





PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1175 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

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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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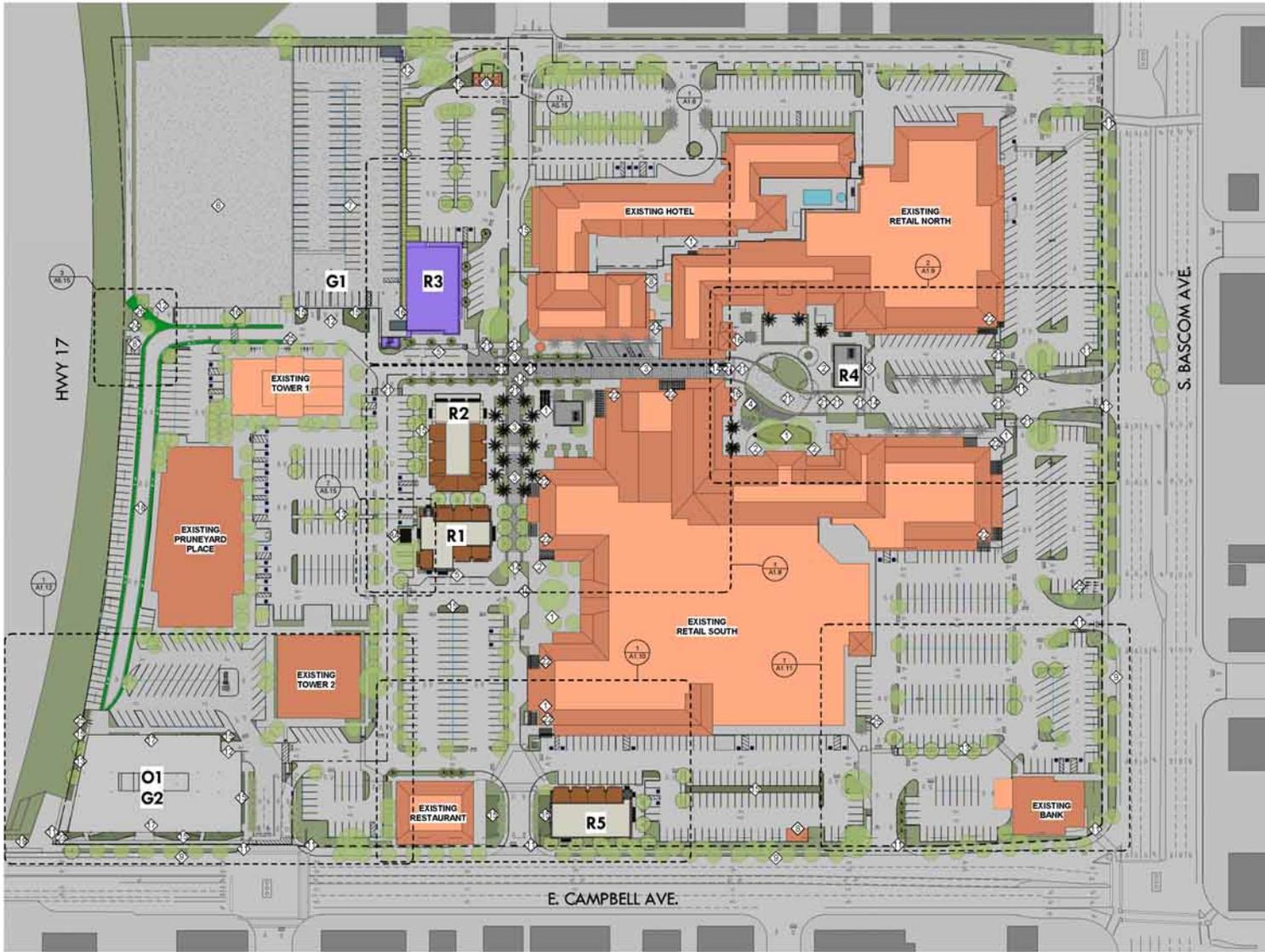


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SITE PLANS  
COVER

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### BUILDING MATRIX

Building	Building Type	Square Footage
R1	Residential/Commercial	1,500 SF
R2	Residential/Commercial	1,500 SF
R3	Hotel	1,000 SF
R4	Office	1,000 SF
R5	Restaurant	1,000 SF
G1	Parking Garage	18,000 SF
G2	Office / Garage	100,000 SF
Total		126,000 SF

### SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS

### LEGEND

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

### KEY NOTES

- ◆ NEW SEATING AREA
- ◆ NEW OUTDOOR DINING AREA
- ◆ NEW STAMPED ASPHALT PAVING
- ◆ CHILDREN'S PLAY AREA
- ◆ VALET DROP OFF AREA
- ◆ EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
- ◆ NEW PARKING GARAGE
- ◆ (T) TRASH ENCLOSURE
- ◆ NEW TRASH ENCLOSURE
- ◆ BUS STOP
- ◆ DROP OFF AREA
- ◆ NEW SIGNAGE, SEE SIGNAGE PACKAGE
- ◆ PARKING GARAGE ENTRY/EXIT
- ◆ NEW PEDESTRIAN CIRCULATION
- ◆ SPEED TABLE, RAMP UP
- ◆ LANDSCAPE WATER TREATMENT AREA
- ◆ PUBLIC ELEVATORS
- ◆ OFFICE ENTRY LOBBY
- ◆ NEW BIKE LANE
- ◆ NEW PORTALS PROJECT
- ◆ NEW STRIPING TO ACCOMMODATE LEFT TURN
- ◆ STAMPED CONCRETE
- ◆ ARCADE REMOVAL / TRELLIS CREATION
- ◆ PUBLIC ART IN NEW PLAZA
- ◆ ENCLOSURE SCREENING
- ◆ BIKE CORRAL
- ◆ IMPROVED BIKE TRAIL ACCESS & MARKERS



PROJECT NAME  
**The Pruneyard**

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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SHEET ISSUE DATE: 04/21/2015  
SHEET TITLE:

### SITE PLAN

SHEET NUMBER  
**A1.1**

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### BUILDING MATRIX

Building	Building Type	Square Footage
R1	Retail/Restaurant	6,000 SF
R2	Retail/Restaurant	5,500 SF
R3 Fitness Option	Fitness	30,000 SF
R4	Restaurant	1,000 SF
R5	Restaurant	5,500 SF
G1, 2 Levels	Parking Garage	38,000 SF
G2 - 3 levels / G2 - 2 levels	Office / Garage	100,000 SF
Total		191,000 SF

### SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS.  
 OPTIONAL POOL ON R3 SHOWN PENDING TENANT DIRECTION.

### LEGEND

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- . - . PARCEL LINE
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- ◇ NEW SIGNAGE, SEE SIGNAGE PACKAGE
- ◇ PARKING GARAGE ENTRY/EXIT
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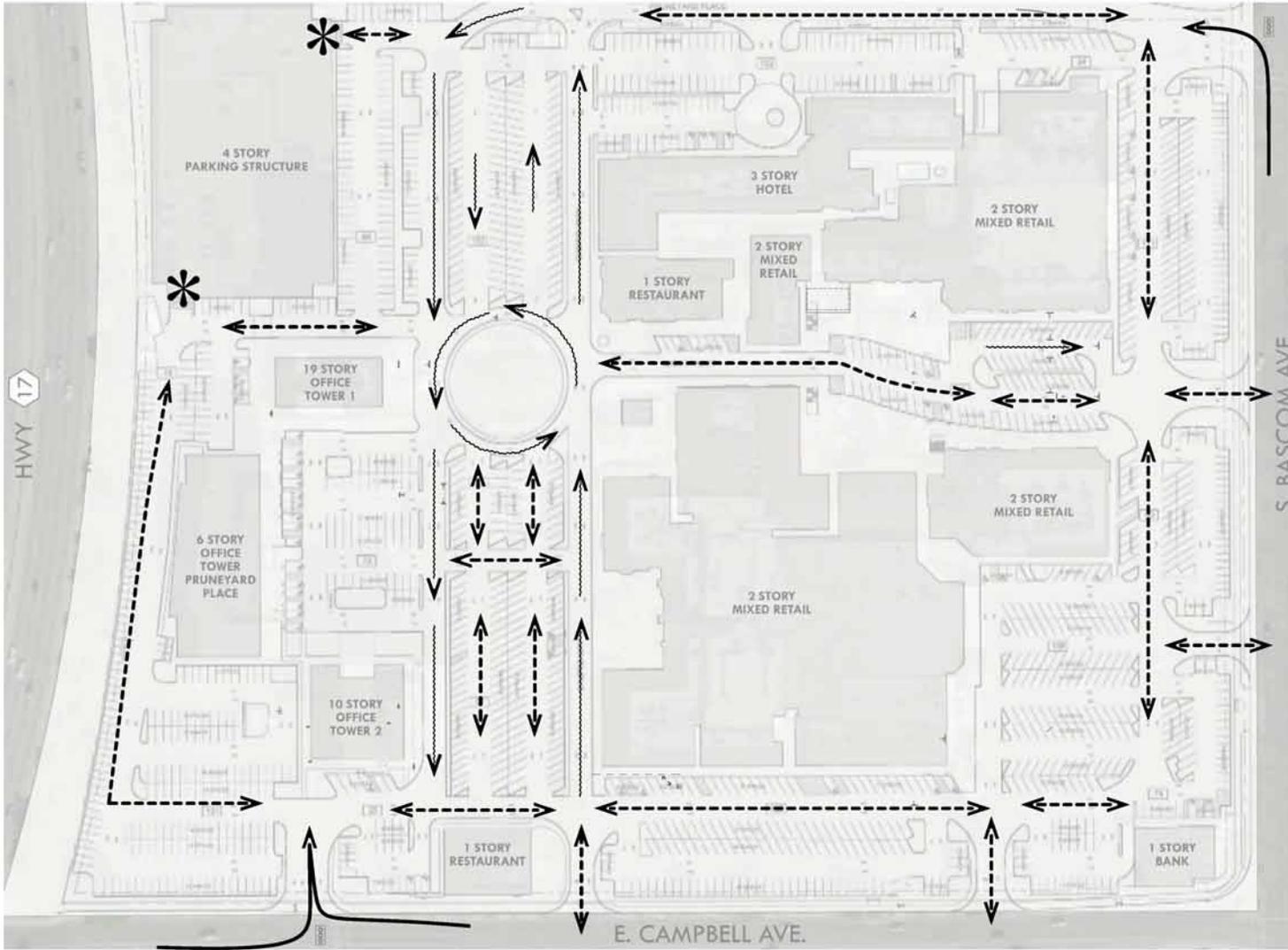
SHEET TITLE:  
**SITE PLAN ALT. R3 FITNESS & OFFICE ALT**

SHEET NUMBER  
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**LEGEND**

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



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**The Pruneyard**

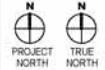
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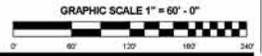
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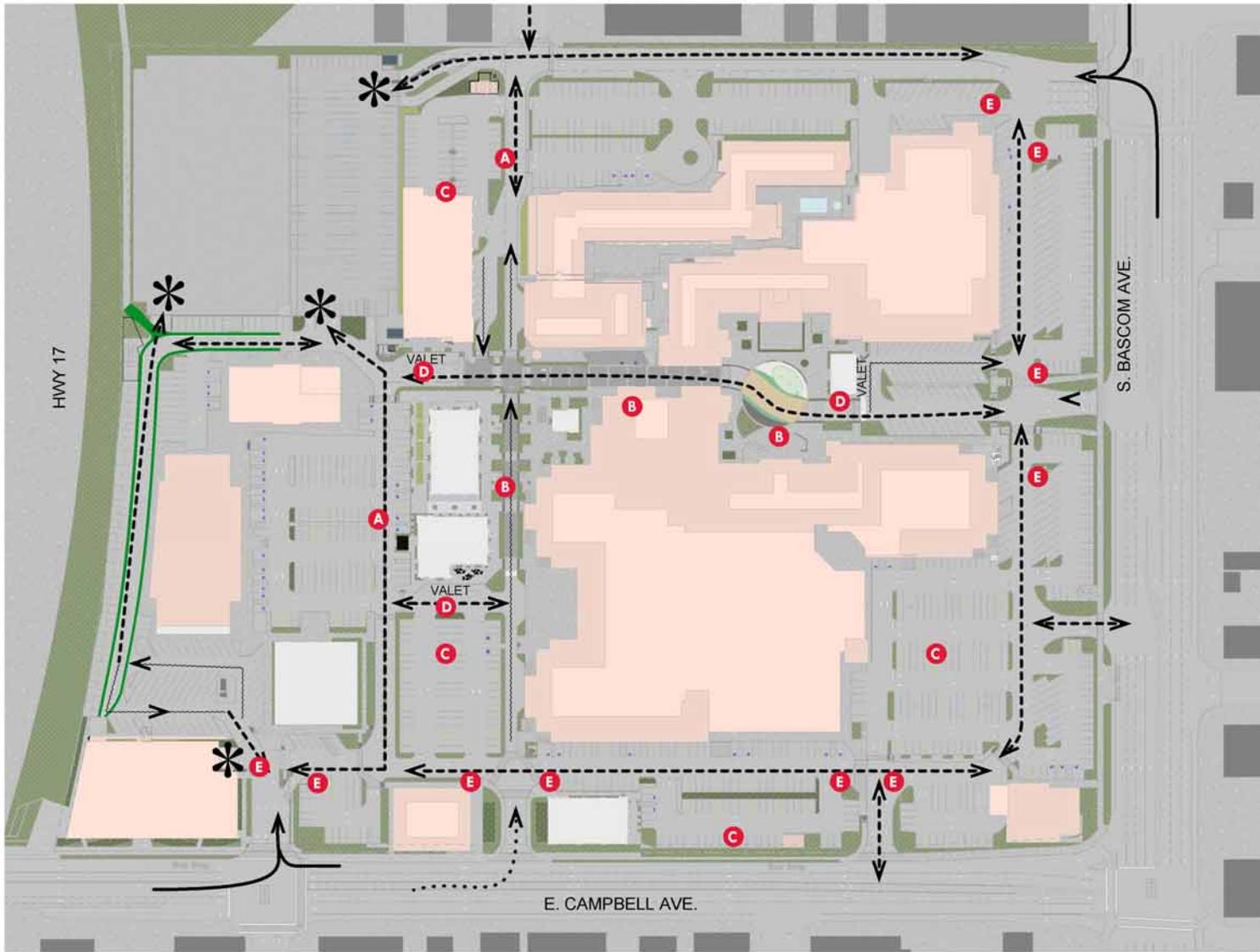


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SHEET TITLE:  
**EXISTING VEHICULAR CIRCULATION**

SHEET NUMBER  
**A1.3**





**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**

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



PROJECT NAME  
**The Pruneyard**

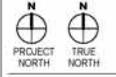
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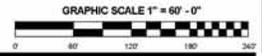
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SHEET TITLE:

**PROPOSED VEHICULAR CIRCULATION**

SHEET NUMBER  
**A1.4**



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**NEW CIRCULATION NOTES**

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

**LEGEND**

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



PROJECT NAME

**The Pruneyard**

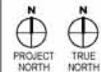
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**PEDESTRIAN/  
BIKE  
CIRCULATION**

SHEET NUMBER

**A1.5**



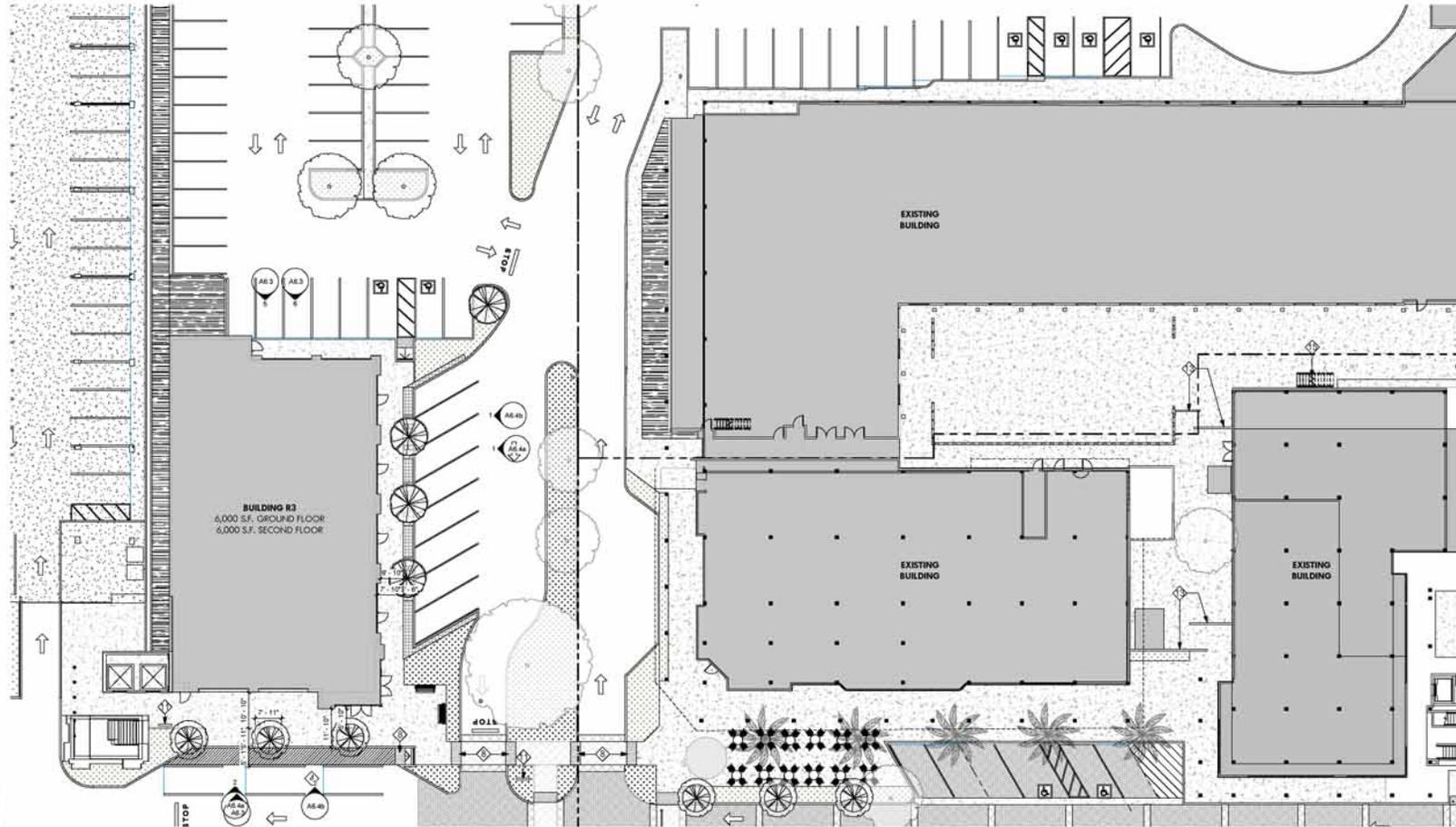
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**LEGEND**

- PROPERTY LINE
- - - SETBACK LINE
- - - PARCEL LINE
- ↑ 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**

- ◇ OUTDOOR SEATING AREA
- ◇ TRELLIS
- ◇ TRASH ENCLOSURE
- ◇ VALET DROP OFF
- ◇ RAISED SEATING
- ◇ BOLLARD
- ◇ RAMP UP
- ◇ DETECTABLE TILE
- ◇ ABC BARRIER
- ◇ STONE WALL
- ◇ SIGNAGE, SEE SIGNAGE PACKAGE
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- ◇ BUS STOP
- ◇ SCULPTURE ELEMENT
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ENLARGED WEST PLAZA PLAN, NORTHERN PART  
1/16" = 1'-0"



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**ENLARGED WEST PLAZA PLAN, NORTHERN PART**

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**A1.6**

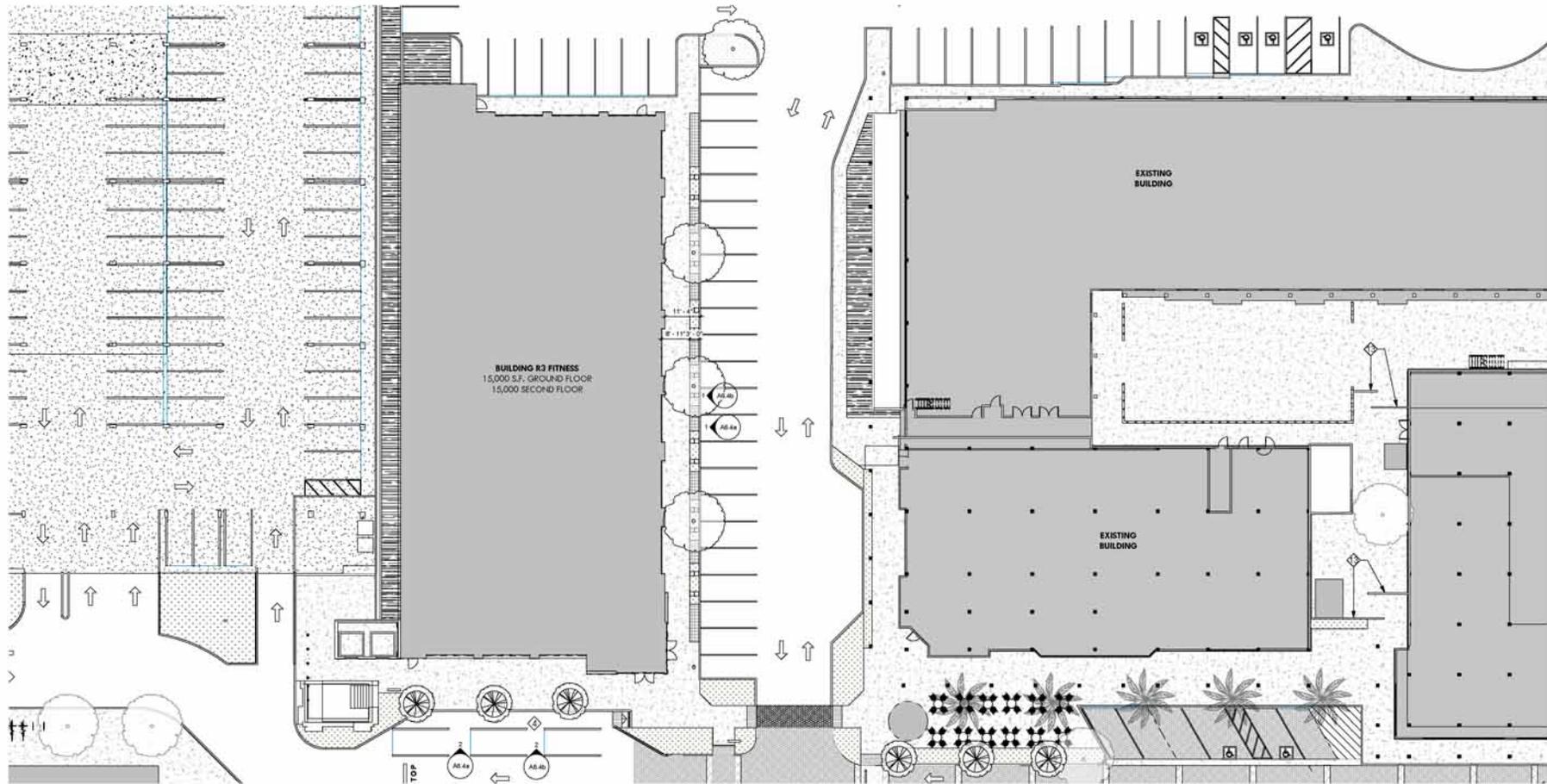
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- NEW TRELLIS
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- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

**KEY NOTES**

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



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**ENLARGED PLAN R3 FITNESS ALTERNATIVE**

