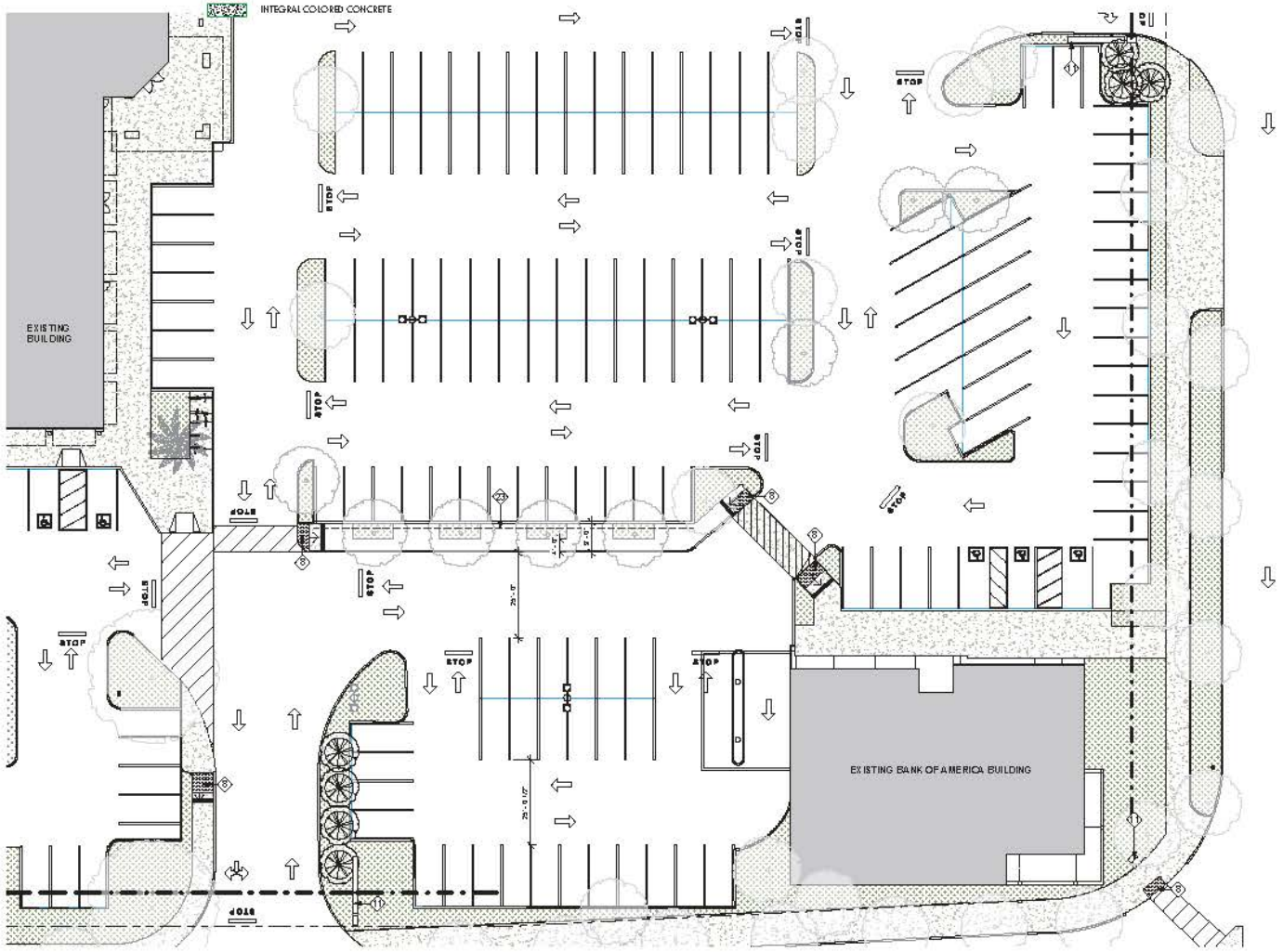
- NEW TREES
- EXISTING TREES

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



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

4/21/2016 3:58:26 PM

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

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PROJECT NUMBER: 14-051

SHEET TITLE
ENLARGED PLAN AT BANK OF AMERICA

SHEET NUMBER
A1.11

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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
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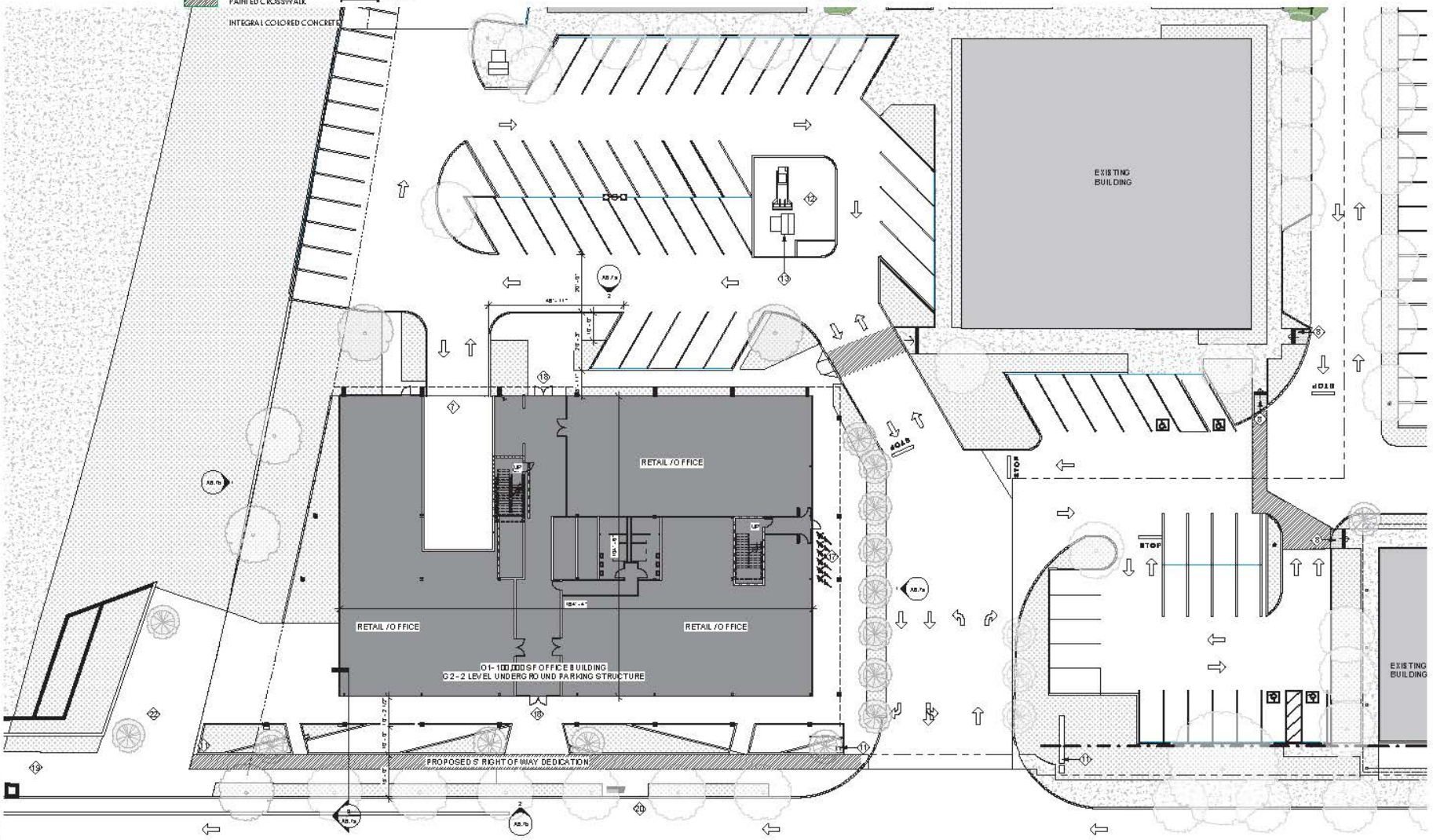
23. PARKING SPACE OVERHANG

SHEET NOTES

PROPOSED OFFICE INTERIOR SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



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

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:
ENLARGED PLAN AT OFFICE

SHEET NUMBER
A1.12

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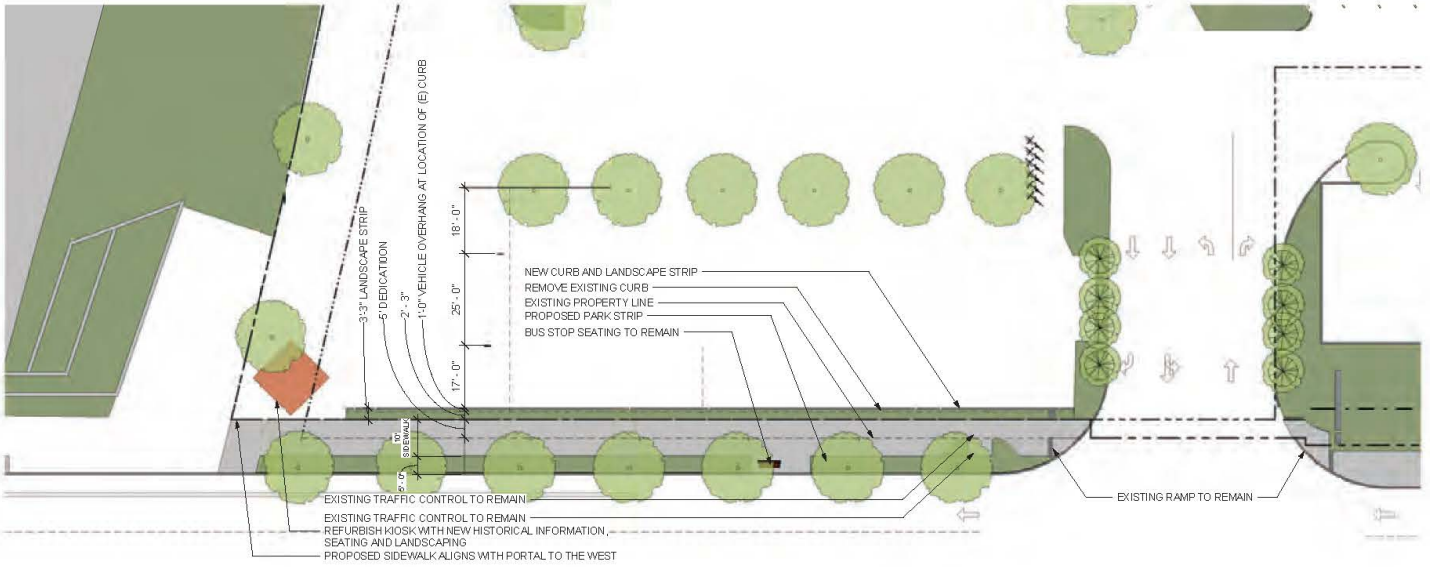

1 INTERIM DEDICATION PLAN
1/16" = 1'-0"

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PROJECT NUMBER: 14-051

SHEET TITLE:

INTERIM DEDICATION PLAN

SHEET NUMBER

A1.12a

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- PROPERTY LINE
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- CONCRETE
- PAINTED CROSSWALK
- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
- SEATING
- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

KEY NOTES

1. OUTDOOR SEATING AREA
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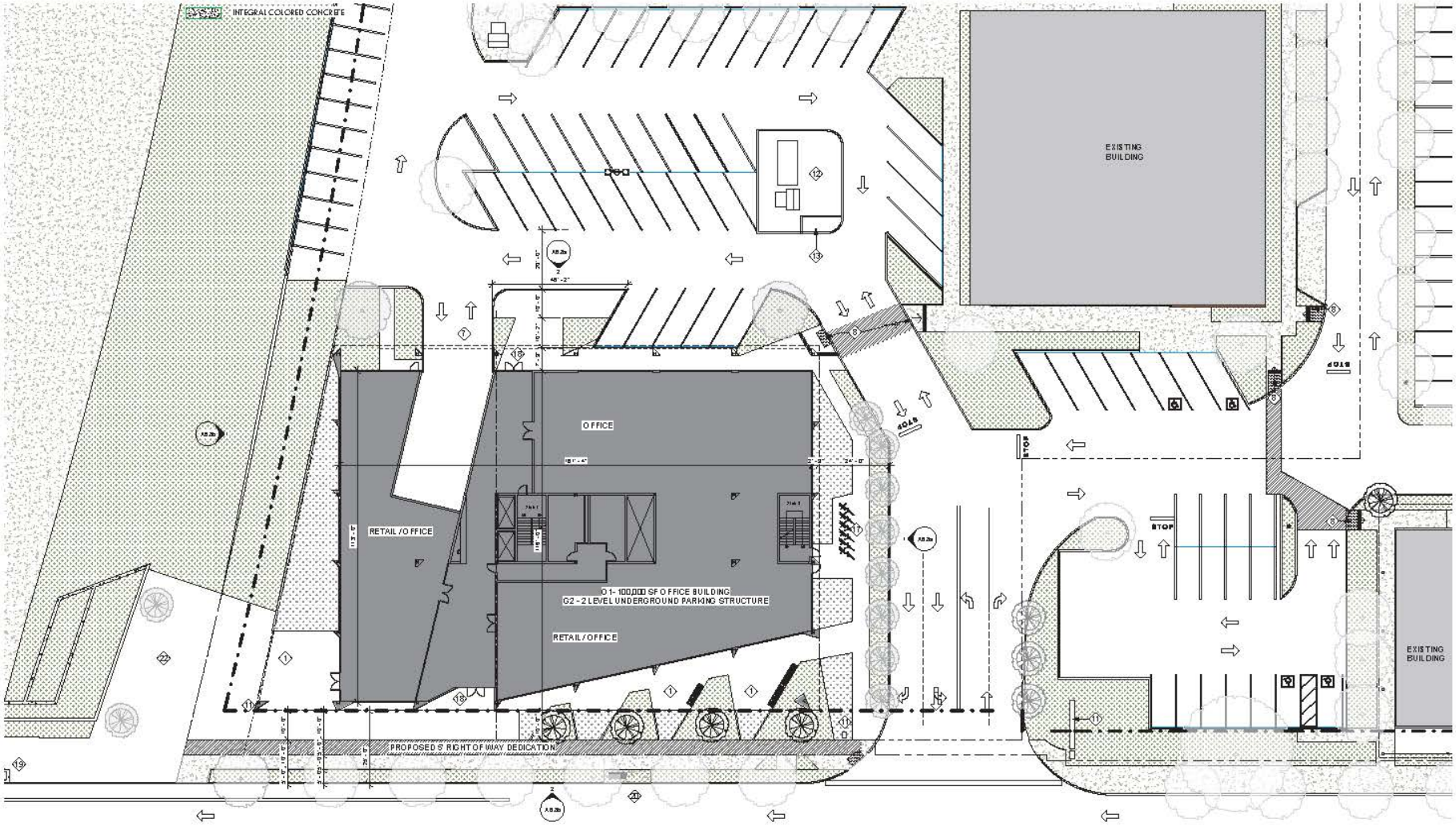
SHEET NOTES

PROPOSED OFFICE INTERIOR SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



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

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	12/15/15	RESUBTITAL 2	
	04/25/16	RESUBTITAL 3	

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SHEET TITLE:

ENLARGED PLAN AT ALT. OFFICE

SHEET NUMBER

A1.13

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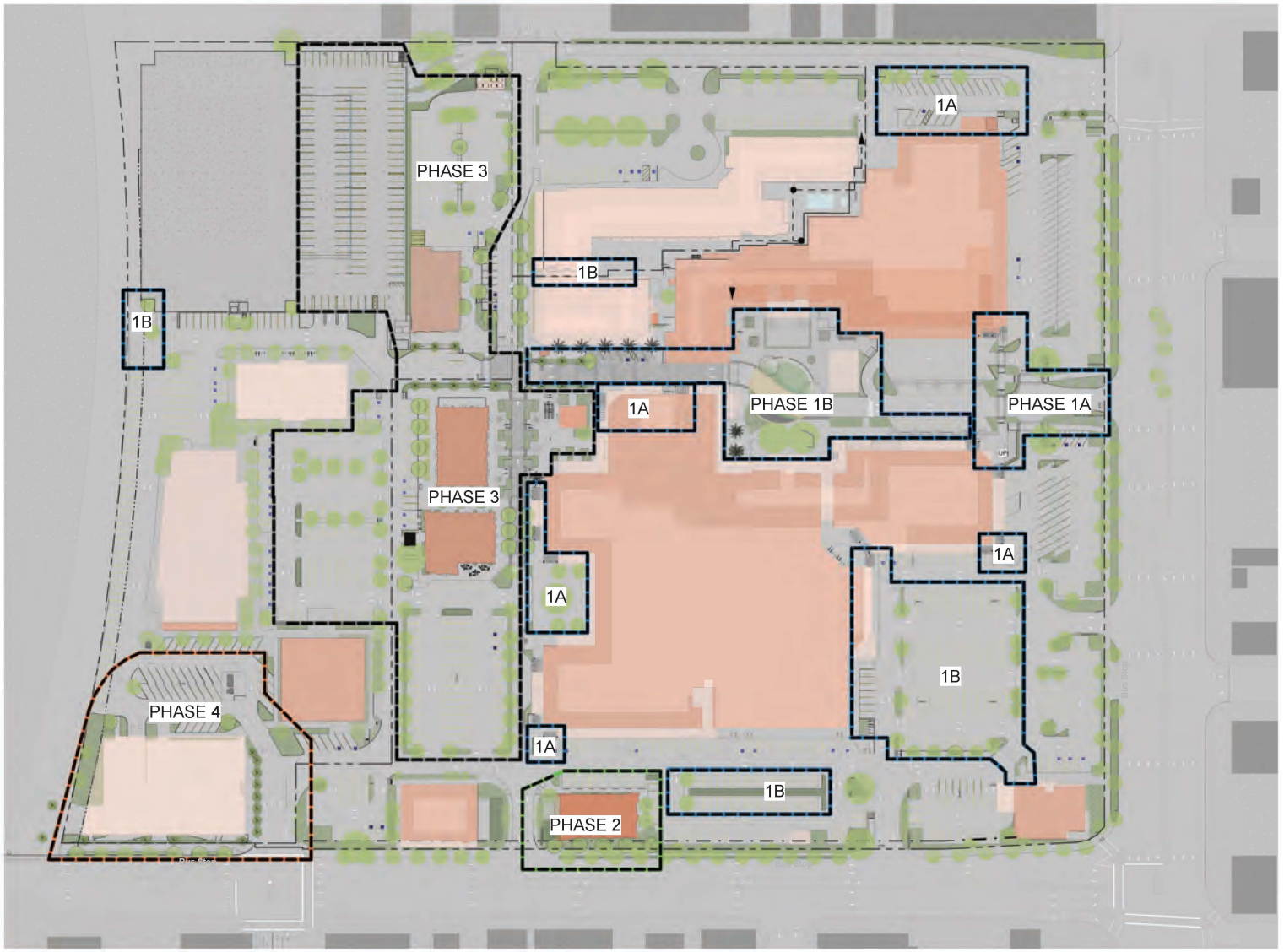

LEGEND

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'

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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PROJECT NUMBER: 14-051

SHEET TITLE:

PHASING PLAN

SHEET NUMBER

A1.14

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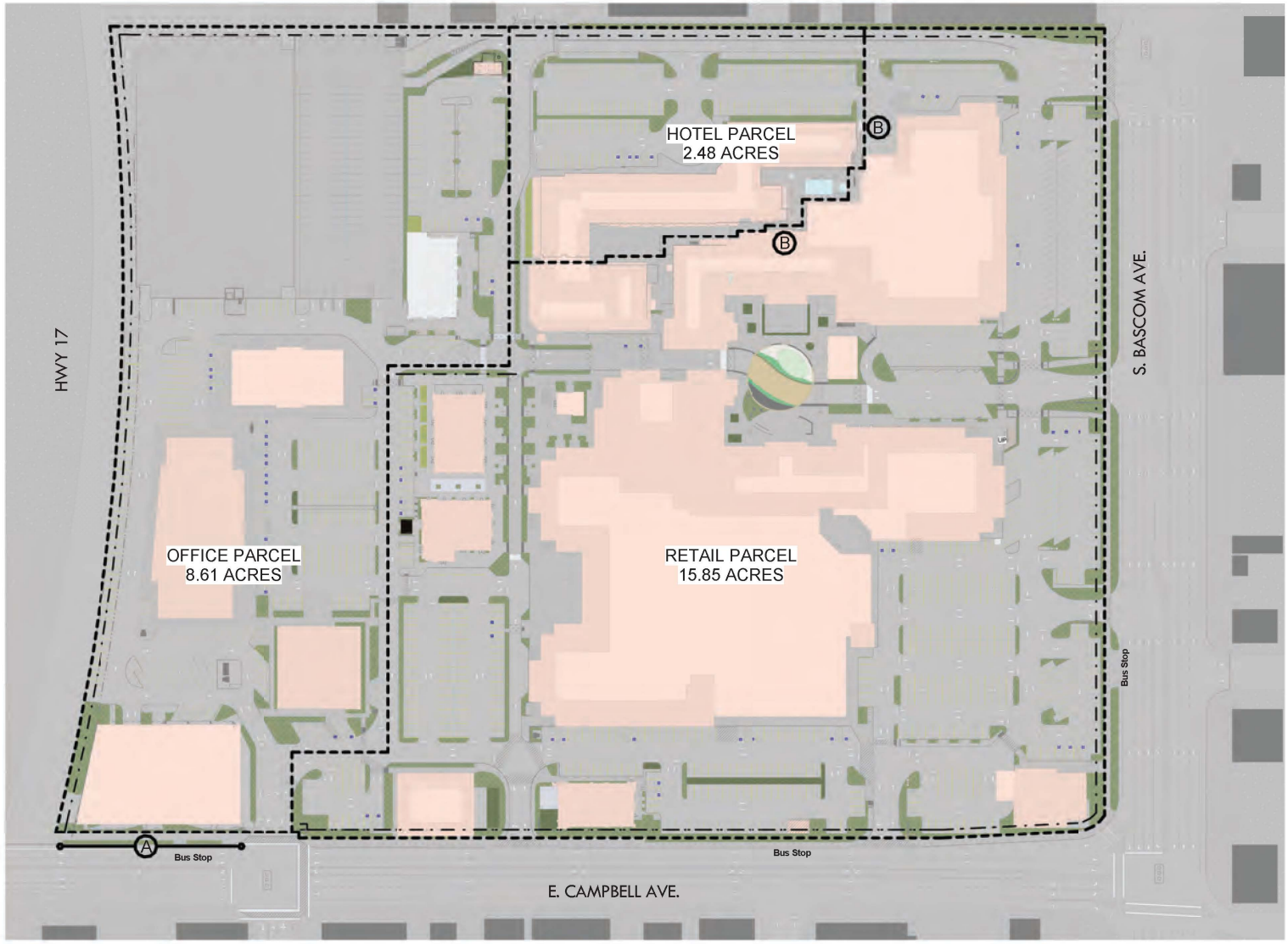

LEGEND

- 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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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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PROJECT NUMBER: 14-051

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'

4/19/2016 5:04:26 PM

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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N TRUE NORTH

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PROJECT NUMBER: 14-051

SHEET TITLE:

COMMON AREA DIAGRAM

SHEET NUMBER

A1.16

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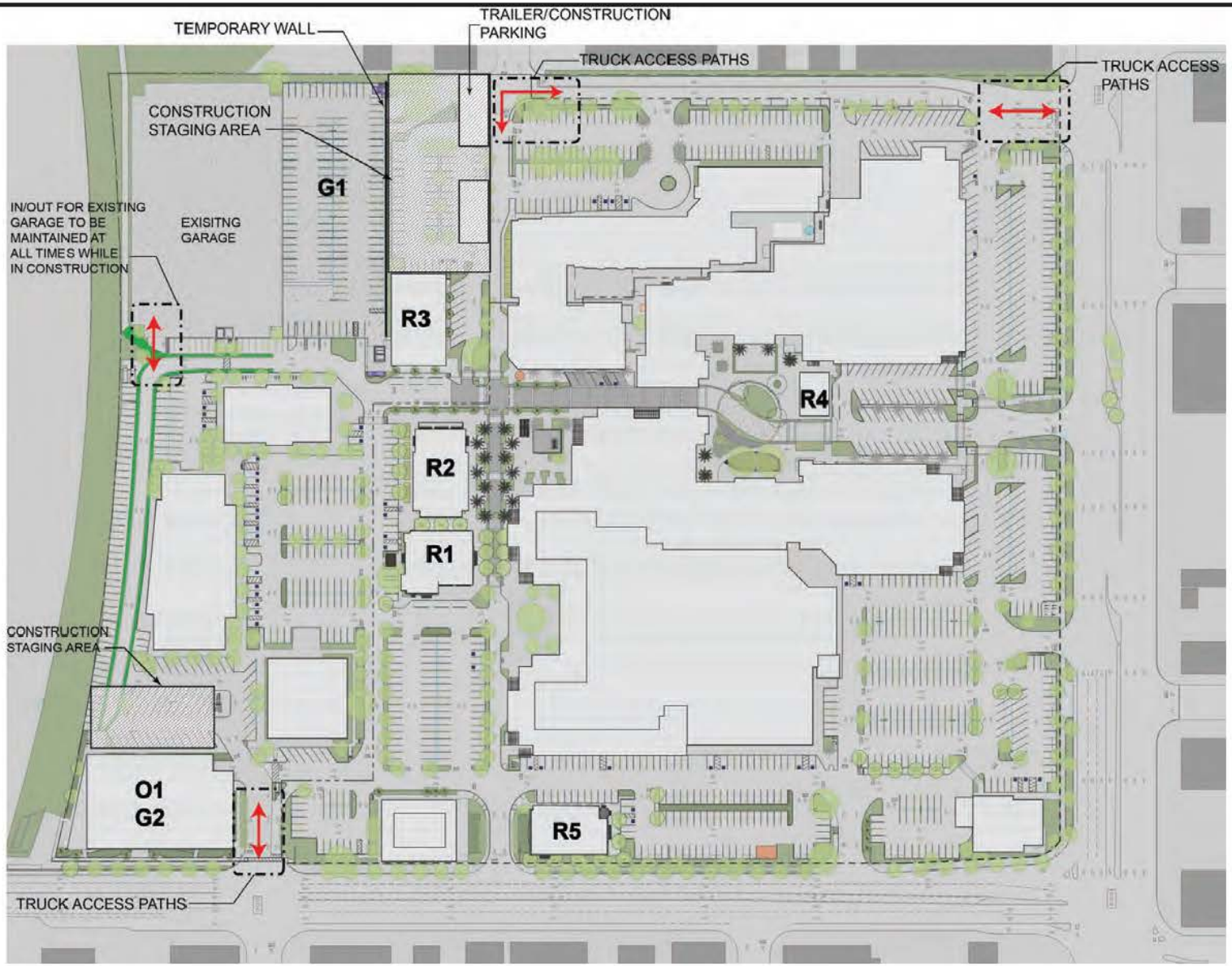

CONSTRUCTION EQUIPMENT LIST:
EXCAVATORS
DUMP TRUCKS
CRANE
WHEELED LOADED SHOVELS
BULLDOZER
TRENCHERS
TRAILERS
FORKLIFTS

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PROJECT NAME
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PROJECT NUMBER: 14-051
SHEET TITLE
SITE PLAN CONSTRUCTION STAGING PLAN

SHEET NUMBER
A1.17

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SHORT-TERM BICYCLE PARKING

5.106.4.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for the **5 percent** of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.