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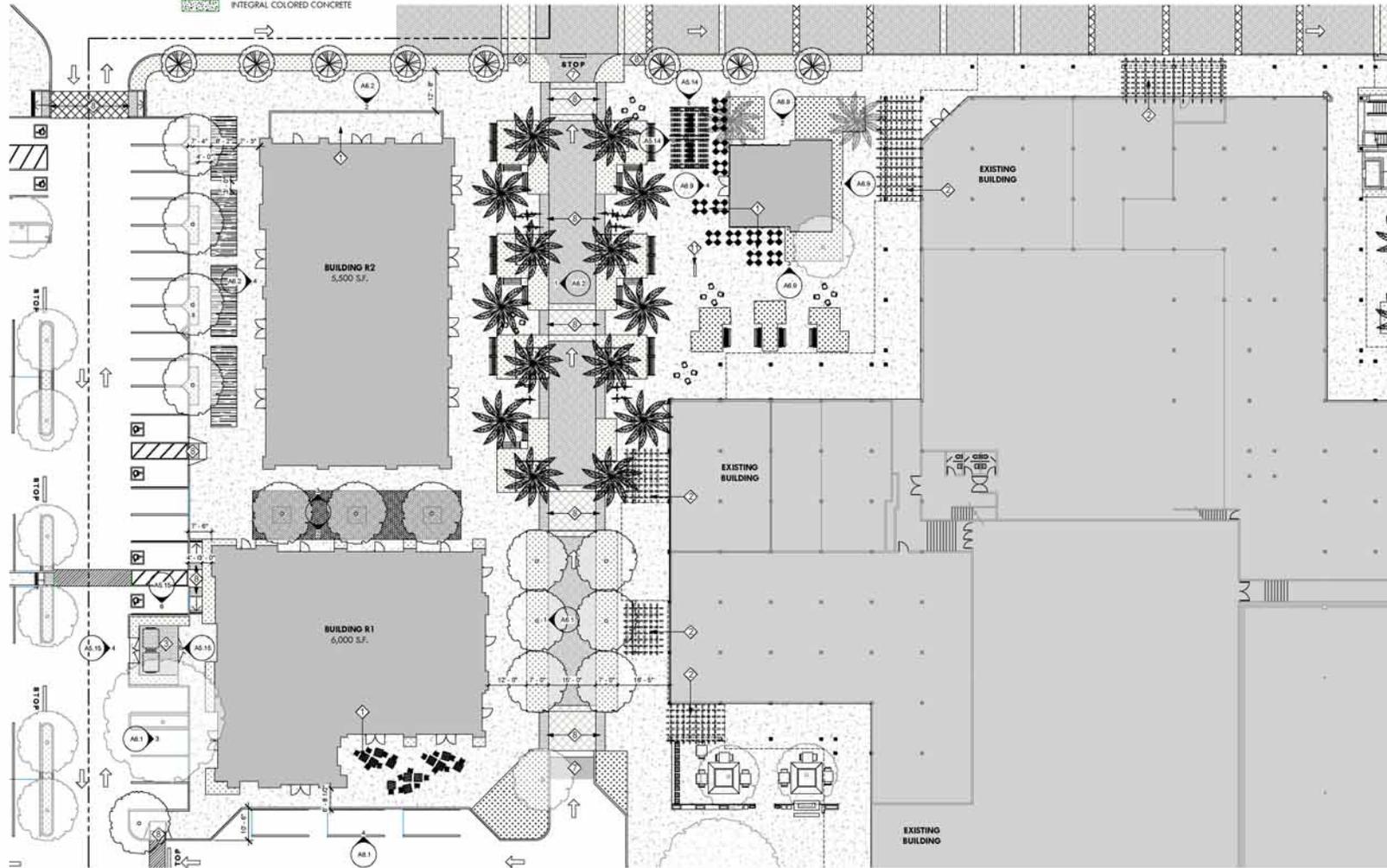
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**LEGEND**

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- INTEGRAL COLORED CONCRETE
- NEW TRELLIS
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- NEW BIKE PARKING
- BENCH
- NEW TREES
- EXISTING TREES

**KEY NOTES**

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



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**ENLARGED WEST PLAZA PLAN, SOUTHERN**

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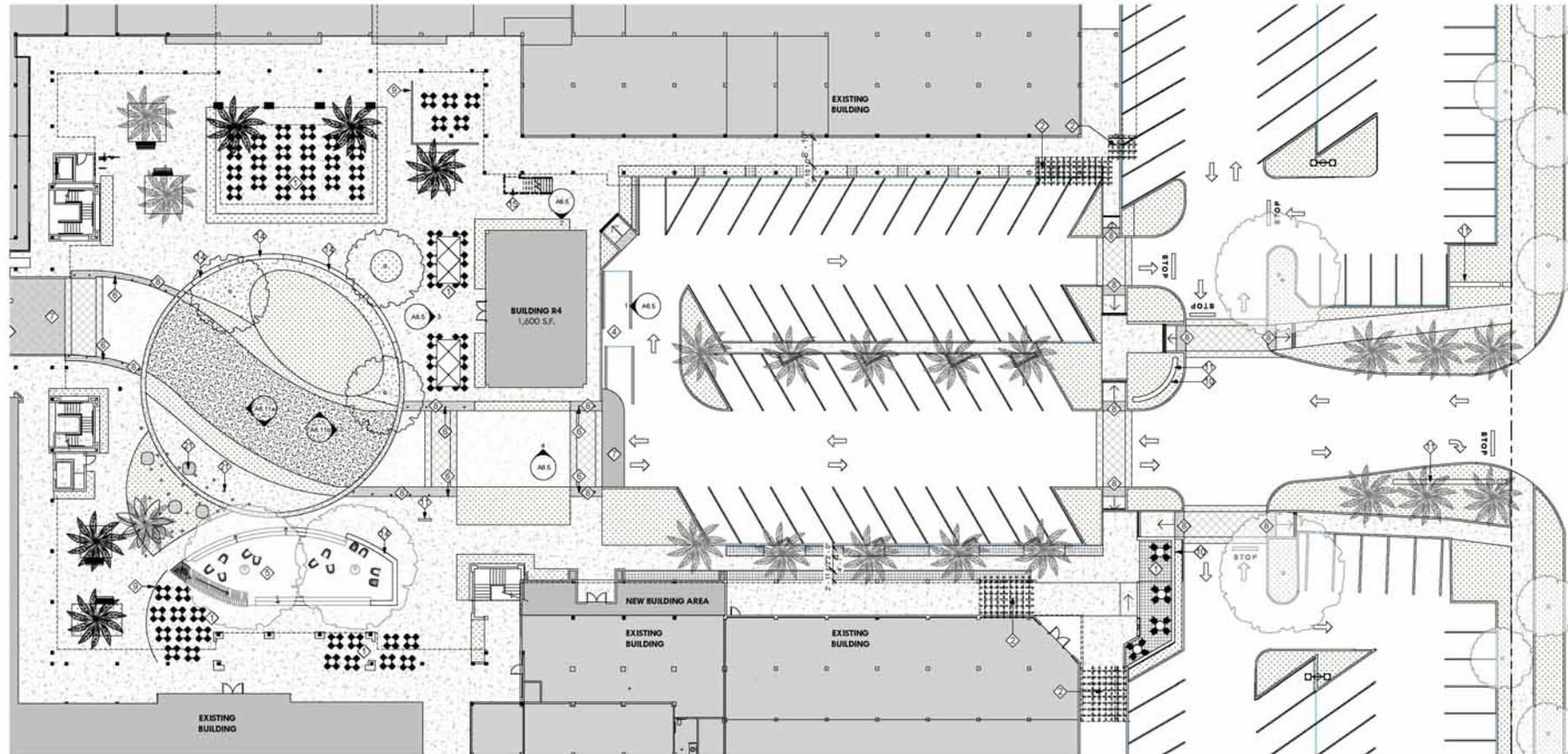
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**ENLARGED PRUNEYARD PLAZA PLAN**

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**A1.9**

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

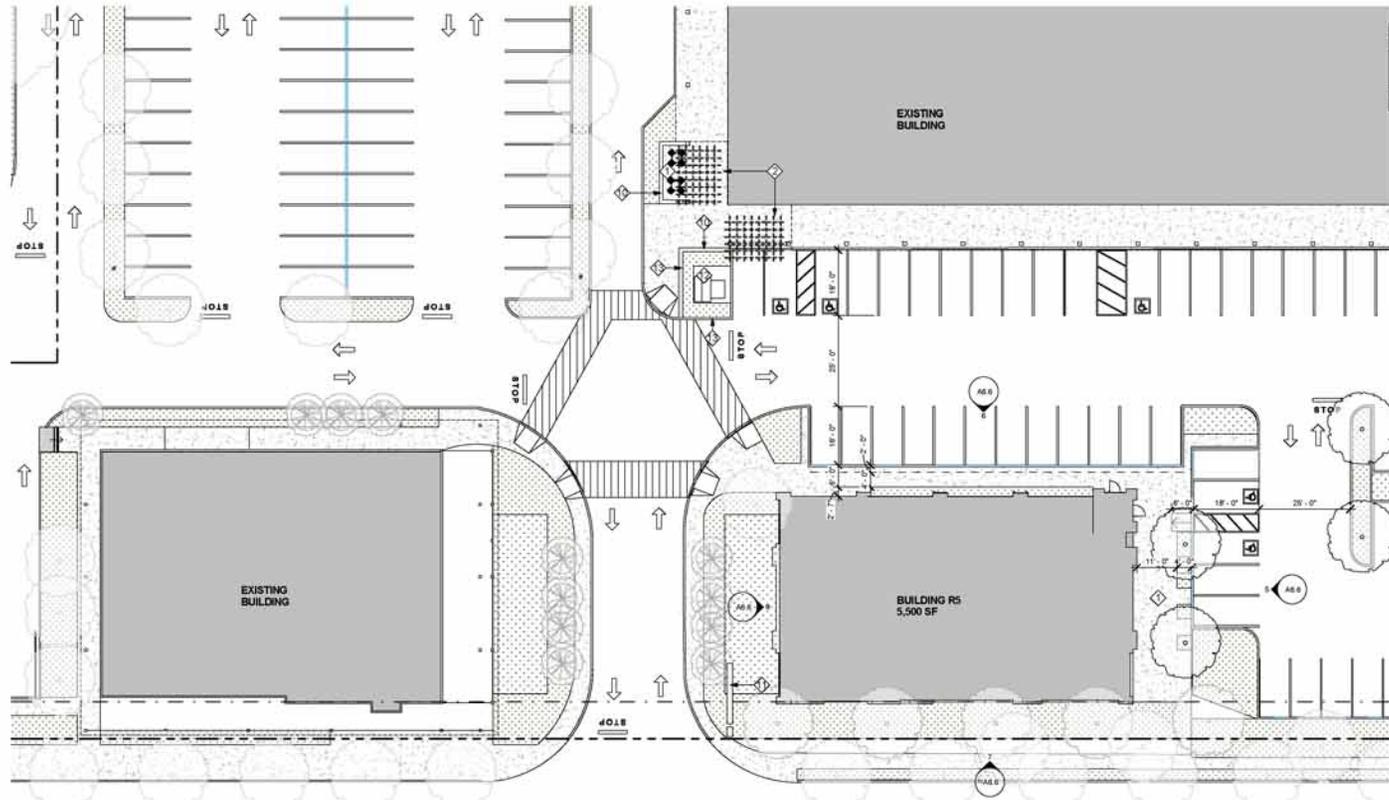
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1 ENLARGED PLAN AT R5  
1/16" = 1'-0"



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**ENLARGED PLAN  
AT BUILDING R5**

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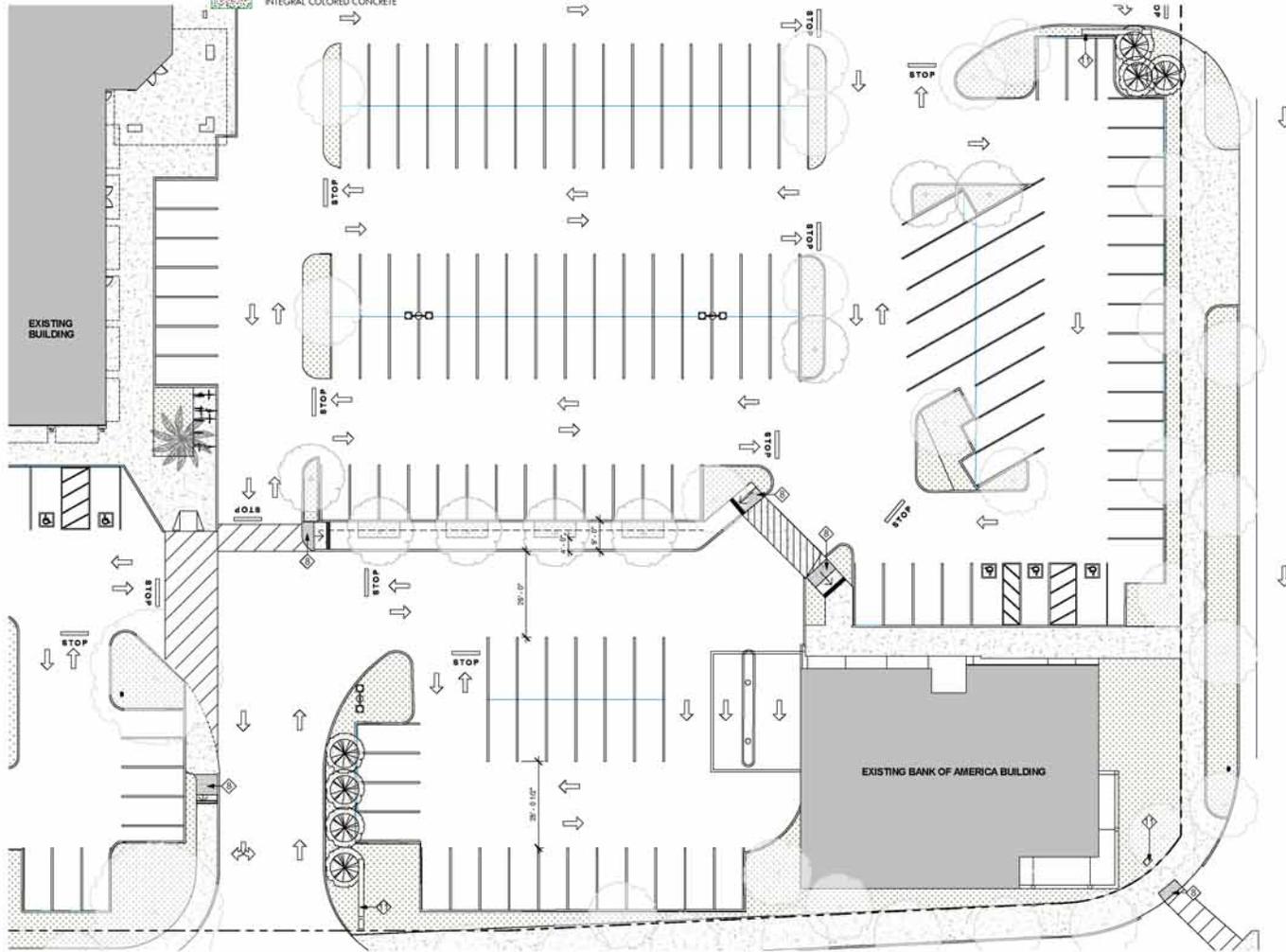
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**LEGEND**

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8/11/2015 3:57:25 PM

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



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**ENLARGED PLAN AT BANK OF AMERICA**

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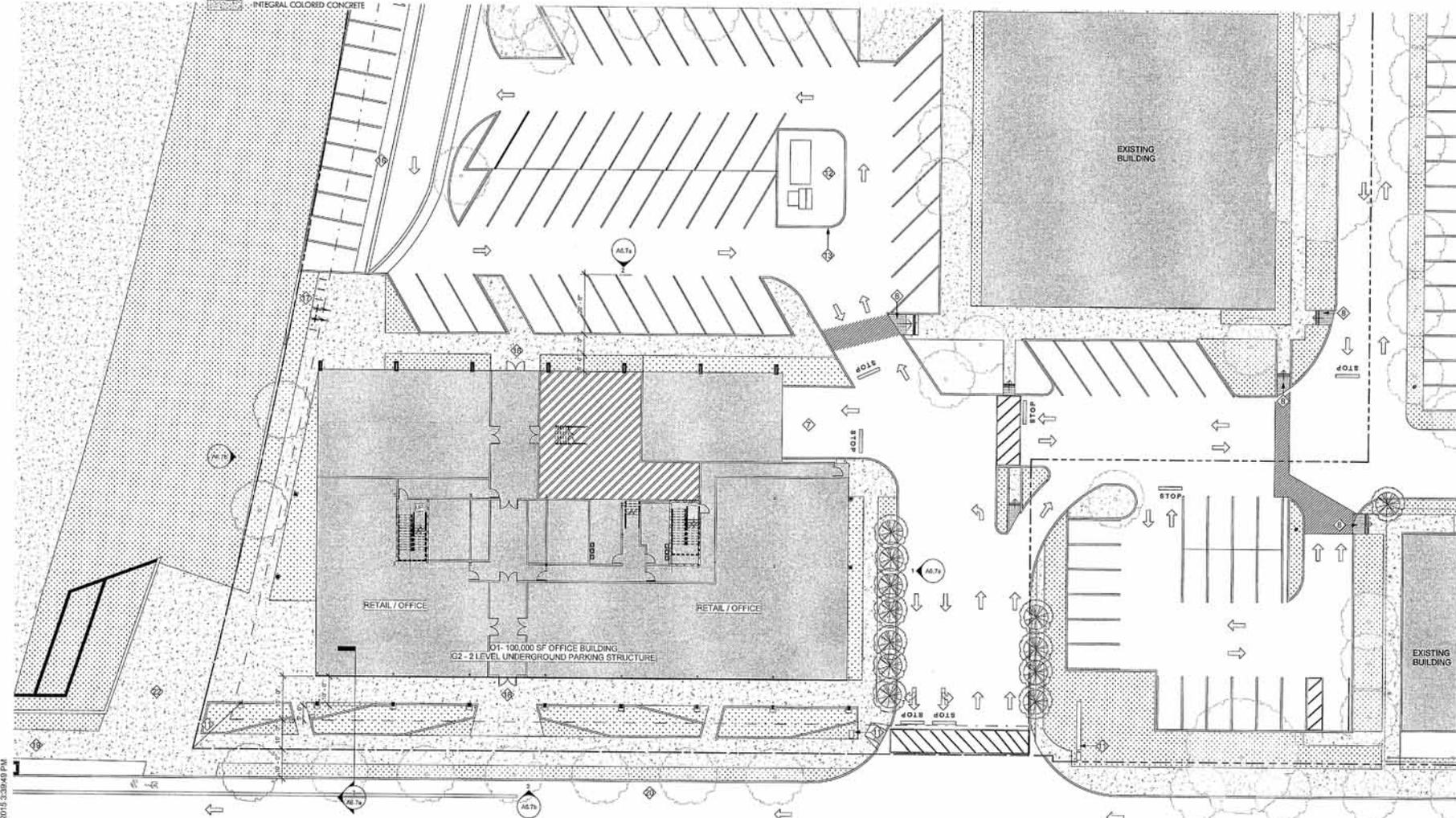
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- - - SETBACK LINE
- - - PARCEL LINE
- ↑ TRAFFIC SIGNAL
- ↑ DIRECTION OF TRAFFIC
- ▨ WATER TREATMENT AREA
- ▨ LANDSCAPE AREA
- ▨ STAMPED ASPHALT
- ▨ PAVERS A
- ▨ PAVERS B
- ▨ CONCRETE
- ▨ PAINTED CROSSWALK
- ▨ INTEGRAL COLORED CONCRETE
- ▨ NEW TRELLIS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

**KEY NOTES**

- ◇ OUTDOOR SEATING AREA
- ◇ TRELLIS
- ◇ TRASH ENCLOSURE
- ◇ VALET DROP OFF
- ◇ RAISED SEATING
- ◇ BOLLARD
- ◇ RAMP UP
- ◇ DETECTABLE TILE
- ◇ ABC BARRIER
- ◇ STONE WALL
- ◇ SIGNAGE, SEE SIGNAGE PACKAGE
- ◇ TRANSFORMER ENCLOSURE
- ◇ SCREEN FENCE
- ◇ SEAT WALL
- ◇ NEW STAIR
- ◇ BIKE LANE
- ◇ BIKE CORRAL
- ◇ BUILDING ENTRANCE
- ◇ PORTAL
- ◇ BUS STOP
- ◇ SCULPTURE ELEMENT
- ◇ SUBJECT TO CALTRANS REVIEW & APPROVAL

**SHEET NOTES**

PROPOSED OFFICE INTERIOR SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.



PROJECT NAME  
**The Pruneyard**

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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SHEET TITLE:

**ENLARGED PLAN AT OFFICE**

SHEET NUMBER  
**A1.12**

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

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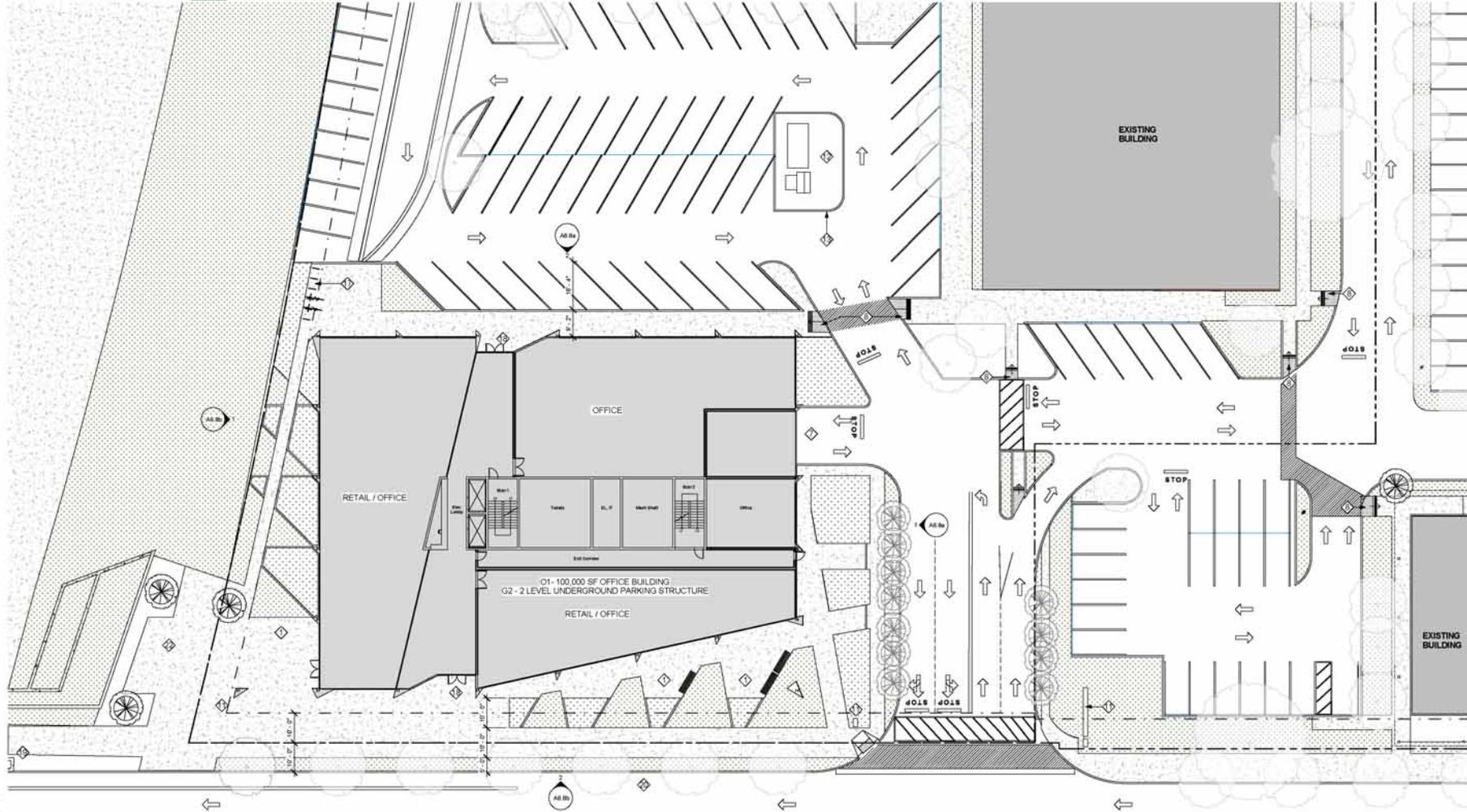
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- EXISTING TREES

**KEY NOTES**

- OUTDOOR SEATING AREA
- TRELLIS
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**ENLARGED PLAN AT ALT. OFFICE**

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1 ENLARGED PLAN AT ALT. OFFICE  
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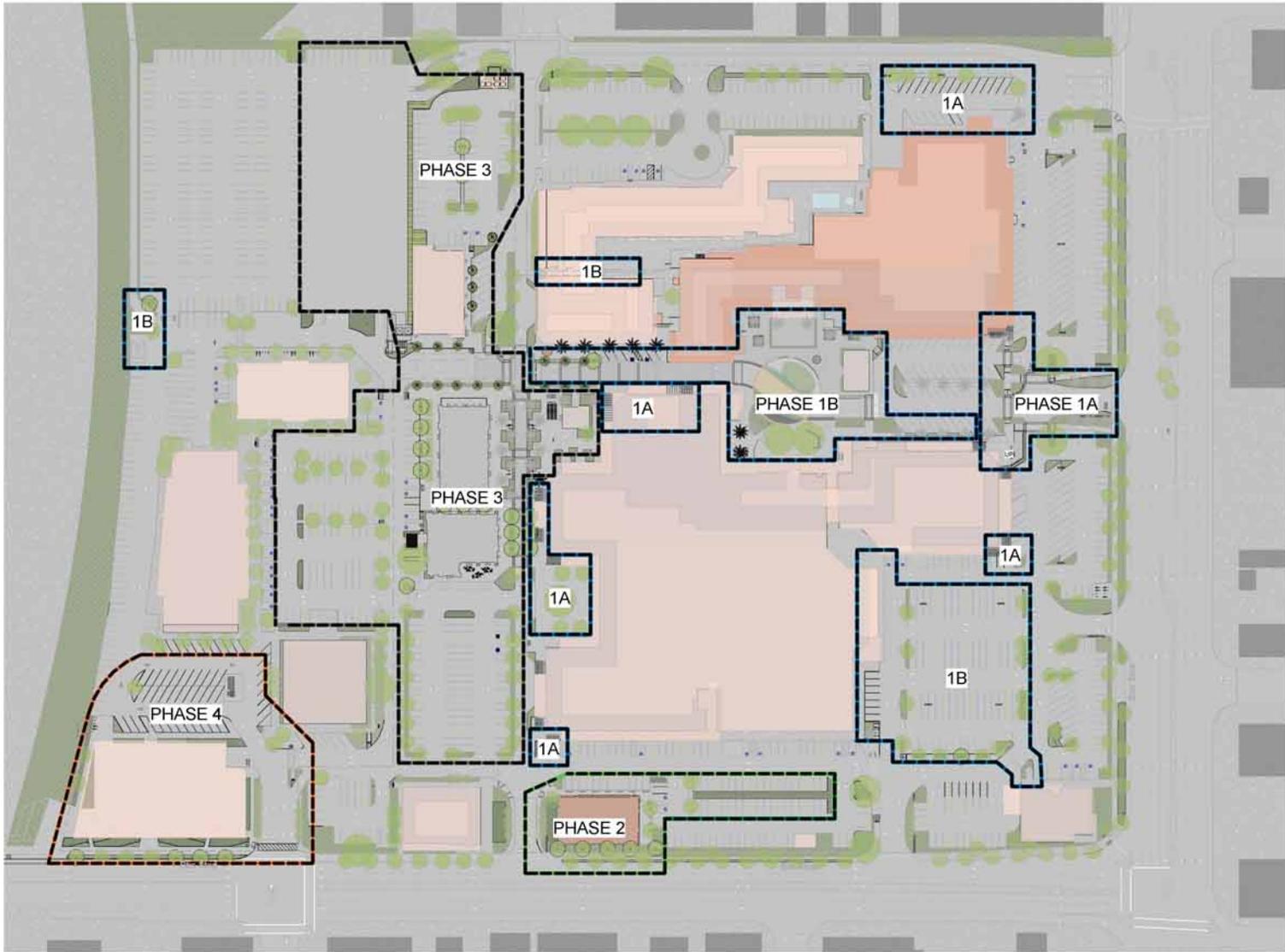
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**LEGEND**

- 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 and installation of ADA compliant driveway at 2 northern entries off Bascom. 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 Buildings (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 walks necessary for creation of new parcel.
- PHASE 2** PHASE 2  
Construction of R5 (pad building) and restriping & water treatment in parking field. 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 O1. 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 bonded parking and the addition of two levels on the O1 parking structure. ADA compliant driveway and approach at Campbell and Union entry.

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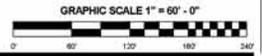
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**LEGEND**

— — — — — PROPERTY LINE

- - - - - PARCEL LINE

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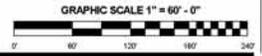
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**PARCEL MAP**

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**LEGEND**

-  PROPERTY LINE
-  COMMON AREAS
-  BUILDING AREA



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COMMON AREA  
 DIAGRAM

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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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**PERSPECTIVES OF PLAZAS**

SHEET NUMBER **A2.0**

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VIEW LEGEND

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

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PERSPECTIVE KEY PLAN

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A2.1

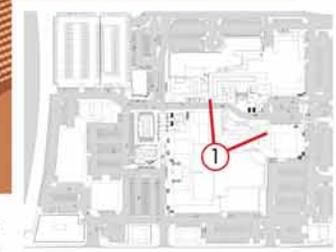
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Pruneyard Plaza: by replacing parking in this central area with hardscape, plantings and seating, and framing the fourth side with a small retail building (R4) this plaza would feel like a true "town square." Our team sees this as signature element 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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**AERIAL PERSPECTIVE OF PRUNEYARD PLAZA**  
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**PERSPECTIVE OF PRUNEYARD PLAZA FROM DECK**

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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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**AERIAL PERSPECTIVE OF WEST PLAZA**

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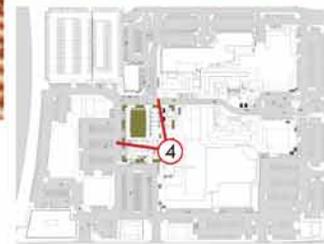
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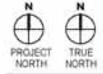
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**R2 RETAIL BUILDING & WEST PLAZA**

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PROPOSED RETAIL & PARKING GARAGE EXPANSION

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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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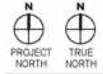
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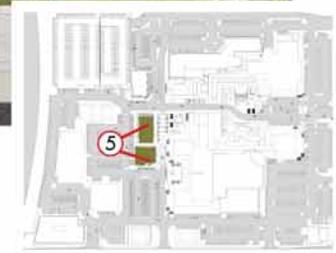


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**PROMENADE  
 BETWEEN R1 & R2  
 RETAIL BUILDINGS**

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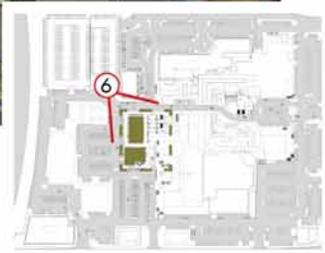
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**R1/R2 RETAIL BUILDINGS**

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**A3.2**

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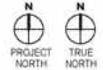
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**R3 BUILDING & 3-LEVEL GARAGE**

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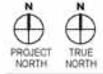
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**R3 FITNESS OPTION  
 & 5-LEVEL GARAGE  
 EXPANSION**

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PROJECT NAME

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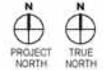
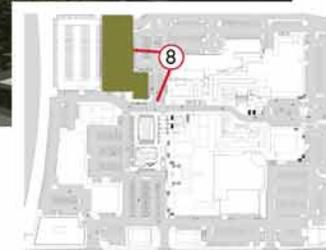
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1875 S. Bascom Ave. Campbell, CA 95008

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 PROJECT NUMBER: 14-051  
 SHEET ISSUE DATE: 07/29/15  
 SHEET TITLE:

**R3 BUILDING & 3-LEVEL GARAGE**

SHEET NUMBER **A3.5**

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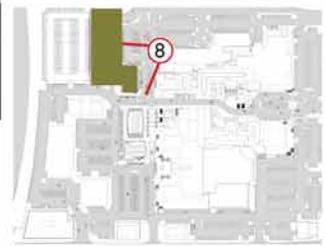
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**R3 FITNESS OPTION  
 & 5-LEVEL GARAGE  
 EXPANSION**

SHEET NUMBER: **A3.6**

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 SHEET TITLE:

**R4 RETAIL BUILDING  
 IN PRUNEYARD PLAZA**

SHEET NUMBER: **A3.7**

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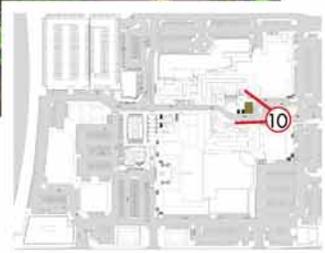
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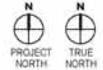
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 SHEET TITLE:

**R4 RETAIL BUILDING  
 FROM BASCOM AVE.  
 ENTRY**

SHEET NUMBER  
**A3.8**

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SHEET TITLE:

**R5 RETAIL BUILDING AT SOUTHWEST CORNER**

SHEET NUMBER: **A3.9**

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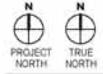
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 SHEET TITLE:

**R5 RETAIL BUILDING FROM NORTHEAST CORNER**

SHEET NUMBER  
**A3.10**

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PROJECT NAME

The Pruneyard

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# PROPOSED OFFICE BUILDING

## Office Building:

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

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

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

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

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SHEET TITLE:

PROPOSED OFFICE BUILDING

SHEET NUMBER **A4.0**

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OPTION 1



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SHEET TITLE:  
**OFFICE BLDG. OPT. 1  
 PERSPECTIVE FROM  
 PORTALS PROJECT**

SHEET NUMBER: **A4.1**



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**OPTION 1**



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 SHEET TITLE:  
**OFFICE BLDG. OPT. 1  
 & PORTALS PLAZA  
 PERSPECTIVE**  
 SHEET NUMBER: **A4.2**

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SHEET TITLE:  
**OFFICE BLDG. OPT.1  
PERSPECTIVE TO  
PORTALS PROJECT**

SHEET NUMBER: **A4.3**

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SHEET ISSUE DATE: 07/29/15

SHEET TITLE:  
**OFFICE BLDG. OPT. 1  
LOOKING WEST ON  
CAMPBELL**

SHEET NUMBER: **A4.4**

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OPTION 2



PROJECT NAME

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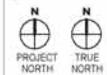
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SHEET TITLE:  
 OFFICE BLDG. OPT. 2  
 PERSPECTIVE FROM  
 PORTALS PROJECT

SHEET NUMBER: **A4.5**



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**OPTION 2**



PROJECT NAME

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**OFFICE BLDG. OPT. 2  
 & PORTALS PLAZA  
 PERSPECTIVE**

SHEET NUMBER: **A4.6**



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**OFFICE BLDG. OPT. 2  
 PERSPECTIVE TO  
 PORTALS PROJECT**  
 SHEET NUMBER: **A4.7**

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**OPTION 2**



PROJECT NAME

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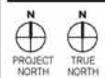
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 SHEET TITLE:  
**OFFICE BLDG. OPT. 2  
 LOOKING WEST ON  
 CAMPBELL**

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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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RETAIL RENOVATIONS:  
BEFORE AND AFTER

SHEET NUMBER: **A5.0**

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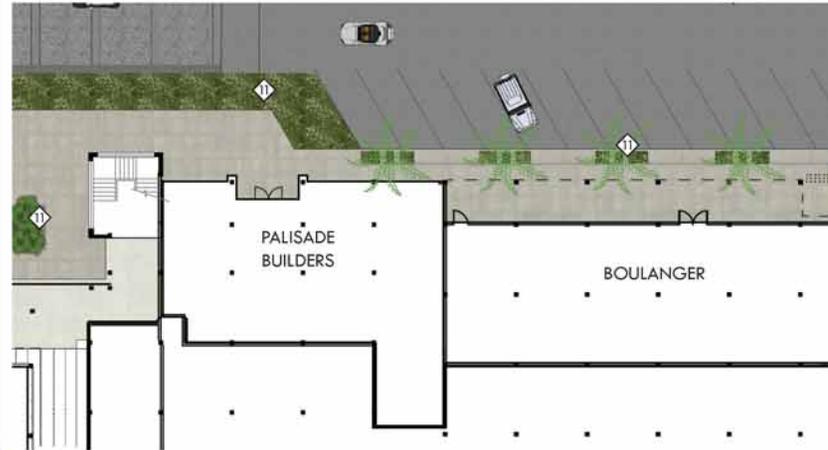


With Center-wide goals to unify building and tenant architecture and to increase tenant visibility, renovations to this area will include: increasing visibility to suite 403 by bringing the line of the existing storefront forward to claim the currently outdoor space under the arcade as new, leasable 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.



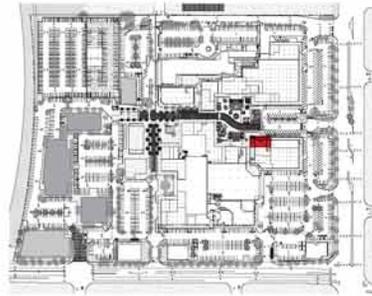
PROPOSED RENOVATIONS TO PALISADE BUILDERS



PROPOSED RENOVATIONS TO PALISADE BUILDERS

KEYNOTES

- ◆ NEW PAINT
- ◆ NEW CEMENT PLASTER
- ◆ NEW DECORATIVE METAL
- ◆ NEW WINDOWS
- ◆ NEW STOREFRONT
- ◆ ERGON WOODTALK ENGINEERED STONE
- ◆ NEW PLANTER
- ◆ NEW BIO-FILTRATION PLANTER
- ◆ NEW OUTDOOR SEATING
- ◆ NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
- ◆ NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
- ◆ NEW WOOD OR METAL RAIN SCREEN
- ◆ NEW LIGHTS
- ◆ NEW TRELLIS/SHADE STRUCTURE
- ◆ NEW PRIVACY SCREENS
- ◆ NEW BIKE RACK
- ◆ NEW SIDEWALK EXPANSION
- ◆ NEW STAIR
- ◆ NEW CANOPY
- ◆ NEW STONE WALL
- ◆ NEW VINE CABLES
- ◆ NEW PUBLIC RESTROOM
- ◆ OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◆ NEW ARCH
- ◆ REMOVE BUILDING FACADE



KEY PLAN



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PALISADE BUILDERS RENOVATIONS

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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 arcade removal, new expanded outdoor seating and new trellises help to give exposure to tenants and provide new ways in which to enjoy and activate the center.



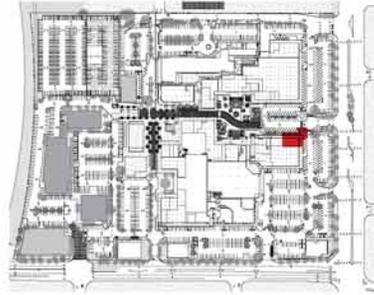
PROPOSED RENOVATIONS TO BOULANGER



PROPOSED RENOVATIONS TO BOULANGER

KEYNOTES

- ◆ NEW PAINT
- ◆ NEW CEMENT PLASTER
- ◆ NEW DECORATIVE METAL
- ◆ NEW WINDOWS
- ◆ NEW STOREFRONT
- ◆ ERGON WOODTALK ENGINEERED STONE
- ◆ NEW PLANTER
- ◆ NEW BIO-FILTRATION PLANTER
- ◆ NEW OUTDOOR SEATING
- ◆ NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
- ◆ NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
- ◆ NEW WOOD OR METAL RAIN SCREEN
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- ◆ NEW CANOPY
- ◆ NEW STONE WALL
- ◆ NEW VINE CABLES
- ◆ NEW PUBLIC RESTROOM
- ◆ OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◆ NEW ARCH
- ◆ REMOVE BUILDING FACADE



KEY PLAN



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**BOULANGER RENOVATIONS**

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EXISTING PHOTOS



The planning of R1 and R2 and subsequent forming of the new West Plaza has placed an 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 its 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.



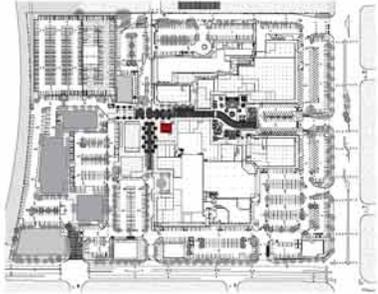
PROPOSED RENOVATIONS TO SUGAR, BUTTER, FLOUR



PROPOSED RENOVATIONS TO SUGAR, BUTTER, FLOUR

KEYNOTES

- ◆ NEW PAINT
- ◆ NEW CEMENT PLASTER
- ◆ NEW DECORATIVE METAL
- ◆ NEW WINDOWS
- ◆ NEW STOREFRONT
- ◆ ERGON WOODTALK ENGINEERED STONE
- ◆ NEW PLANTER
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- ◆ OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
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- ◆ REMOVE BUILDING FACADE



KEY PLAN



PROJECT NAME  
**The Pruneayrd**

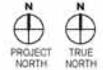
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**SUGAR, BUTTER, FLOUR RENOVATIONS**

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EXISTING PHOTOS



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

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

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



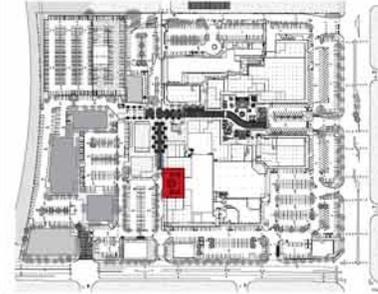
PROPOSED RENOVATIONS TO CINEMA PLAZA



PROPOSED RENOVATIONS TO CINEMA PLAZA

KEYNOTES

- ◇ NEW PAINT
- ◇ NEW CEMENT PLASTER
- ◇ NEW DECORATIVE METAL
- ◇ NEW WINDOWS
- ◇ NEW STOREFRONT
- ◇ ERGON WOODTALK ENGINEERED STONE
- ◇ NEW PLANTER
- ◇ NEW BIO-FILTRATION PLANTER
- ◇ NEW OUTDOOR SEATING
- ◇ NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
- ◇ NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
- ◇ NEW WOOD OR METAL RAIN SCREEN
- ◇ NEW LIGHTS
- ◇ NEW TRELLIS/SHADE STRUCTURE
- ◇ NEW PRIVACY SCREENS
- ◇ NEW BIKE RACK
- ◇ NEW SIDEWALK EXPANSION
- ◇ NEW STAIR
- ◇ NEW CANOPY
- ◇ NEW STONE WALL
- ◇ NEW VINE CABLES
- ◇ NEW PUBLIC RESTROOM
- ◇ OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◇ NEW ARCH
- ◇ REMOVE BUILDING FACADE



KEY PLAN



PROJECT NAME  
**The Pruneyard**

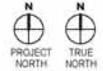
ELLIS PARTNERS

1875 S. Bascom Ave., Campbell, CA 95008

CONSULTANT

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	08/12/15	ENTITLEMENT	



DRAWN BY: Author  
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SHEET ISSUE DATE: 07/29/15  
SHEET TITLE:

CINEMA PLAZA RENOVATIONS

SHEET NUMBER  
**A5.5**

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EXISTING PHOTOS



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



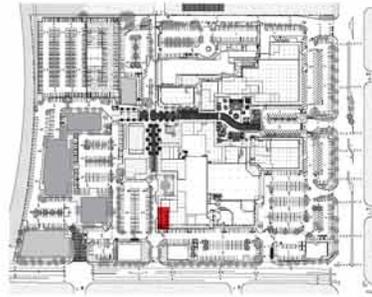
PROPOSED RENOVATIONS TO TOGO'S



PROPOSED RENOVATIONS TO TOGO'S

KEYNOTES

- ◇ NEW PAINT
- ◇ NEW CEMENT PLASTER
- ◇ NEW DECORATIVE METAL
- ◇ NEW WINDOWS
- ◇ NEW STOREFRONT
- ◇ ERGON WOODTALK ENGINEERED STONE
- ◇ NEW PLANTER
- ◇ NEW BIO-FILTRATION PLANTER
- ◇ NEW OUTDOOR SEATING
- ◇ NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
- ◇ NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
- ◇ NEW WOOD OR METAL RAIN SCREEN
- ◇ NEW LIGHTS
- ◇ NEW TRELLIS/SHADE STRUCTURE
- ◇ NEW PRIVACY SCREENS
- ◇ NEW BIKE RACK
- ◇ NEW SIDEWALK EXPANSION
- ◇ NEW STAIR
- ◇ NEW CANOPY
- ◇ NEW STONE WALL
- ◇ NEW VINE CABLES
- ◇ NEW PUBLIC RESTROOM
- ◇ OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◇ NEW ARCH
- ◇ REMOVE BUILDING FACADE



KEY PLAN



PROJECT NAME

The Pruneyard

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TOGO'S RENOVATIONS

SHEET NUMBER

A5.6

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SPORTS BASEMENT- EXISTING



SPORTS BASEMENT - WITH NEW FACADE IMPROVEMENTS



SPORTS BASEMENT- EXISTING

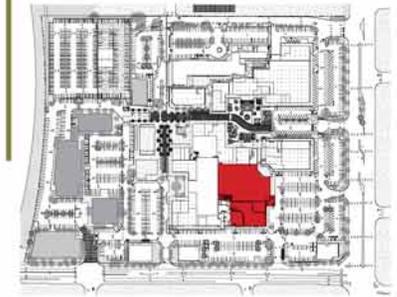


SPORTS BASEMENT - WITH NEW FACADE IMPROVEMENTS



KEYNOTES

- ◆ NEW PAINT
- ◆ NEW CEMENT PLASTER
- ◆ NEW DECORATIVE METAL
- ◆ NEW WINDOWS
- ◆ NEW STOREFRONT
- ◆ ERGON WOODTALK ENGINEERED STONE
- ◆ NEW PLANTER
- ◆ NEW BIO-FILTRATION PLANTER
- ◆ NEW OUTDOOR SEATING
- ◆ NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
- ◆ NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
- ◆ NEW WOOD OR METAL RAIN SCREEN
- ◆ NEW LIGHTS
- ◆ NEW TRELLIS/SHADE STRUCTURE
- ◆ NEW PRIVACY SCREENS
- ◆ NEW BIKE RACK
- ◆ NEW SIDEWALK EXPANSION
- ◆ NEW STAIR
- ◆ NEW CANOPY
- ◆ NEW STONE WALL
- ◆ NEW VINE CABLES
- ◆ NEW PUBLIC RESTROOM
- ◆ LOCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◆ NEW ARCH
- ◆ REMOVE BUILDING FACADE
- ◆ REPLACE AWNING



KEY PLAN



PROJECT NAME  
**The Pruneyard**

ELLIS PARTNERS

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SPORTS BASEMENT RENOVATIONS

SHEET NUMBER  
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BANK OF AMERICA- EXISTING



BANK OF AMERICA- EXISTING

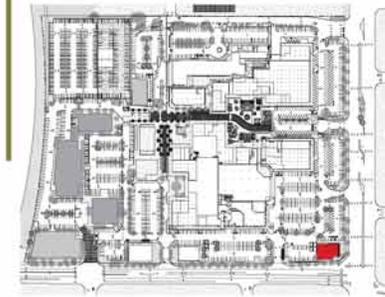
BANK OF AMERICA - WITH NEW FACADE IMPROVEMENTS



BANK OF AMERICA - WITH NEW FACADE IMPROVEMENTS

**KEYNOTES**

- ◆ NEW PAINT
- ◆ NEW CEMENT PLASTER
- ◆ NEW DECORATIVE METAL
- ◆ NEW WINDOWS
- ◆ NEW STOREFRONT
- ◆ ERGON WOODTALK ENGINEERED STONE
- ◆ NEW PLANTER
- ◆ NEW BIO-FILTRATION PLANTER
- ◆ NEW OUTDOOR SEATING
- ◆ NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
- ◆ NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
- ◆ NEW WOOD OR METAL RAIN SCREEN
- ◆ NEW LIGHTS
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- ◆ NEW PRIVACY SCREENS
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- ◆ NEW SIDEWALK EXPANSION
- ◆ NEW STAIR
- ◆ NEW CANOPY
- ◆ NEW STONE WALL
- ◆ NEW VINE CABLES
- ◆ NEW PUBLIC RESTROOM
- ◆ OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◆ NEW ARCH
- ◆ REMOVE BUILDING FACADE



**KEY PLAN**



PROJECT NAME  
**The Pruneyard**

**ELLIS PARTNERS**

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**BANK OF AMERICA RENOVATIONS**

SHEET NUMBER  
**A5.8**

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PENINSULA BEAUTY - EXISTING



APERTURE ACADEMY LLC - EXISTING

PENINSULA BEAUTY - SECOND FLOOR WINDOW FACADE



APERTURE ACADEMY LLC - WITH RENOVATIONS

KEYNOTES

- ◇ NEW PAINT
- ◇ NEW CEMENT PLASTER
- ◇ NEW DECORATIVE METAL
- ◇ NEW WINDOWS
- ◇ NEW STOREFRONT
- ◇ ERGON WOODTALK ENGINEERED STONE
- ◇ NEW PLANTER
- ◇ NEW BIO-FILTRATION PLANTER
- ◇ NEW OUTDOOR SEATING
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- ◇ NEW PUBLIC RESTROOM
- ◇ OCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◇ NEW ARCH
- ◇ REMOVE BUILDING FACADE



PROJECT NAME  
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 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

- 21 NEW PAINT
- 1 NEW CEMENT PLASTER
- 3 NEW DECORATIVE METAL
- 24 NEW WINDOWS
- 6 NEW STOREFRONT
- 11 ERGON WOODTALK ENGINEERED STONE
- NEW PLANTER
- NEW BIO-FILTRATION PLANTER
- NEW OUTDOOR SEATING
- NEW TRELLIS/ARCADE REMOVAL (SEE TRELLIS DWGS.)
- NEW LANDSCAPING, SEE LANDSCAPING DRAWINGS
- NEW WOOD OR METAL RAIN SCREEN
- NEW LIGHTS
- NEW TRELLIS/SHADE STRUCTURE
- NEW PRIVACY SCREENS
- NEW BIKE RACK
- NEW SIDEWALK EXPANSION
- NEW STAIR
- NEW CANOPY
- NEW STONE WALL
- NEW VINE CABLES
- NEW PUBLIC RESTROOM
- NEW OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- NEW ARCH
- REMOVE BUILDING FACADE



PROJECT NAME

The Pruneyard

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MISCELLANEOUS RENOVATIONS

SHEET NUMBER **A5.10**

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ROCK BOTTOM BREWERY - EXISTING



ROCK BOTTOM BREWERY - ADDED BACK FENCE



1

15

KEYNOTES

- ◇ NEW PAINT
- ◇ NEW CEMENT PLASTER
- ◇ NEW DECORATIVE METAL
- ◇ NEW WINDOWS
- ◇ NEW STOREFRONT
- ◇ ERGON WOODTALK ENGINEERED STONE
- ◇ NEW PLANTER
- ◇ NEW BIO-FILTRATION PLANTER
- ◇ NEW OUTDOOR SEATING
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- ◇ NEW PUBLIC RESTROOM
- ◇ LOCK OUTDOOR SEATING IMPROVEMENTS (COMPLETED)
- ◇ NEW ARCH
- ◇ REMOVE BUILDING FACADE



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MISCELLANEOUS RENOVATIONS

SHEET NUMBER: **A5.11**

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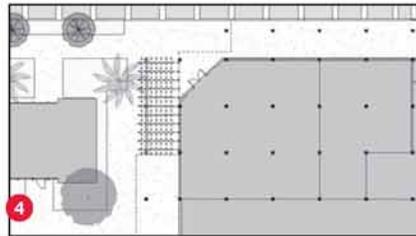
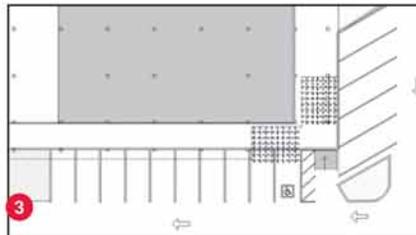
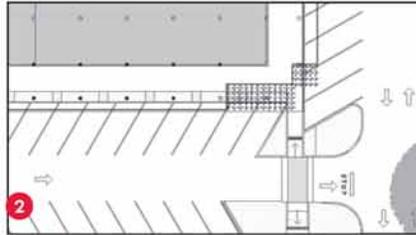
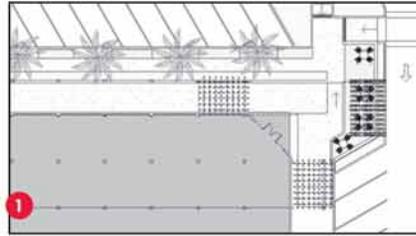
EXISTING PHOTO



PROPOSED RENDERING



PROPOSED PLAN



KEY PLAN

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



PROJECT NAME  
**The Pruneyard**  
ELLIS PARTNERS

1875 S. Basscom Ave. Campbell, CA 95008

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DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 07/29/15  
SHEET TITLE:

TRELLIS & ARCADE  
REMOVAL

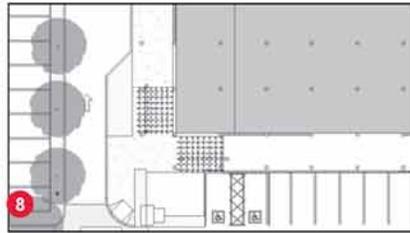
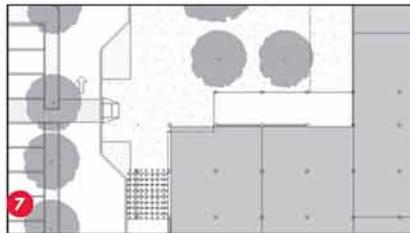
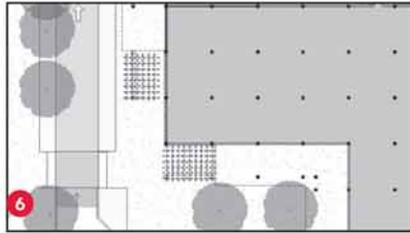
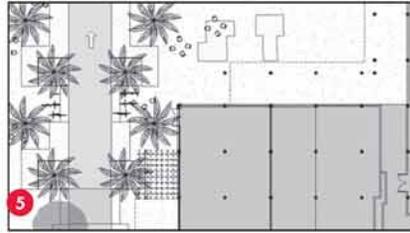
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EXISTING PHOTO

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.