PHASE	TOTAL SPACES ADDED	5% OF REQUIRED BIKE SPACES
EXISITNG	2,126 EXISTING SPACES	42 EXISTING BIKE SPACES
1	NO NEW SPACES ADDED	0
2	NO NEW SPACES ADDED	0
3a NO FITNESS	237	12
3b FITNESS	352	18
4a NO FITNESS	427	21
4b FITNESS	474	24

LONG-TERM BICYCLE PARKING

5.106.4.2.2 Long-term bicycle parking. Provide secure bicycle parking for 5 percent of employees, based on the total number of motorized vehicle parking capacity in the staff parking lot, with a minimum of one space. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanent anchored rack; or
3. Lockable, permanently anchored bicycle lockers.

PHASE	TOTAL SPACES ADDED	5% OF REQUIRED BIKE SPACES
EXISITNG	2,126 EXISTING SPACES	42 EXISTING BIKE SPACES
1	NO NEW SPACES ADDED	0
2	NO NEW SPACES ADDED	0
3a NO FITNESS	237	12
3b FITNESS	352	18
4a NO FITNESS	427	21
4b FITNESS	474	24

Final location of long term bike spaces in parking structure shall be reviewed at the time of building permit.

DESIGNATED PARKING

5.106.5.2 Designated parking. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles. (Refer to 5.106.5.2 Table of BSC)

PHASE	TOTAL SPACES ADDED	8% OF REQUIRED DESIGNATED PARKING
EXISITNG	2,126 EXISTING SPACES	———
1	NO NEW SPACES ADDED	0
2	NO NEW SPACES ADDED	0
3a NO FITNESS	237	19
3b FITNESS	352	28
4a NO FITNESS	427	34
4b FITNESS	474	38

Final location of designated parking spaces in parking structure shall be reviewed at the time of building permit.

TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 and over	at least 8% of total

PROJECT DATA

	TOTAL ACREAGE	LOT COVERAGE	F.A.R.	LANDSCAPING AREA	TOTAL PROPOSED PARKING	EXISTING PARKING	SETBACKS	HEIGHT LIMIT
EXISTING	26.94 ACRES (1,173,506 SF)	30% (351,532/1,173,506)	.60 (707,553/1,173,506)			2,126	F:30' S:5' R:10' SS: 10'	75' **
RETAIL PARCEL	15.85 ACRES (690,426 SF)	34% (234,596/690,426)	.39 (271,562/690,426)	11.7% (81,403/690,426)	701	834	See Sheet A1.15	75'
HOTEL PARCEL	2.48 ACRES (108,028 SF)	26.9% (29,028/108,028)	.87 (94,476/108,028)	6.4% (6,906/108,028)	115	115	See Sheet A1.15	75'
OFFICE PARCEL**	8.61 ACRES (375,052 SF)	4.8% (161,573/375,052)	1.31 (490,115/375,052)	4.9% (18,340/375,052)	1,791	1,177	See Sheet A1.15	75' **
PHASE 1		30.1% (353,332/1,173,506)	.60 (709,353/1,173,506)	7.2% (85,154/1,173,506)	2,115			75'
PHASE 2		30.4% (356,832/1,173,506)	.61 (714,358/1,173,506)	7.4% (89,695/1,173,506)	2,309			75'
PHASE 3A		32% (376,332/1,173,506)	.63 (738,153/1,173,506)	8.6% (101,267/1,173,506)	2,363			75'
PHASE 3B**		32.8% (385,332/1,173,506)	.64 (756,153/1,173,506)	8.5% (100,148/1,173,506)	2,478			75'
PHASE 4A		33.4% (392,082/1,173,506)	.71 (836,153/1,173,506)	9.0% (106,649/1,173,506)	2,553			75'
PHASE 4B**		34.2% (401,082/1,173,506)	.73 (856,153/1,173,506)	8.9% (106,551/1,173,506)	2,600			75'
PROPOSED OVERALL**	26.94 ACRES (1,173,506 SF)	34.2% (401,082/1,173,506)	.73 (856,153/1,173,506)	8.9% (105,551/1,173,506)	2,600		See Sheet A1.15	75'

* EXCLUDES TOWER 1

** INCLUDES R3 FITNESS VERSION

NEW BUIDLING MATRIX

Buidling	Building Type	Square Footage	Parking Spaces Added
R1	Retail/Restaurant	6,000	
R2	Retail/Restaurant	5,800	
R3	Retail/Office	6,000/6,000	
R4	Retail/Restaurant	1,800	
R5	Retail/Restaurant	5,000	
G1 - 3 Levels	Parking Garage	114,000	408
O1 - 5-levels / G2 - 2 levels	Office / Garage	100,000/68,000	140
Total Square Footage (Excluding Garages)		130,600	548

Buidling	Building Type	Square Footage	Parking Spaces Added
R1	Retail/Restaurant	6,000	
R2	Retail/Restaurant	5,800	
R3 Fitness Option	Fitness	30,000	
R4	Retail/Restaurant	1,800	
R5	Retail/Restaurant	5,000	
G1 - 5 Levels	Parking Garage	190,000	534
O1 - 5-levels / G2 - 2 levels	Office / Garage	100,000/68,000	140
Total Square Footage (Excluding Garages)		148,600	674

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PROJECT NAME

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ELLIS PARTNERS

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	04/25/16	RESUBITTAL 3	

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PROJECT DATA SHEET

SHEET NUMBER

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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.

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

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N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
PERSPECTIVES OF PLAZAS

SHEET NUMBER
A2.0

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GRAPHIC SCALE 1" = 60' - 0"

0' 60' 120' 180' 240'

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

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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	08/12/15	ENTITLEMENT	
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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PERSPECTIVE KEY PLAN

SHEET NUMBER

A2.1

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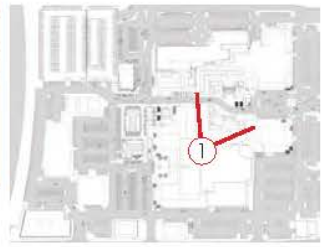

Pruneyard Plaza: by replacing parking in this central area with hardscape, plantings and seating, and framing the fourth side with a small retail building (R4) this plaza would feel like a true "town square." Our team sees this as signature element of the master plan that could become a unique gathering 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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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

AERIAL PERSPECTIVE OF PRUNEYARD PLAZA

SHEET NUMBER

A2.2

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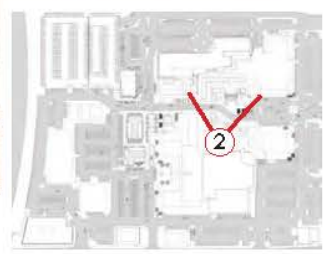

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK

SHEET NUMBER

A2.3

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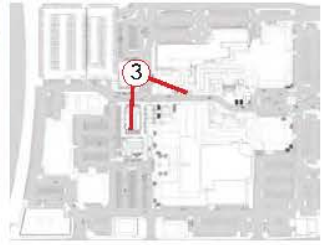

West Plaza: this plaza is created by the addition of two retail buildings (R1/R2) opposite to the Buca Di Beppo area. This area would be a smaller, more intimate space than Pruneyard Plaza and would be surrounded by dining and retail activities. Its linear nature and provided seating would make it ideal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

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

AERIAL PERSPECTIVE OF WEST PLAZA

SHEET NUMBER
A2.4

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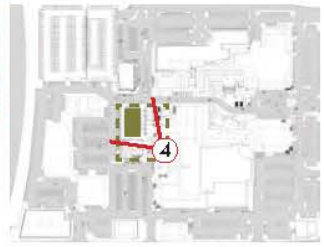

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PROJECT NUMBER: 14-051

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.

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SHEET TITLE:

PROPOSED RETAIL & PARKING GARAGE EXPANSION

SHEET NUMBER
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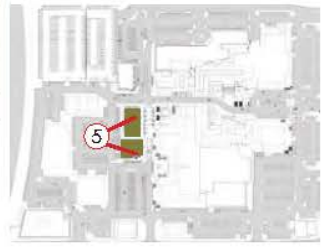

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PROJECT NUMBER: 14-051

SHEET TITLE:

PROMENADE BETWEEN R1 & R2 RETAIL BUIDINGS

SHEET NUMBER

A3.1

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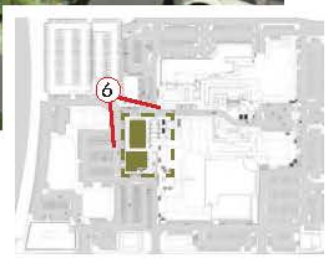

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PROJECT NUMBER: 14-051

SHEET TITLE:

R1/R2 RETAIL BUILDINGS

SHEET NUMBER

A3.2

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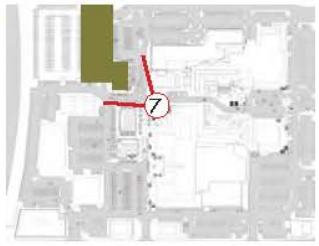

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 BUILDING & 3-LEVEL GARAGE

SHEET NUMBER

A3.3

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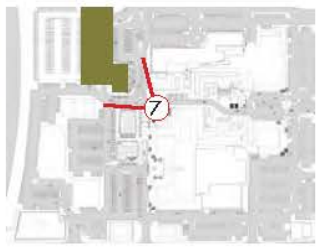

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 FITNESS OPTION & 5-LEVEL GARAGE EXPANSION

SHEET NUMBER

A3.4

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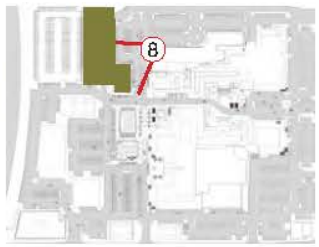

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 BUILDING & 3-LEVEL GARAGE

SHEET NUMBER

A3.5

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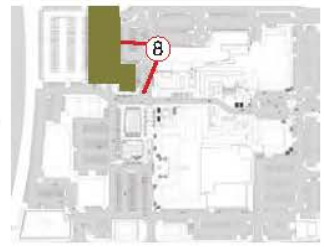

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R3 FITNESS OPTION & 5-LEVEL GARAGE EXPANSION

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A3.6

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R4 RETAIL BUILDING IN PRUNEYARD PLAZA

SHEET NUMBER

A3.7

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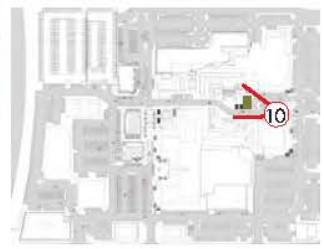

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PROJECT NUMBER: 14-051

SHEET TITLE:

R4 RETAIL BUILDING FROM BASCOM AVE. ENTRY

SHEET NUMBER

A3.8

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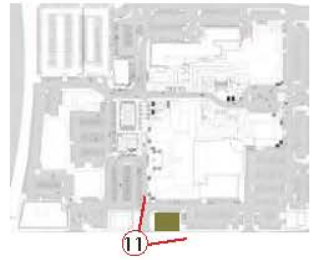

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R5 RETAIL BUILDING AT SOUTHWEST CORNER

SHEET NUMBER

A3.9

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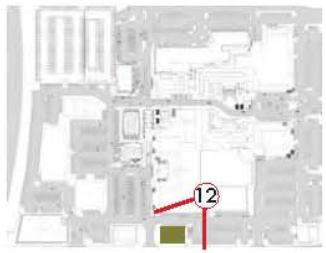

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SHEET TITLE:

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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	04/29/16	RESUBMITTAL 3	

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DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:
PROPOSED OFFICE BUILDING

SHEET NUMBER
A4.0

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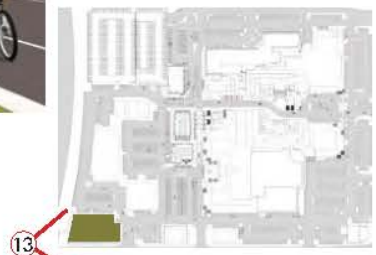

lowney arch

tel 510.836.5400 lowneyarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

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N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 1
PERSPECTIVE FROM
PORTALS PROJECT

SHEET NUMBER

A4.1

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N PROJECT NORTH

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 1 & PORTALS PLAZA PERSPECTIVE

SHEET NUMBER

A4.2

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT.1
PERSPECTIVE TO
PORTALS PROJECT

SHEET NUMBER

A4.3

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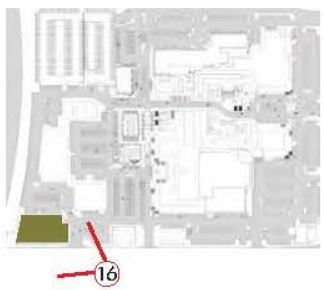

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PROJECT NAME

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 1 LOOKING WEST ON CAMPBELL

SHEET NUMBER

A4.4

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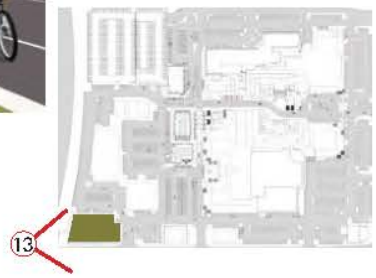

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 2
PERSPECTIVE FROM
PORTALS PROJECT

SHEET NUMBER

A4.5

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT. 2 & PORTALS PLAZA PERSPECTIVE

SHEET NUMBER

A4.6

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE BLDG. OPT..2
PERSPECTIVE TO
PORTALS PROJECT

SHEET NUMBER

A4.7

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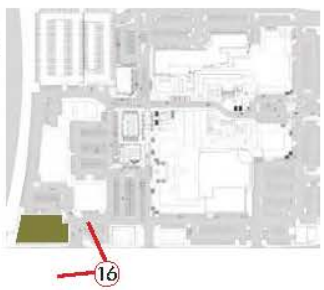

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DRAWN BY: Author

PROJECT NUMBER: 14-051

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.

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The Pruneyard

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RETAIL RENOVATIONS: BEFORE AND AFTER

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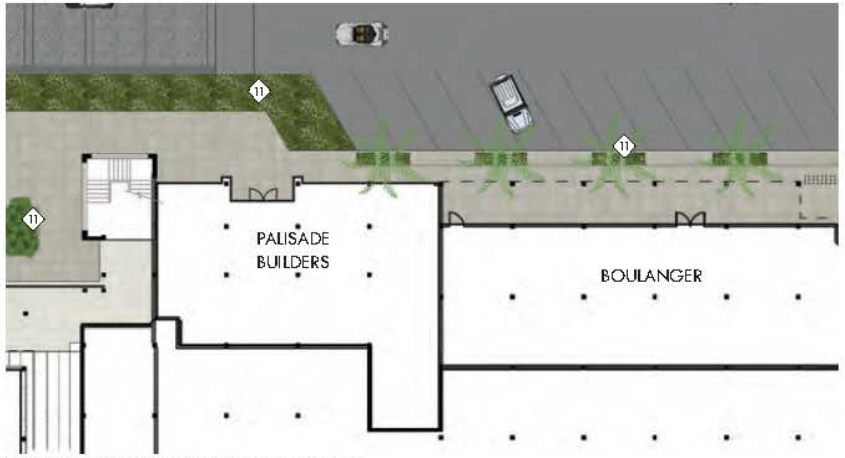
EXISTING PHOTOS

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.

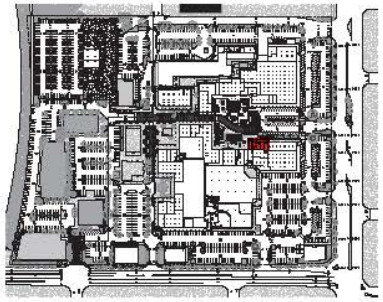
PROPOSED RENOVATIONS TO PALISADE BUILDERS



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

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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PROJECT NUMBER: 14-051

SHEET TITLE:

PALISADE BUILDERS RENOVATIONS

SHEET NUMBER

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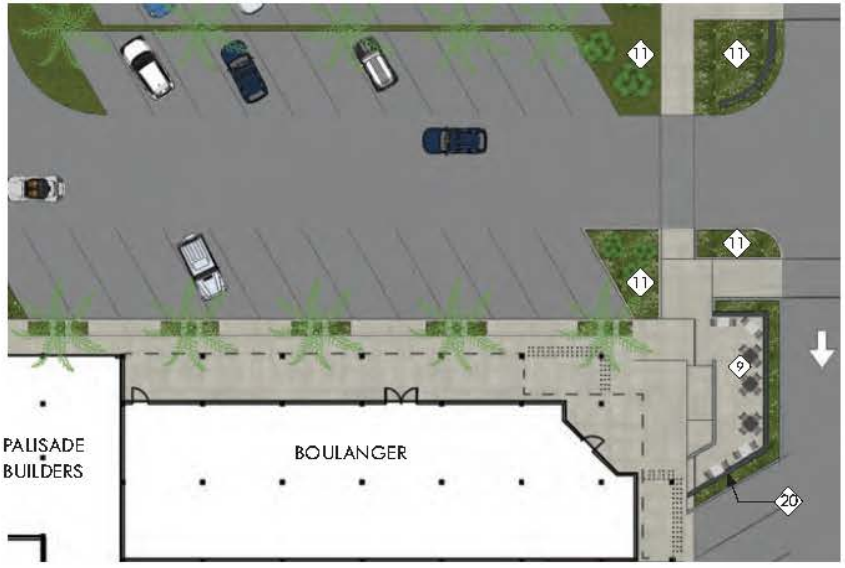
EXISTING PHOTOS

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

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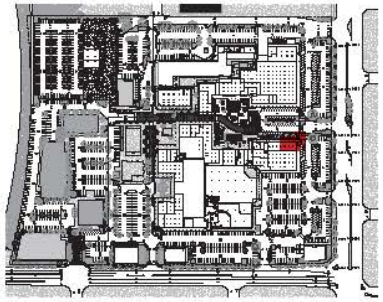

KEY PLAN

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tel 510.836.5400 lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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SHEET TITLE:

BOULANGER RENOVATIONS

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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

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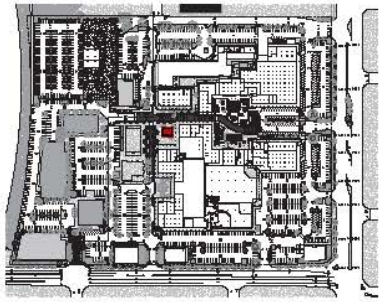

KEY PLAN

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PROJECT NAME
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ELLIS PARTNERS

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PROJECT NORTH
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SUGAR, BUTTER, FLOUR RENOVATIONS

SHEET NUMBER
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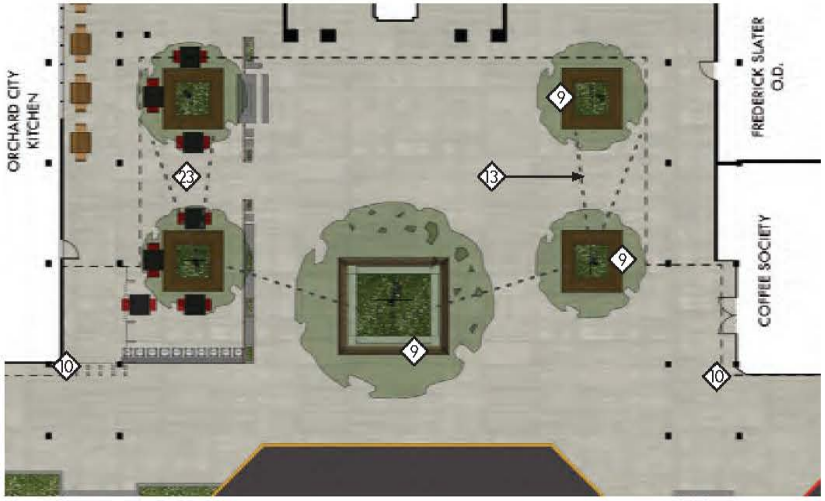
EXISTING PHOTOS

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

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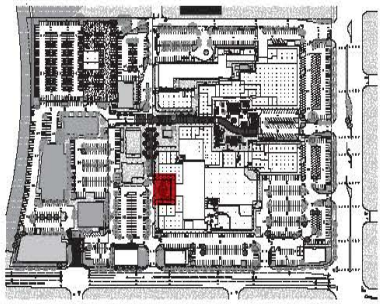

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PROJECT NAME

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ELLIS PARTNERS

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PROJECT NUMBER: 14-051

SHEET TITLE:

CINEMA PLAZA RENOVATIONS

SHEET NUMBER

A5.5

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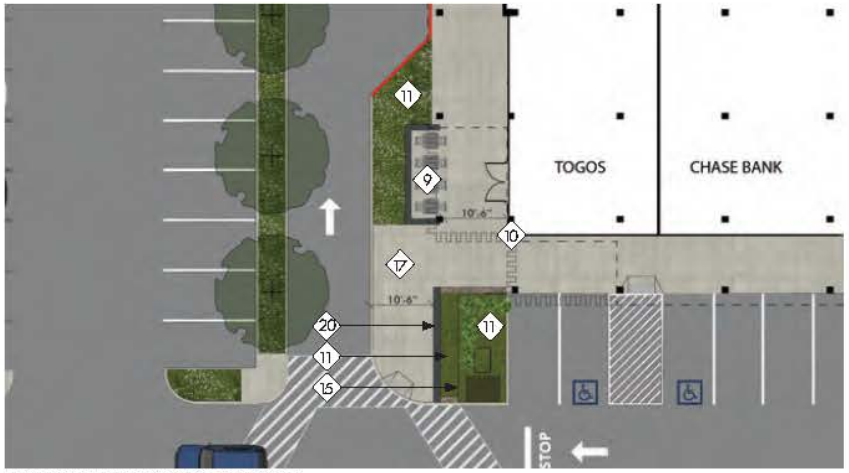
EXISTING PHOTOS

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

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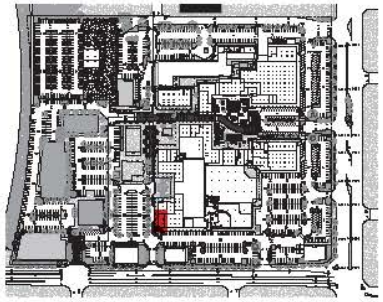
24. NEW ARCH
25. REMOVE BUILDING FACADE



KEY PLAN

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tel 510.836.5400 lowneyarch.com

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

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	03/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

PROJECT NORTH
TRUE NORTH

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

TOGO'S RENOVATIONS

SHEET NUMBER
A5.6

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SPORTS BASEMENT- EXISTING

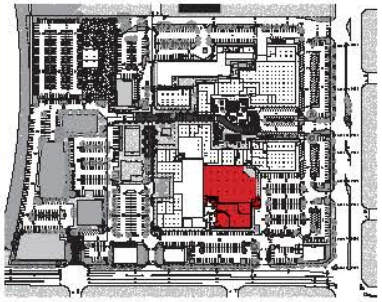
SPORTS BASEMENT - WITH NEW FACADE IMPROVEMENTS

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

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PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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	04/29/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

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

SPORTS BASEMENT RENOVATIONS

SHEET NUMBER
A5.7

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BANK OF AMERICA- EXISTING

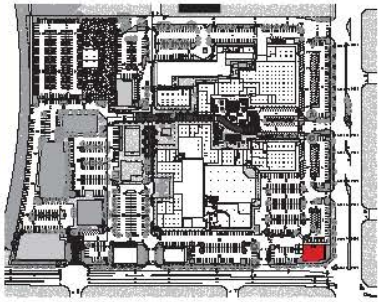
BANK OF AMERICA - WITH NEW FACADE IMPROVEMENTS

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

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PROJECT NAME

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ELLIS PARTNERS

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

BANK OF AMERICA RENOVATIONS

SHEET NUMBER

A5.8

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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
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

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	04/29/16	RESUBMITTAL 3	

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

MISCELLANEOUS RENOVATIONS

SHEET NUMBER
A5.9

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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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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

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PROJECT NAME
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ELLIS PARTNERS

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PROJECT NUMBER: 14-051
SHEET TITLE:

MISCELLANEOUS RENOVATIONS

SHEET NUMBER
A5.10

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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
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23. OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
24. NEW ARCH
25. REMOVE BUILDING FACADE

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N TRUE NORTH

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

MISCELLANEOUS RENOVATIONS

SHEET NUMBER
A5.11

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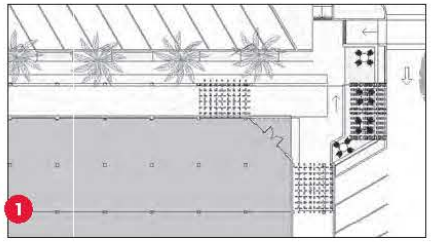
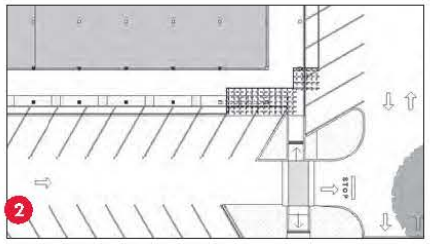
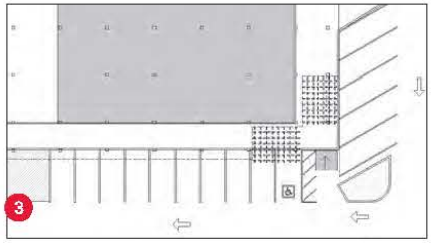
EXISTING PHOTO