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PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 07/29/15  
SHEET TITLE:

**TRELLIS & ARCADE  
REMOVAL**

SHEET NUMBER  
**A5.13**

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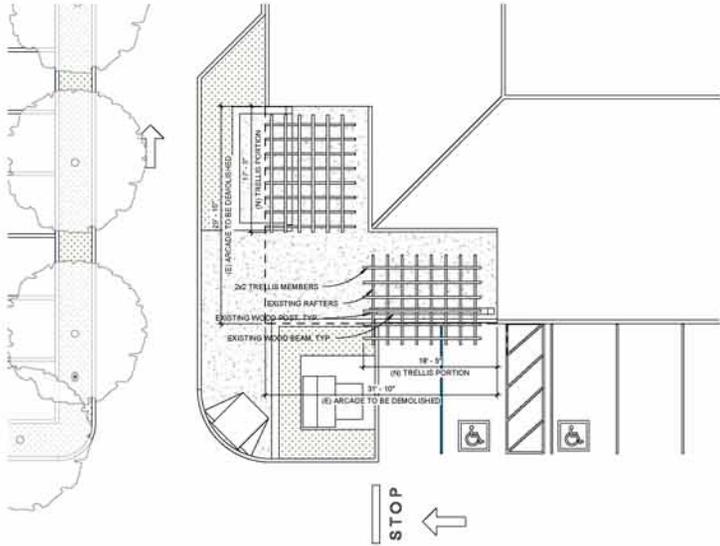


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SHEET ISSUE DATE: 07/24/15

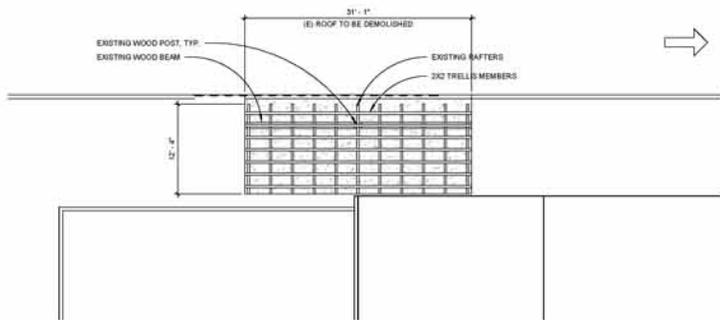
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**TYPICAL TRELLIS DETAILS**

SHEET NUMBER  
**A5.14**

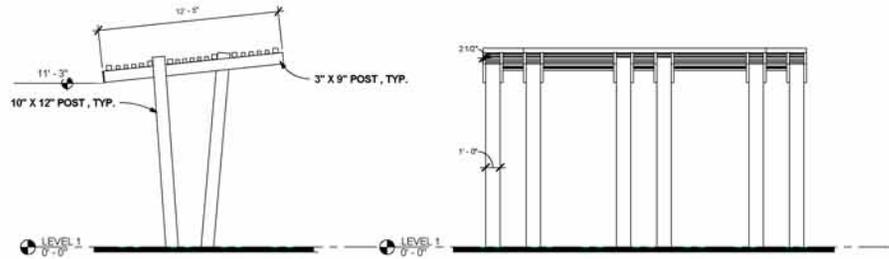
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1 SITE PLAN - ROOF PLAN TRELLIS 1  
1/8" = 1'-0"



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



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

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

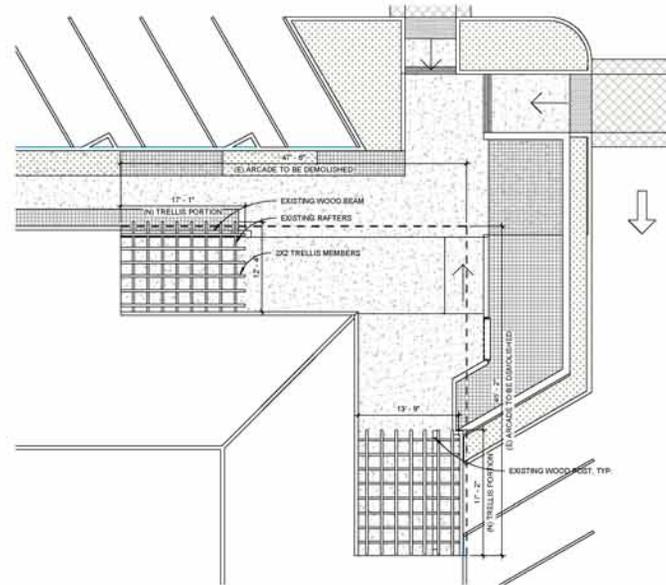


5 FREESTANDING TRELLIS



WOOD 4X4  
WOOD 2X8 RAFTERS  
PAINTED METAL

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



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

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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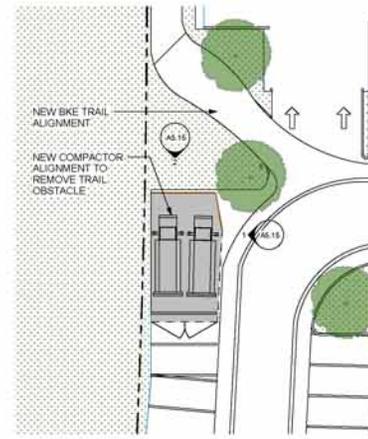
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PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 07/22/15  
SHEET TITLE:

TRASH ENCLOSURES

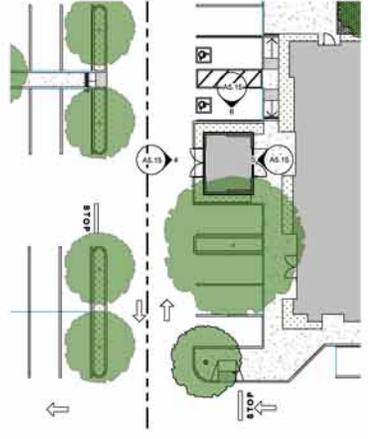
SHEET NUMBER

A5.15

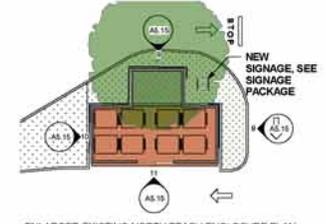
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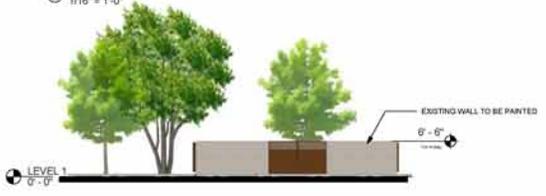
3 ENLARGED EXISTING WEST TRASH ENCLOSURE PLAN  
1/16" = 1'-0"



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



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



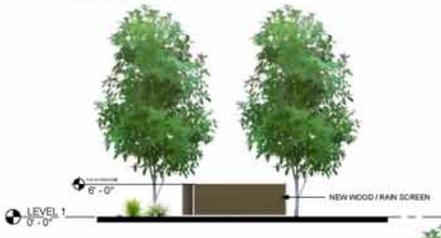
11 TRASH ENCLOSURE/SIGNAGE ELEVATION - SOUTH  
3/32" = 1'-0"



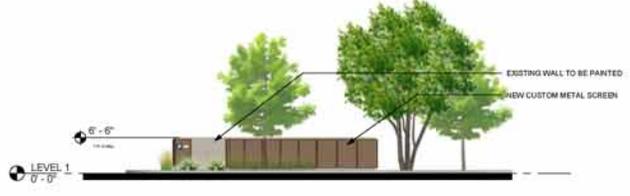
10 TRASH ENCLOSURE/SIGNAGE ELEVATION - WEST  
3/32" = 1'-0"



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



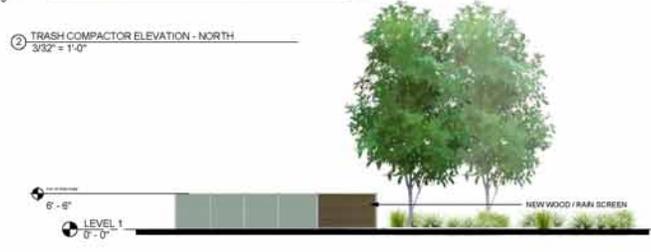
2 TRASH COMPACTOR ELEVATION - NORTH  
3/32" = 1'-0"



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



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



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



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



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

8/11/2015 2:56:25 PM

#	DATE	ISSUES & REVISIONS	BY
0	06/07/15	ENTITLEMENT	



DRAWN BY: \_\_\_\_\_ Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/19/15  
SHEET TITLE:

**R1 EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A6.1**

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**KEY NOTES**

- ◆ ENTRANCE
- ◆ NEW PAINT
- ◆ NEW WINDOWS
- ◆ ENGINEERED WOODSTONE
- ◆ LIGHT FIXTURE
- ◆ OUTDOOR SEATING AREA
- ◆ CLERESTORY WINDOWS
- ◆ AWNING SHADING DEVICE
- ◆ SPANISH TILE ROOF
- ◆ ROOF GUTTER
- ◆ SIGNAGE
- ◆ TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
- ◆ NEW WOOD / METAL RAIN SCREEN
- ◆ STORE FRONT
- ◆ STUCCO
- ◆ NEW METAL SCREEN
- ◆ NEW STAIR
- ◆ NEW VINE WALL
- ◆ NEW ARCH



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"

PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

KEY NOTES

- ◇ ENTRANCE
- ◇ NEW PAINT
- ◇ NEW WINDOWS
- ◇ ENGINEERED WOOD/STONE
- ◇ LIGHT FIXTURE
- ◇ OUTDOOR SEATING AREA
- ◇ CLERESTORY WINDOWS
- ◇ AWNING SHADING DEVICE
- ◇ SPANISH TILE ROOF
- ◇ ROOF GUTTER
- ◇ SIGNAGE
- ◇ TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
- ◇ NEW WOOD / METAL RAIN SCREEN
- ◇ STORE FRONT
- ◇ STUCCO
- ◇ NEW METAL SCREEN
- ◇ NEW STAIR
- ◇ NEW VINE WALL
- ◇ NEW ARCH



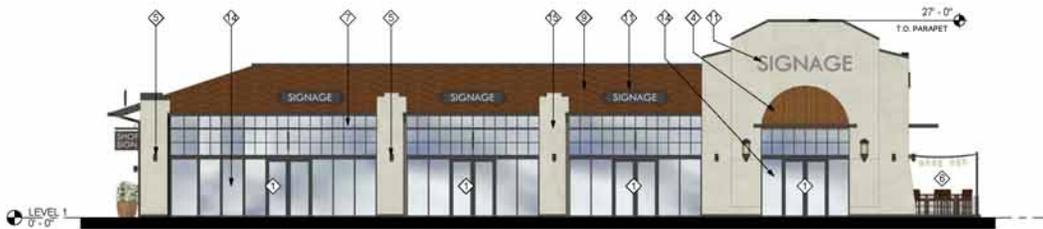
3 R2\_EXTERIOR ELEVATION - SOUTH  
1/8" = 1'-0"



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"

#	DATE	ISSUES & REVISIONS	BY
	08/07/15	ENTITLEMENT	



DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 07/02/15  
SHEET TITLE:

R2 EXTERIOR ELEVATIONS

SHEET NUMBER  
**A6.2**

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**SHEET NOTES**

OPTIONAL POOL DECK SCREEN, IF POOL IS CONSTRUCTED

**KEY NOTES**

- ◆ ENTRANCE
- ◆ NEW PAINT
- ◆ NEW WINDOWS
- ◆ ENGINEERED WOODSTONE
- ◆ LIGHT FIXTURE
- ◆ OUTDOOR SEATING AREA
- ◆ CLERESTORY WINDOWS
- ◆ AWNING SHADING DEVICE
- ◆ SPANISH TILE ROOF
- ◆ ROOF GUTTER
- ◆ SIGNAGE
- ◆ TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
- ◆ NEW WOOD / METAL RAIN SCREEN
- ◆ STORE FRONT
- ◆ STUCCO
- ◆ NEW METAL SCREEN
- ◆ NEW STAIR
- ◆ NEW VINE WALL
- ◆ NEW ARCH
- ◆ PAINTED CONCRETE
- ◆ M&NICHOLS PERFORATED METAL



PROJECT NAME  
**The Pruneyard**

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



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

#	DATE	ISSUES & REVISIONS	BY
	06/07/15	ENTITLEMENT	



DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/19/15

SHEET TITLE:  
**R3 ENLARGED EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A6.4a**

ALL DIMENSIONS AND WRITTEN MATERIALS EMPLOYING METRIC CONVERSION PROGRAM, AND UNLESS OTHERWISE NOTED ON THE ARCHITECT'S DRAWINGS, WILL BE CONSIDERED TO BE IN METRIC UNITS. THE ARCHITECT'S OFFICE WILL NOT BE RESPONSIBLE FOR ANY CONVERSION ERRORS OR OMISSIONS WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

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**SHEET NOTES**

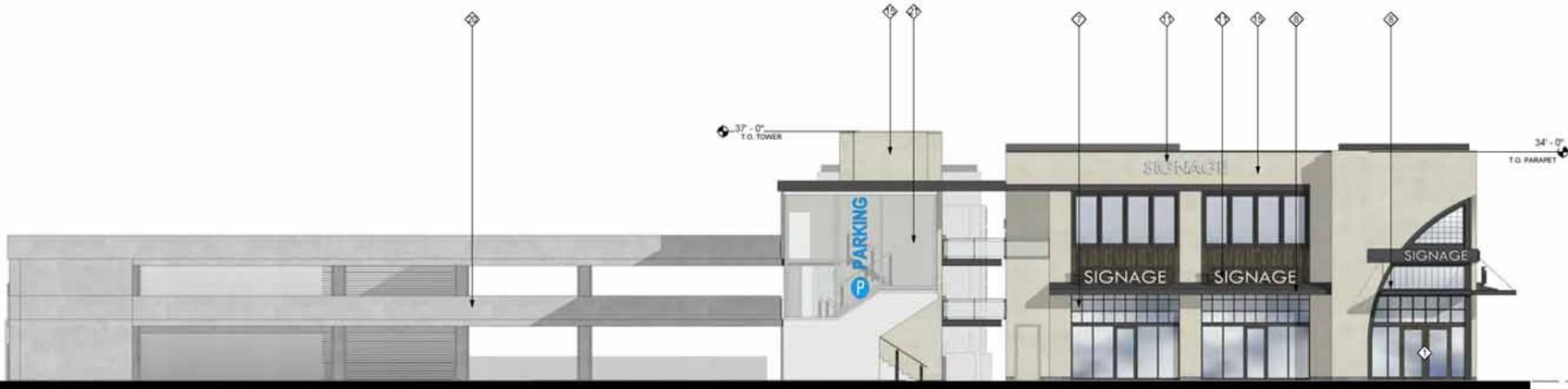
OPTIONAL POOL DECK SCREEN, IF POOL IS CONSTRUCTED

**KEY NOTES**

- ◇ ENTRANCE
- ◇ NEW PAINT
- ◇ NEW WINDOWS
- ◇ ENGINEERED WOODSTONE
- ◇ LIGHT FIXTURE
- ◇ OUTDOOR SEATING AREA
- ◇ CLERESTORY WINDOWS
- ◇ AWNING SHADING DEVICE
- ◇ SPANISH TILE ROOF
- ◇ ROOF GUTTER
- ◇ SIGNAGE
- ◇ TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
- ◇ NEW WOOD / METAL RAIN SCREEN
- ◇ STORE FRONT
- ◇ STUCCO
- ◇ NEW METAL SCREEN
- ◇ NEW STAIR
- ◇ NEW VINE WALL
- ◇ NEW ARCH
- ◇ PAINTED CONCRETE
- ◇ McNICOLS PERFORATED METAL



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



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

#	DATE	ISSUES & REVISIONS	BY
	06/07/15	ENTITLEMENT	



DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/19/15

**R3 ENLARGED EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A6.4b**

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ELLIS PARTNERS

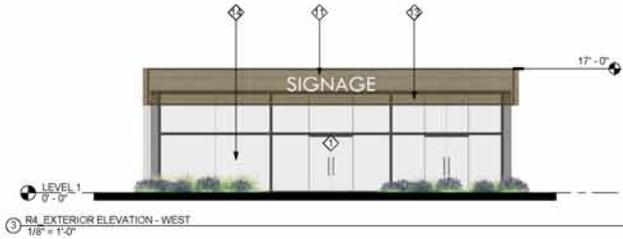
1875 S. Bascom Ave. Campbell, CA 95008

CONSULTANT

CONSULTANT STAMP

**KEY NOTES**

- ◇ ENTRANCE
- ◇ NEW PAINT
- ◇ NEW WINDOWS
- ◇ ENGINEERED WOODSTONE
- ◇ LIGHT FIXTURE
- ◇ OUTDOOR SEATING AREA
- ◇ CLERESTORY WINDOWS
- ◇ AWNING SHADING DEVICE
- ◇ SPANISH TILE ROOF
- ◇ ROOF GUTTER
- ◇ SIGNAGE
- ◇ TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
- ◇ NEW WOOD / RAIN SCREEN
- ◇ STORE FRONT
- ◇ STUCCO
- ◇ NEW METAL SCREEN
- ◇ NEW STAIR
- ◇ NEW VINE WALL
- ◇ NEW ARCH



#	DATE	ISSUES & REVISIONS	BY
	06/07/15	ENTITLEMENT	



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 PROJECT NUMBER: 14-051  
 SHEET ISSUE DATE: 07/02/15  
 SHEET TITLE:

**R4 EXTERIOR ELEVATIONS**

SHEET NUMBER

**A6.5**

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**KEY NOTES**

- ◇ ENTRANCE
- ◇ NEW PAINT
- ◇ NEW WINDOWS
- ◇ ENGINEERED WOODSTONE
- ◇ LIGHT FIXTURE
- ◇ OUTDOOR SEATING AREA
- ◇ CLERESTORY WINDOWS
- ◇ AWNING SHADING DEVICE
- ◇ SPANISH TILE ROOF
- ◇ ROOF GUTTER
- ◇ SIGNAGE
- ◇ TRELLIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
- ◇ NEW WOOD / METAL RAIN SCREEN
- ◇ STORE FRONT
- ◇ STUCCO
- ◇ NEW METAL SCREEN
- ◇ NEW STAIR
- ◇ NEW VINE WALL
- ◇ NEW ARCH



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



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



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



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

#	DATE	ISSUES & REVISIONS	BY
	06/07/15	ENTITLEMENT	



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 PROJECT NUMBER: 14-051  
 SHEET ISSUE DATE: 06/19/15  
 SHEET TITLE:

**R5 EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A6.6**

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**The Pruneyard**

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	08/21/15	ENTITLEMENT	



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PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 01/01/13

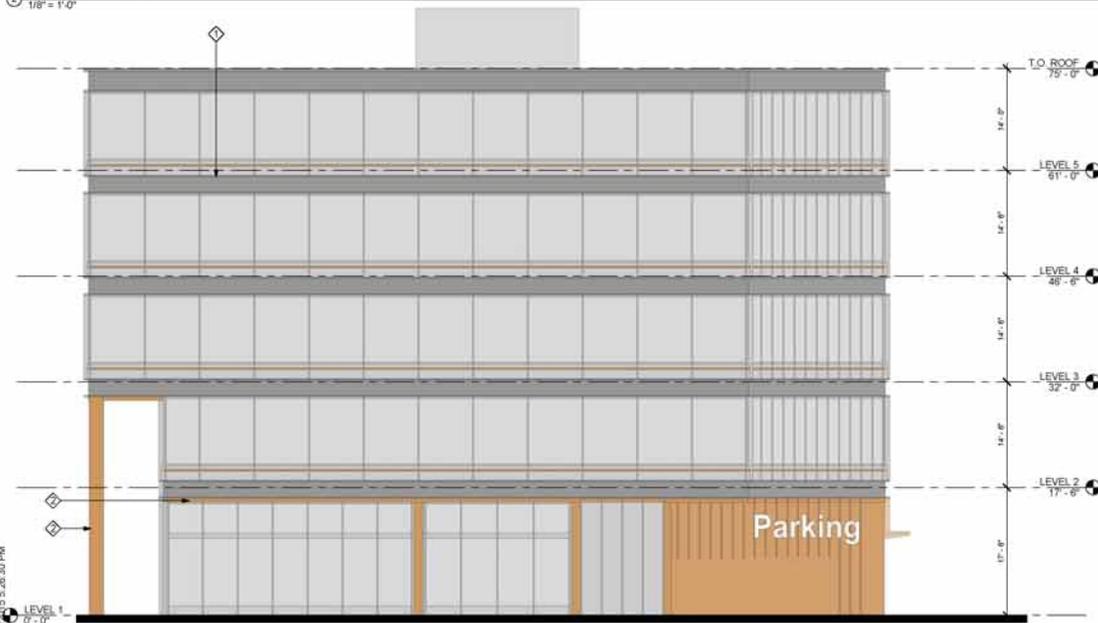
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SHEET NUMBER  
**A6.7a**