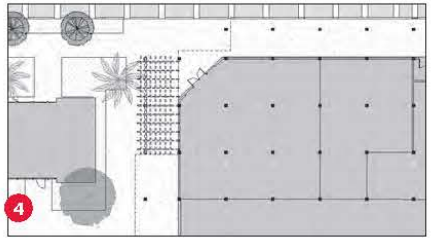
PROPOSED RENDERING

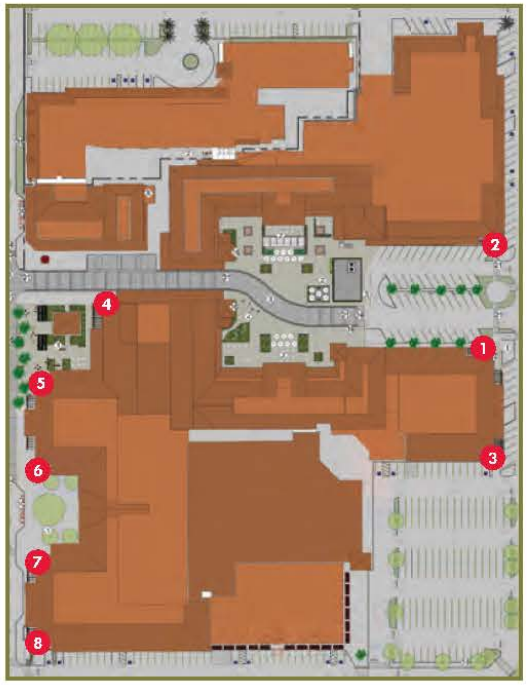
PROPOSED PLAN











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 arch

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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N PROJECT NORTH

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

TRELLIS & ARCADE REMOVAL

SHEET NUMBER

A5.12

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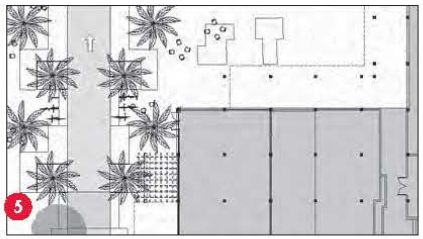
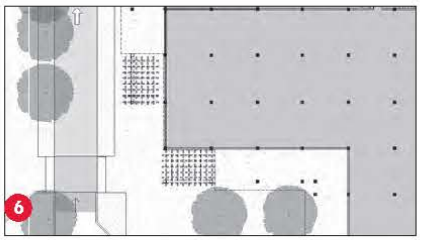
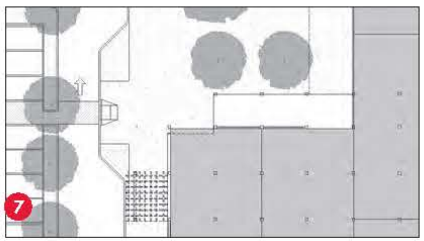
EXISTING PHOTO

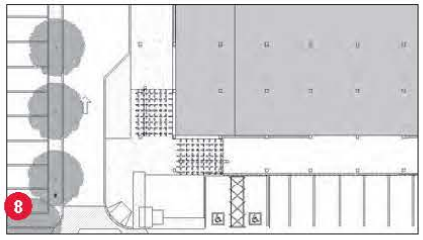
PROPOSED RENDERING

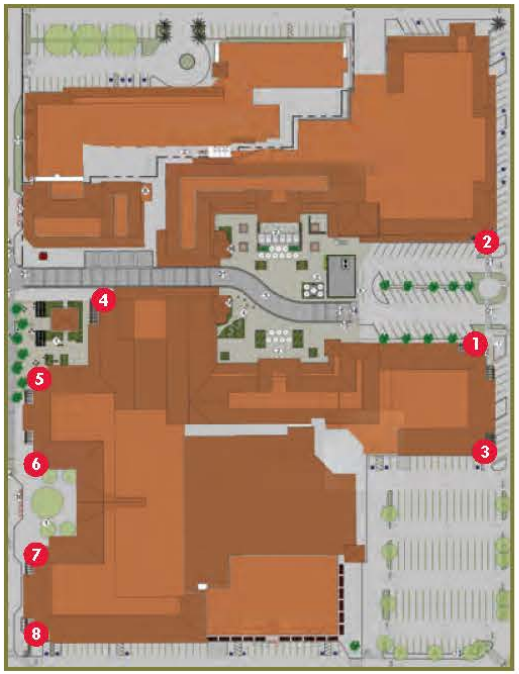
PROPOSED PLAN











KEY PLAN

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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	12/16/16	RESUBITTAL 2	
	04/26/16	RESUBITTAL 3	

N PROJECT NORTH

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DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

TRELLIS & ARCADE REMOVAL

SHEET NUMBER

A5.13

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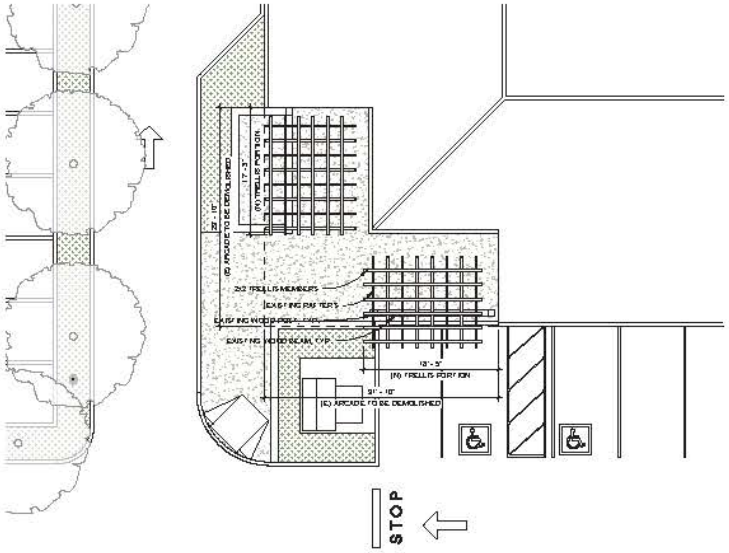
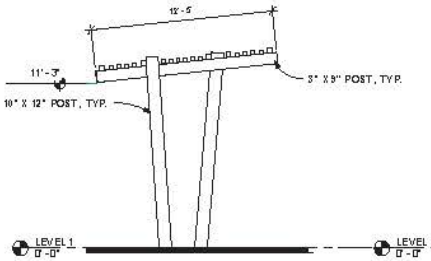
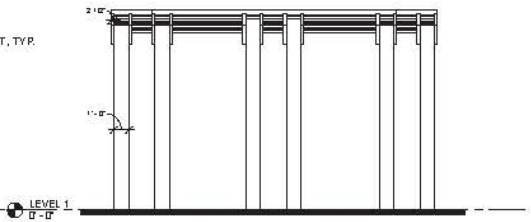


3 SITE PLAN - ROOF PLAN TRELLIS 3
1/8" = 1'-0"

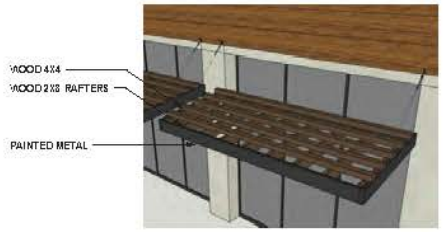


5 TRELLIS FREESTANDING - NORTH ELEVATION
1/4" = 1'-0"

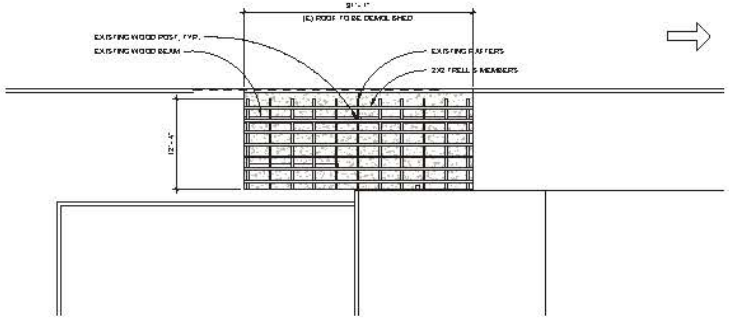


6 TRELLIS FREESTANDING - WEST ELEVATION
1/4" = 1'-0"

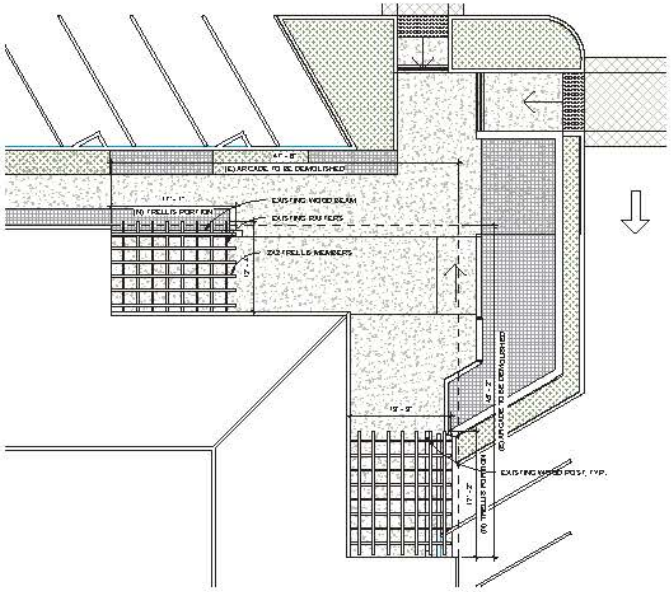
4 FREESTANDING TRELLIS



7 BUILDING TRELLIS / SHADE STRUCTURE ATR3
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"

4/21/2016 4:01:48 PM

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ELLIS PARTNERS

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DRAWN BY: Author
PROJECT NUMBER: 14-051

SHEET TITLE
TYPICAL TRELLIS DETAILS

SHEET NUMBER
A5.14

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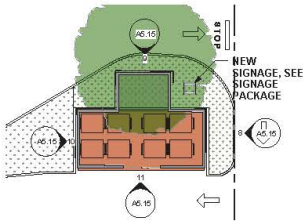
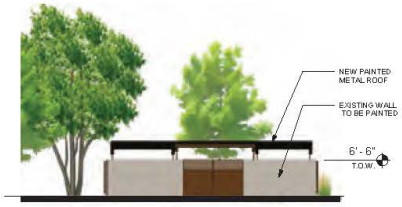
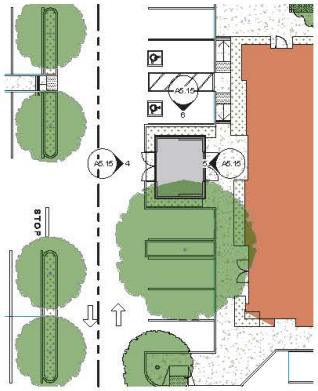


12 EXISTING NORTH TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"

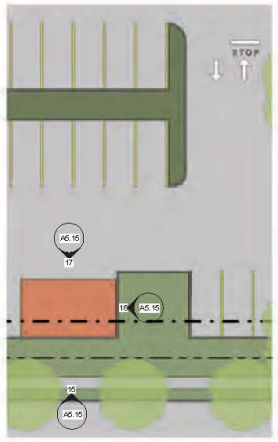


11 TRASH ENCLOSURE ELEVATION - SOUTH
3/32" = 1'-0"



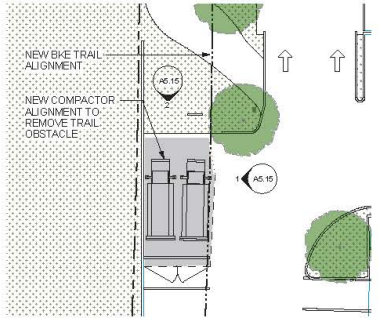
NOTE:
New trash enclosure shall have a connection to the sanitary sewer system.

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

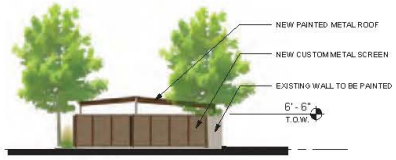


14 EXISTING CAMPBELL AVE. TRASH ENCLOSURE ENLARGED PLAN
1/16" = 1'-0"

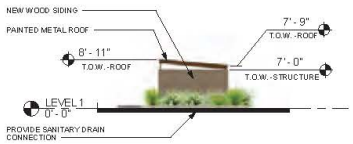
NOTE:
NEW TRASH ENCLOSURES TO HAVE CONNECTION TO SANITARY SEWER AND CODE COMPLIANT WALLS AND ROOFS. EXISTING TRASH ENCLOSURES HAVE NEW NON-COMBUSTIBLE ROOFS AND ARE TO BE ALOWED TO REMAIN WITHOUT SEWER SYSTEM CONNECTIONS.



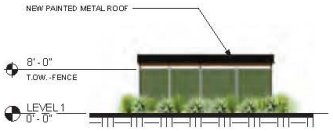
3 ENLARGED EXISING WEST TRASH COMPACTOR PLAN
1/16" = 1'-0"



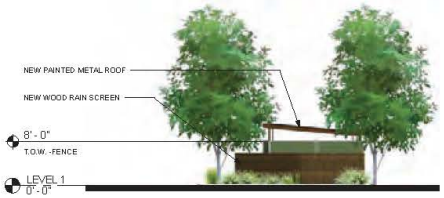
10 TRASH ENCLOSURE ELEVATION - WEST
3/32" = 1'-0"



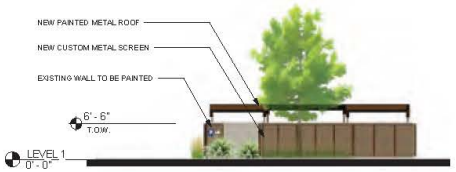
6 NEW TRASH ENCLOSURE ELEVATION - NORTH & SOUTH
3/32" = 1'-0"



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

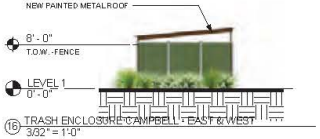


2 TRASH COMPACTOR ELEVATION - NORTH
3/32" = 1'-0"

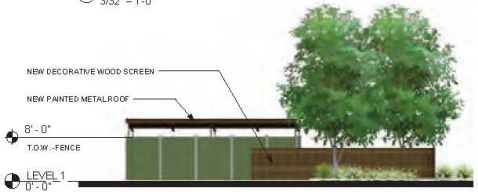


9 TRASH ENCLOSURE ELEVATION - NORTH
3/32" = 1'-0"

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



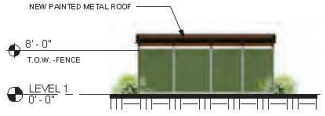
16 TRASH ENCLOSURE CAMPBELL - EAST & WEST
3/32" = 1'-0"



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

4/21/2016 4:06:44 PM

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SHEET TITLE:
TRASH ENCLOSURES

SHEET NUMBER
A5.15

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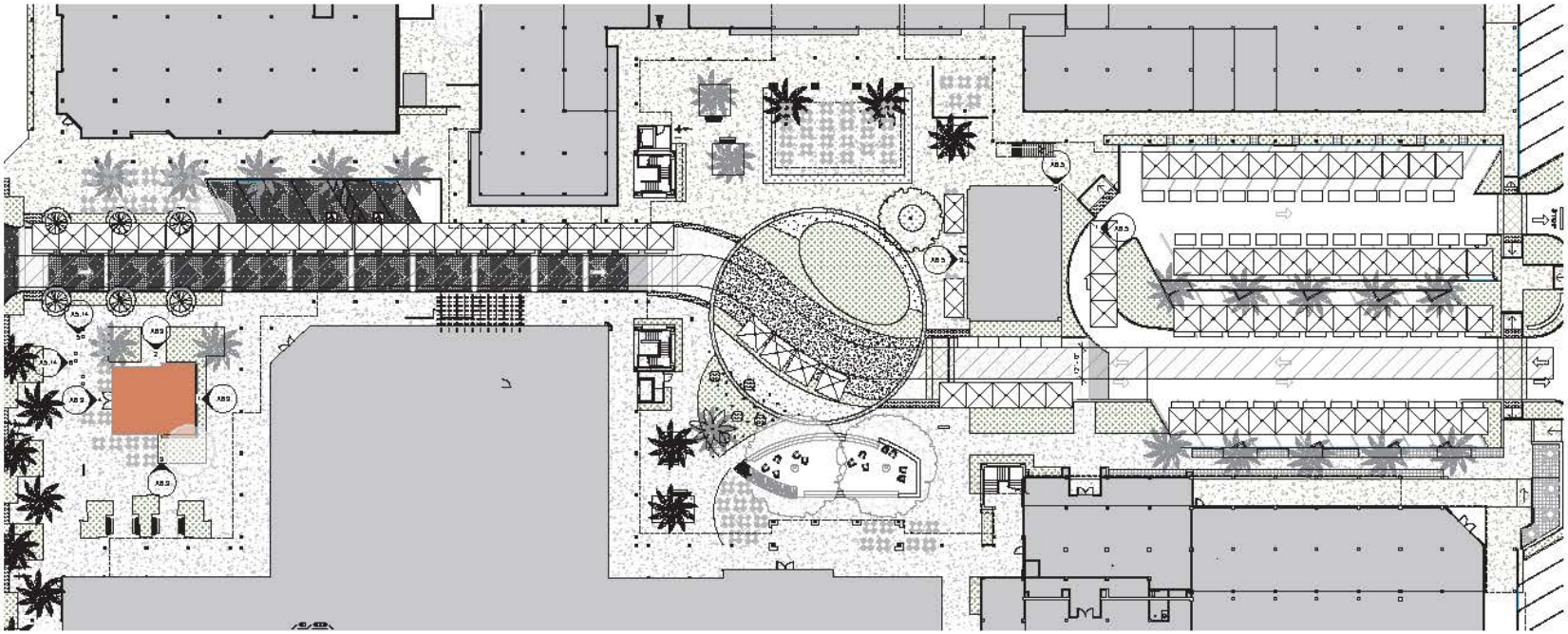

1 ENLARGED PRUNEYARD PLAZA PLAN_EVENT PLAN
3/64" = 1'-0"

4/21/2016 4:10:19 PM

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DRAWN BY: Author
PROJECT NUMBER: 14-051

SHEET TITLE
PRUNEYARD PLAZA EVENT PLAN

SHEET NUMBER
A5.16

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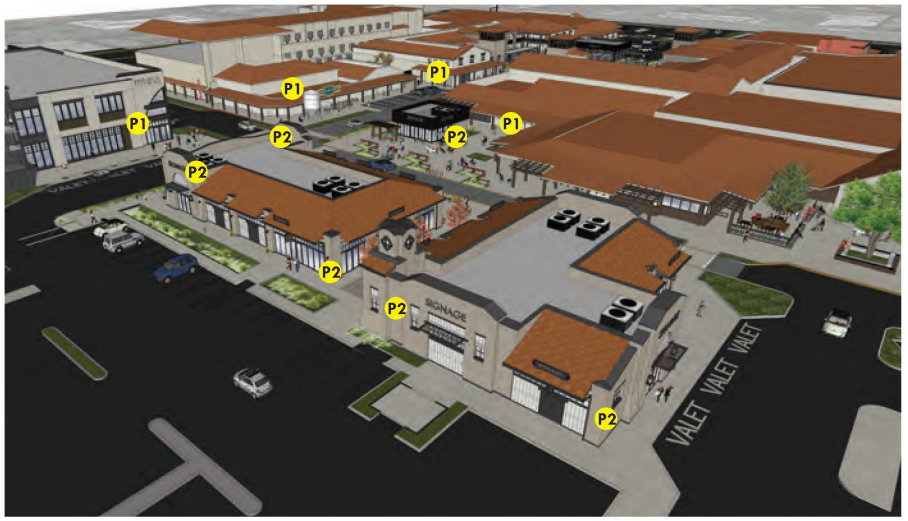
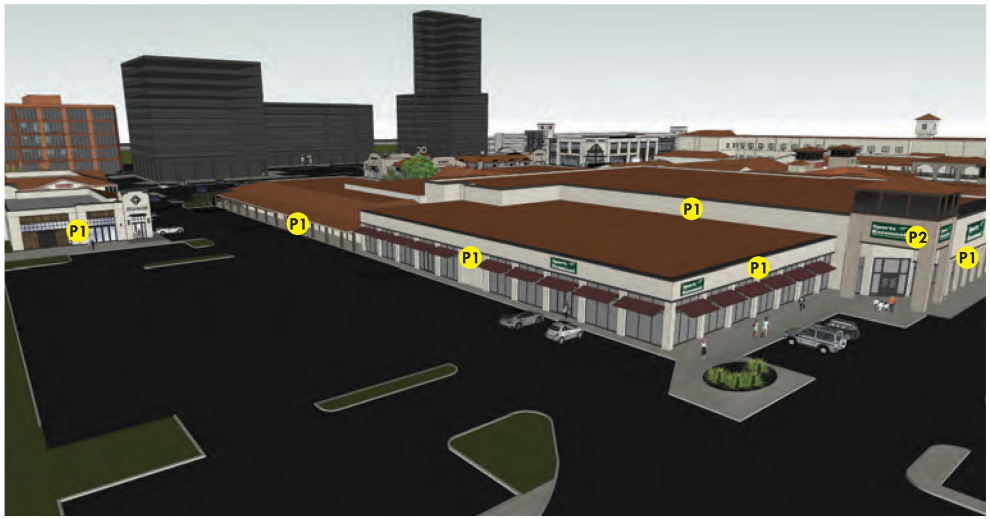
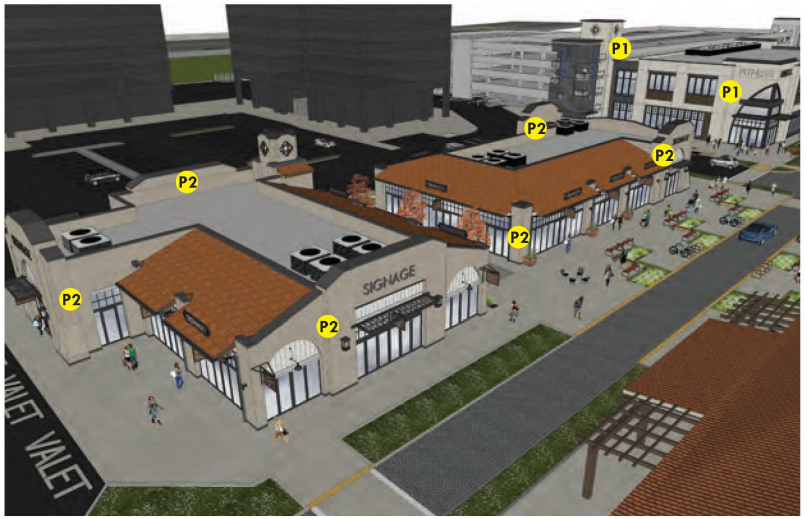
PAINTING NOTES

P1 P2 P3 P4

*COLORS SHOWN ARE FOR CONCEPT ONLY, EXACT COLORS TO BE CHOSEN ONCE SAMPLES ARE CREATED
NOTE: COLOR P4 TO BE USED ON TIMBER COLUMNS AND BEAMS







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

PAINTING SCHEME

SHEET NUMBER A6.0

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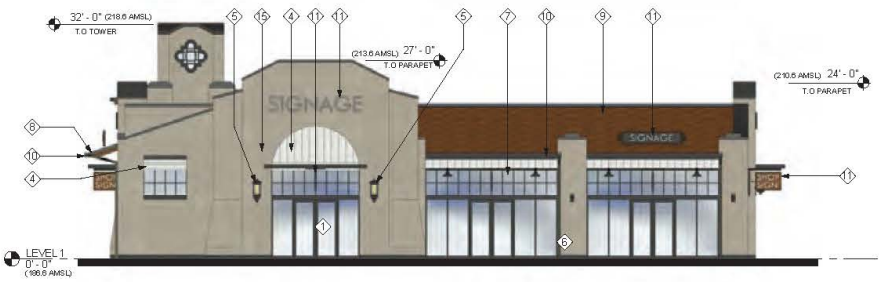

4 R1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

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; COLOR TBD TO CONTRAST W/ STUCCO COLOR
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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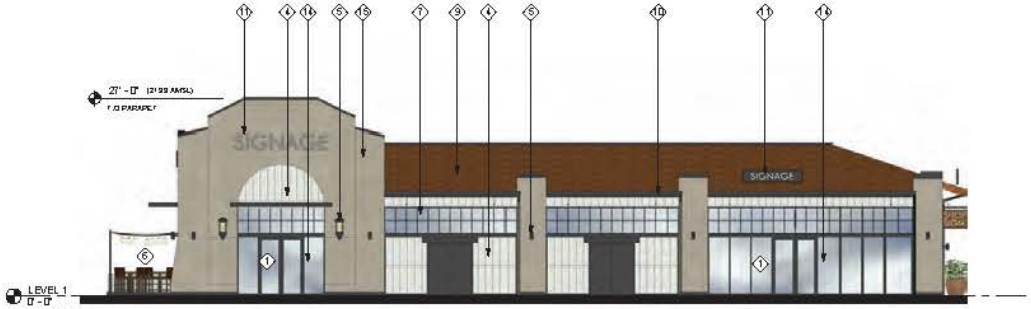
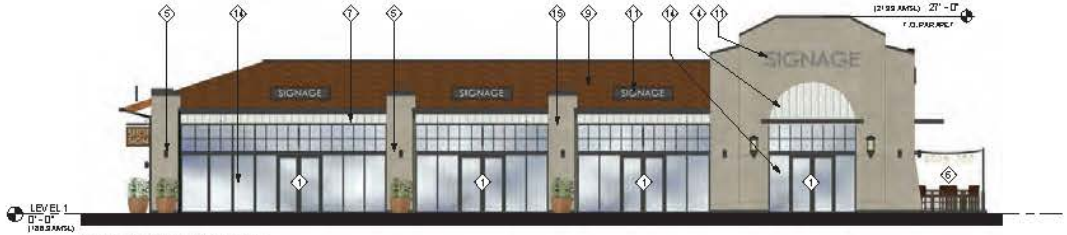
3 R2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