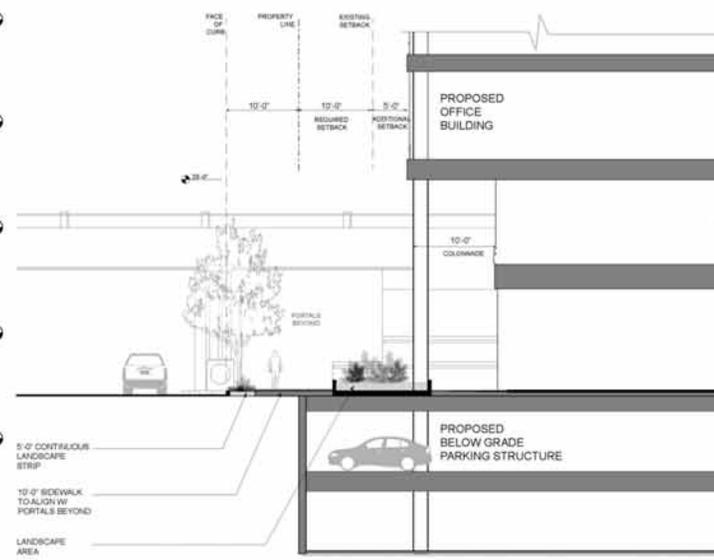
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2 OFFICE EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



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



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

9/11/2015 5:26:30 PM



PROJECT NAME  
**The Pruneyard**

ELLIS PARTNERS

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	08/12/15	ENTITLEMENT	

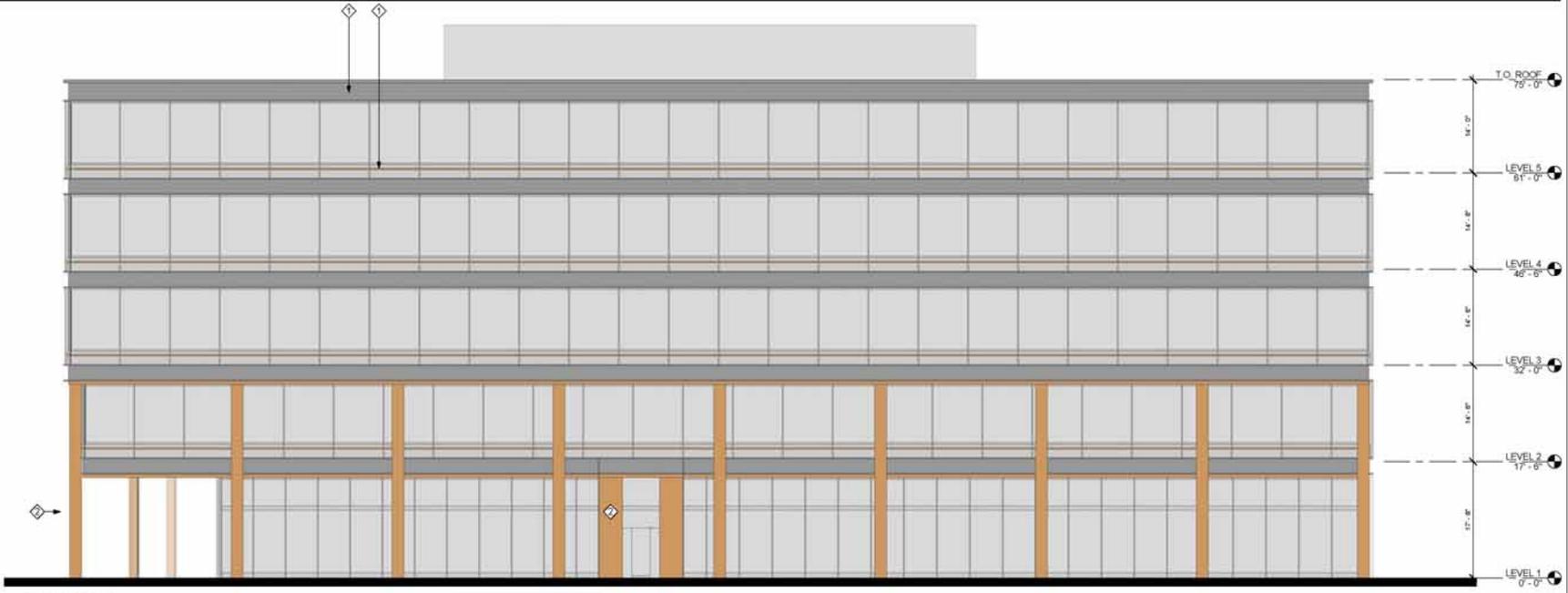


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PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 01/01/13

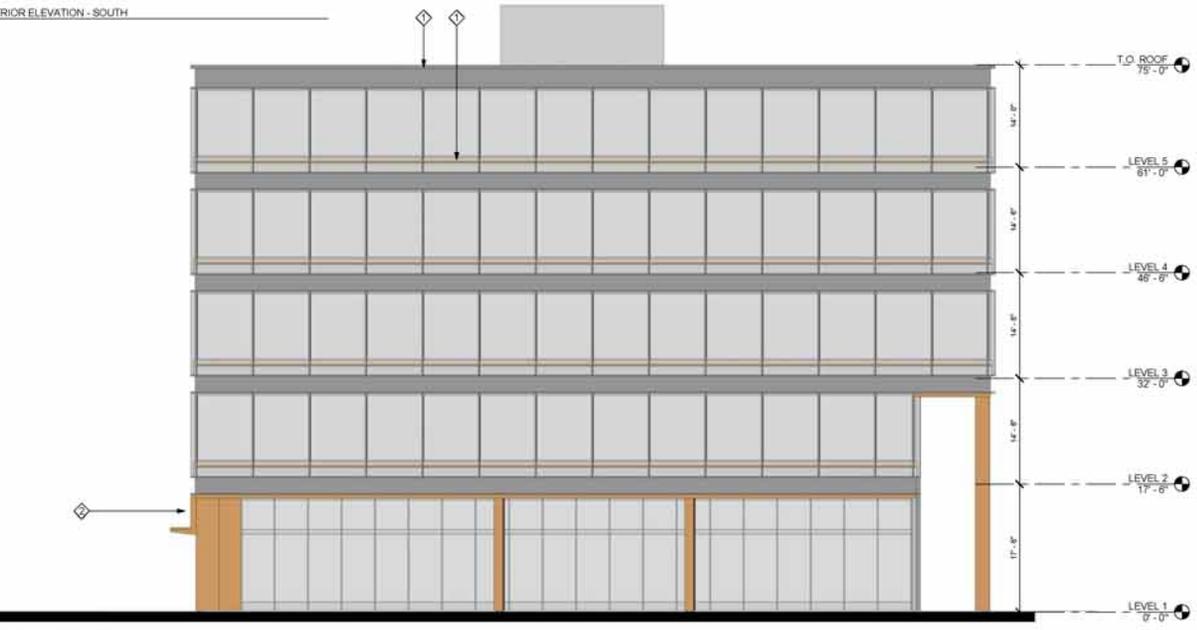
SHEET TITLE:  
**OFFICE EXTERIOR ELEVATIONS - OPTION 1**

SHEET NUMBER  
**A6.7b**

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



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

**KEY NOTES**

- ◇ ALUCCOBOND
- ◇ TERRACOTTA
- ◇ GFRG

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PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 07/20/15

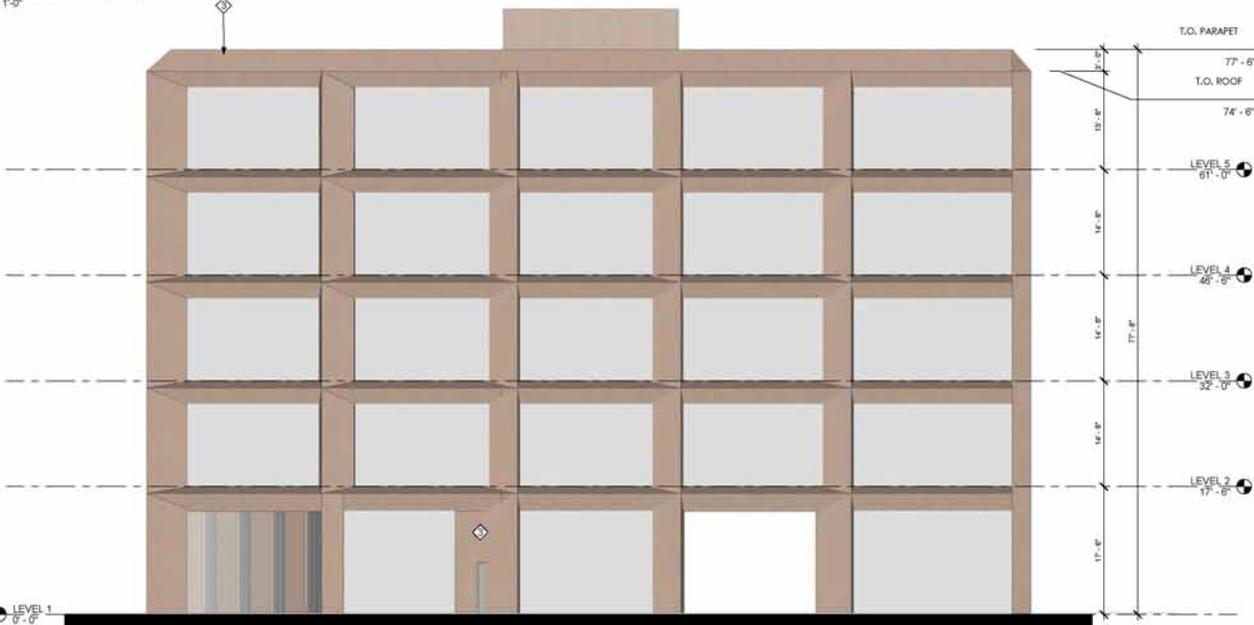
SHEET TITLE:  
**OFFICE EXTERIOR ELEVATION - OPTION 2**

SHEET NUMBER  
**A6.8a**

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



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

**KEY NOTES**

- ◇ ALUCOBOND
- ◇ TERRACOTTA
- ◇ GFRG



PROJECT NAME

The Pruneyard

ELLIS PARTNERS

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DRAWN BY: Author  
 PROJECT NUMBER: 14-051  
 SHEET ISSUE DATE: 07/20/15

SHEET TITLE:  
**OFFICE EXTERIOR  
 ELEVATION -  
 OPTION 2**

SHEET NUMBER  
**A6.8b**

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



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

- KEY NOTES**
- ◇ ALUCOBOND
  - ◇ TERRACOTTA
  - ◇ GFRG

8/11/2015 5:26:19 PM



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**The Pruneyard**

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	06/07/15	ENTITLEMENT	



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 PROJECT NUMBER: 14-051  
 SHEET ISSUE DATE: 07/02/15

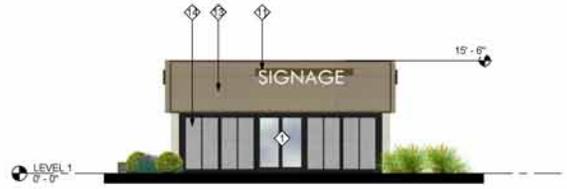
SHEET TITLE:  
**SUGAR, BUTTER,  
 FLOUR EXTERIOR  
 ELEVATIONS**

SHEET NUMBER  
**A6.9**

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**KEY NOTES**

- ◇ ENTRANCE
- ◇ NEW PAINT
- ◇ NEW WINDOWS
- ◇ ENGINEERED WOODSTONE
- ◇ LIGHT FIXTURE
- ◇ OUTDOOR SEATING AREA
- ◇ CLERESTORY WINDOWS
- ◇ AWNING SHADING DEVICE
- ◇ SPANISH TILE ROOF
- ◇ ROOF GUTTER
- ◇ SIGNAGE
- ◇ TRELIS & FIREPLACE (SHOWN AS POTENTIAL TENANT BUILD-OUT ONLY)
- ◇ NEW WOOD / RAIN SCREEN
- ◇ STORE FRONT
- ◇ STUCCO
- ◇ NEW METAL SCREEN
- ◇ NEW STAIR
- ◇ NEW VINE WALL
- ◇ NEW ARCH



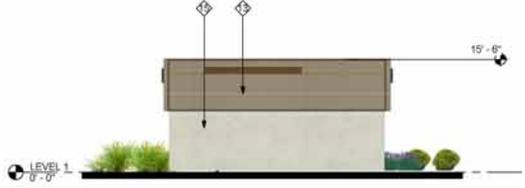
① SUGAR, BUTTER, FLOUR WEST ELEVATION  
 1/8" = 1'-0"



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



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



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



PROJECT NAME  
**The Pruneyard**

**ELLIS PARTNERS**

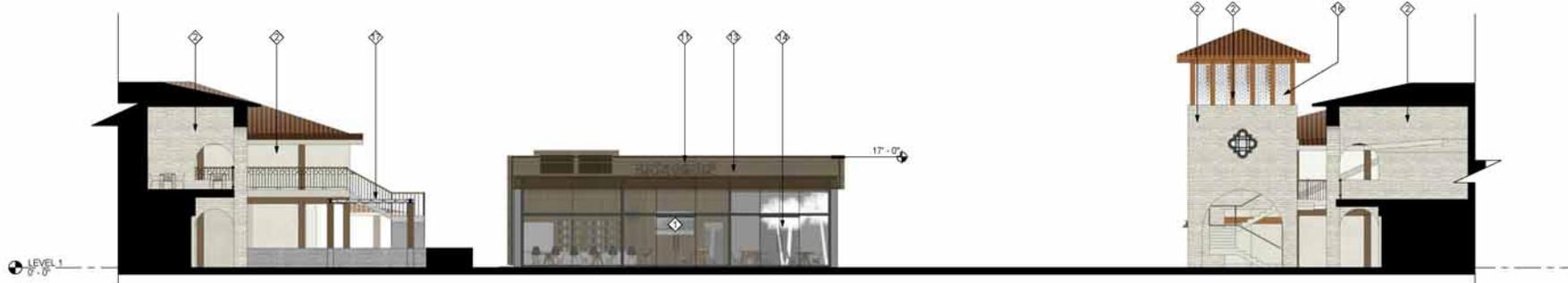
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**KEY NOTES**

- ① ENTRANCE
- ② NEW PAINT
- ③ NEW WINDOWS
- ④ ENGINEERED WOODSTONE
- 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 MAIN PLAZA ELEVATION - EAST  
1/8" = 1'-0"



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

#	DATE	ISSUES & REVISIONS	BY
	06/12/15	ENTITLEMENT	



DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/19/15  
SHEET TITLE:

**MAIN PLAZA ELEVATIONS**

SHEET NUMBER

**A6.10a**

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0007015		ENTITLEMENT	



DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/30/15

SHEET TITLE:  
**EXISTING MAIN PLAZA ELEVATIONS**

SHEET NUMBER  
**A6.11a**

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ELLIS PARTNERS

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	08/07/15	ENTITLEMENT	



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PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 07/01/15  
SHEET TITLE:

EXISTING MAIN PLAZA ELEVATIONS

SHEET NUMBER

A6.11b

ALL DIMENSIONS AND WRITTEN MATERIAL, EMPLOYING HEREIN CONSTITUTE PROGRAM AND CONSTRUCTION SETS OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



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



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

SCREENING



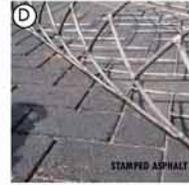
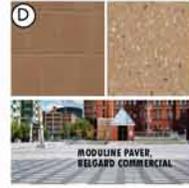
BARRIERS & BOLLARDS



WALL TREATMENT



GROUND TREATMENT



SITE FURNITURE



LIGHT FIXTURES



PLAY/SCULPTURAL ELEMENTS



LEGEND

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



PROJECT NAME  
**The Pruneyard**

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	



DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 07/29/15  
SHEET TITLE:

MATERIAL PALETTE

SHEET NUMBER **A7.0**

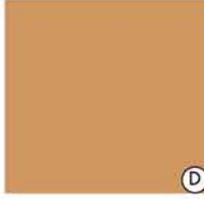
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ALUCOBOND  
METAL PANEL

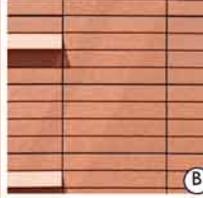


C



D

TERRA COTTA



B



EXAMPLE PHOTO

GFRG



A



EXAMPLE PHOTO



EXAMPLE PHOTO



PROJECT NAME

The Pruneyard

ELLIS PARTNERS

1875 S. Bascom Ave., Campbell, CA 95008

CONSULTANT

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#	DATE	ISSUES & REVISIONS	BY
	08/12/15	ENTITLEMENT	



DRAWN BY: Author  
 PROJECT NUMBER: 14-051  
 SHEET ISSUE DATE: 07/29/15  
 SHEET TITLE:

OFFICE MATERIAL  
 PALETTE

SHEET NUMBER: **A7.1**

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PROJECT NAME

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ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	08/12/15	ENTITLEMENT	



DRAWN BY: Author  
 PROJECT NUMBER: 14-051  
 SHEET ISSUE DATE: 08/11/15

SHEET TITLE:  
**EXISTING INFILL STOREFRONT GUIDELINES**

SHEET NUMBER  
**A7.2**

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OPTION 3 ELEVATION RENDERINGS **3**  
N.T.A.



OPTION 2 ELEVATION RENDERINGS **2**  
N.T.A.



OPTION 1 ELEVATION RENDERINGS **1**  
N.T.A.

9/17/2015 1:46:30 PM



PROJECT NAME  
**The Pruneyard**

ELLIS PARTNERS

1875 S. Bascom Ave. Campbell, CA 95008

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	08/12/15	ENTITLEMENT	



DRAWN BY: Author  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 08/12/15  
SHEET TITLE:

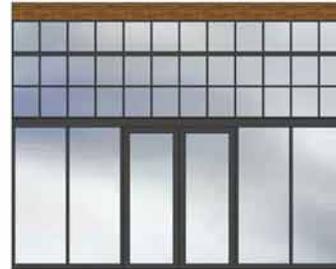
**NEW STOREFRONT GUIDELINES**

SHEET NUMBER

**A7.3**



SINGLE DOOR, BLACK STOREFRONT



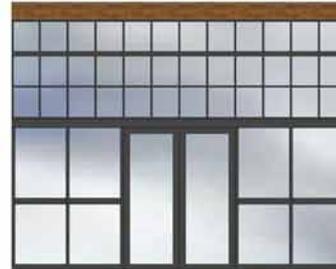
DOUBLE DOOR, BLACK STOREFRONT



DOUBLE DOOR, BLACK STOREFRONT



SINGLE DOOR, CENTER MULLION, BLACK STOREFRONT



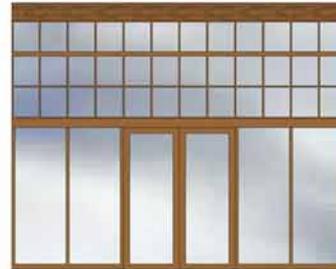
DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT



DOUBLE DOOR, CENTER MULLION, BLACK STOREFRONT



SINGLE DOOR, WOOD STOREFRONT



DOUBLE DOOR, WOOD STOREFRONT



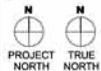
DOUBLE DOOR, WOOD STOREFRONT

TYPICAL NEW RETAIL BUILDING STOREFRONTS

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



#	DATE	ISSUES & REVISIONS	BY

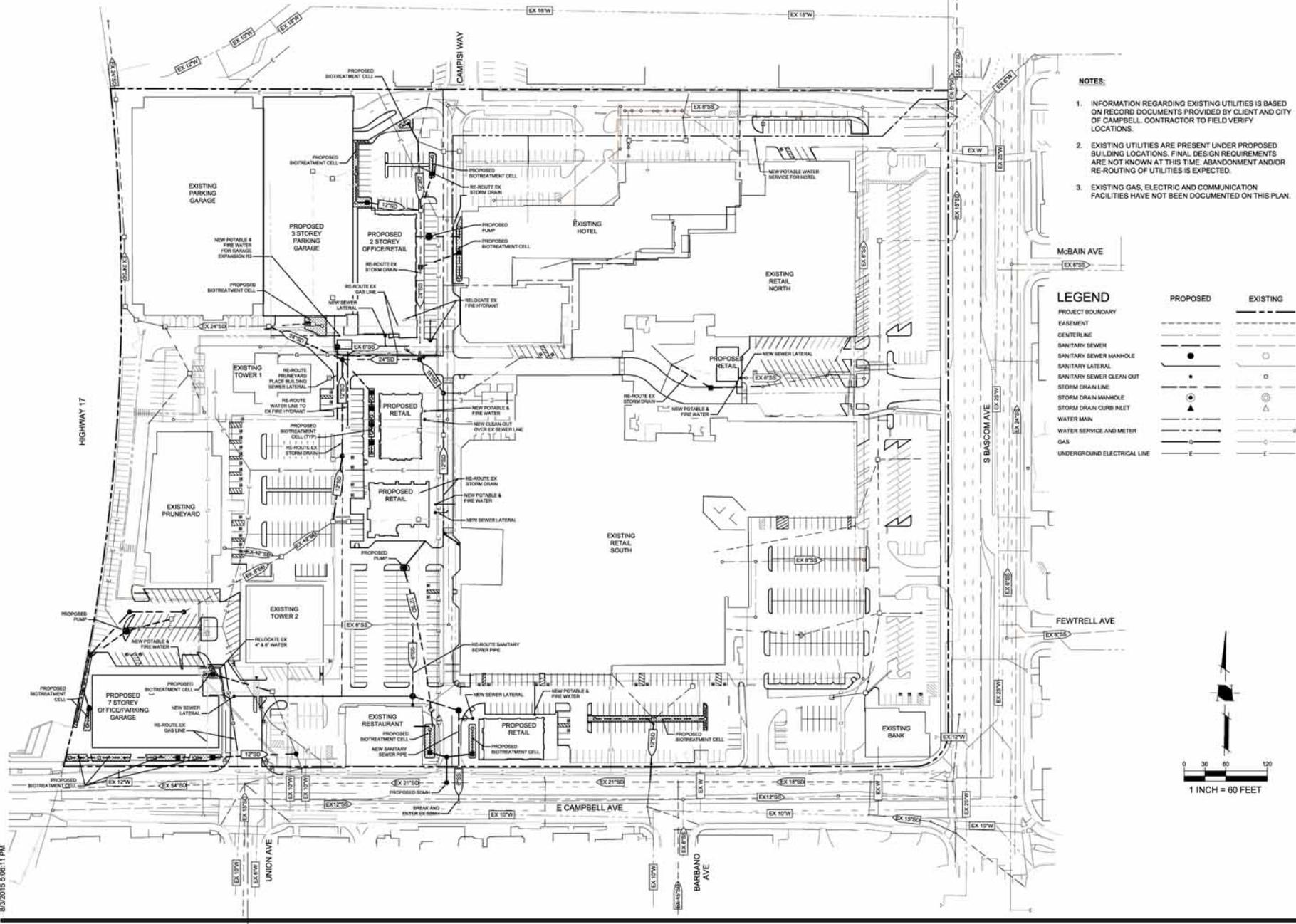


DRAWN BY: JZ  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/07/15  
SHEET TITLE:

**CONCEPTUAL  
UTILITY PLAN**

SHEET NUMBER  
**C1.0**

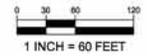
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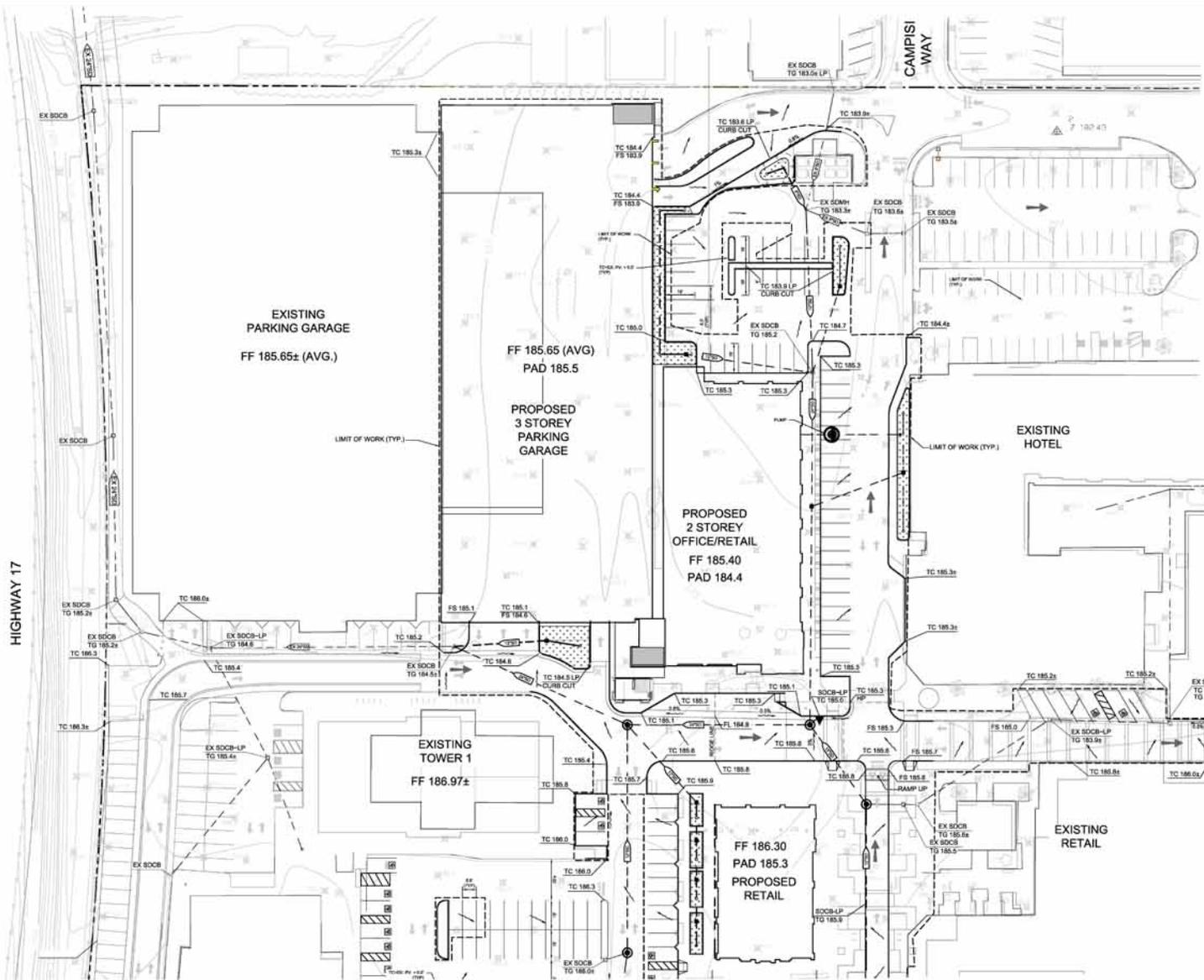
- NOTES:**
1. INFORMATION REGARDING EXISTING UTILITIES IS BASED ON RECORD DOCUMENTS PROVIDED BY CLIENT AND CITY OF CAMPBELL. CONTRACTOR TO FIELD VERIFY LOCATIONS.
  2. EXISTING UTILITIES ARE PRESENT UNDER PROPOSED BUILDING LOCATIONS. FINAL DESIGN REQUIREMENTS ARE NOT KNOWN AT THIS TIME. ABANDONMENT AND/OR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

**LEGEND**

	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
EASEMENT	---	---
CENTERLINE	---	---
SANITARY SEWER	---	---
SANITARY SEWER MANHOLE	●	○
SANITARY LATERAL	---	---
SANITARY SEWER CLEAN OUT	•	○
STORM DRAIN LINE	---	---
STORM DRAIN MANHOLE	⊙	○
STORM DRAIN CURB INLET	▲	△
WATER MAIN	---	---
WATER SERVICE AND METER	---	---
GAS	---	---
UNDERGROUND ELECTRICAL LINE	---	---



8/3/2015 5:06:11 PM

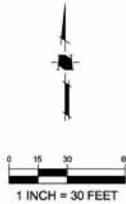


**LEGEND**

- 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 OUTTER
- SIDWALK
- DRIVEWAY
- HANDICAP RAMP
- GRADE BREAK
- STORM DRAIN PIPE
- EASEMENT
- CONTOUR

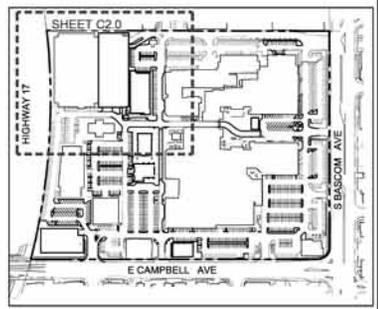
**PROPOSED**

**EXISTING**



SEE SHEET C3.0

SEE SHEET C4.0



**KEY MAP**  
N.T.S.



PROJECT NAME  
**The Pruneyard**

**ELLIS PARTNERS**

1675 S. Bascom Ave. Campbell, CA 95008



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PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/07/15

DRAWN BY: JZ  
SHEET TITLE: CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NUMBER: **C2.0**

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FF 186.65± FF 186.21±

SEE SHEET C3.0

EXISTING  
RETAIL SOUTH

FF 186.25±

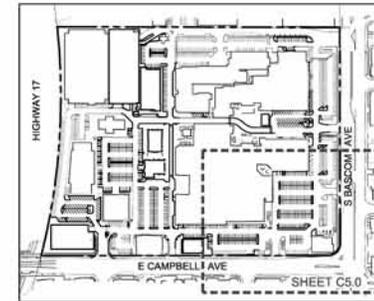
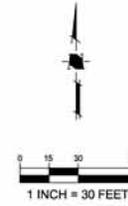
S. BASCOM AVE

FEWTRELL AVE

EXISTING  
BANK

E CAMPBELL AVE

BARBANO  
AVE



KEY MAP  
N.T.S.



PROJECT NAME  
**The Pruneyard**

ELLIS PARTNERS

1675 S. Bascom Ave. Campbell, CA 95008



Land Use Entitlements  
Land Planning  
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PROJECT NORTH  
TRUE NORTH

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

SHEET TITLE:  
**CONCEPTUAL  
GRADING AND  
DRAINAGE PLAN**

SHEET NUMBER  
**C5.0**

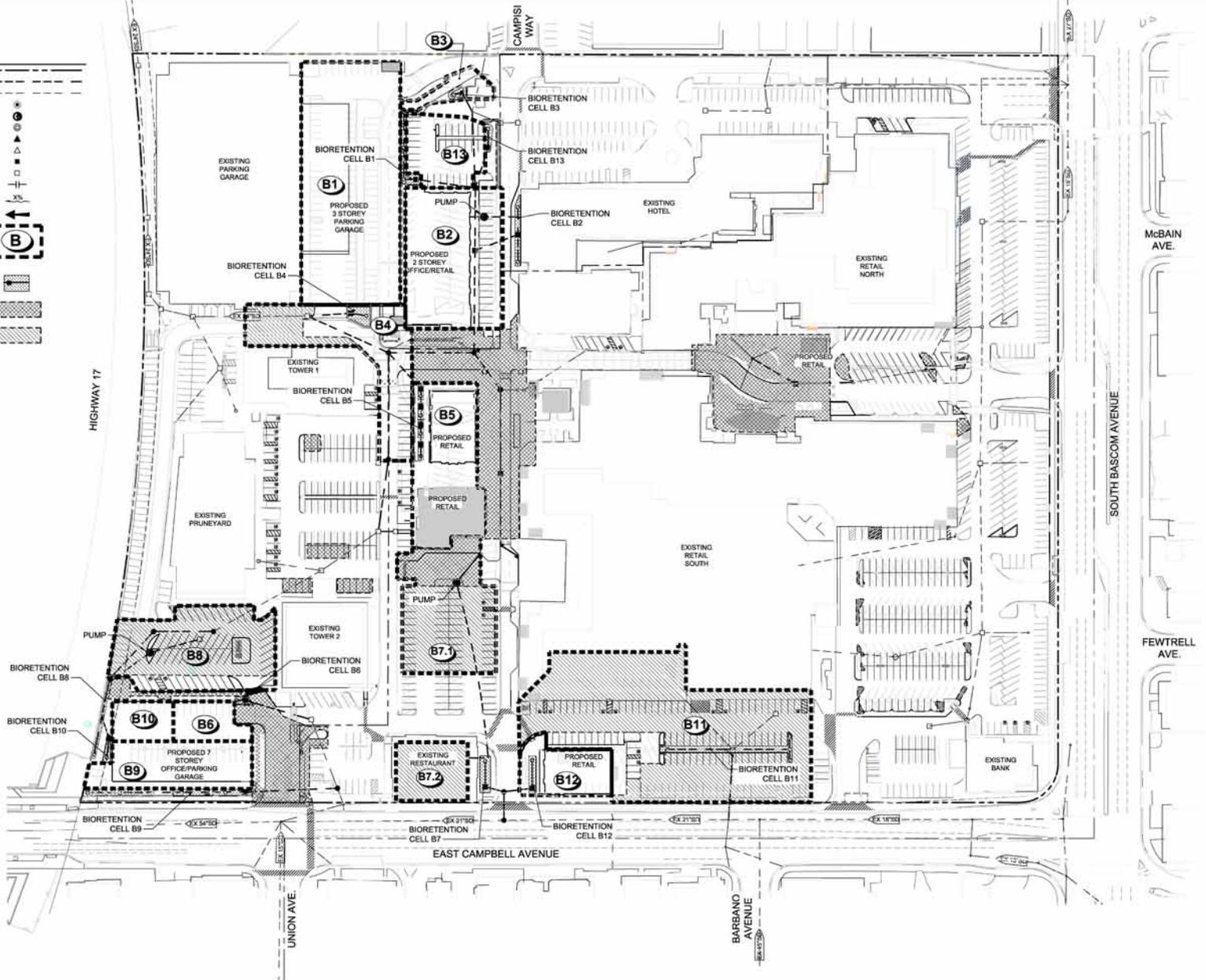
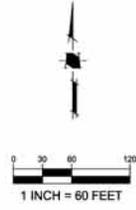
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SEE SHEET C4.0

8/3/2015 5:06:11 PM

**LEGEND**

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



PROJECT NAME  
**The Pruneyard**

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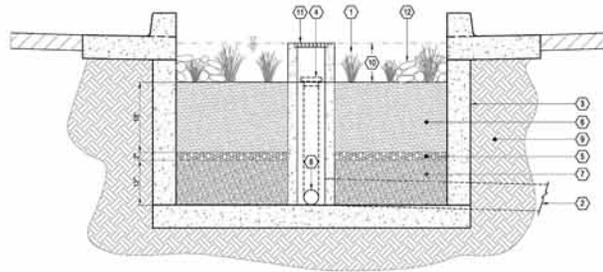


DRAWN BY: JZ  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 08/07/15

**CONCEPTUAL STORMWATER CONTROL PLAN**

SHEET NUMBER  
**C6.0**

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- 1 SEE LANDSCAPE PLANS FOR PLANTING AND MULCH INFORMATION
- 2 CONNECTION TO STORM DRAIN
- 3 CURB/RETENTION AREA WALL (AS REQUIRED)
- 4 CLEANOUT BEYOND WITH CAP AT FINISHED GRADE
- 5 2" PEA GRAVEL
- 6 BSM SOIL WITH PERCOLATION RATE OF 6" TO 10" PER HOUR (11" DEPTH). SOIL TO CONFORM TO SOIL SPECIFICATIONS AS LISTED IN APPENDIX C OF THE C3 STORMWATER HANDBOOK
- 7 CLASS II PERMEABLE ROCK PER CALTRANS SPECIFICATIONS (12" MIN DEPTH)
- 8 PERFORATED UNDERDRAIN WITH PERFORATIONS DOWN SLOPE AT 0.5% MIN
- 9 NATIVE GRADE OR ENGINEERED FILL
- 10 6" TO 12" PONDING DEPTH. SEE TCM SUMMARY TABLE
- 11 12"x12" OVERFLOW RISER WITH GRATED LID

**BIORETENTION AREA**  
NOT TO SCALE

Drainage Area Number	B1	B2	B3	B4	B5	B6	B7	B8	B9	B10	B11	B12	B13
1 Total Drainage Area to BMP - $A_T$ ( $ft^2$ )	41,100	23,300	2,980	18,500	18,400	4,700	26,800	21,300	12,500	4,200	58,300	7,700	8,000
2 Percent imperviousness = 100%													
3 Mean Annual Precipitation = 14.8 in													
4 Rain gage closest to the site - San Jose Airport MAP <sub>100</sub> = 13.9 in													
5 Rain gage correction factor = 14.8 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 ( $ft^2$ ) = $1.07 \times .58 \text{ in} \times A_T$ ( $ft^2$ )	2,126	1,205	153	957	952	243	1,386	1,102	648	217	2,912	398	465
Water Quality Design Volume ( $ft^3$ )	2,126	1,205	153	957	952	243	1,386	1,102	648	217	2,912	398	465
Bioretention Basin													
1 $V_{100}$ ( $ft^3$ ) (Unit Basin Storage = .58 in)	2,126	1,205	153	957	952	243	1,386	1,102	648	217	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 - $A_T$ ( $ft^2$ ) = $D4 \times A_T$	1,844	832	118	740	736	168	1,072	852	600	168	2,252	308	380
5 Assume 40% smaller surface area than calculated in 4 - $A_U$ ( $ft^2$ ) = $60 \times A_T$	986	559	71	444	442	113	643	511	300	101	1,351	185	216
6 Vol. of runoff filtering through treatment soil - $V_f$ ( $ft^3$ ) = $A_U \times 57 \text{ hr} \times (1 \text{ ft}/12 \text{ in}) \times 2.9 \text{ hr}$	1,162	676	86	537	534	136	777	618	363	122	1,633	223	261
7 Portion of $V_{100}$ req'd to be stored in ponding area - $V_p$ ( $ft^3$ ) = $V_{100} - V_f$	934	529	67	420	418	107	609	484	284	95	1,279	175	204
8 Average ponding depth is between 6 and 12 in - $H_p$ (in) - $V_p$ ( $ft^3$ ) / $A_U$ ( $ft^2$ ) = 12 in/ft	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4	11.4
Minimum required bioretreatment cell surface area ( $ft^2$ )	986	559	71	444	442	113	643	511	300	101	1,351	185	216

NEW PAVEMENT AREA NOT TREATED VS. EXISTING PAVEMENT OFFSET AREA TO BE TREATED					
BIOTREATMENT CELL	B4	B7	B8	B11	TOTAL
NEW PAVEMENT AREA NOT TREATED (SQ FT)					<b>64,848</b>
EXISTING PAVEMENT OFFSET AREA TO BE TREATED IN BIOTREATMENT CELL (SQ FT)	5,100	21,000	17,200	48,940	<b>92,438</b>



PROJECT NAME  
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Land Use Entitlements  
Land Planning  
Landscape Architecture  
Civil Engineering  
Utility Design  
Land Surveying  
Stormwater Compliance

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San Jose, CA 95131 HMM.com

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DRAWN BY: JZ  
PROJECT NUMBER: 14-051  
SHEET ISSUE DATE: 06/07/15  
SHEET TITLE:

**CONCEPTUAL  
STORMWATER  
CONTROL PLAN**

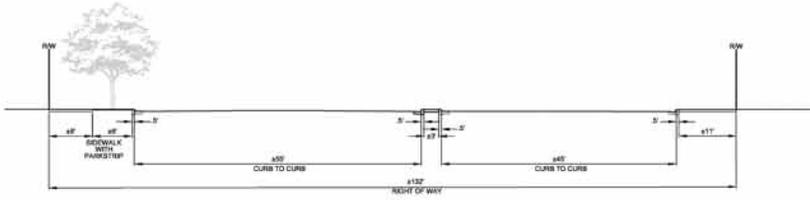
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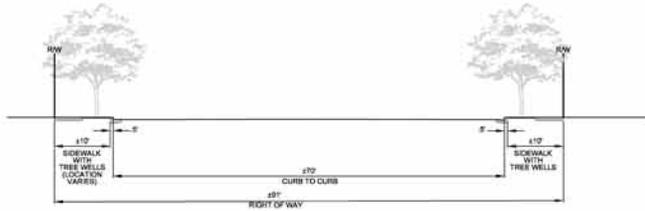
SOUTHWESTERN POWER AND LIGHT COMPANY SHALL AND COMPANY SHALL BE THE CONSULTING ENGINEER FOR THE PROJECT. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PROJECTS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PROJECTS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THE CONSULTING ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PROJECTS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.

PROJECT NUMBER: 1875 SOUTH BASCOM AVENUE



**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 IF PHASE 4 OF DEVELOPMENT OCCURS



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

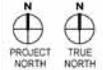

NO.	DATE	DESCRIPTION

PROJECT NO.	3086 10
CAD DWG FILE	308610TM.DWG
DESIGNED BY	DM
DRAWN BY	DM
CHECKED BY	ZJJ
DATE	July 21, 2015
SCALE	1" = 49'

**CROSS SECTIONS**

PLOT TITLE: 1875 SOUTH BASCOM

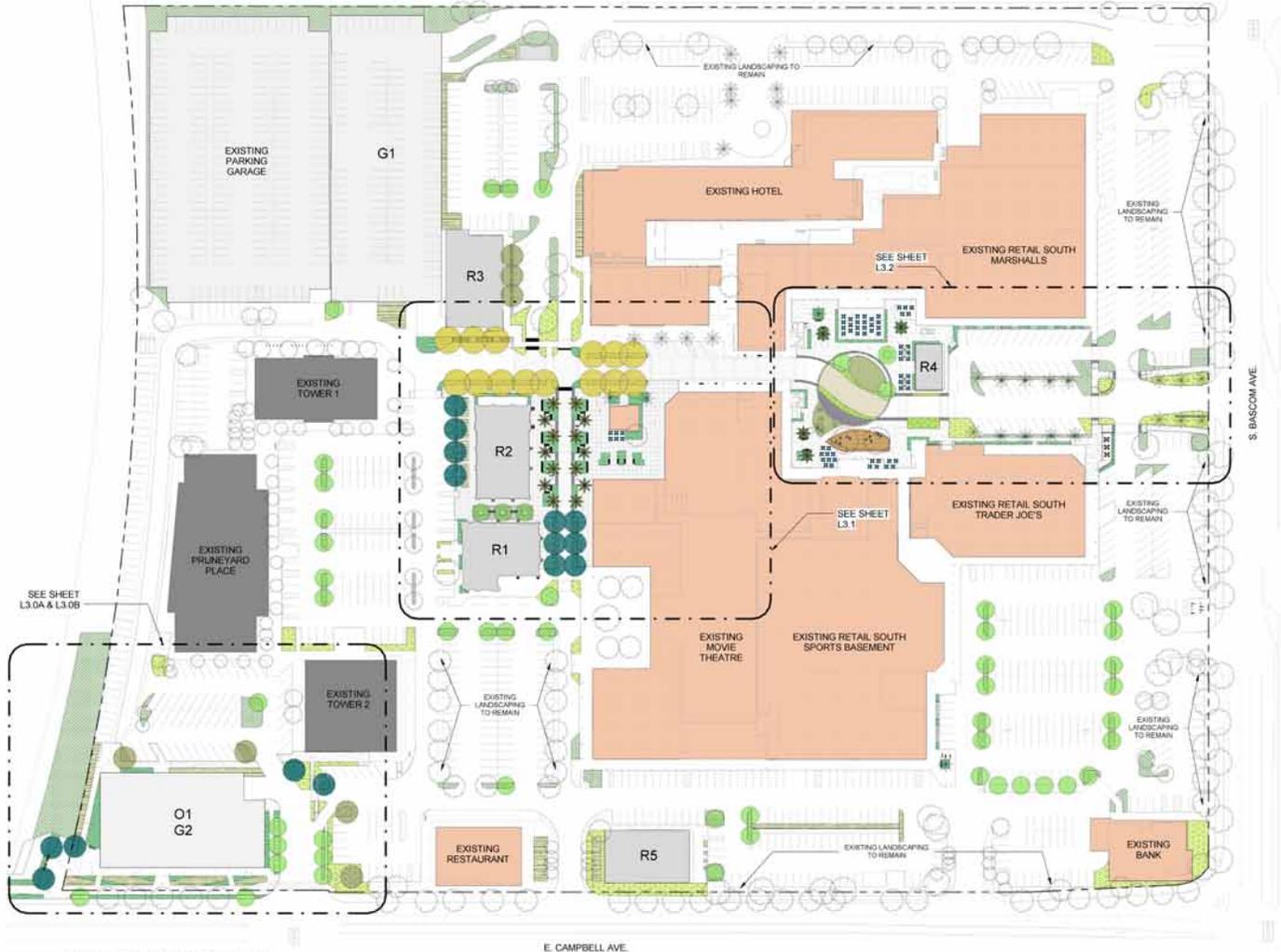
#	DATE	ISSUES & REVISIONS	BY



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

SHEET NUMBER  
**L1.0**

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**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 ROMANOFFIANUM (Queen Palm)
    - WASHINGTONIA FILIFERA x ROBUSTA (Hybrid Fan Palm)
  - 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



SCALE: 1" = 60'-0"

**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 STATE AND LOCAL WATER EFFICIENT LANDSCAPE ORDINANCES.

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.



**EXISTING TREE INVENTORY**

TREE #	BOTANICAL NAME	COMMON NAME	DH	PROTECTED TREE	HEALTH	PRESERVATION SIGNIFICANCE	TREE TO BE REMOVED
1	Platanus acerifolia	London Plane	12.0	YES	4	Good	X
2	Ulmus parvifolia	Chinese Elm	12.4	YES	3	Moderate	
3	Ulmus parvifolia	Chinese Elm	10.8	3	Moderate		
4	Platanus chinensis	Chinese Platane	4.8	4	Moderate		
5	Koehneura paniculata	Golden Tree	11.7	2	Poor		
6	Koehneura paniculata	Golden Tree	9.9	3	Moderate		
7	Koehneura paniculata	Golden Tree	10.2	3	Moderate		
8	Malesuca invertifolia	Peperbark	31.8	YES	4	Good	
9	Koehneura paniculata	Golden Tree	11.9	4	Good		
10	Koehneura paniculata	Golden Tree	12	YES	4	Good	
11	Koehneura paniculata	Golden Tree	8.6	4	Good		
12	Koehneura paniculata	Golden Tree	10	4	Good		
13	Koehneura paniculata	Golden Tree	11.2	4	Moderate	X	
14	Platanus chinensis	Chinese Platane	8.2	5	Moderate	X	
15	Koehneura paniculata	Golden Tree	8	4	Moderate	X	
16	Koehneura paniculata	Golden Tree	11.8	4	Moderate	X	
17	Platanus acerifolia	London Plane	10.5	4	Good	X	
18	Koehneura paniculata	Golden Tree	10.9	3	Moderate	X	
19	Koehneura paniculata	Golden Tree	4.3	1	Poor	X	
20	Koehneura paniculata	Golden Tree	9.4	4	Moderate	X	
21	Koehneura paniculata	Golden Tree	11.7	4	Moderate	X	
22	Koehneura paniculata	Golden Tree	11.8	4	Moderate	X	
23	Koehneura paniculata	Golden Tree	7	4	Good	X	
24	Koehneura paniculata	Golden Tree	10.2	4	Good	X	
25	Koehneura paniculata	Golden Tree	8.2	4	Moderate	X	
26	Koehneura paniculata	Golden Tree	13.1	3	Moderate	X	
27	Koehneura paniculata	Golden Tree	8.5	3	Moderate	X	
28	Koehneura paniculata	Golden Tree	5.4	2	Moderate	X	
29	Koehneura paniculata	Golden Tree	5.0	3	Moderate	X	
30	Koehneura paniculata	Golden Tree	10.2	3	Moderate	X	
31	Platanus chinensis	Chinese Platane	7.7	4	Moderate	X	
32	Platanus chinensis	Chinese Platane	5.9	4	Moderate	X	
33	Platanus chinensis	Chinese Platane	8	4	Moderate	X	
34	Liquidambar styraciflua	Sweet Gum	14.9	YES	4	Good	X
35	Platanus chinensis	Chinese Platane	7.9	5	Good	X	
36	Platanus chinensis	Chinese Platane	5.9	4	Good		
37	Platanus chinensis	Chinese Platane	7.8	4	Good		
38	Platanus chinensis	Chinese Platane	5.4	4	Good		
39	Acer glaberrimum	Norway Maple	12.5	YES	4	Good	X
40	Calceolium verticillatum	Weeping Dogwood	11	3	Moderate	X	
41	Fraxinus Van Wierii	Ash	29.3	YES	5	Good	X
42	Ulmus parvifolia	Chinese Elm	4.5	5	Good	X	
43	Legenstroemia indica	Crape Myrtle	4.2	4	Moderate	X	
44	Legenstroemia indica	Crape Myrtle	4.8	4	Moderate	X	
45	Legenstroemia indica	Crape Myrtle	4.5	4	Moderate	X	
46	Legenstroemia indica	Crape Myrtle	5	4	Moderate	X	
47	Platanus chinensis	Chinese Platane	9.9	4	Good		
48	Platanus chinensis	Chinese Platane	10	4	Good		
49	Platanus chinensis	Chinese Platane	8	4	Good		
50	Platanus chinensis	Chinese Platane	8	4	Good		
51	Olea europaea	Olive	40.8	YES	3	Poor	X
52	Platanus chinensis	Chinese Platane	6.4	4	Good		
53	Pinus canariensis	Canary Island Pine	23.9	YES	3	Moderate	X
54	Olea europaea	Olive	119.9	YES	2	Poor	X
55	Olea europaea	Olive	38.6	YES	3	Moderate	X
56	Olea europaea	Olive	23.8	YES	3	Moderate	X
57	Olea europaea	Olive	26	YES	3	Moderate	X
58	Olea europaea	Olive	26.4	YES	3	Moderate	X
59	Olea europaea	Olive	25.3	YES	3	Moderate	X
60	Olea europaea	Olive	21.8	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	30.8	4	Moderate	X	
66	Pinus pinea	Italian Stone Pine	39.2	YES	4	Good	
67	Olea europaea	Olive	34.4	2	Poor	X	
68	Olea europaea	Olive	31	2	Moderate	X	
69	Olea europaea	Olive	20.5	2	Poor	X	
70	Pinus salicaria	Ornamental Pear	7.1	4	Good	X	
71	Pinus salicaria	Ornamental Pear	6.1	4	Good	X	
72	Pinus salicaria	Ornamental Pear	8.4	4	Good	X	
73	Pinus salicaria	Ornamental Pear	8.1	4	Good	X	