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, COLOR TBD TO CONTRAST W/ STUCCO COLOR
5. LIGHT FIXTURE
6. OUTDOOR SEATING AREA
7. CLERESTORY WINDOWS
8. AWNING SHADING DEVICE
9. SPANISH TILE ROOF
10. ROOF GUTTER
11. SIGNAGE
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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
R2 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.2

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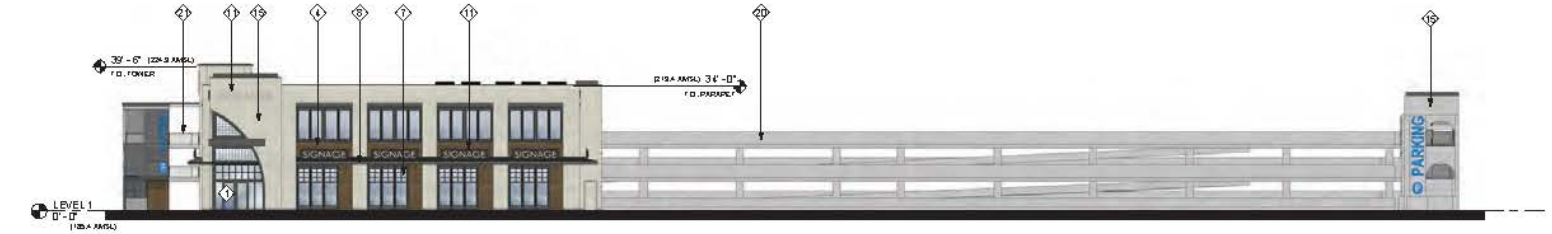
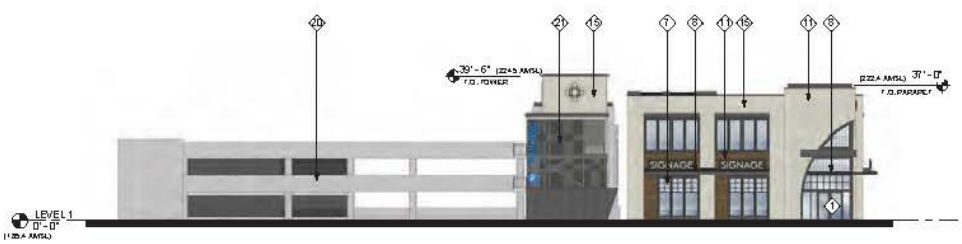
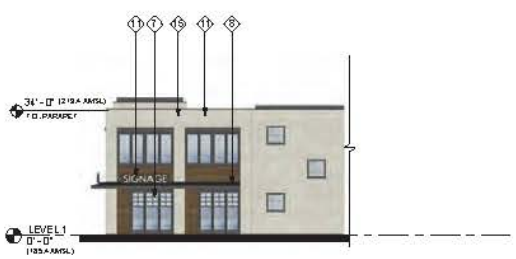


4 R3_EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

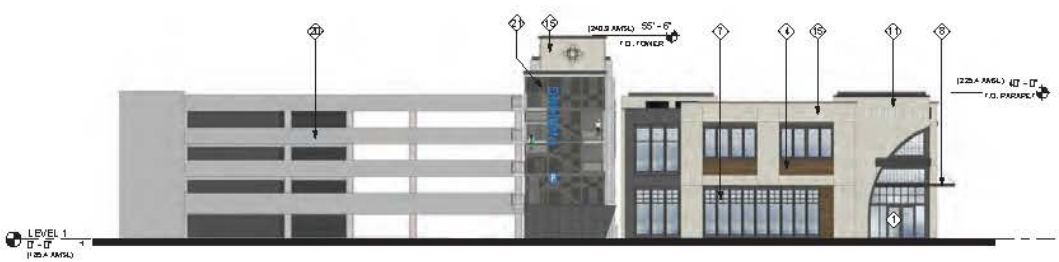


3 R3_EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"

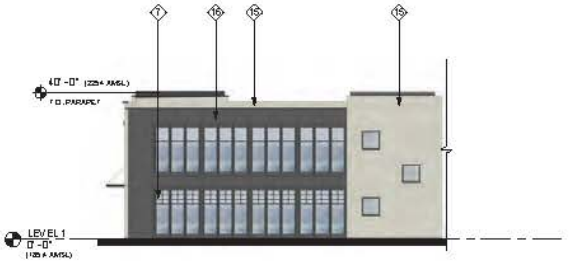


5 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"

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
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. MONICHOLS PERFORATED METAL

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SHEET TITLE
R3 EXTERIOR ELEVATIONS

SHEET NUMBER
A6.3

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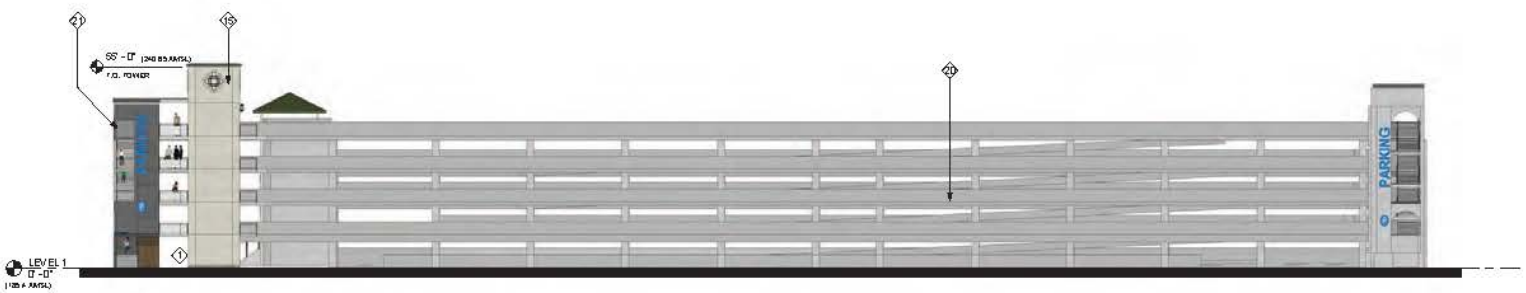
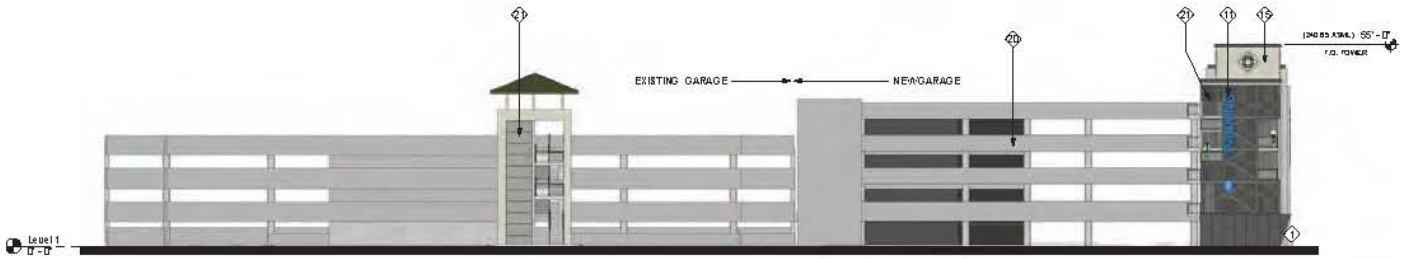
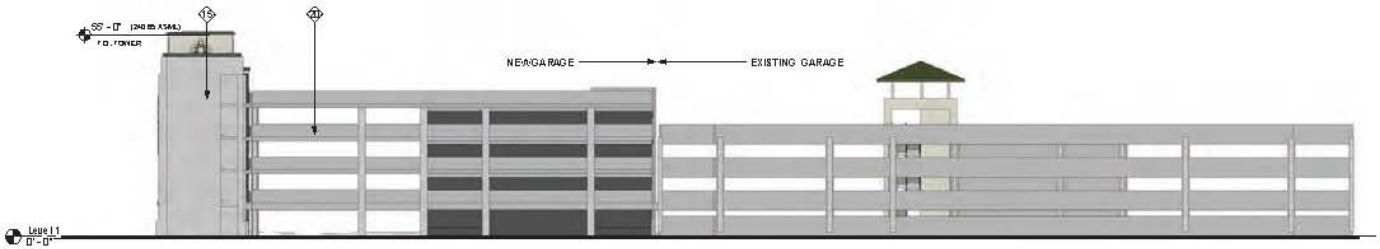


1 FITNESS GARAGE EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



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
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. MONICHOLS PERFORATED METAL

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SHEET TITLE
FITNESS GARAGE EXTERIOR ELEVATIONS

SHEET NUMBER
A6.3a

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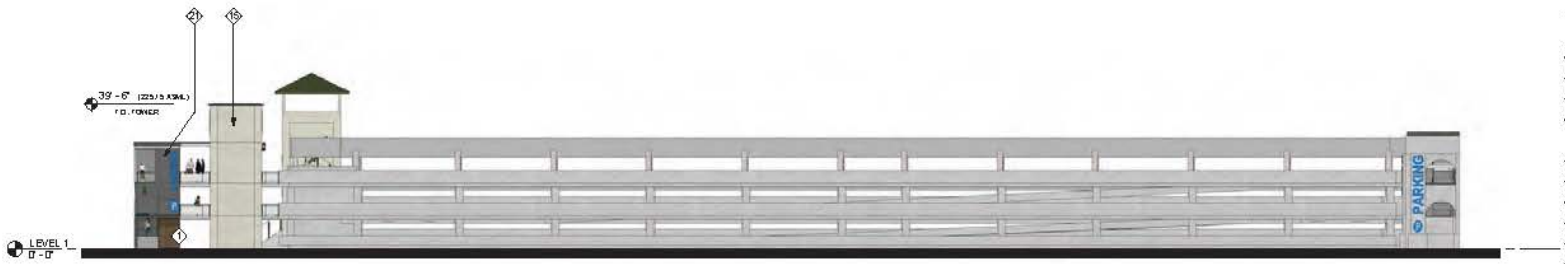
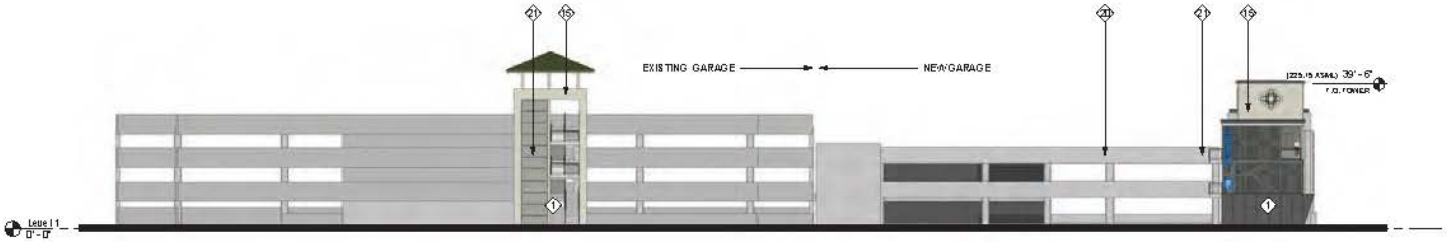
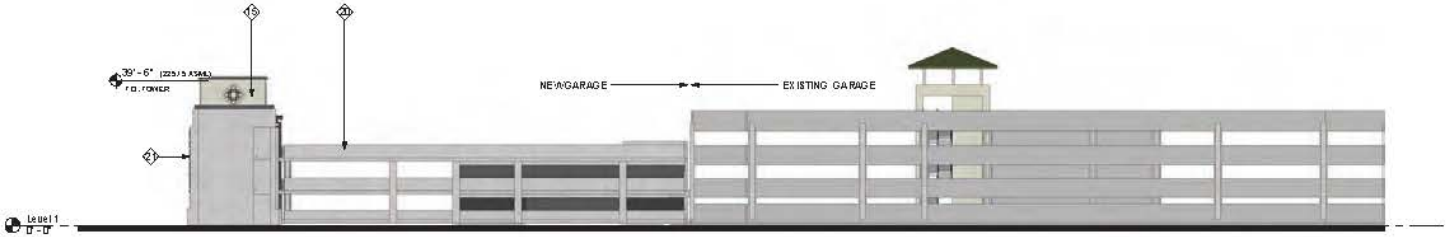


1 NO FITNESS GARAGE EXTERIOR ELEVATION N - EAST
1/16" = 1'-0"



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, COLOR TBD TO CONTRAST W/ STUCCO COLOR
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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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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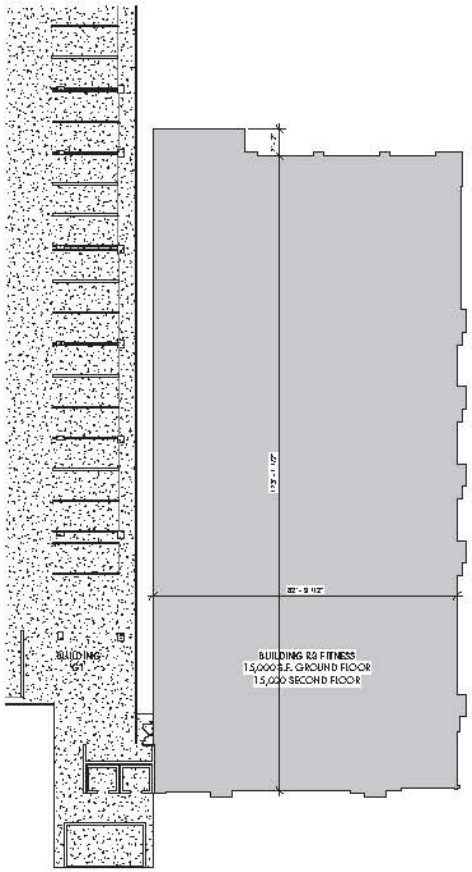
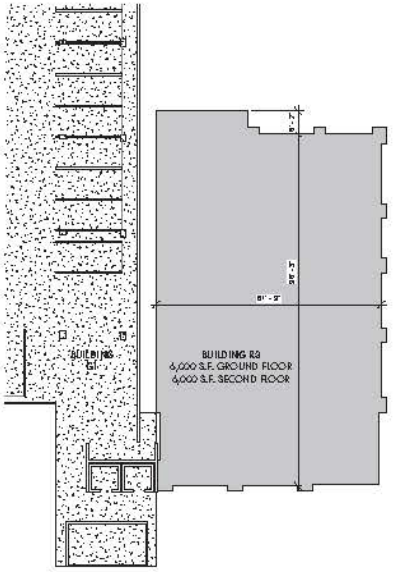


2 R3 FITNESS ALT. SECOND LEVEL PLAN
1/16" = 1'-0"



1 R3 SECOND LEVEL PLAN
1/16" = 1'-0"

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N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

R3 SECOND FLOOR PLANS

SHEET NUMBER

A6.3c

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4/22/2016 11:41:30 AM

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. MONICHOLS PERFORATED METAL

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

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

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PROJECT NAME

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

PROJECT NORTH | TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

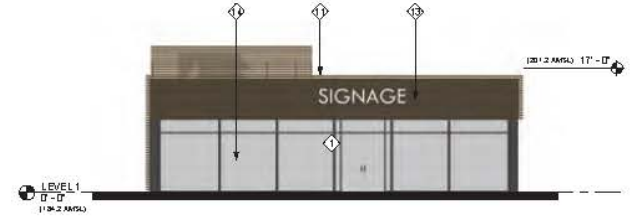
R3 ENLARGED EXTERIOR ELEVATIONS

SHEET NUMBER

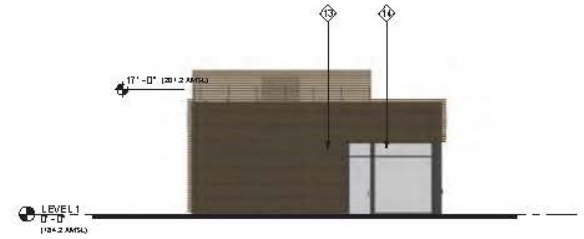
A6.4a

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

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
10. ROOF GUTTER
11. SIGNAGE
12. TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
13. NEW ALUM. / 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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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE

R4 EXTERIOR ELEVATIONS

SHEET NUMBER

A6.5

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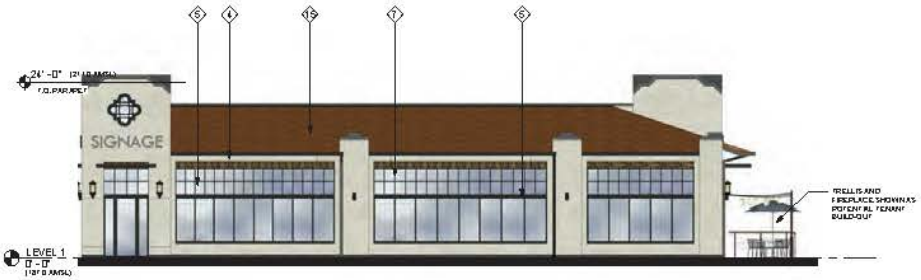
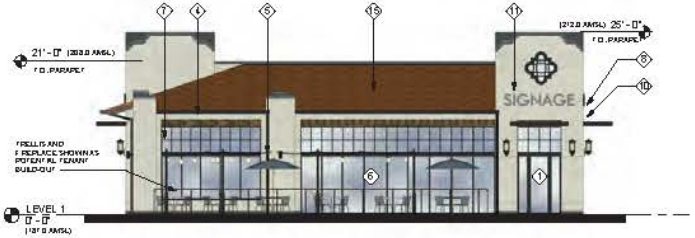


R5 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

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

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



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

KEY NOTES

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

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N PROJECT NORTH
N TRUE NORTH

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

SHEET NUMBER
A6.6

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

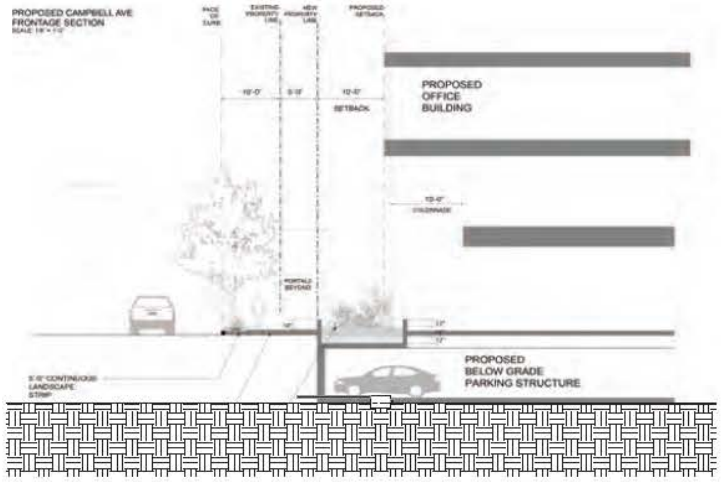
4/21/2016 4:30:36 PM

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 C1.0 FOR MORE INFORMATION)

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

4/22/2016 4:11:35 PM

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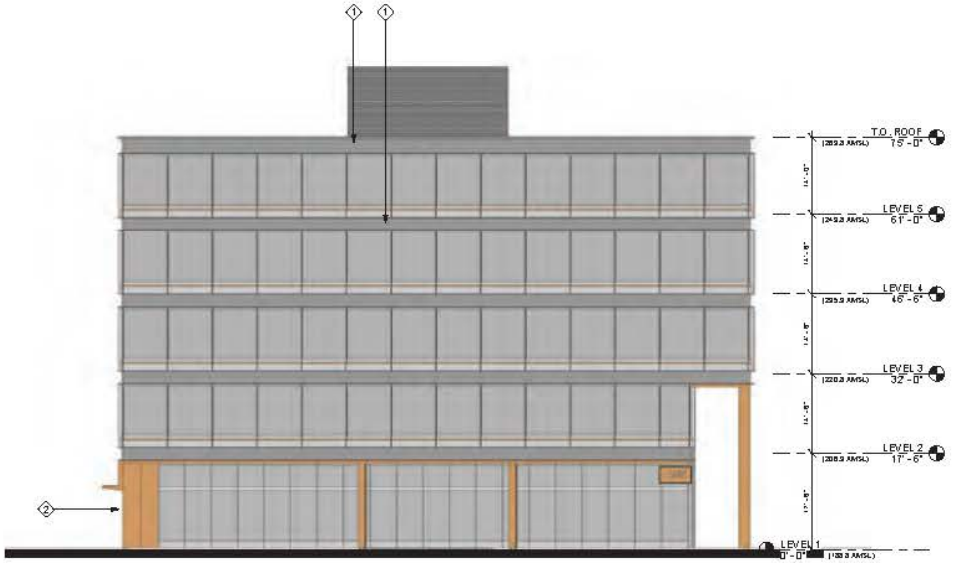
2 OFFICE EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



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

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE

OFFICE EXTERIOR ELEVATIONS - OPTION 1

SHEET NUMBER

A6.7b

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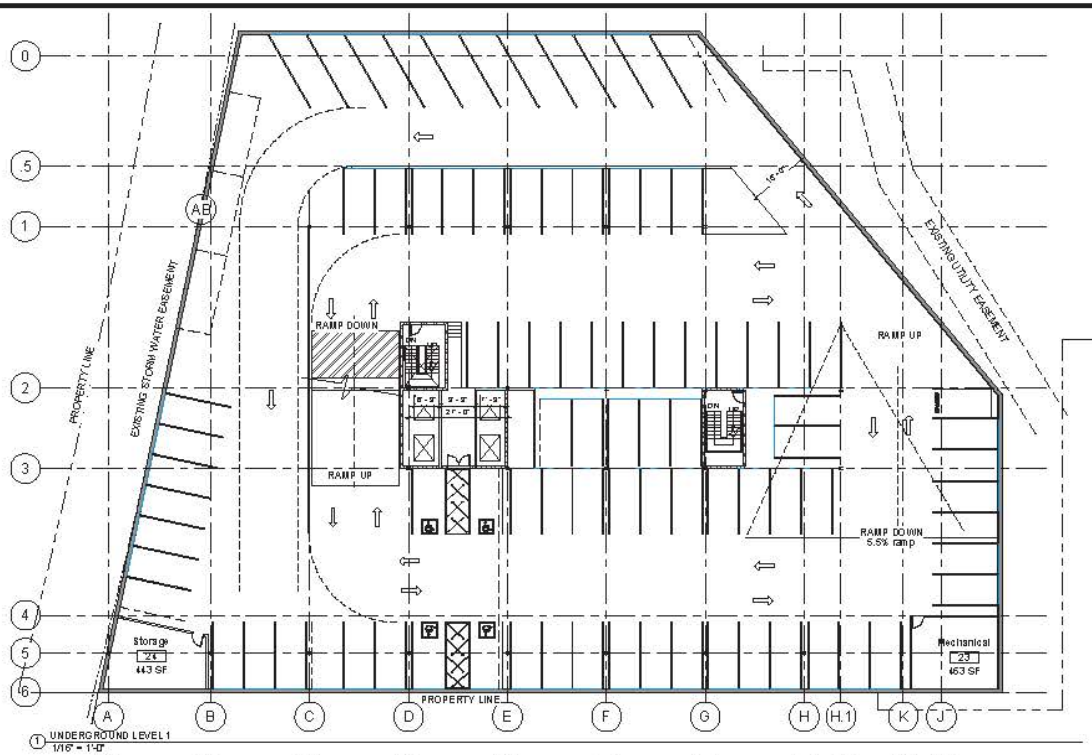
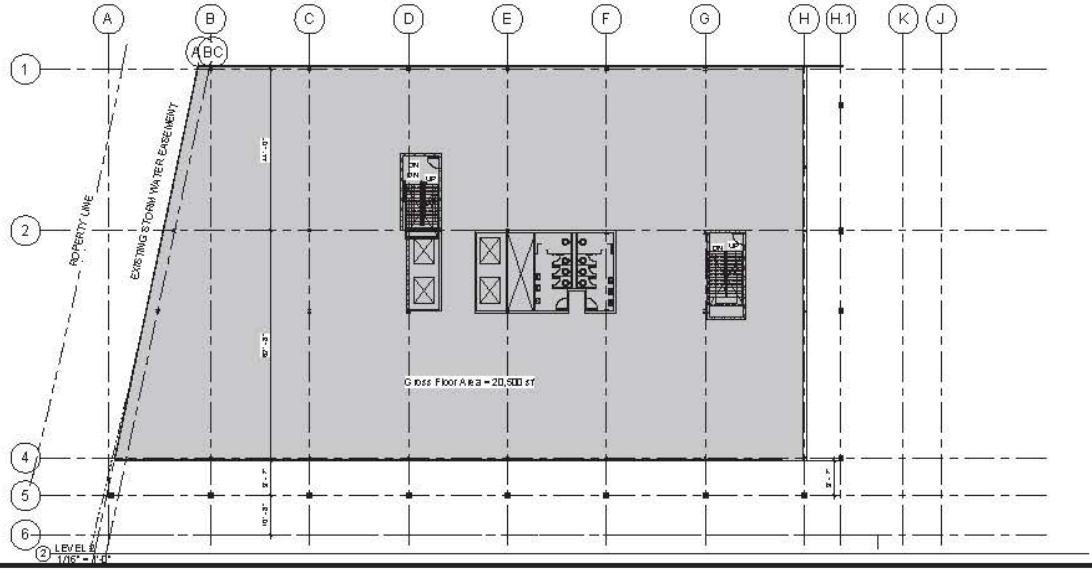


1 UNDERGROUND LEVEL 1
1/16" = 1'-0"



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

4/25/2016 9:59:29 AM

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	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 00-000

SHEET TITLE

UNDERGROUND PARKING LEVEL -1 & FLOOR 2

SHEET NUMBER

A6.7c

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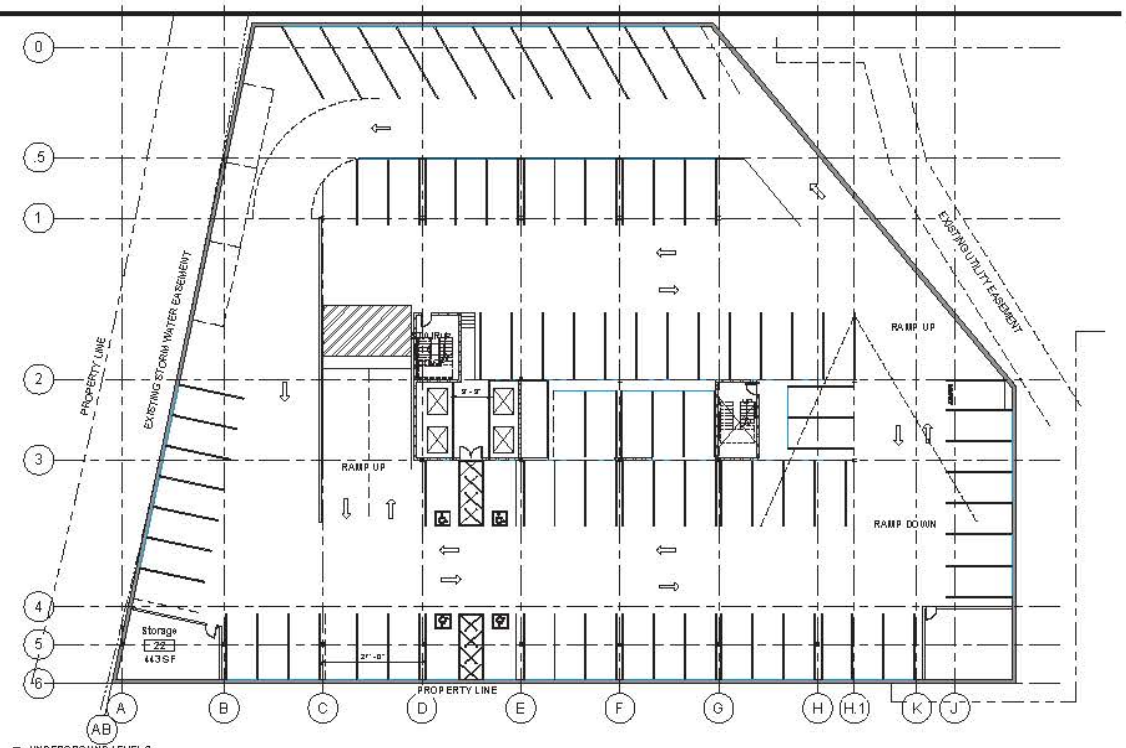
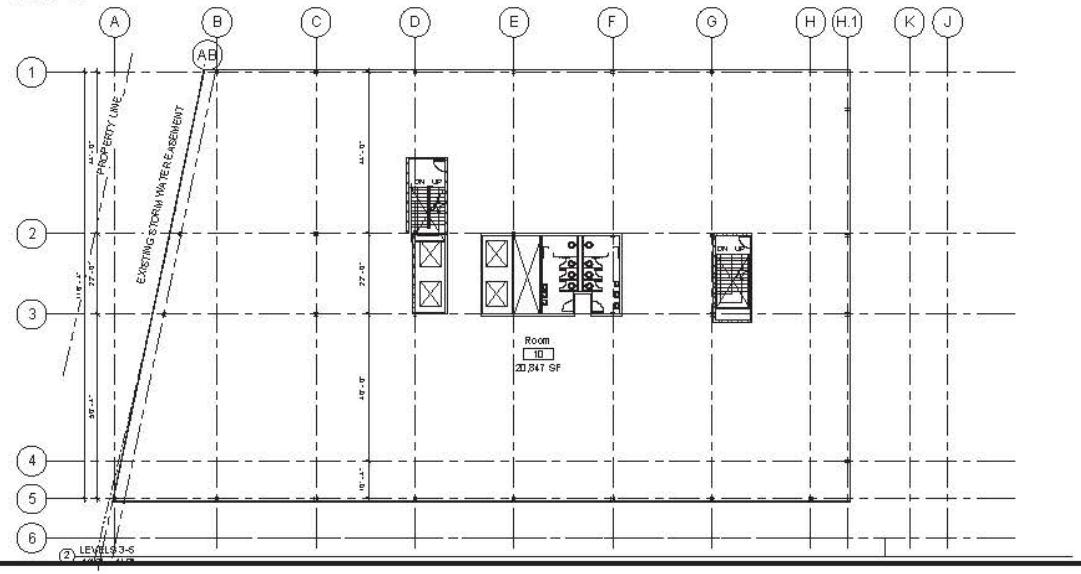


1 UNDERGROUND LEVEL 2
1/16" = 1'-0"



2 LEVELS 3-5

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PROJECT NORTH

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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4/25/2016 9:59:56 AM

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

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

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

4/21/2016 4:35:42 PM

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

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"

4/21/2016 4:36:14 PM

KEY NOTES

1. ALUCOBOND
2. TERRACOTTA
3. GFRC

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE

OFFICE EXTERIOR ELEVATION - OPTION 2

SHEET NUMBER

A6.8b

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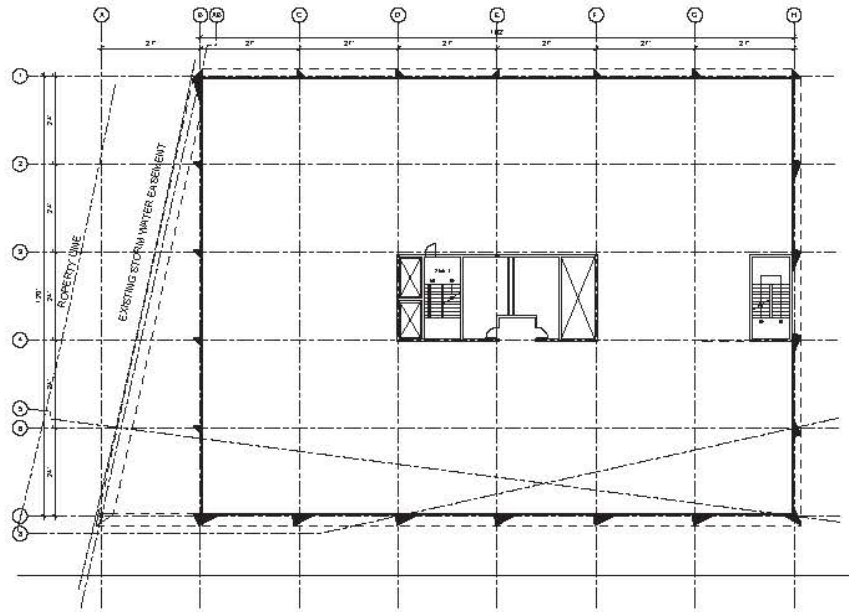
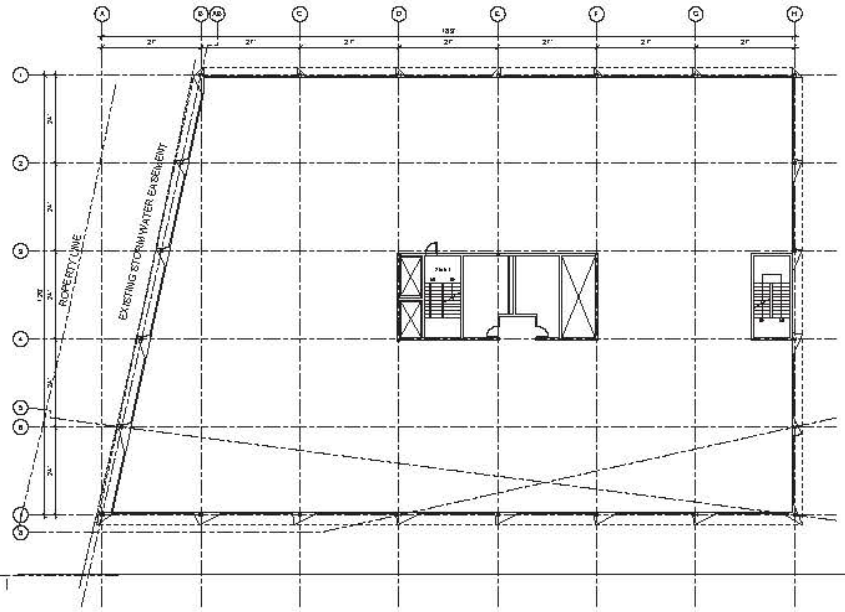
SHEET NOTES

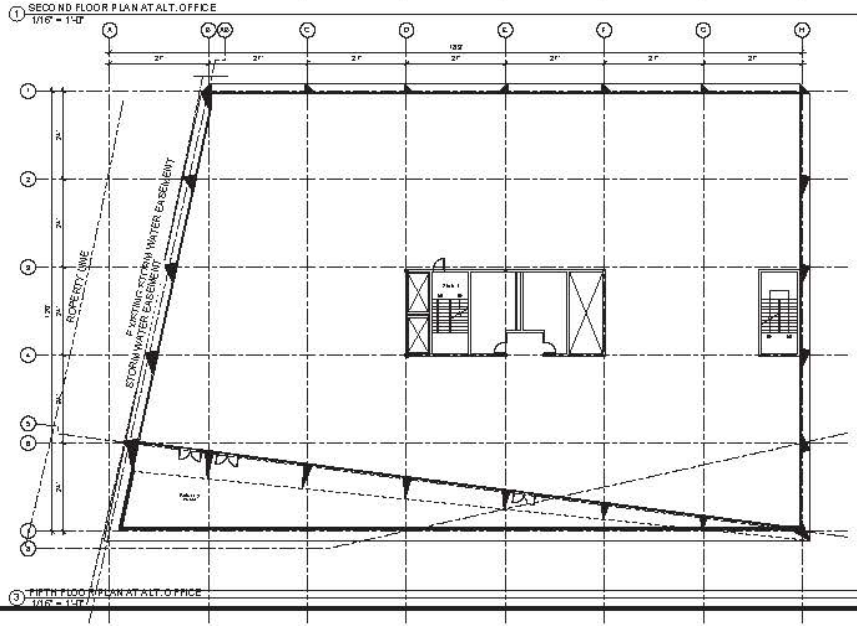
SEE SHEET A1.13 FOR GROUND FLOOR AND A6.7c & A6.7d FOR UNDERGROUND PARKING STRUCTURE FLOOR PLANS



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"

4/27/2016 4:52:05 PM

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	04/29/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

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

SHEET NUMBER
A6.8c

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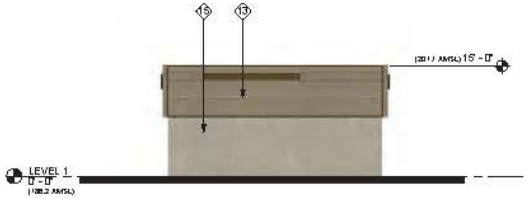
4 SUGAR, BUTTER, FLOUR WEST ELEVATION
1/8" = 1'-0"

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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N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051

SHEET TITLE
SUGAR, BUTTER, FLOUR EXTERIOR ELEVATIONS

SHEET NUMBER
A6.9

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4/21/2016 4:37:38 PM

KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE, COLOR TBD TO CONTRAST W/ STUCCO COLOR
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

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

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

4/21/2016 4:39:43 PM

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N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE
MAIN PLAZA ELEVATIONS

SHEET NUMBER
A6.10a

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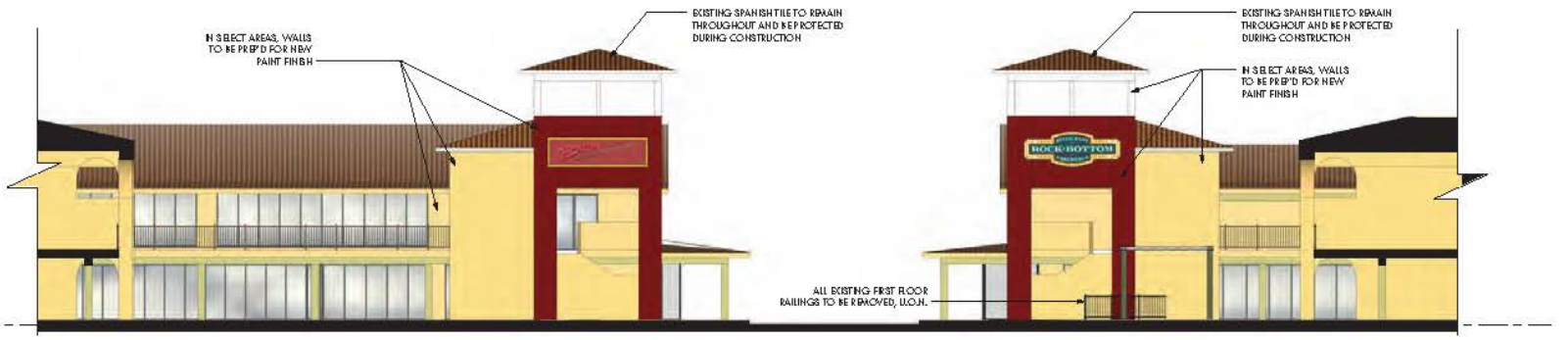
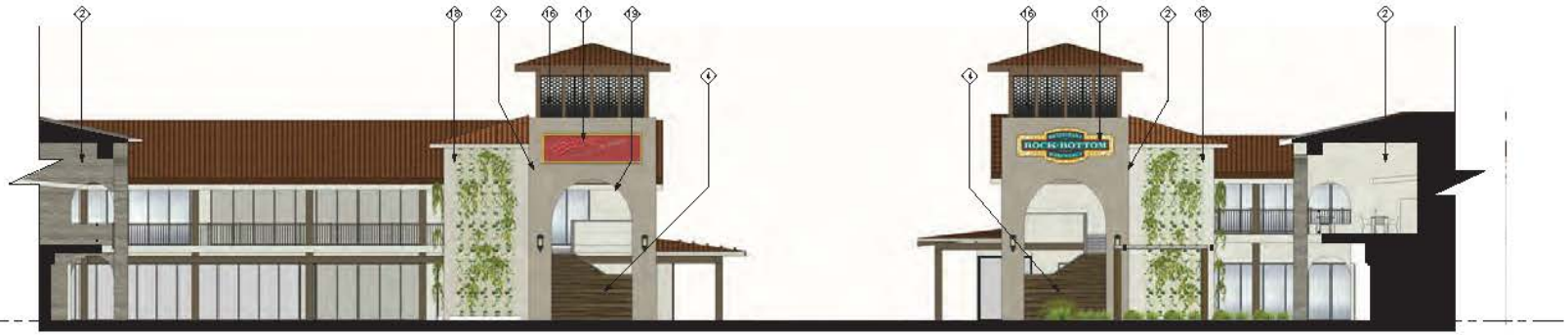
KEY NOTES

1. ENTRANCE
2. NEW PAINT
3. NEW WINDOWS
4. ENGINEERED WOOD/STONE, COLOR TBD TO CONTRAST W/ STUCCO COLOR
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



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



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

4/21/2016 4:41:22 PM

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	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

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, COLOR TBD TO CONTRAST W/ STUCCO COLOR
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 & FIRE PLACE (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

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

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

4/21/2016 4:42:44 PM

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tel 510.836.3400 dba lowneyarch.com

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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#	DATE	ISSUES & REVISIONS	BY
	09/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

PROJECT NORTH / 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, COLOR TBD TO CONTRAST W/ STUCCO COLOR
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

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

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

4/21/2016 4:43:46 PM

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The Pruneyard

ELLIS PARTNERS

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	09/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

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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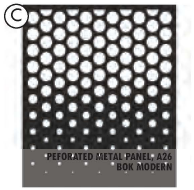
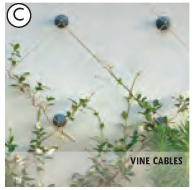
ARCHITECTURAL METALS



BARRIERS & BOLLARDS

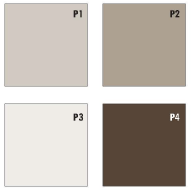
*EXAMPLE BARRIER, TENANTS TO CHOOSE STYLE BASED OFF OF CRITERIA SET FORTH IN MASTER USE PERMIT

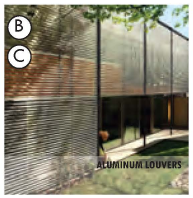
SITE MATERIALS & FEATURES



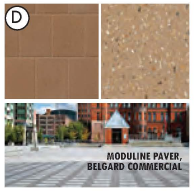
WALL TREATMENT

PAINT COLORS





GROUND TREATMENT



SITE FURNITURE

LIGHT FIXTURES

PLAY/SCULPTURAL ELEMENTS

*EXAMPLE PLAY STRUCTURE, ACTUAL ART ELEMENT TO BE FINALIZED AT A LATER DATE

LEGEND

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

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

MATERIAL PALETTE

SHEET NUMBER

A7.0

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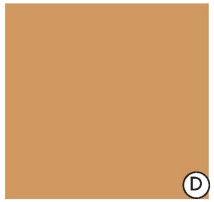
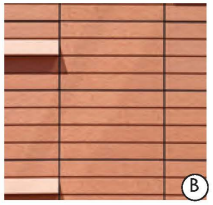
ALUCOBOND METAL PANEL

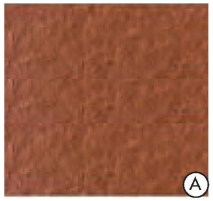


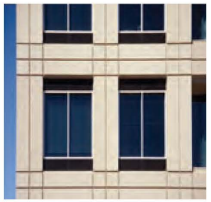
TERRA COTTA



EXAMPLE PHOTO

GFRC





EXAMPLE PHOTO

EXAMPLE PHOTO

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	12/15/15	RESUBITTAL 2	
	04/25/16	RESUBITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

OFFICE MATERIAL PALETTE

SHEET NUMBER

A7.1

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

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ELLIS PARTNERS

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#	DATE	ISSUES & REVISIONS	BY
	09/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE
EXISTING INFILL STOREFRONT GUIDELINES

SHEET NUMBER
A7.2

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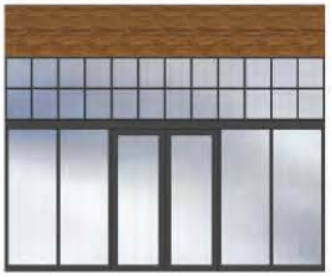
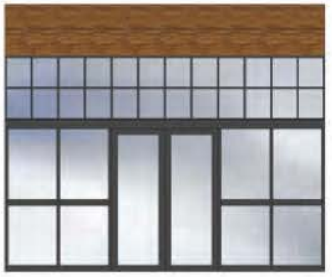
SINGLE DOOR, BLACK STOREFRONT



DOUBLE DOOR, BLACK STOREFRONT

DOUBLE DOOR, BLACK STOREFRONT

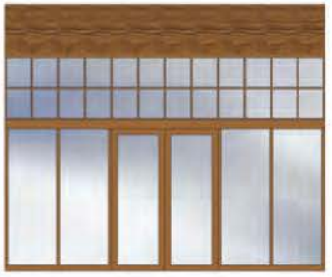
SINGLE DOOR, CENTER MULLION, BLACK STOREFRONT



DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT

DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT

SINGLE DOOR, WOOD STOREFRONT



DOUBLE DOOR, WOOD STOREFRONT

DOUBLE DOOR, WOOD STOREFRONT

TYPICAL NEW RETAIL BUILDING STOREFRONTS

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

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	12/15/15	RESUBMITTAL 2	
	04/29/16	RESUBMITTAL 3	

N PROJECT NORTH

N TRUE NORTH

DRAWN BY: Author

PROJECT NUMBER: 14-051

SHEET TITLE:

NEW STOREFRONT GUIDELINES

SHEET NUMBER

A7.3

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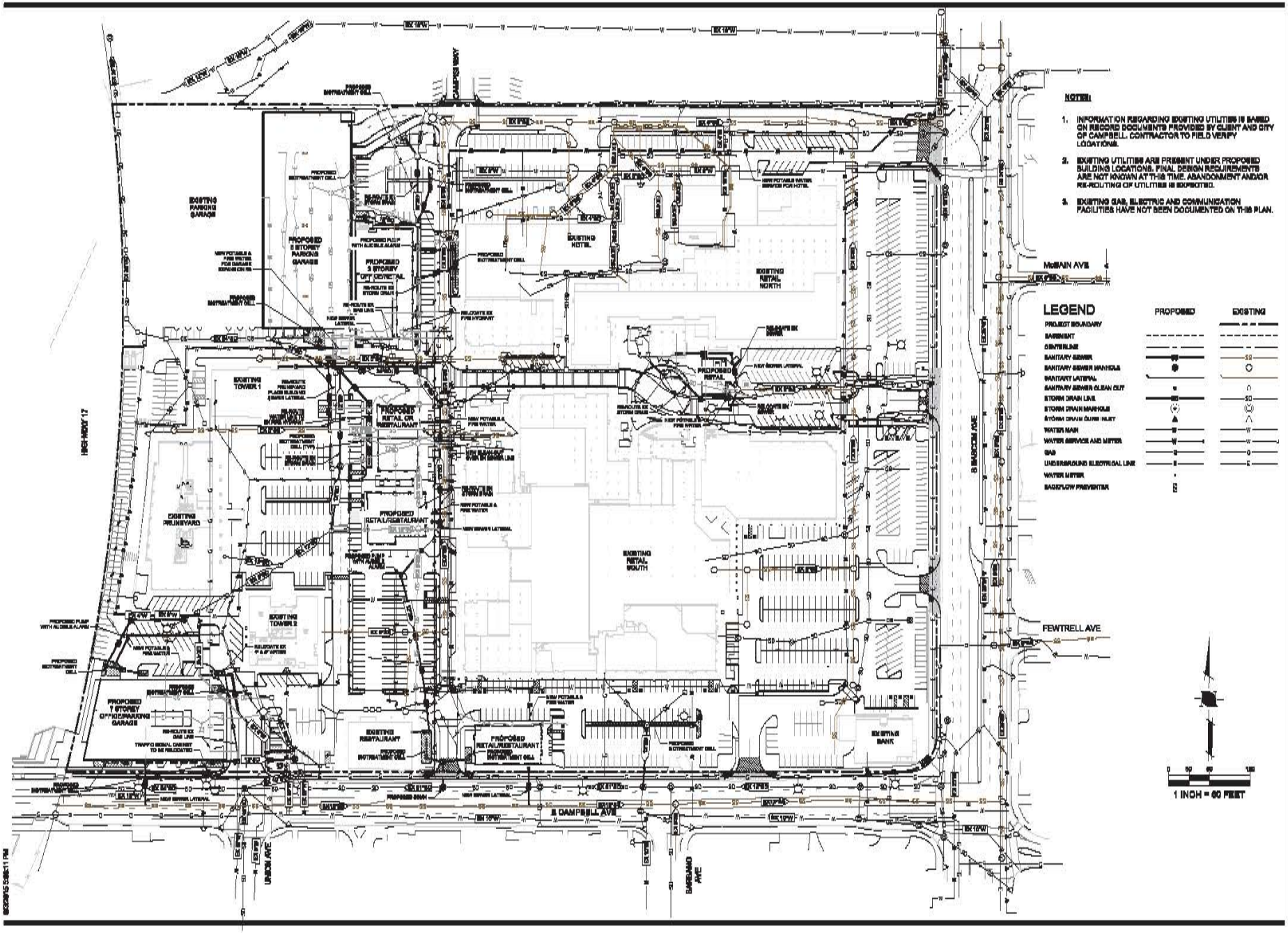

LOWNEY ARCHITECTURE

PROJECT NAME
The Pruneyard

ELLIS PARTNERS

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IMH
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Land Surveying
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2	12/10/2015	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH
TRUE NORTH

DRAWN BY:
PROJECT NUMBER: 14-061
SHEET ISSUE DATE: 01/15/16
SHEET TITLE:

CONCEPTUAL UTILITY PLAN

SHEET NUMBER
C1.0

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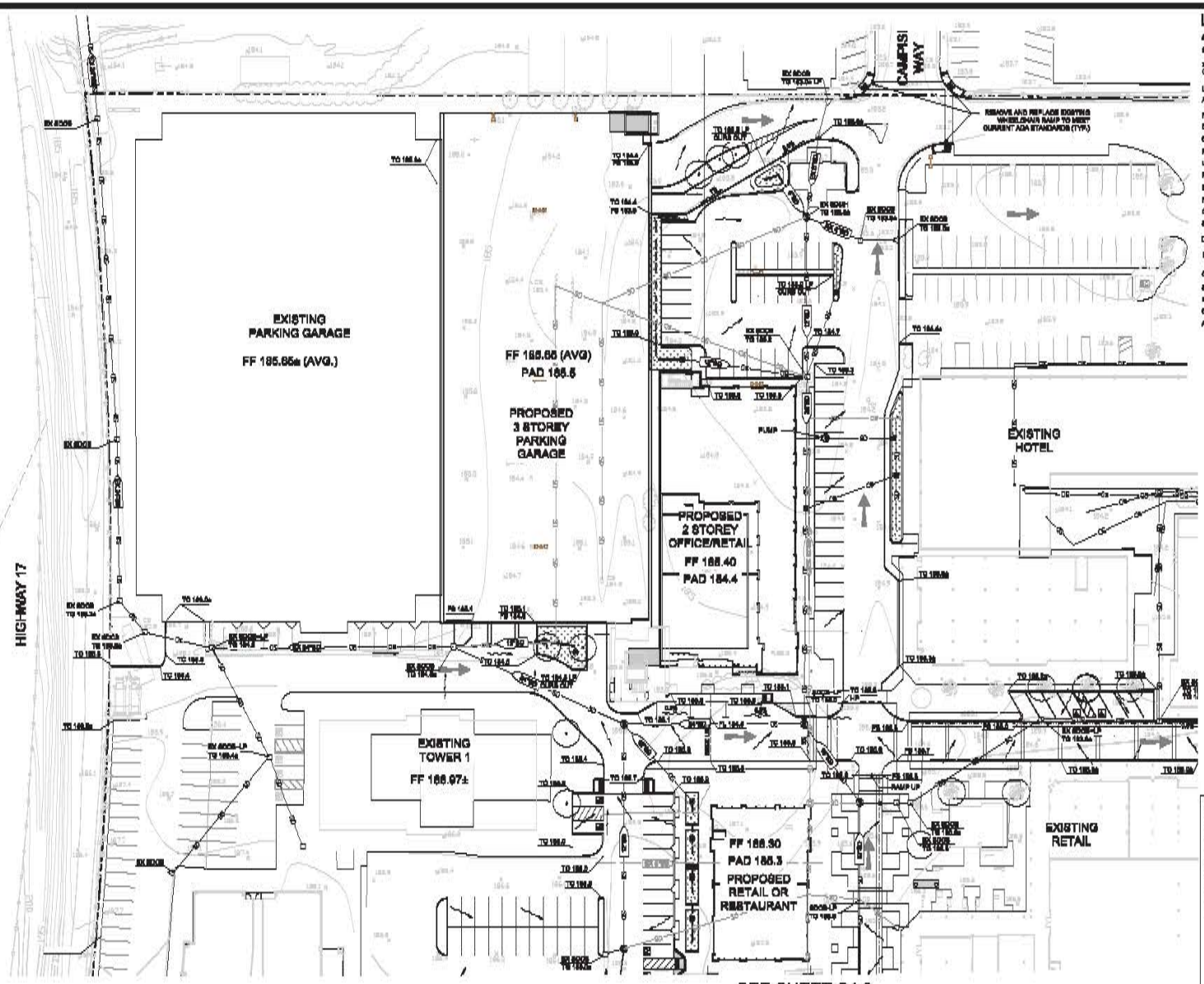
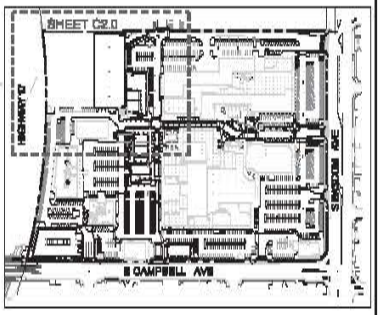


LEGEND

	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	100	100
ASPHALT		

1 INCH = 30 FEET



KEY MAP
N.T.S.

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

HMH

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2	10/15/16	PER CITY COMMENTS	DM
3	04/21/18	PER CITY COMMENTS	DM

N PROJECT NORTH
M TRUE NORTH

DRAWN BY: JZ
PROJECT NUMBER: 14-061
SHEET ISSUE DATE: 01/18/18
SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER

C2.0

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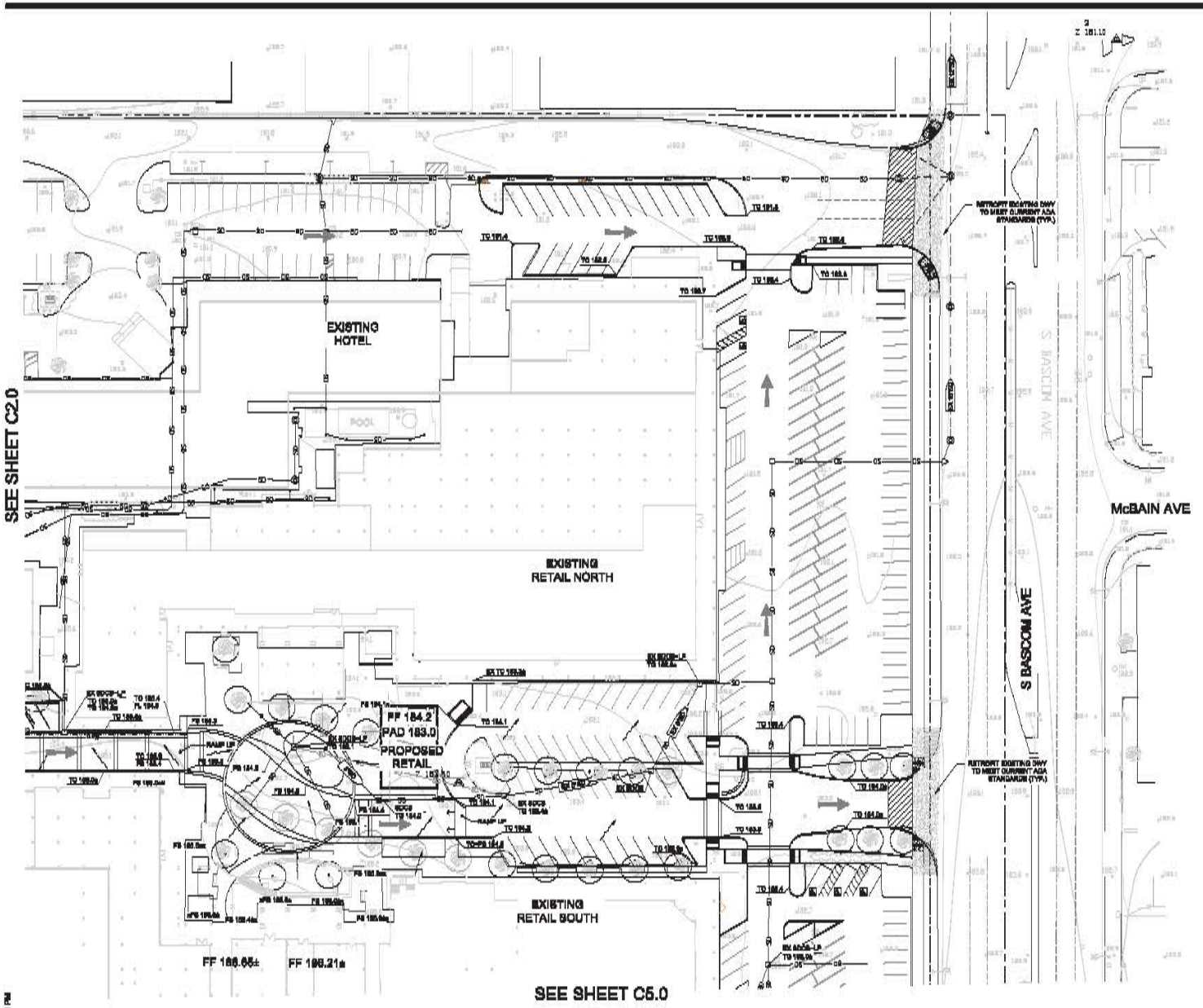

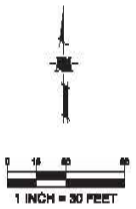

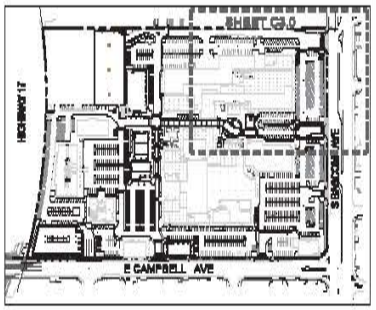

KEY MAP
N.T.S.

LOWNEY ARCHITECTURE

PROJECT NAME
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2	12/21/15	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH | TRUE NORTH

DRAWN BY: JZ
PROJECT NUMBER: 14-061
SHEET ISSUE DATE: 01/15/16
SHEET TITLE:
CONCEPTUAL GRADING AND DRAINAGE PLAN
SHEET NUMBER
C3.0

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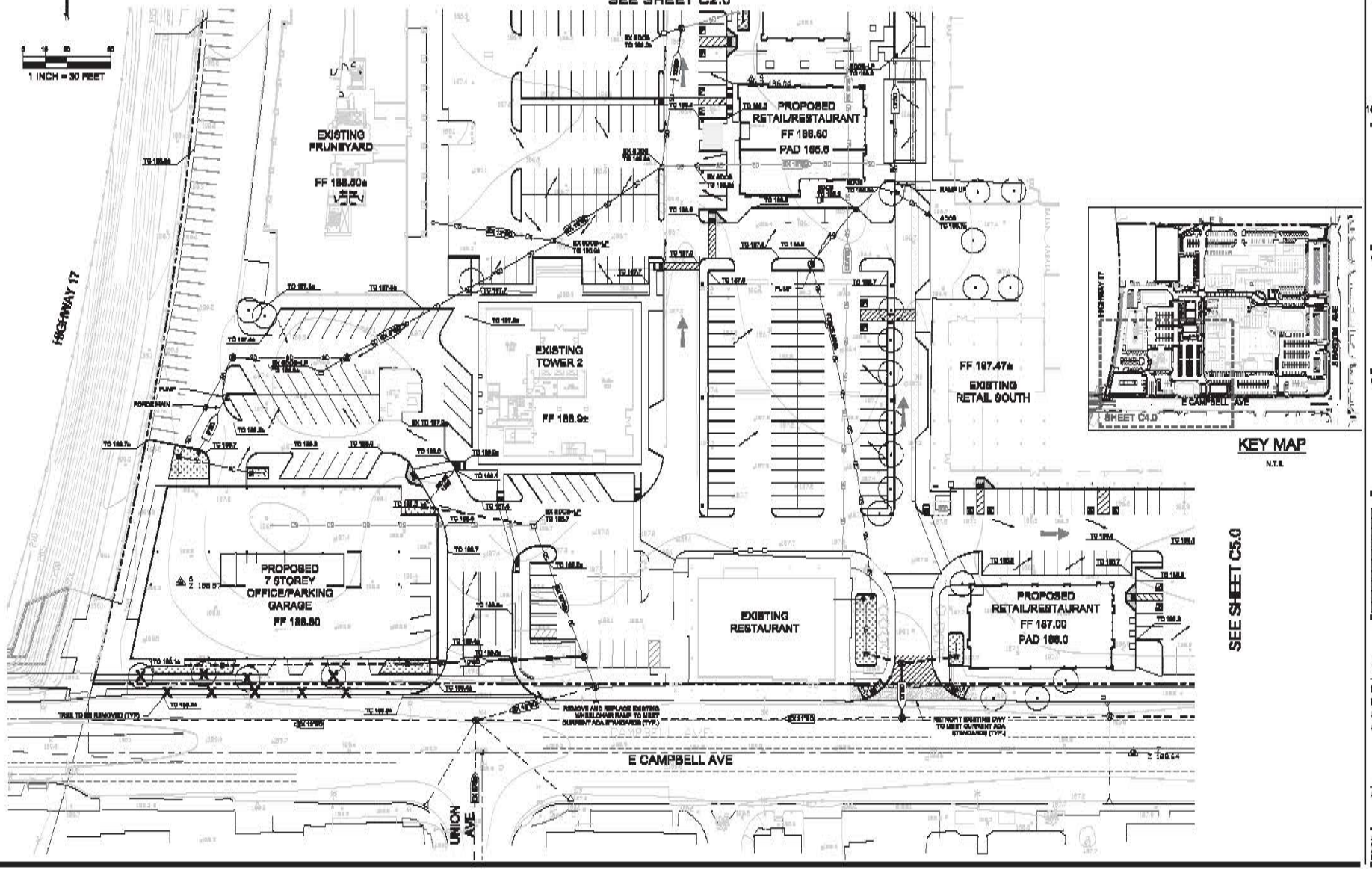

LOWNEY ARCHITECTURE

PROJECT NAME:

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3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH / TRUE NORTH

DRAWN BY: JZ
PROJECT NUMBER: 14-061
SHEET ISSUE DATE: 01/15/16

SHEET TITLE:

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C4.0

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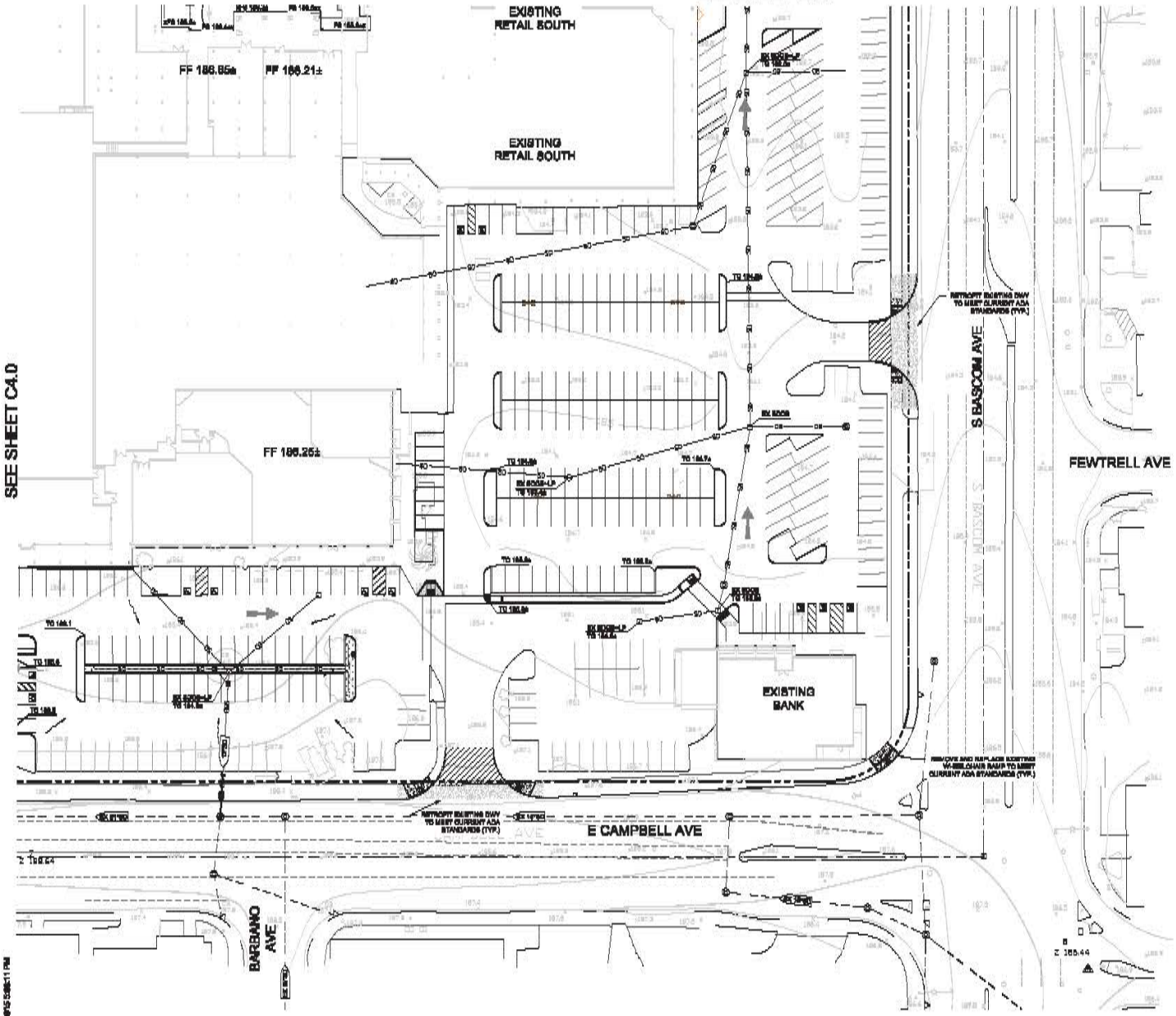

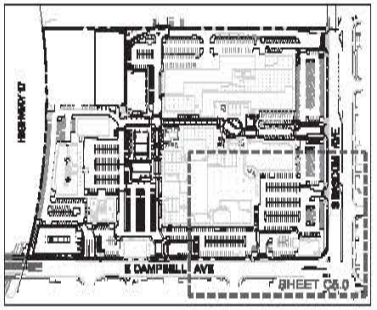

KEY MAP
N.T.S.

LOWNEY ARCHITECTURE

PROJECT NAME:
The Pruneyard

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2	12/21/2015	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH / TRUE NORTH

DRAWN BY: JZ
PROJECT NUMBER: 14-061
SHEET ISSUE DATE: 01/15/16

SHEET TITLE:
CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C5.0

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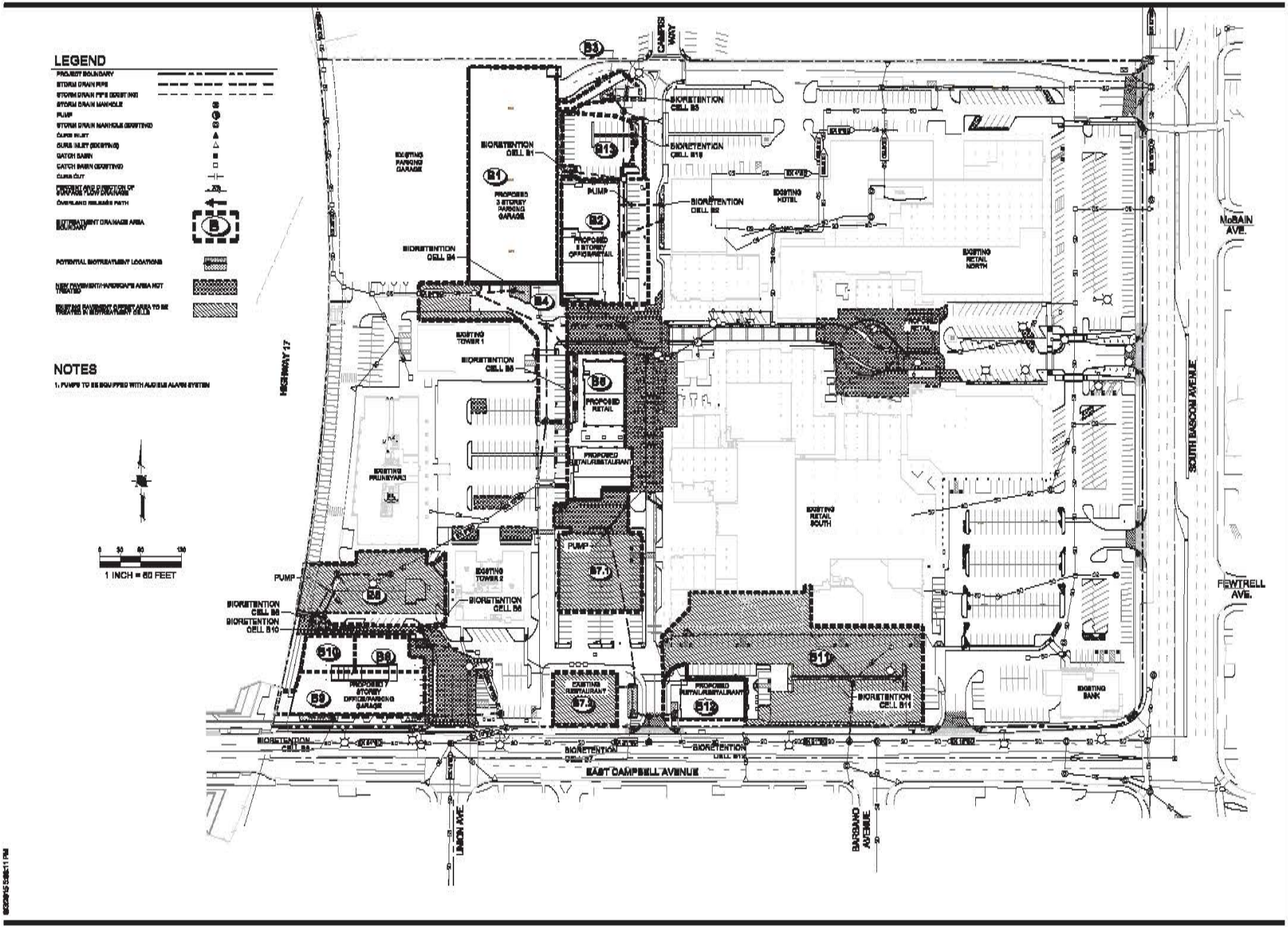

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH | TRUE NORTH

DRAWN BY:

PROJECT NUMBER: 14-061

SHEET ISSUE DATE: 01/15/16

SHEET TITLE:

CONCEPTUAL STORMWATER CONTROL PLAN

SHEET NUMBER

C6.0

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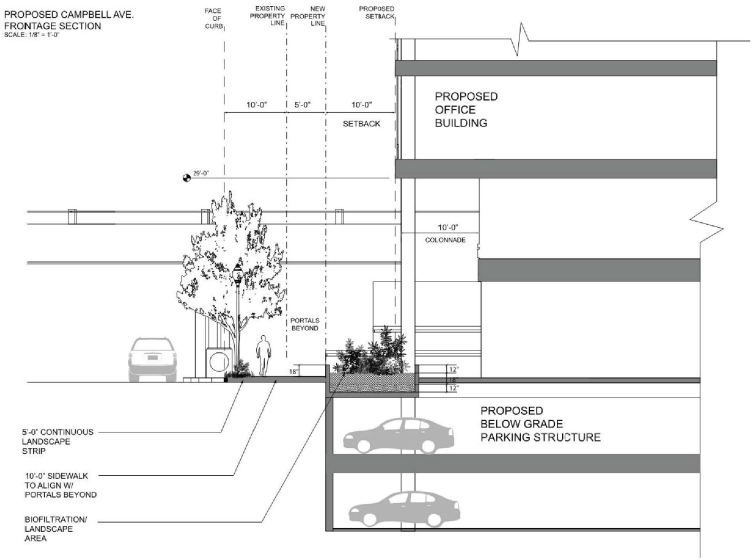
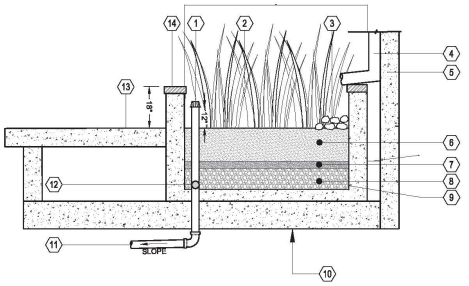


NOTES:
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



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.

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	1,900	19,300	21,200	21,200	21,200	0	-21,200
	B11*	0	5,900	56,300	0	5900	56,300	50,400
Phase1 Subtotal		*1,900*	*25,200*	*77,500*	*21,200*	*27,100*	*56,300*	*29,200*
Phase 2								
	B12	5,800	1,900	7,700	0	7,700	7,700	0
Phase2 Subtotal		*5,800*	*1,900*	*7,700*	*0*	*7,700*	*7,700*	*0*
Phase 3	Undesignated 2	0	26,800	26,800	26,800	26,800	0	-26,800
	B1	41,100	0	41,100	0	41,100	41,100	0
	B2	15,300	8,200	23,500	0	23,500	23,500	0
	B3	0	3,000	3,000	0	3,000	3,000	0
	B4*	0	13,200	18,400	0	13,200	18,400	5,200
	B5	12,000	6,300	18,300	0	18,300	18,300	0
	B7.1*	0	5700	12,500	5,700	5,700	12,500	6800
	B7.2*	0	0	7,200	0	0	7,200	7,200
	B13	0	9,000	9,000	0	9,000	9,000	0
Phase3 Subtotal		*68,400*	*72,200*	*159,800*	*32,500*	*146,600*	*133,000*	*-7,600*
Phase 4	Undesignated 3	0	11400	11,400	11,400	11,400	0	-11,400
	B6	4,100	0	4,100	0	4,100	4,100	0
	B8*	0	3,900	21,300	0	3,900	21,300	17,400
	B9	12,600	0	12,600	0	12,600	12,600	0
	B10	3,900	0	3,900	0	3,900	3,900	0
Phase 4 Subtotal		*20,600*	*15,300*	*53,300*	*11,400*	*35,900*	*41,900*	*6,000*
Project Total		*96,700*	*114,600*	*298,300*	*65,100*	*211,300*	*238,900*	*27,600*

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

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	23,500	3,000	18,400	18,300	4,100	19,700	21,300	12,600	3,900	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	1,215	155	952	946	212	1,019	1,102	652	202	2,912	398	465
Water Quality Design Volume (ft^3)	2,126	1,215	155	952	946	212	1,019	1,102	652	202	2,912	398	465
Biotreatment Sizing													
1 V_{WQ} (ft^3) (Unit Basin Storage = .58 in.)	2,126	1,215	155	952	946	212	1,019	1,102	652	202	2,912	398	465
2 Assume rainfall intensity of .20 in/hr for 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	940	120	736	732	164	788	852	504	156	2,252	308	360
5 Assume 41% smaller surface area than calculated in 4 - A_A (ft^2) = .60 x A_P	970	555	71	434	432	97	465	503	297	92	1,329	182	212
6 Vol. of runoff filtering through treatment soil - V_R (ft^3) = A_A x 5"/hr x (1 ft/12 in) x 2.9 hr	1,172	670	86	525	522	117	562	607	359	111	1,605	220	257
7 Portion of V_{WQ} req'd to be stored in ponding area: V_P (ft^3) = V_{WQ} – V_R	954	545	70	427	425	95	457	494	292	90	1,306	179	209
8 Average ponding depth is between 6 and 12 in – H_P (in) - V_P ft^3 / A_A ft^2 x 12 in/ft	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8	11.8
Minimum required biotreatment cell surface area (ft^2)	970	555	71	434	432	97	465	503	297	92	1,329	182	212

8/3/2015 5:06:11 PM

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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

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2	12/16/15	PER CITY COMMENTS	DM
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N PROJECT NORTH

N TRUE NORTH

DRAWN BY:

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 01/18/16

SHEET TITLE:

CONCEPTUAL STORMWATER CONTROL PLAN

SHEET NUMBER

C7.0

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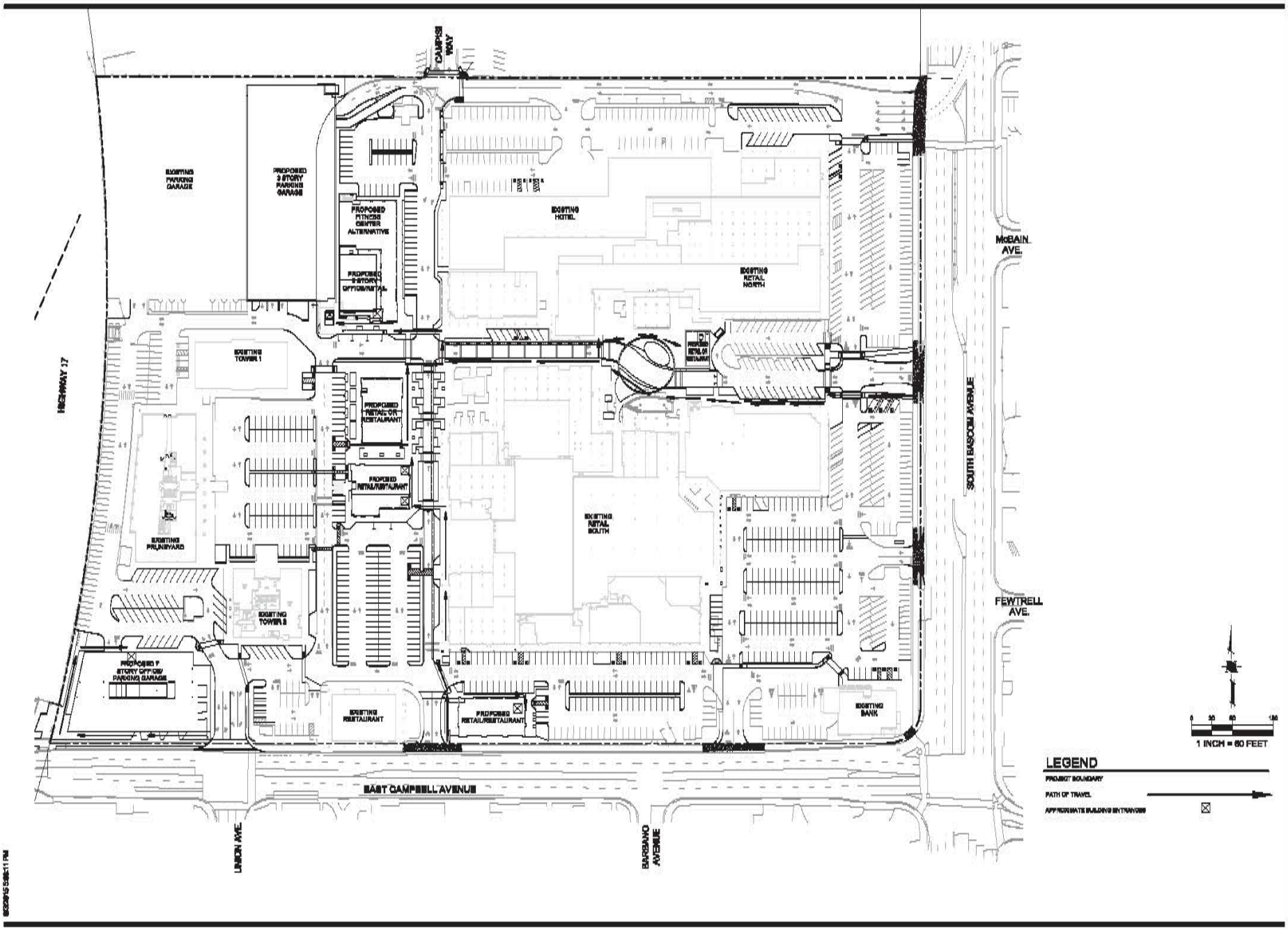

LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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N PROJECT NORTH
M TRUE NORTH

DRAWN BY: LA
PROJECT NUMBER: 14-061
SHEET ISSUE DATE: 01/18/18
SHEET TITLE:

PEDESTRIAN ACCESSIBLE PATH EXHIBIT

SHEET NUMBER

C-8.0

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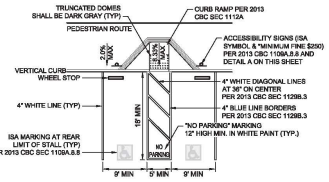
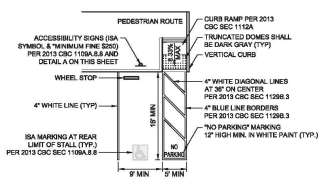


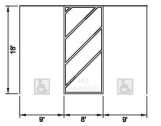
DETAIL
ACCESSIBLE PARKING STALL STRIPING (TYP)
NTS

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

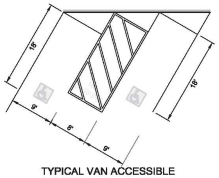


DETAIL
ACCESSIBLE PARKING STALL STRIPING (TYP)
NTS

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



TYPICAL VAN ACCESSIBLE
PARKING STALL STRIPING
NTS



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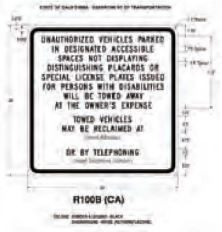
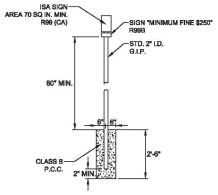
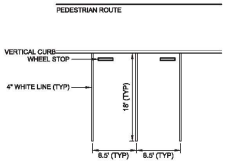


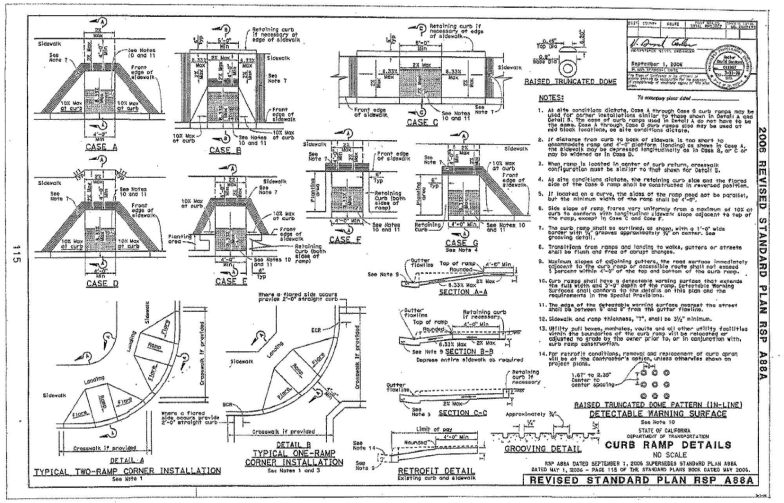
DETAIL
ACCESSIBLE PARKING SIGNS
NTS



DETAIL
ACCESSIBLE PARKING SIGNS
NTS



DETAIL
STANDARD PARKING STALLS
NTS



LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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N PROJECT NORTH

N TRUE NORTH

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PROJECT NUMBER: 14-051
SHEET ISSUE DATE: 01/18/16
SHEET TITLE:

SITE DETAILS

SHEET NUMBER

C8.1

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LEGEND

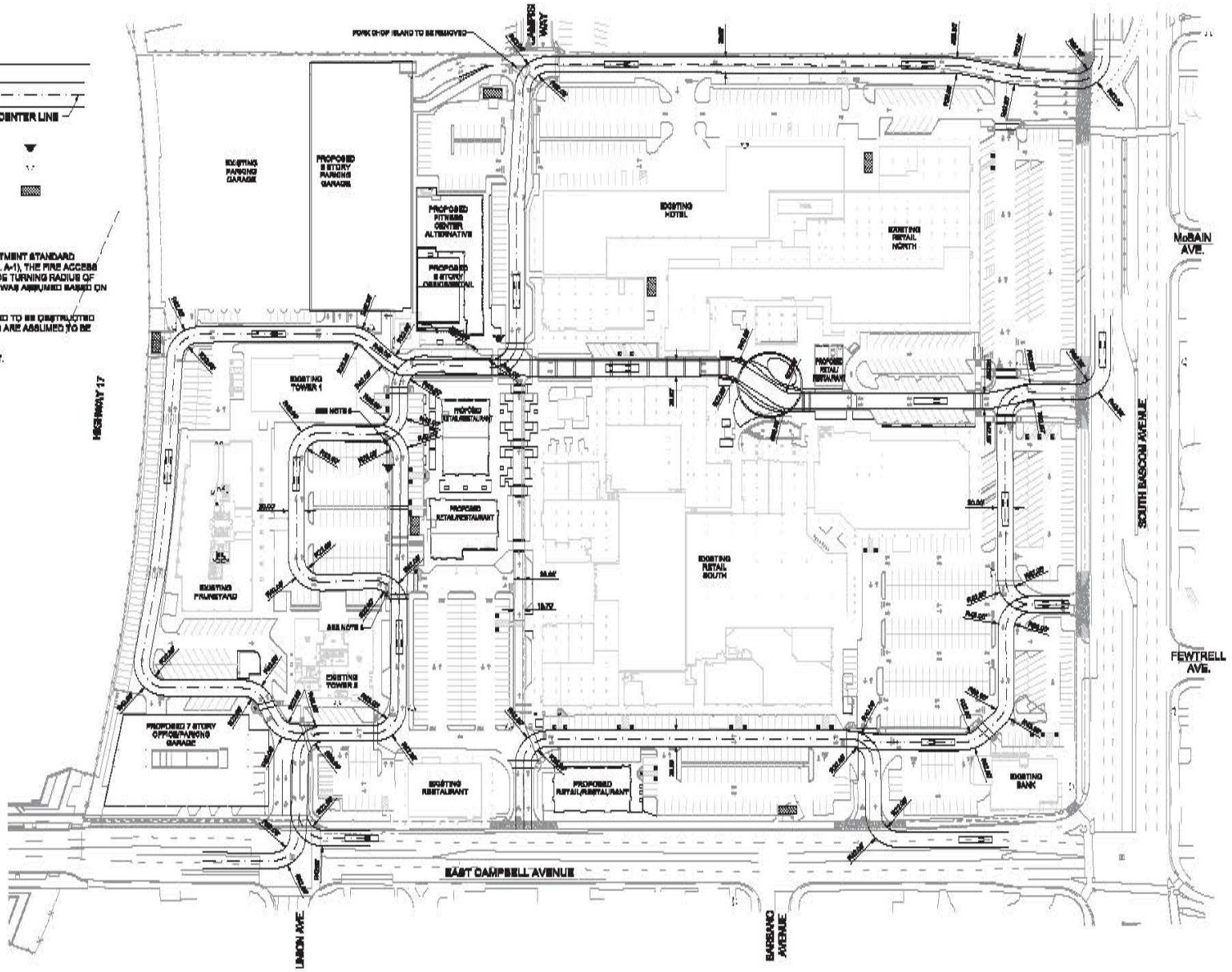
FIRE TRUCK PATH OF TRAVEL
SWEPT PATH
CENTER LINE

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 WIDTH.
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.

0 30 60 120
1 INCH = 60 FEET



LOWNEY ARCHITECTURE

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3	04/21/16	PER CITY COMMENTS	DM

PROJECT NORTH
TRUE NORTH

DRAWN BY:
PROJECT NUMBER: 14-061
SHEET ISSUE DATE: 01/15/16

SHEET TITLE:
TRUCK ACCESS EXHIBIT

SHEET NUMBER
C9.0

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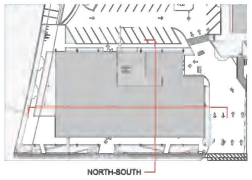
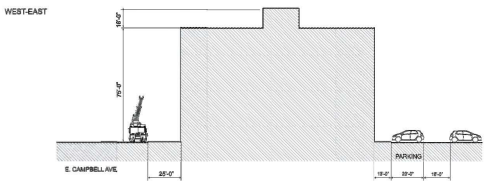
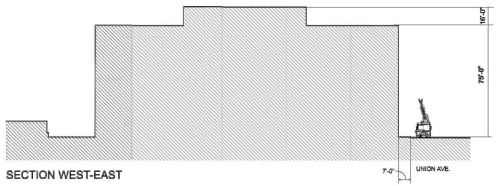
FIRE APPARATUS CROSS SECTIONS

OFFICE OPTION 1:



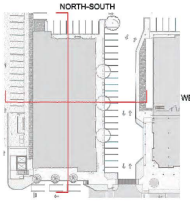


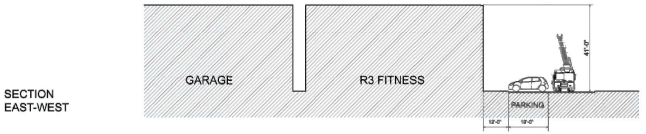
SECTION NORTH-SOUTH



SECTION WEST-EAST

R3 FITNESS





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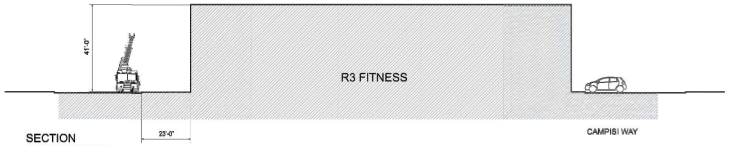

SECTION NORTH-SOUTH

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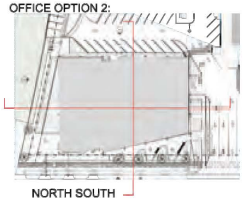
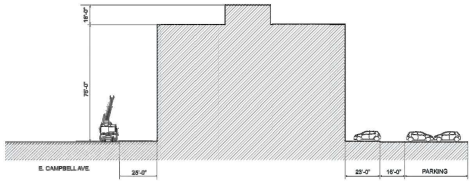


WEST-EAST



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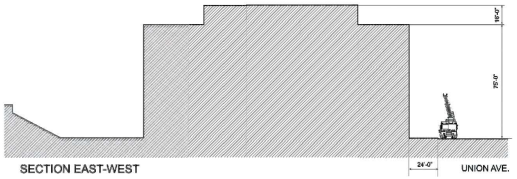

SECTION EAST-WEST

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LOWNEY ARCHITECTURE

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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REGISTERED PROFESSIONAL ENGINEER
ALAN TUAN LE
No. 72243
CIVIL
STATE OF CALIFORNIA

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2	12/16/15	PER CITY COMMENTS	DM
3	04/21/16	PER CITY COMMENTS	DM

N PROJECT NORTH

N TRUE NORTH

DRAWN BY:

PROJECT NUMBER: 14-051

SHEET ISSUE DATE: 01/18/16

SHEET TITLE:

FIRE TRUCK ACCESS DETAIL

SHEET NUMBER

C9.1

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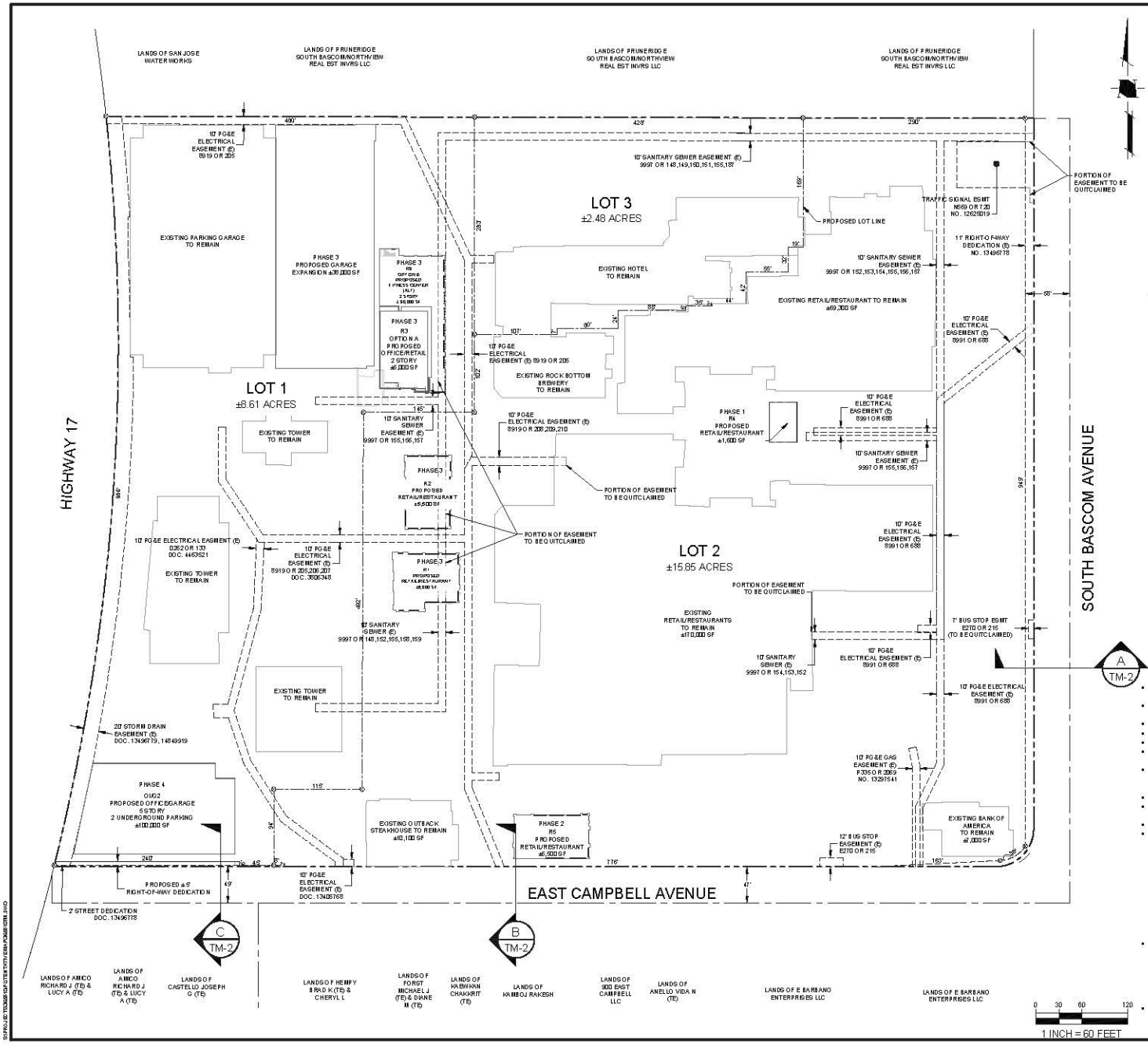

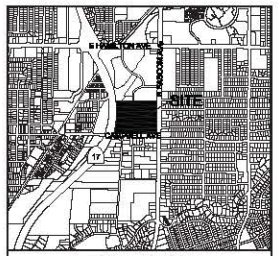

LEGEND

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 9120"	
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-624356-SC, DATED AUGUST 8, 2013.
- ALL DIMENSIONS DEPICTED HEREIN ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP/IS STAGE.
- TOPOGRAPHY PROVIDED BY AERO-GED DETIC, DATED 6/15/2007.
- 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 THIS MAP.
- THE COVENANTS SHALL BE RECORDED WHICH INCLUDE EXISTING AND FUTURE PROPERTY OWNERS TO JOINTLY PROVIDE FOR STREET IMPROVEMENTS, AS REQUIRED BY CHAPTER 11.24 OF THE CAMPBELL MUNICIPAL CODE.
- EASEMENTS NOTED AS FUTURE MAY BE RELINQUISHED IF NEW DEVELOPMENT OCCURS
- INGRESS/EGRESS, RECIPROCAL PARKING, UTILITY, STORM DRAIN RELEASE EASEMENTS ARE TO BE OFFERED IN THE FUTURE.
- 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 BANK AND YAW 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 THEREWOULD BE COMMON AREAS AND OPERATIONAL AND MAINTENANCE AGREEMENTS THAT WOULD BE PART OF THE LEGAL DOCUMENTS. THESE WOULD INCLUDE RECIPROCAL ACCESS/PARKING 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 1.2.2.2 TO THE SPECIFIC ACCESS REQUIREMENTS OF CBC SECTION 1021.2.1 TO ALLOW FOR ACCESS ACROSS ADJOINING PARCELS BY UTILIZING A MUTUAL ACCESS/CROSS EASEMENT THAT WOULD BE RECORDED ON THE PARCEL MAP AND IN THE CC&RS 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 THE 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 REQUIRED 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 IMPLEMENTATION PER CITY CODE 22.76.210. IN THE EVENT NO IMPLEMENTATION CANNOT BE PROVIDED PER CITY CODE, DOCUMENTATION AND PHOTOS WILL BE PROVIDED TO THE CITY ENGINEER INDICATING THE PREMISES RE-EXISTED IN FROM CITY'S IMPLEMENTATION CODE.

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

REGISTERED PROFESSIONAL ENGINEER No. 57333 CIVIL STATE OF CALIFORNIA

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

NO.	DATE	DESCRIPTION
1	04/21/16	PER CITY COMMENTS
2	12/15/15	PER CITY COMMENTS
1	10.00/15	PER CITY COMMENTS

PROJECT NO:	9885.10
CAD DWG FILE:	9885-10 TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	EJJ
DATE:	JAN 21, 2015
SCALE:	1" = 60'
© HMH	

VESTING TENTATIVE PARCEL MAP

TM-1

OF 2

CONTRACTOR AGREES THAT THE SERVICES ASSUMED BY AND COMPLIANCE RESPONSIBILITY FOR JOB SITE CONDITIONS AND SAFETY AND SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HMH FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS OR LOSSES ARISING FROM OR IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF HMH.

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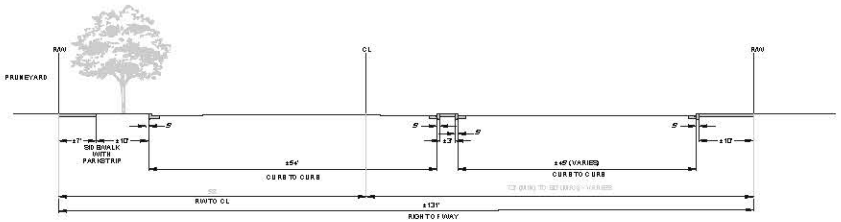
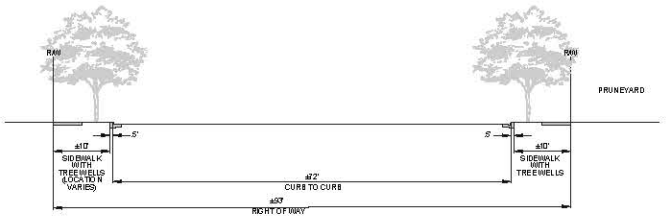
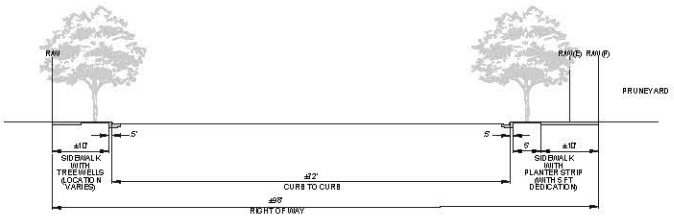


A EXISTING S BASCOM AVENUE SECTION (TO REMAIN)
SCALE: NOT TO SCALE



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

CONTRACTOR AGREES THAT THE SHALL ASSUMED BY AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT 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, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE LEGAL NEGLIGENCE OF HMH OR HMH'S CONSULTANTS.
SURVEY QUESTIONS SHOULD BE DIRECTED TO STEVE TVITY EBKP OSBORN, LAND

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

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER M. KEPLER
No. 57333
CIVIL
STATE OF CALIFORNIA

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

NO	DATE	DESCRIPTION
1	04/21/16	PER CITY COMMENTS
2	12/15/15	PER CITY COMMENTS
3	10/20/15	PER CITY COMMENTS

PROJECT NO:	9855.10
CAD DWG FILE:	9855-10 TM.DWG
DESIGNED BY:	DM
DRAWN BY:	DM
CHECKED BY:	CJJ
DATE:	JAN 21, 2015
SCALE:	1" = 80'
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CROSS SECTIONS

TM-2
OF 2

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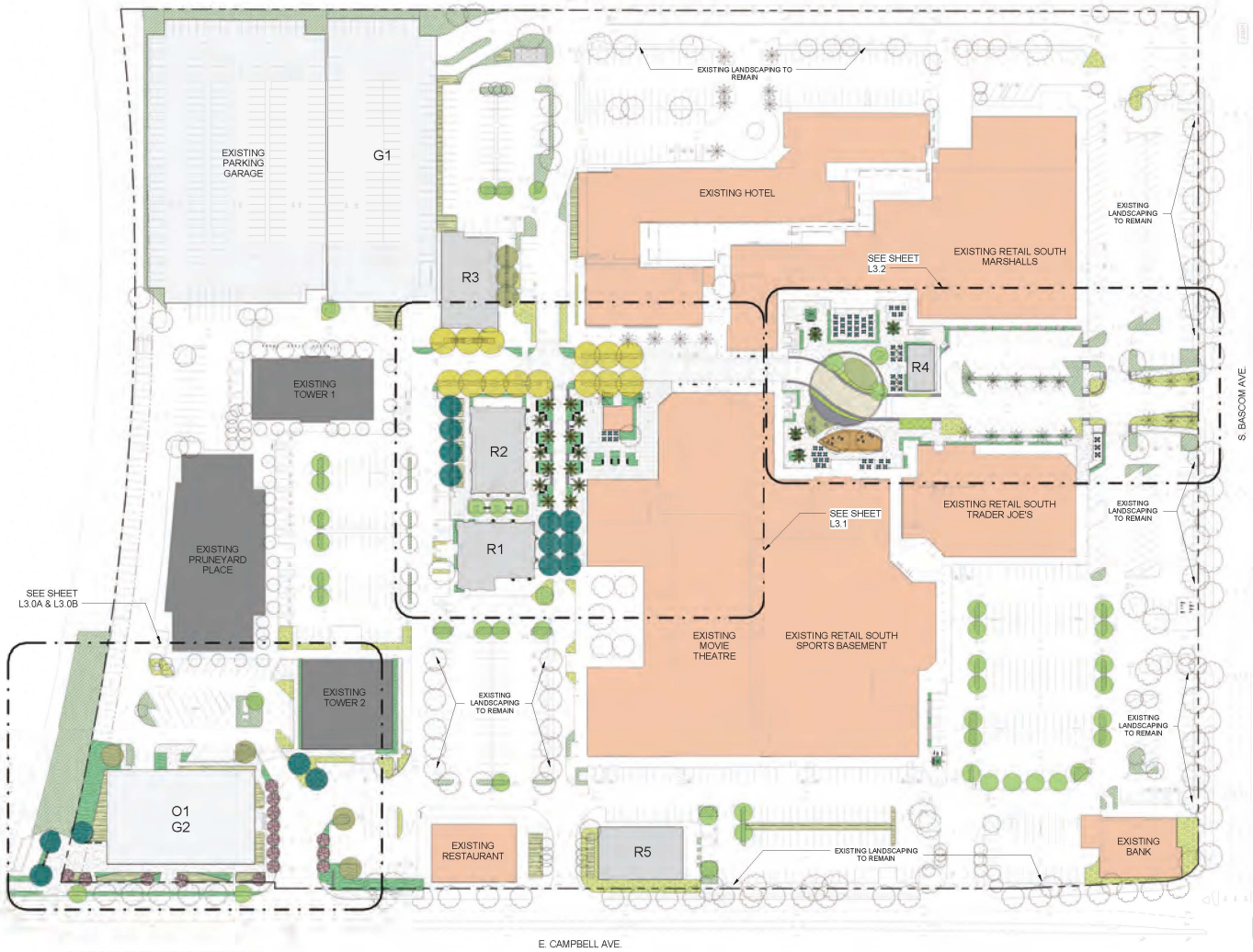

IRRIGATION DESIGN INTENT

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 arch
TEL 510.836.5400 www.lowneyarch.com

PROJECT NAME
THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

N PROJECT NORTH
N TRUE NORTH

DRAWN BY: CJ, SG
PROJECT NUMBER: PRUNEYARD
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L1.0

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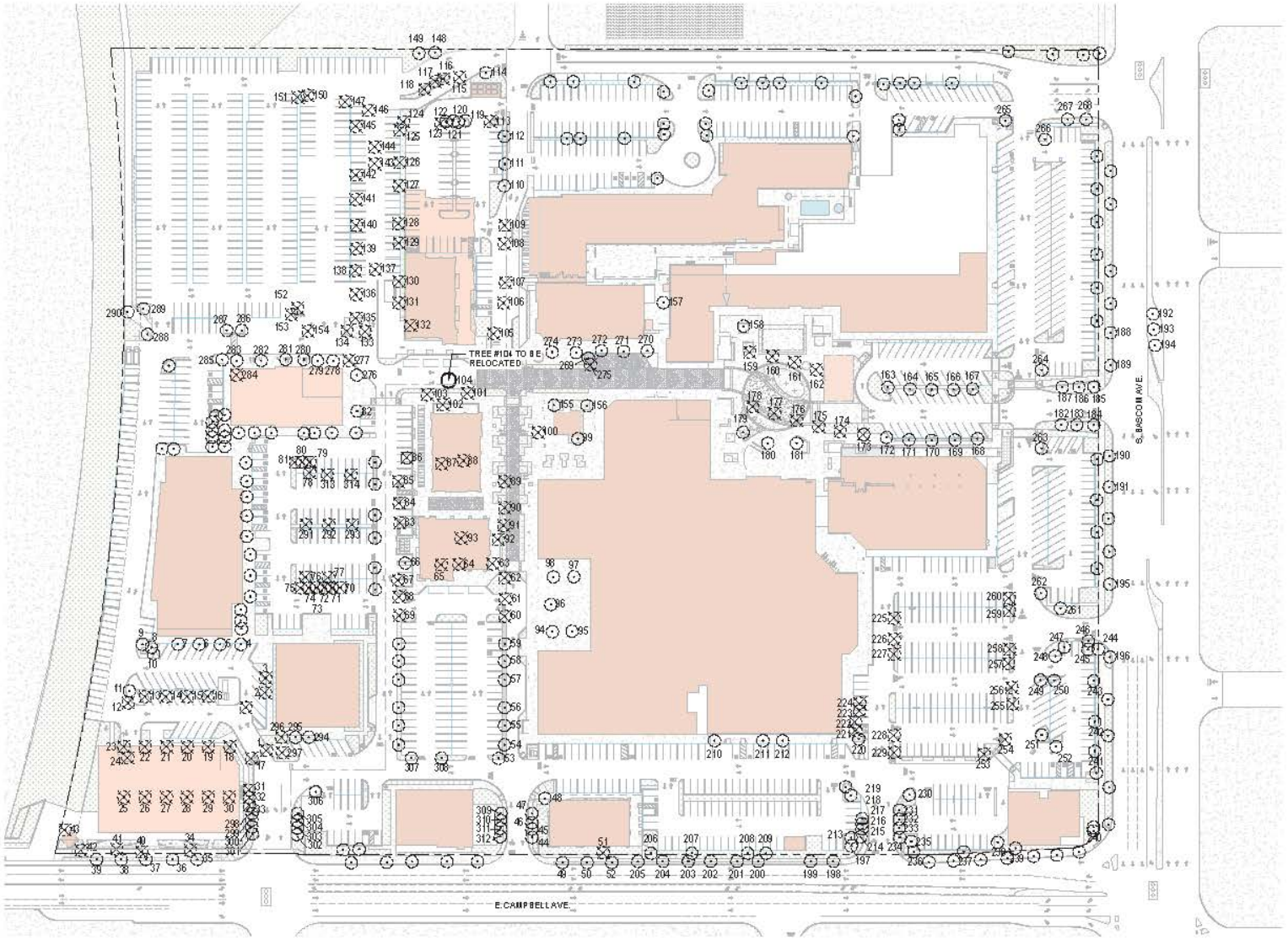

EXISTING TREE LEGEND

- 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"

4/27/2016 3:13:24 PM

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PROJECT NAME

THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	09/12/15	ENTITLEMENT	
	10/30/15	RESUBMITTAL 1	
	12/18/15	RESUBMITTAL 2	
	04/28/16	RESUBMITTAL 3	

PROJECT NORTH / TRUE NORTH

DRAWN BY: CJ, KT

PROJECT NUMBER: PRUNEYARD

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	12.5	YES	4	Good	X
2	Ulmus parvifolia	Chinese Elm	12.4	YES	3	Moderate	X
3	Ulmus parvifolia	Chinese Elm	19.6		3	Moderate	X
4	Pistacia chinensis	Chinese Pistache	9.6		4	Moderate	
5	Koelreuteria paniculata	Goldenrain Tree	11.7		2	Poor	
6	Koelreuteria paniculata	Goldenrain Tree	9.6		3	Moderate	
7	Koelreuteria paniculata	Goldenrain Tree	10.2		3	Moderate	
8	Melaleuca linarifolia	Paperbark	11.8	YES	4	Good	
9	Koelreuteria paniculata	Goldenrain Tree	11.9		4	Good	
10	Koelreuteria paniculata	Goldenrain Tree	13	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	9		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	9.2		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	6.4		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	5.8		4	Good	
37	Pistacia chinensis	Chinese Pistache	7.6		4	Good	
38	Pistacia chinensis	Chinese Pistache	8.7		4	Good	
39	Pistacia chinensis	Chinese Pistache	3.4		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	26.9	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	9.6		4	Good	
49	Pistacia chinensis	Chinese Pistache	10		4	Good	
50	Pistacia chinensis	Chinese Pistache	8		4	Good	
51	Olea europaea	Olive	40.6	YES	3	Poor	X
52	Pistacia chinensis	Chinese Pistache	9.4		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	38.6		3	Moderate	
56	Olea europaea	Olive	23.6	YES	3	Moderate	
57	Olea europaea	Olive	26	YES	3	Moderate	
58	Olea europaea	Olive	26.4		3	Moderate	
59	Olea europaea	Olive	25.5		3	Moderate	
60	Olea europaea	Olive	23.6	YES	3	Moderate	X
61	Olea europaea	Olive	23.3	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	38.2	YES	4	Good	
67	Olea europaea	Olive	24.6		2	Poor	X
68	Olea europaea	Olive	31		3	Moderate	X
69	Olea europaea	Olive	30.6		2	Poor	X
70	Pyrus calleryana	Ornamental Pear	7.1		4	Good	X
71	Pyrus calleryana	Ornamental Pear	8.1		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	11.6		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	26.7		3	Moderate	X
84	Olea europaea	Olive	22.3		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	46	YES	3	Moderate	X
88	Ulmus parvifolia	Chinese Elm	25	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	34	YES	4	Moderate	X
93	Pinus pinea	Italian Stone Pine	19.6	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	Erobotrya 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	20.4	YES	5	Good	X
106	Olea europaea	Olive	27.5	YES	2	Poor	X
107	Olea europaea	Olive	32.7	YES	2	Poor	X
108	Olea europaea	Olive	39.4	YES	2	Poor	X
109	Olea europaea	Olive	30	YES	2	Poor	X
110	Olea europaea	Olive	36.1	YES	3	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	20.2	YES	3	Poor	X
118	Olea europaea	Olive	44.4		5	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	18.4	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	19.6		1	Poor	X
132	Ulmus parvifolia	Chinese Elm	21.9	YES	5	Moderate	X
133	Ulmus parvifolia	Chinese Elm	8.6		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	9.8		4	Moderate	X
137	Melaleuca linarifolia	Paperbark	25.9	YES	2	Poor	X
138	Ulmus parvifolia	Chinese Elm	8.8		4	Moderate	X
139	Ulmus parvifolia	Chinese Elm	9.9		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	8		4	Moderate	X
143	Olea europaea	Olive	28.5	YES	5	Poor	X
144	Olea europaea	Olive	25.5	YES	3	Moderate	X
145	Ulmus parvifolia	Chinese Elm	10.8		5	Moderate	X
146	Ulmus parvifolia	Chinese Elm	10.9		5	Moderate	X
147	Ulmus parvifolia	Chinese Elm	11.8		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	14.6	YES	4	Moderate	X
152	Olea europaea	Olive	10.2		5	Good	X
153	Olea europaea	Olive	7.9		5	Good	X
154	Ulmus parvifolia	Chinese Elm	9.2		4	Moderate	X
155	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	
156	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	
157	Xylosma congestum	Xylosma	13.6	YES	5	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	15	YES	4	Moderate	
166	Washingtonia robusta	Mexican Fan Palm	14.9	YES	4	Moderate	
167	Washingtonia robusta	Mexican Fan Palm	15	YES	4	Moderate	
168	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Moderate	
169	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
170	Washingtonia robusta	Mexican Fan Palm	13.6	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	10.8		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	14.6	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	20.8	YES	4	Good	
190	Platanus acerifolia	London Plane	19.6	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	13.6	YES	4	Good	
195	Platanus acerifolia	London Plane	19.3	YES	4	Good	
196	Platanus acerifolia	London Plane	16.2	YES		Good	
197	Pinus canariensis	Canary Island Pine	20	YES		Moderate	
198	Pistacia chinensis	Chinese Pistache	10.8			Moderate	
199	Pistacia chinensis	Chinese Pistache	11.3		4	Good	
200	Pistacia chinensis	Chinese Pistache	8.3		3	Moderate	
201	Pistacia chinensis	Chinese Pistache	8.3		3	Good	
202	Pistacia chinensis	Chinese Pistache	5.6		3	Good	
203	Pistacia chinensis	Chinese Pistache	7.9		4	Good	
204	Pistacia chinensis	Chinese Pistache	9.1		4	Good	
205	Pistacia chinensis	Chinese Pistache	8.5		3	Moderate	
206	Geijera parviflora	Australian Willow	16.2	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	2.9		4	Good	
214	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.2		4	Good	
215	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.6		4	Good	
216	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		4	Good	
217	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.6		4	Good	
218	Pinus canariensis	Canary Island Pine	21.3	YES	4	Good	
219	Pinus canariensis	Canary Island Pine	24.2	YES	4	Good	

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PROJECT NAME
THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

CONSULTANT

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	09/12/15	ENTITLEMENT	
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	12/15/15	RESUBMITTAL 2	
	04/25/16	RESUBMITTAL 3	

PROJECT NORTH

TRUE NORTH

DRAWN BY: CJ, KF
PROJECT NUMBER: PRUNEYARD
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	2.8		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	15.2	YES	5	Good	
243	Platanus acerifolia	London Plane	15.3	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	11.6		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	10.6		5	Good	X
258	Koelreuteria paniculata	Goldenrain Tree	8.7		3	Poor	X
259	Koelreuteria paniculata	Goldenrain Tree	8.9		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	16.2	YES	5	Good	
264	Platanus acerifolia	London Plane	16.5	YES	5	Good	
265	Syagrus romanzoffiana	Queen Palm	11.0		2	Poor	
266	Platanus acerifolia	London Plane	19.7	YES	5	Good	
267	Platanus acerifolia	London Plane	13.4	YES	5	Good	
268	Platanus acerifolia	London Plane	19.7	YES	5	Good	
269	Melaleuca linariifolia	Paperbark	40.1		4	Good	X
270	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Good	
271	Washingtonia robusta	Mexican Fan Palm	17.6	YES	4	Moderate	
272	Washingtonia robusta	Mexican Fan Palm	13.3	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	8.8		4	Moderate	
282	Platanus acerifolia	London Plane	7.5		4	Moderate	
283	Platanus acerifolia	London Plane	11.6		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	16.7		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	9.9		4	Moderate	
296	Ulmus parvifolia	Chinese Elm	7.7		3	Moderate	X
297	Platanus acerifolia	London Plane	12.6	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	1.8		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	18.6	YES	4	Good	
308	Ulmus parvifolia	Chinese Elm	13.8	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	4.8		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	9.8		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"	32	24" BOX
GREATER THAN 24"	19	36" BOX
TOTAL	51	

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

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PROJECT NAME

THE PRUNEYARD

ELLIS PARTNERS

CAMPBELL, CALIFORNIA

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: KF, CJ

PROJECT NUMBER: PRUNEYARD

SHEET TITLE

EXISTING TREE INVENTORY

SHEET NUMBER

L2.2

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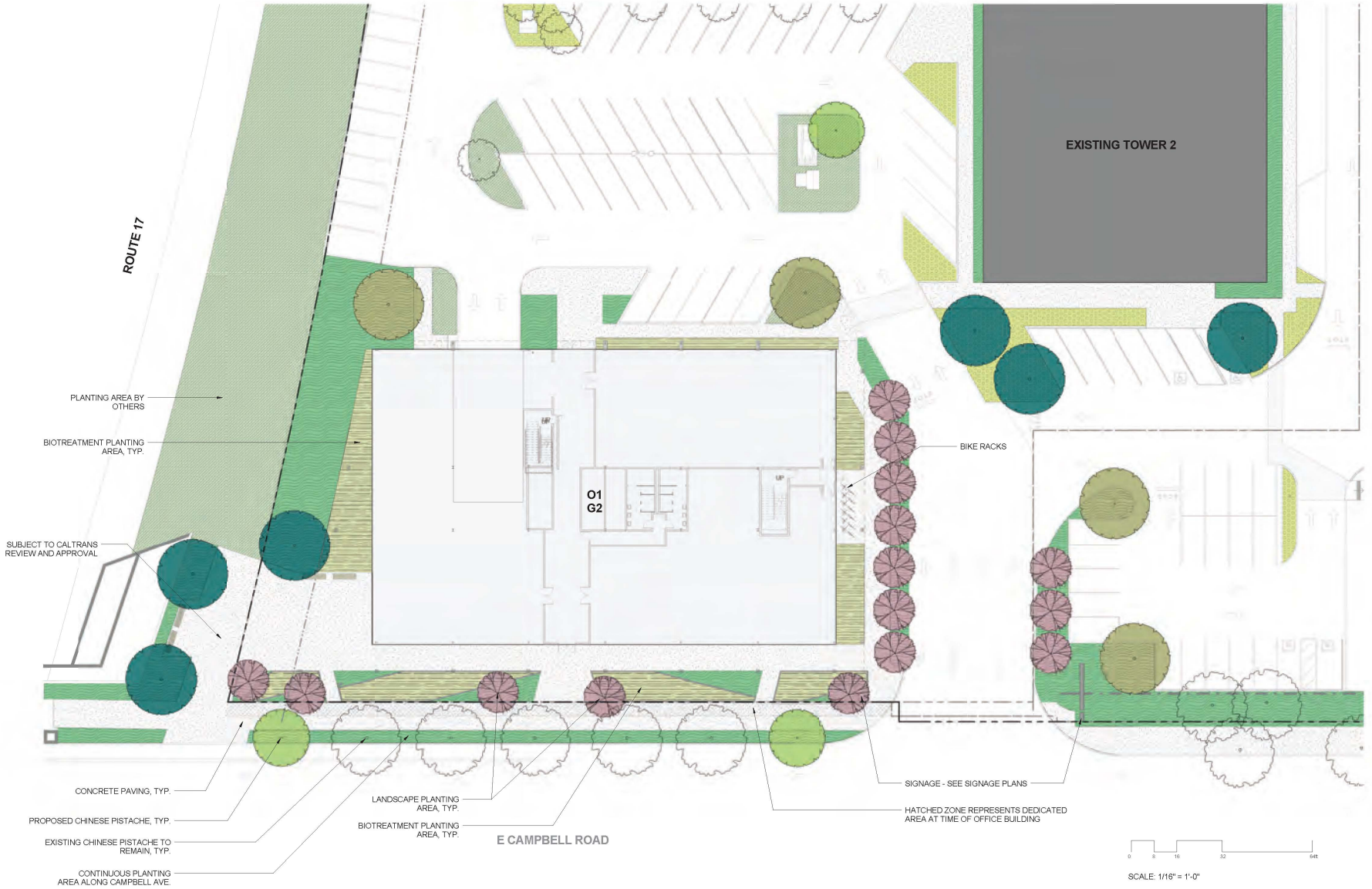

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PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

LANDSCAPE ENLARGEMENT PLAN ALT 1

SHEET NUMBER

L3.0A

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N PROJECT NORTH

N TRUE NORTH

DRAWN BY: CJ/SG

PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

LANDSCAPE ENLARGEMENT PLAN ALT 2

SHEET NUMBER

L3.0B

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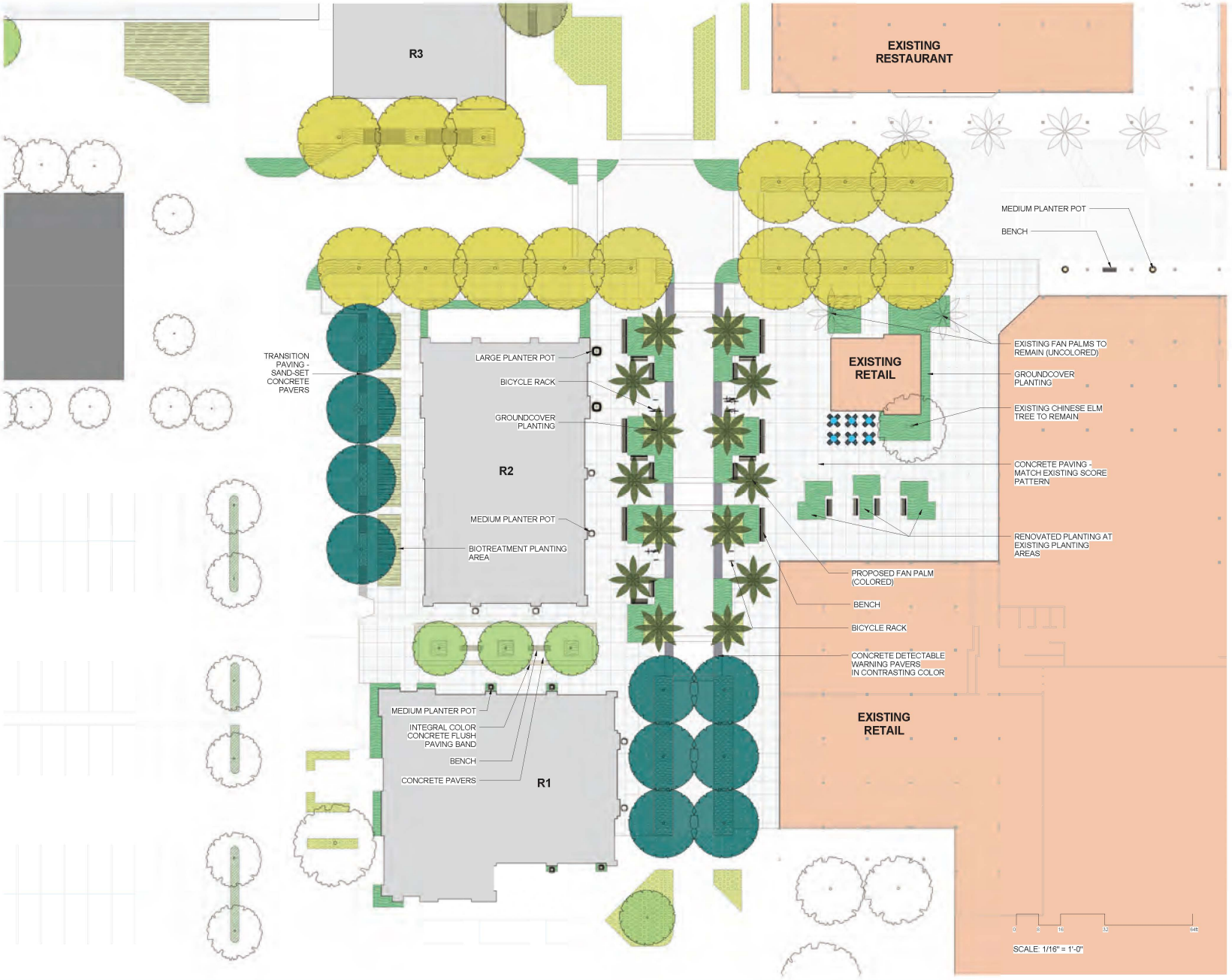

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SHEET TITLE:

LANDSCAPE ENLARGEMENT PLAN

SHEET NUMBER

L3.1

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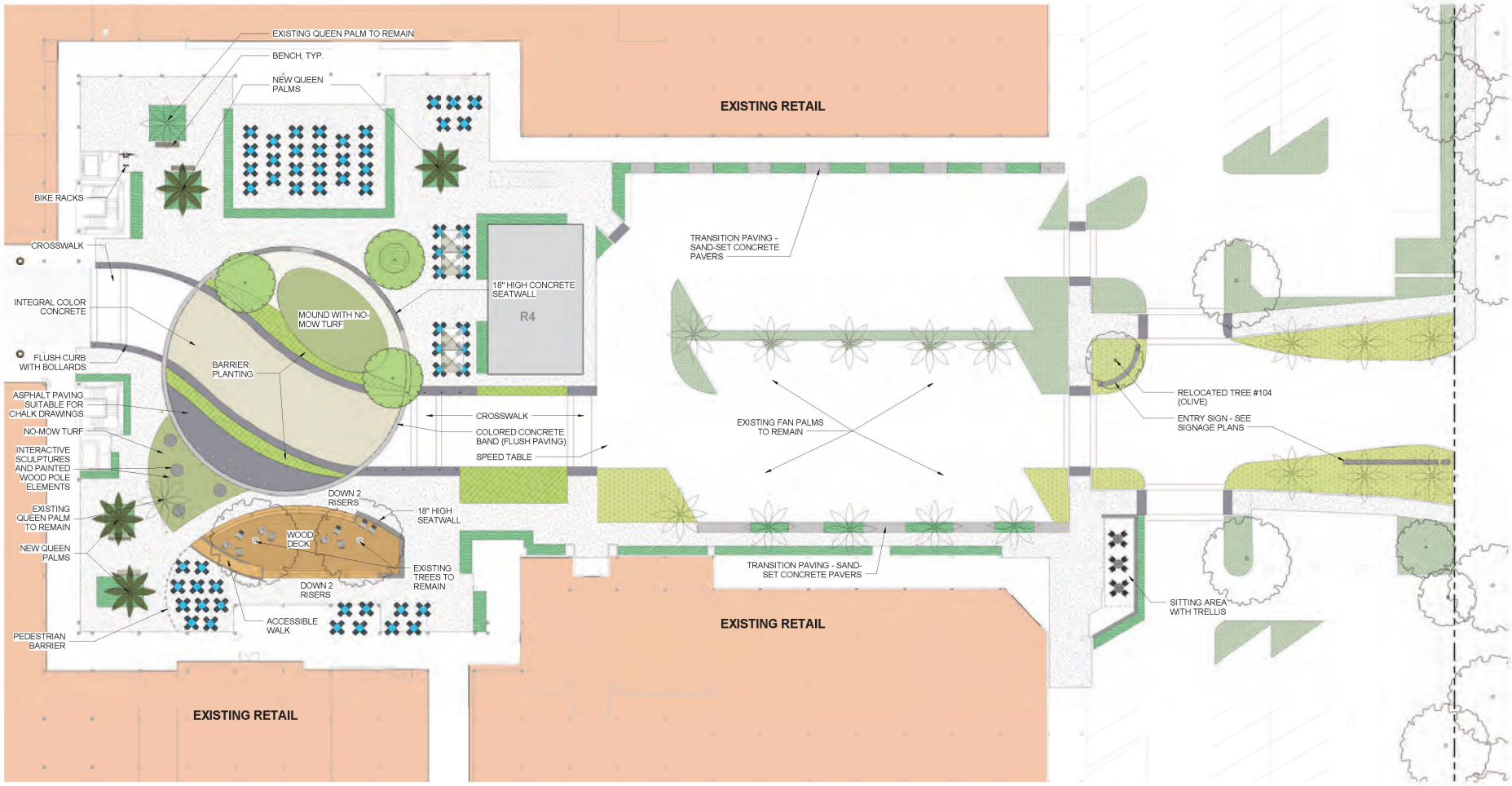

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PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

LANDSCAPE ENLARGMENT PLAN

SHEET NUMBER

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

Nyssa sylvatica
Black Gum

Zelkova serrata 'Village Green'
Village Green Japanese Zelkova

TYPE D TREES

Ulmus parvifolia
Chinese Elm

Koelreuteria paniculata
Golden Rain Tree

Pistacia chinensis
Chinese Pistache

TYPE E TREES

Syagrus romanzoffiana
Queen Palm

Washingtonia filifera x robusta
Hybird Fan Palm

TYPE F TREES

Arbutus 'Marina'
Marina Strawberry Tree

Lagerstroemia 'Natchez'
Crape Myrtle

Laurus 'Saratoga'
Saratoga Bay

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

EXISTING TREE TO REMAIN

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PROJECT NAME

THE PRUNEYARD

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N TRUE NORTH

DRAWN BY: KF, CJ

PROJECT NUMBER: PRUNEYARD

SHEET TITLE:

PLANT MATERIALS

SHEET NUMBER

L4.0

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