TREE #	BOTANICAL NAME	COMMON NAME	DH	PROTECTED TREE	HEALTH	PRESERVATION SIGNIFICANCE	TREE TO BE REMOVED
74	Pinus salicaria	Ornamental Pear	8.3	4	Good	X	
75	Pinus salicaria	Ornamental Pear	7.8	4	Good	X	
76	Pinus salicaria	Cherry Plum	11.4	4	Good	X	
77	Pinus salicaria	Cherry Plum	11.8	4	Good	X	
78	Pinus salicaria	Cherry Plum	15.7	4	Moderate	X	
79	Pinus salicaria	Ornamental Pear	9.7	4	Moderate	X	
80	Pinus salicaria	Ornamental Pear	7.5	4	Moderate	X	
81	Pinus salicaria	Ornamental Pear	10.2	4	Moderate	X	
82	Pinus salicaria	Ornamental Pear	11.5	4	Moderate	X	
83	Olea europaea	Olive	26.7	3	Moderate	X	
84	Olea europaea	Olive	22.2	3	Moderate	X	
85	Olea europaea	Olive	29.3	2	Poor	X	
86	Ulmus parvifolia	Chinese Elm	22	YES	5	Good	X
87	Schinus molle	Peruvian Pepper Tree	40	YES	3	Moderate	X
88	Ulmus parvifolia	Chinese Elm	23	YES	5	Good	X
89	Olea europaea	Olive	40	YES	2	Moderate	X
90	Olea europaea	Olive	27.5	YES	2	Poor	X
91	Olea europaea	Olive	34	YES	2	Poor	X
92	Pinus canariensis	Canary Island Pine	24	YES	4	Moderate	X
93	Pinus pinea	Italian Stone Pine	15.8	YES	3	Poor	X
94	Olea europaea	Olive	22.4	3	Moderate	X	
95	Olea europaea	Olive	30.4	2	Poor	X	
96	Ulmus parvifolia	Chinese Elm	17.4	YES	5	Moderate	X
97	Olea europaea	Olive	21.4	2	Poor	X	
98	Olea europaea	Olive	27.2	YES	2	Poor	X
99	Ulmus parvifolia	Chinese Elm	10.8	5	Good	X	
100	Eucalyptus tereticornis	Bracon Locust	15.5	YES	4	Good	X
101	Olea europaea	Olive	32.8	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	X
105	Ulmus parvifolia	Chinese Elm	22.4	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	30.4	YES	2	Poor	X
109	Olea europaea	Olive	33	YES	2	Poor	X
110	Olea europaea	Olive	35.1	YES	2	Moderate	X
111	Olea europaea	Olive	37.2	YES	3	Moderate	X
112	Cedrus deodora	Deodar Cedar	12.5	YES	4	Moderate	X
113	Olea europaea	Olive	24.2	YES	3	Moderate	X
114	Fraxinus species	Ash	23.5	YES	3	Poor	X
115	Olea europaea	Olive	16	1	Poor	X	
116	Olea europaea	Olive	11.8	2	Poor	X	
117	Gleditsia robusta	Silly Oak	20.2	4	3	Poor	X
118	Olea europaea	Olive	44.4	3	Moderate	X	
119	Olea europaea	Olive	13.3	YES	2	Moderate	X
120	Olea europaea	Olive	17.8	2	Moderate	X	
121	Olea europaea	Olive	16.1	2	Moderate	X	
122	Olea europaea	Olive	22.4	3	Moderate	X	
123	Olea europaea	Olive	21.9	YES	5	Moderate	X
124	Olea europaea	Olive	22	YES	3	Moderate	X
125	Geijera parviflora	Australian Willow	16.4	YES	2	Poor	X
126	Olea europaea	Olive	30.5	YES	3	Moderate	X
127	Olea europaea	Olive	36.1	YES	2	Poor	X
128	Olea europaea	Olive	29.6	YES	2	Moderate	X
129	Olea europaea	Olive	21.6	YES	2	Moderate	X
130	Olea europaea	Olive	34.7	YES	2	Poor	X
131	Olea europaea	Olive	19.8	1	Poor	X	
132	Ulmus parvifolia	Chinese Elm	21.6	YES	3	Moderate	X
133	Ulmus parvifolia	Chinese Elm	8.3	4	Moderate	X	
134	Ulmus parvifolia	Chinese Elm	10.8	4	Moderate	X	
135	Ulmus parvifolia	Chinese Elm	7.8	4	Moderate	X	
136	Ulmus parvifolia	Chinese Elm	9.3	4	Moderate	X	
137	Melaleuca leucadendron	Peperbark	25.5	YES	2	Poor	X
138	Ulmus parvifolia	Chinese Elm	9.8	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	6.5	5	Moderate	X	
142	Ulmus parvifolia	Chinese Elm	9	4	Moderate	X	
143	Olea europaea	Olive	26.5	YES	3	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	10.8	5	Moderate	X	

TREE #	BOTANICAL NAME	COMMON NAME	DH	PROTECTED TREE	HEALTH	PRESERVATION SIGNIFICANCE	TREE TO BE REMOVED
147	Ulmus parvifolia	Chinese Elm	11.4	4	Moderate		
148	Magnolia grandiflora	Southern Magnolia	15	YES	4	Good	X
149	Schinus molle	Bursera Pepper	49.8	YES	3	Poor	X
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	13.3	3	Good	X	
153	Olea europaea	Olive	13	5	Good	X	
154	Ulmus parvifolia	Chinese Elm	8.2	3	Moderate	X	
155	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	X
156	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	X
157	Xylocopa cogitata	Xylem	13.8	YES	3	Moderate	X
158	Syagrus tamaraiflora	Queen Palm	11	YES	4	Moderate	X
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	X
164	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	X
165	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	X
166	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	X
167	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Moderate	X
168	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	X
169	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	X
170	Washingtonia robusta	Mexican Fan Palm	13.9	YES	4	Moderate	X
171	Washingtonia robusta	Mexican Fan Palm	12.2	YES	4	Moderate	X
172	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Moderate	X
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	18.3	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 tamaraiflora	Queen Palm	10.8	4	Moderate	X	
180	Olea europaea	Olive	37	YES	4	Moderate	X
181	Olea europaea	Olive	41.1	4	Moderate	X	
182	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	X
183	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	X
184	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	X
185	Washingtonia robusta	Mexican Fan Palm	14.4	YES	4	Moderate	X
186	Washingtonia robusta	Mexican Fan Palm	15.9	YES	4	Moderate	X
187	Washingtonia robusta	Mexican Fan Palm	15.2	YES	4	Moderate	X
188	Platanus acerifolia	London Plane	15.5	YES	5	Good	X
189	Platanus acerifolia	London Plane	20.5	YES	4	Good	X
190	Platanus acerifolia	London Plane	18.5	YES	5	Good	X
191	Platanus acerifolia	London Plane	15.9	YES	5	Good	X
192	Platanus acerifolia	London Plane	14.2	YES	4	Good	X
193	Platanus acerifolia	London Plane	11.1	4	Good	X	
194	Platanus acerifolia	London Plane	13.8	YES	4	Good	X
195	Platanus acerifolia	London Plane	18.3	YES	4	Good	X
196	Platanus acerifolia	London Plane	18.2	YES	4	Good	X
197	Pinus canariensis	Canary Island Pine	25	YES	4	Moderate	X
198	Platanus chinensis	Chinese Platane	10.9	4	Moderate	X	
199	Platanus chinensis	Chinese Platane	11.3	4	Good	X	
200	Platanus chinensis	Chinese Platane	6.3	3	Poor</		



PROJECT NAME

**THE PRUNEYARD**  
CAMPBELL, CALIFORNIA

ELLIS PARTNERS

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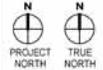
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#	DATE	ISSUES & REVISIONS	BY



PROJECT NUMBER: PRUNEYARD  
SHEET ISSUE DATE: 08/07/15  
SHEET TITLE: EXISTING TREE INVENTORY

SHEET NUMBER: **L2.2**

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TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION AUTHORITY	TREE TO BE REMOVED
220	Phoenix canariensis	Cantary Island Date Palm	31.3	YES	4	Good	
221	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	2.1		4	Good	X
222	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.2		4	Good	X
223	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.1		4	Good	X
224	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	4.1		5	Good	X
225	Koeleria paniculata	Soldanar Tree	12.1	YES	4	Good	X
226	Koeleria paniculata	Soldanar Tree	10.5		4	Good	X
227	Koeleria paniculata	Soldanar Tree	11.0		4	Good	X
228	Koeleria paniculata	Soldanar Tree	2.8		3	Poor	X
229	Koeleria paniculata	Soldanar Tree	8.7		4	Good	X
230	Platanus chinensis	Chinese Platanus	8.9		3	Moderate	
231	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.0		4	Good	
232	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.1		4	Good	
233	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.1		4	Good	
234	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.3		4	Good	
235	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.2		4	Good	
236	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	3.7		4	Good	
237	Olea europaea	Olive	25.0	YES	3	Moderate	
238	Platanus chinensis	Chinese Platanus	8.2		3	Good	
239	Olea europaea	Olive	31.4	YES	3	Moderate	
240	Platanus acerifolia	London Plane	18.7	YES	5	Good	
241	Platanus acerifolia	London Plane	12.6	YES	5	Good	
242	Platanus acerifolia	London Plane	13.2	YES	5	Good	
243	Platanus acerifolia	London Plane	13.3	YES	5	Good	
244	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	2.4		5	Good	
245	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	2.9		5	Good	
246	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	2.8		5	Good	
247	Platanus acerifolia	London Plane	11.0		4	Good	
248	Platanus acerifolia	London Plane	13.3	YES	4	Good	
249	Koeleria paniculata	Soldanar Tree	10.7		3	Moderate	
250	Koeleria paniculata	Soldanar Tree	8.8		4	Good	
251	Koeleria paniculata	Soldanar Tree	9.2		4	Good	
252	Koeleria paniculata	Soldanar Tree	11.4		4	Good	
253	Koeleria paniculata	Soldanar Tree	11.5		4	Good	X
254	Koeleria paniculata	Soldanar Tree	9.9		3	Moderate	X
255	Koeleria paniculata	Soldanar Tree	10.0		5	Good	X
256	Koeleria paniculata	Soldanar Tree	7.2		5	Good	X
257	Koeleria paniculata	Soldanar Tree	10.6		5	Good	X
258	Koeleria paniculata	Soldanar Tree	8.7		3	Poor	X
259	Koeleria paniculata	Soldanar Tree	8.3		3	Poor	X
260	Koeleria paniculata	Soldanar Tree	8.1		3	Good	X
261	Platanus acerifolia	London Plane	11.9		5	Good	
262	Platanus acerifolia	London Plane	15.1	YES	4	Good	
263	Platanus acerifolia	London Plane	18.2	YES	5	Good	
264	Platanus acerifolia	London Plane	18.6	YES	5	Good	
265	Syagrus ramaripollana	Queen Palm	11.0		2	Poor	
266	Platanus acerifolia	London Plane	14.7	YES	5	Good	
267	Platanus acerifolia	London Plane	13.4	YES	3	Good	
268	Platanus acerifolia	London Plane	18.7	YES	5	Good	
269	Melaleuca leucadendron	Paperbark	48.1		4	Good	
270	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Good	
271	Washingtonia robusta	Mexican Fan Palm	17.8	YES	4	Moderate	
272	Washingtonia robusta	Mexican Fan Palm	13.2	YES	4	Moderate	
273	Washingtonia robusta	Mexican Fan Palm	14.1	YES	4	Moderate	
274	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Moderate	
275	Melaleuca leucadendron	Paperbark	79.1	YES	4	Good	X
276	Pyrus calleryana	Ornamental Pear	17.0		4	Moderate	
277	Platanus acerifolia	London Plane	10.4		5	Good	X
278	Platanus acerifolia	London Plane	9.4		4	Good	
279	Platanus acerifolia	London Plane	8.1		4	Good	
280	Platanus acerifolia	London Plane	7.9		4	Good	
281	Platanus acerifolia	London Plane	8.3		4	Moderate	
282	Platanus acerifolia	London Plane	7.5		4	Moderate	
283	Platanus acerifolia	London Plane	11.0		5	Good	
284	Platanus acerifolia	London Plane	10.2		5	Good	X
285	Koeleria paniculata	Soldanar 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	15.3		4	Good	
290	Olea europaea	Olive	18.7		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 AUTHORITY	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	8.9		4	Moderate	
296	Ulmus parvifolia	Chinese Elm	7.7		3	Moderate	X
297	Platanus acerifolia	London Plane	12.8	YES	5	Good	X
298	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	1.7		4	Good	
299	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	1.7		4	Good	
300	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	2.0		4	Good	
301	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	2.9		4	Good	
302	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	3.8		4	Good	
303	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	1.9		4	Good	
304	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	1.7		4	Good	
305	Lagerstroemia indica 'Hatchhof'	Crape Myrtle	2.0		4	Good	
306	Platanus chinensis	Chinese Platanus	7.0		5	Good	
307	Prunus cerasifera	Cantary Island Date	18.0	YES	4	Good	
308	Ulmus parvifolia	Chinese Elm	13.0	YES	4	Good	
309	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	4.0		4	Good	
310	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	4.2		4	Good	
311	Lagerstroemia indica 'Tuscanora'	Crape Myrtle	4.0		4	Good	
312	Lagerstroemia indica 'Tuscanora'	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"	31	24" BOX
GREATER THAN 24"	18	36" BOX



PROJECT NAME  
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 CAMPBELL, CALIFORNIA

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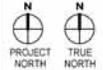
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#	DATE	ISSUES & REVISIONS	BY



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

**LANDSCAPE  
 ENLARGEMENT  
 PLAN ALT 1**

SHEET NUMBER  
**L3.0A**

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

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**THE PRUNEYARD**  
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#	DATE	ISSUES & REVISIONS	BY



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

**LANDSCAPE  
 ENLARGEMENT  
 PLAN ALT 2**

SHEET NUMBER  
**L3.0B**

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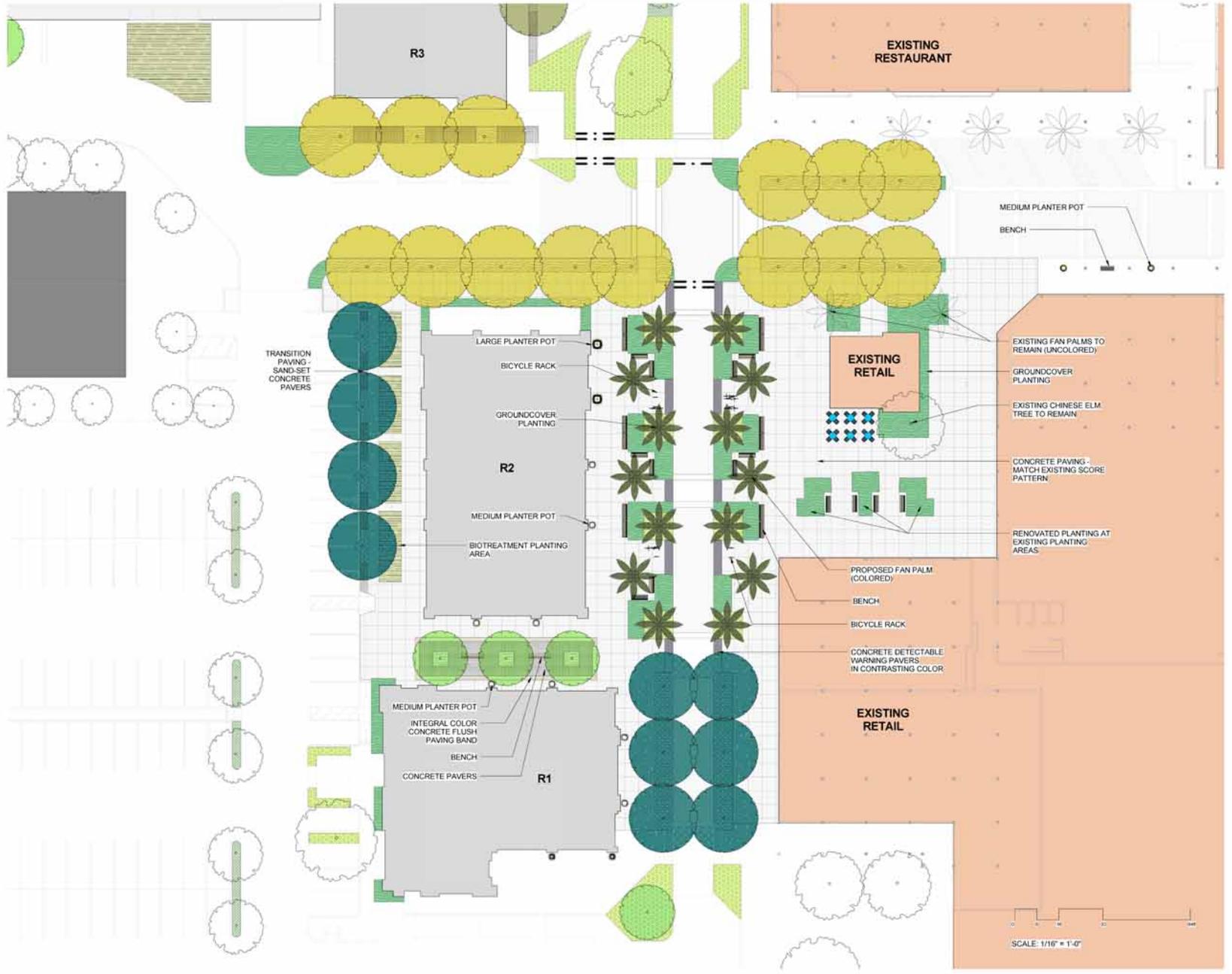


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PROJECT NUMBER: PRUNERYARD  
SHEET ISSUE DATE: 08/07/2015

SHEET TITLE:  
**LANDSCAPE ENLARGEMENT PLAN**

SHEET NUMBER  
**L3.1**

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#	DATE	ISSUES & REVISIONS	BY

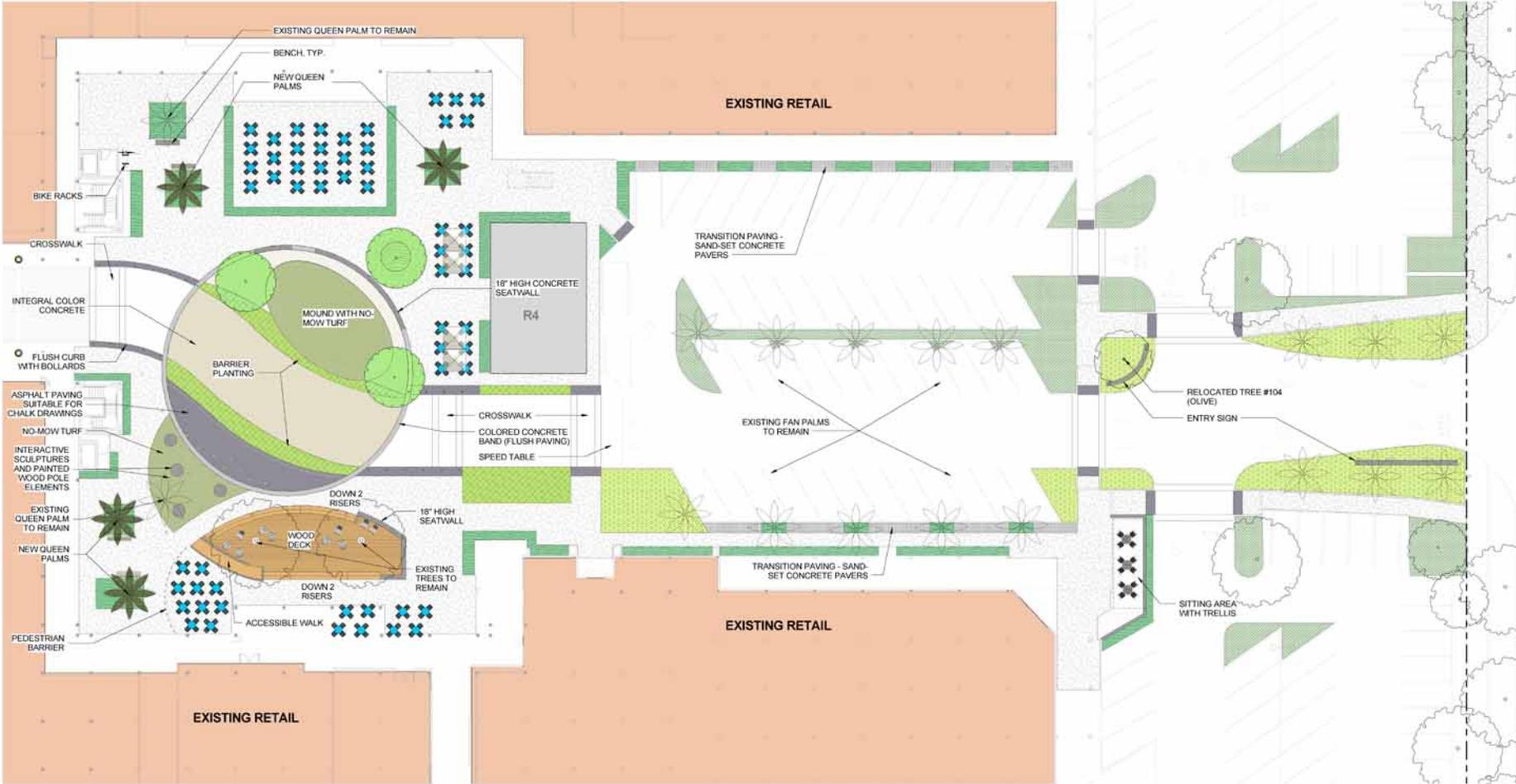


DRAWN BY: C.J. SG  
PROJECT NUMBER: PRUNERYARD  
SHEET ISSUE DATE: 08/07/2015  
SHEET TITLE:

**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



*Ulmus parvifolia*  
Chinese Elm



*Koelreuteria paniculata*  
Golden Rain Tree



*Platanus chinensis*  
Chinese Pistache



TYPE D TREES



*Ulmus parvifolia*  
Chinese Elm



*Koelreuteria paniculata*  
Golden Rain Tree



TYPE E TREES



*Syagrus romanzoffiana*  
Queen Palm



*Washingtonia filifera x robusta*  
Hybrid Fan Palm



EXISTING TREE TO REMAIN

SHRUBS AND GROUNDCOVER



PEDESTRIAN PLANTING AREAS



*Lomandra longifolia* 'Breeze'  
Dwarf Mat Rush



*Agave attenuata*  
Foxtail Agave



*Arctostaphylos 'Pacific Mist'*  
Pacific Mist Manzanita



*Olea 'Little Olive'*  
Dwarf Olive



*Chondropetalum tectorum*  
Cape Rush



*Chamaerops humilis*  
Mediterranean Fan Palm



TRANSITION PLANTING AREAS



*Arctostaphylos 'Pacific Mist'*  
Pacific Mist Manzanita



*Senecio mandraliscae*  
Kleina



*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



PROJECT NAME

**THE PRUNEYARD**  
CAMPBELL, CALIFORNIA

ELLIS PARTNERS

**NOT FOR CONSTRUCTION**

CONSULTANT

**PGA design**

LANDSCAPE ARCHITECTS

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pga@pga.com

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: KF, C.J  
PROJECT NUMBER: PRUNEYARD  
SHEET ISSUE DATE: 08/07/2015  
SHEET TITLE:

**PLANT MATERIALS**

SHEET NUMBER

**L4.0**

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# THE PRUNEYARD

Exterior Branding & Wayfinding  
Master Sign Program

**August 12, 2015**

Program: 15-ELSP-003

DRAWINGS CHECKED BY:

- PROGRAM MANAGEMENT \_\_\_\_\_
- DESIGN \_\_\_\_\_
- PRODUCTION \_\_\_\_\_
- INSTALLATION \_\_\_\_\_



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Color and Materials Palette

M1



**CUSTOM SCREEN**  
BOK Modern Aluminum Screen  
Custom Pattern

M2



**ACRYLIC**  
Translucent White  
Optix 7328

C1



**MUSTARD**  
Matthews Paint  
Color TBD  
Satin Finish

C2



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

C3



**OFF-WHITE**  
Matthews Paint  
Color TBD  
Satin Finish

C4



**BLUE**  
Matthews Paint  
MP05149  
Satin Finish

C5



**CORTEN**  
BOK Modern Painted Rust  
18y AC 5052

C7



**STAINLESS STEEL**  
Matthews Paint  
Color TBD  
Satin Finish

C6



**NORTH SEA BLUE**  
Matthews Paint  
MP08201  
Satin Finish

V1



**VINYL**  
Surface applied graphic vinyl  
??

Typography

HELVETICA MEDIUM CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz

0123456789

Brand

MARK



TYPOGRAPHY

THE PRUNEYARD

TYPOGRAPHY/MARK



Arrows and Symbols

ARROWS



A1 A2 A3 A4 A5 A6 A7 A8

SYMBOLS



PARKING

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Program Location:

**THE PRUNEYARD**

Shopping Center  
Campbell, CA

**MASTER  
SIGN PROGRAM**

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Revisions / Bulletin:

Checked by:

Approval:

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

Title:  
**Color, Materials,  
Typography**

Sheet:  
**MSP.0.01**

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KEY

branding

▲ FREEWAY SITE / HOTEL ID (MSP 1.02)



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Approval:

Program Number:  
15-ELSP-003

Drawn By:  
KS

Original Issue:  
08.12.2015

Scale:  
As Noted

Title:  
**Freeway Identification**

Sheet:  
**MSP.1.01**

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SIGN AREA = 350 SF

Prepared By:

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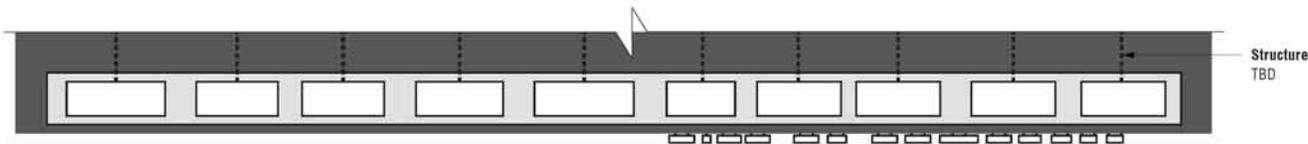
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08.12.2015

Scale:  
As Noted

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**Freeway Site ID**

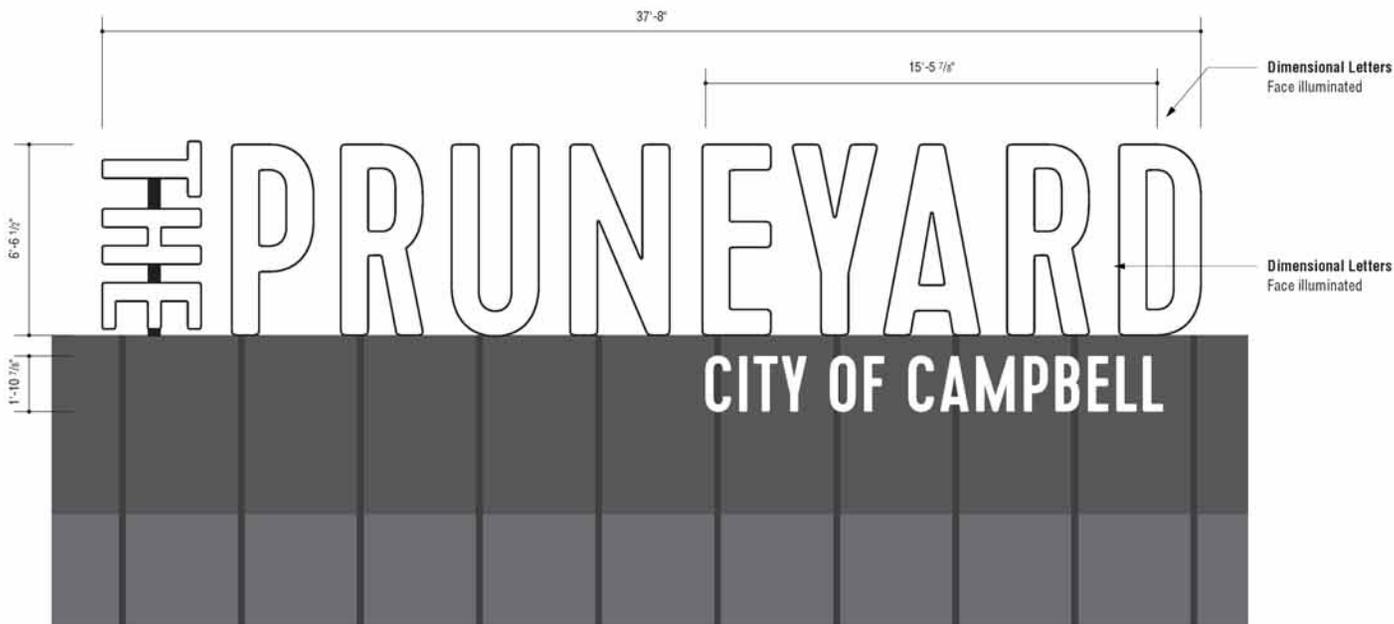
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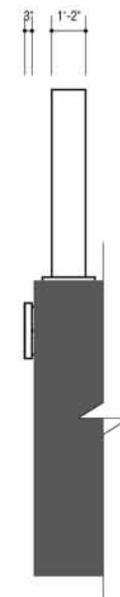
**2** TOP VIEW - PYLON

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



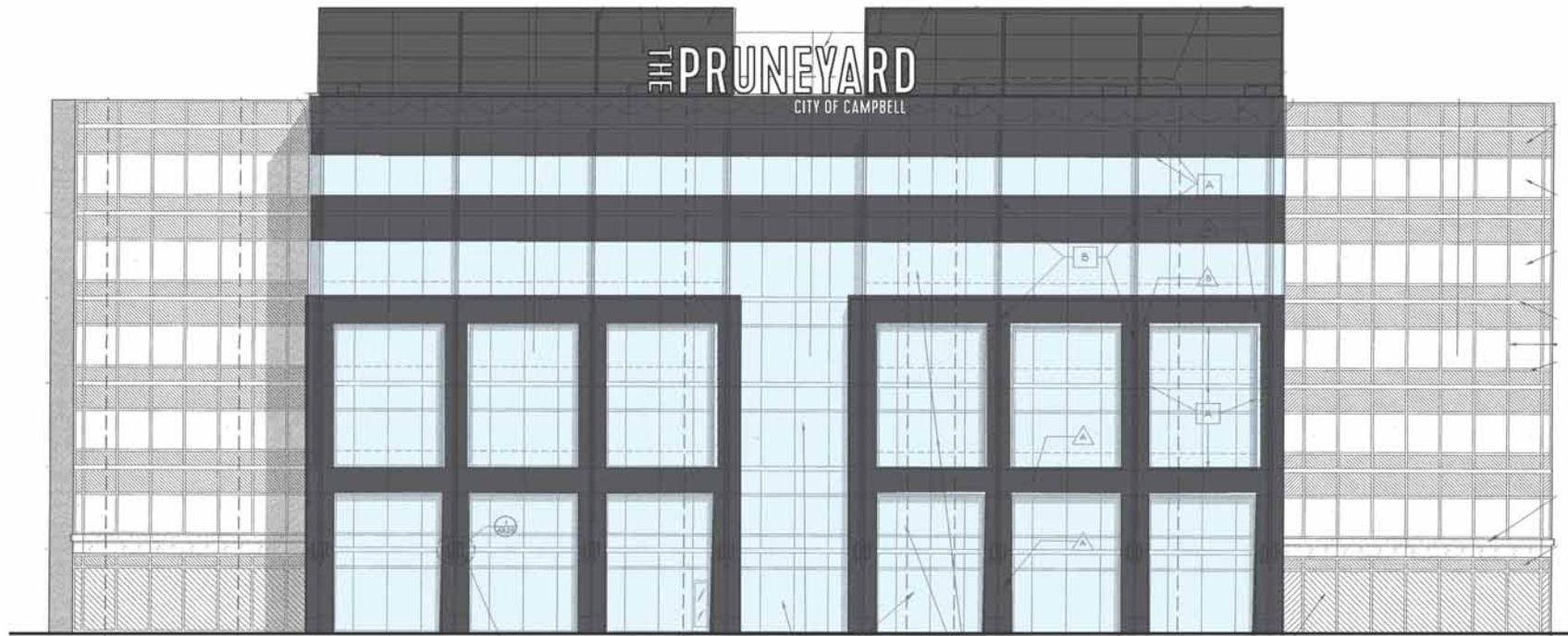
**1** FRONT VIEW

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



**3** SIDE VIEW

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



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

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Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
---------------------------------------	------------------------

Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>
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Title:  
**Freeway Site ID - Elevation**

Sheet:  
**MSP.1.03**

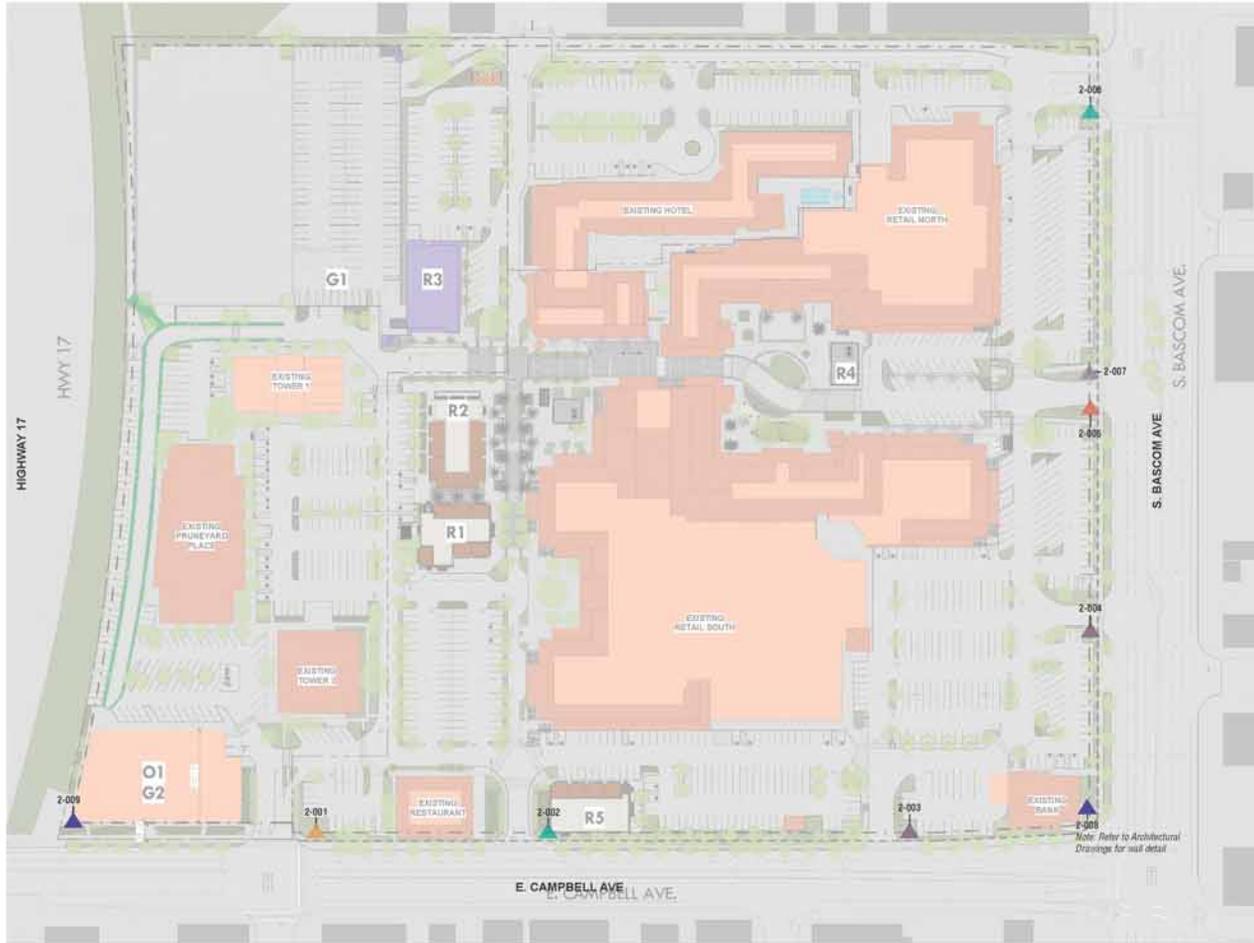
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**KEY**

*branding*

- ▲ SITE ID MARKER (MSP.2.02)
- ▲ ENTRY WALL (MSP.2.03)
- ▲ MULTI TENANT SITE ID (MSP.2.04, MSP.2.05)

- ▲ MULTI TENANT SITE ID WITH MARQUEE (MSP.2.06)
- ▲ MULTI TENANT SITE ID OFFICES (MSP.2.07)



Note: Refer to Architectural Drawings for wall detail

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Drawn By: KS

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Scale: As Noted

Title:  
**Site Branding & Major Tenant Identification**

Sheet:  
**MSP.2.01**

**SIGN AREA = 45.1 SF EACH**

*(Does not include wall)*

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**As Noted**

Title:

**Site ID Marker**



Sheet:

**MSP.2.02**

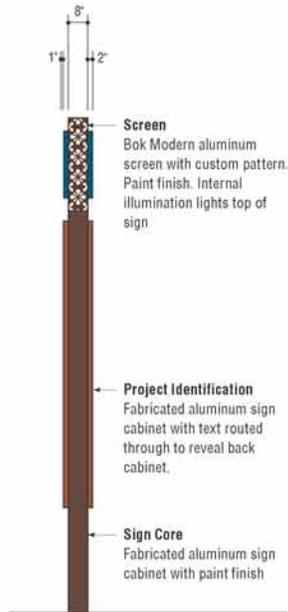
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**3**

**TOP VIEW**

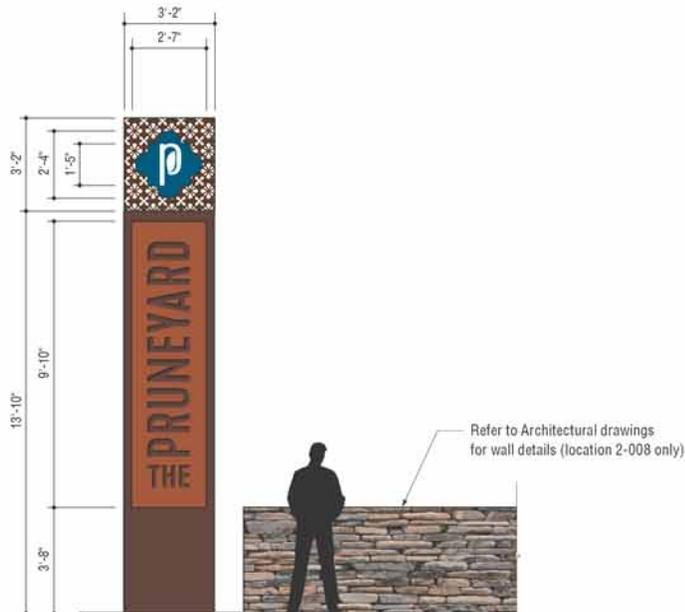
Scale: 1/4" = 1'-0"



**2**

**FRONT VIEW**

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



SIGN AREA = 45.1 SF EACH

(Does not include wall)

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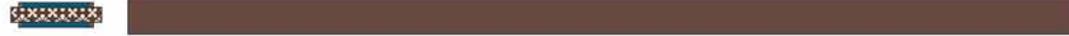
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**Entry Wall**

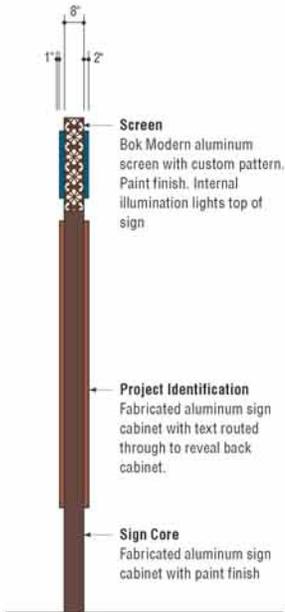
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# MSP.2.03

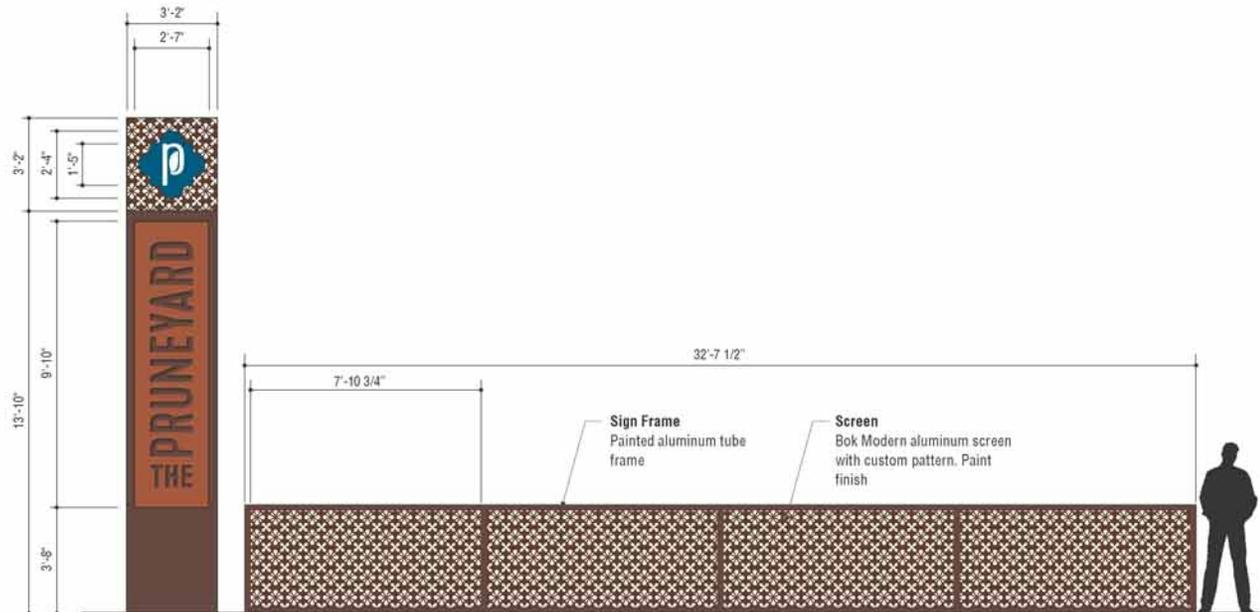
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**3 TOP VIEW**  
Scale: 1/4" = 1'-0"



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



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

SIGN AREA = 223 SF EACH

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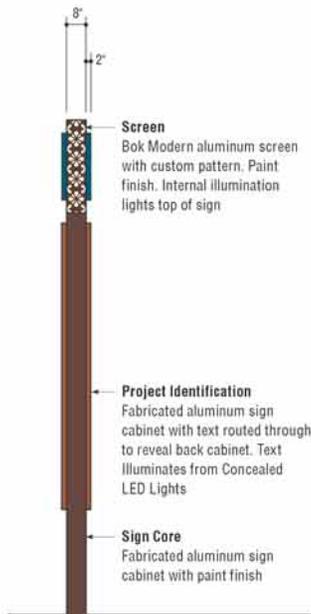
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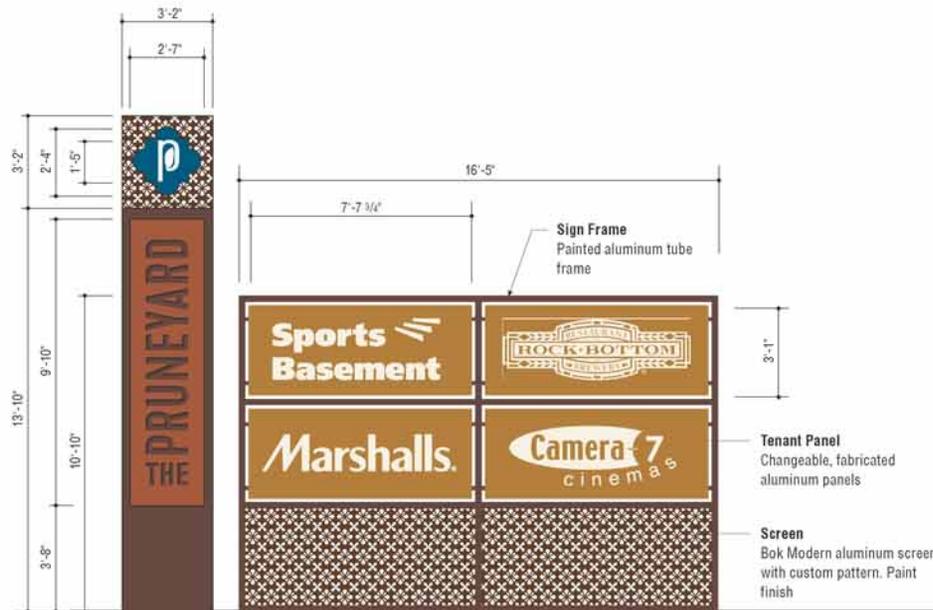
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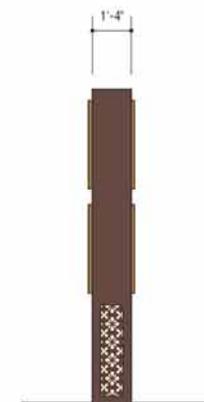
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Scale: 1/4" = 1'-0"



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



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



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

SIGN AREA = 223 SF EACH

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Program Number:  
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Drawn By:  
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Original Issue:  
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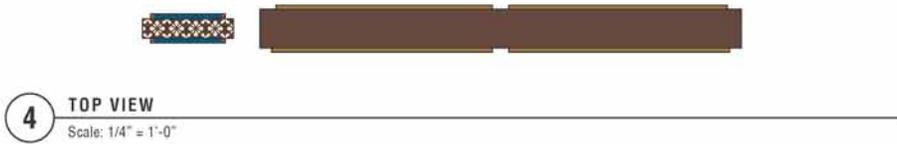
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Alternate Configuration**

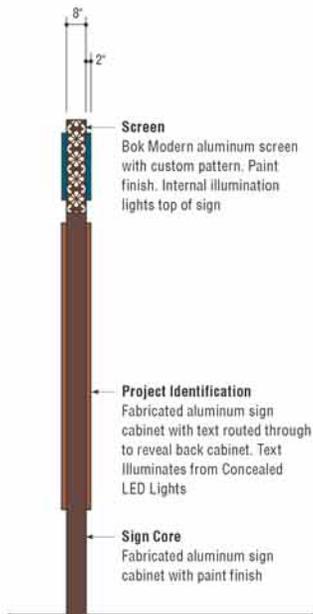
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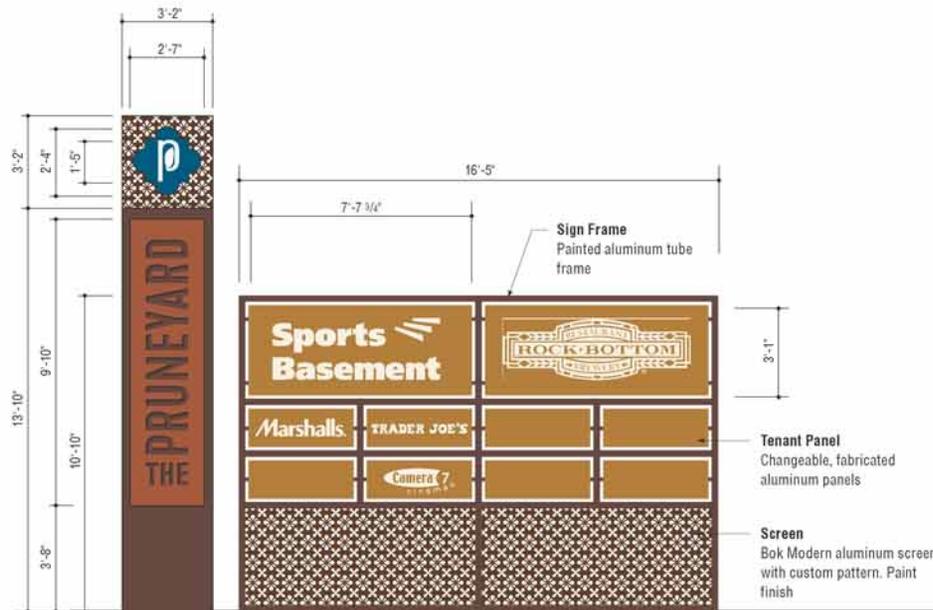
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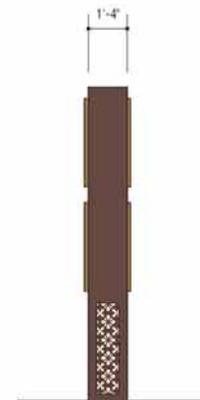
**4 TOP VIEW**  
Scale: 1/4" = 1'-0"



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



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



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

SIGN AREA = 223 SF EACH

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**MASTER SIGN PROGRAM**  
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Revisions / Additions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

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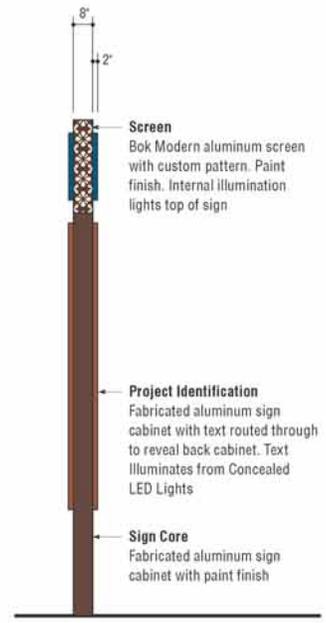
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Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

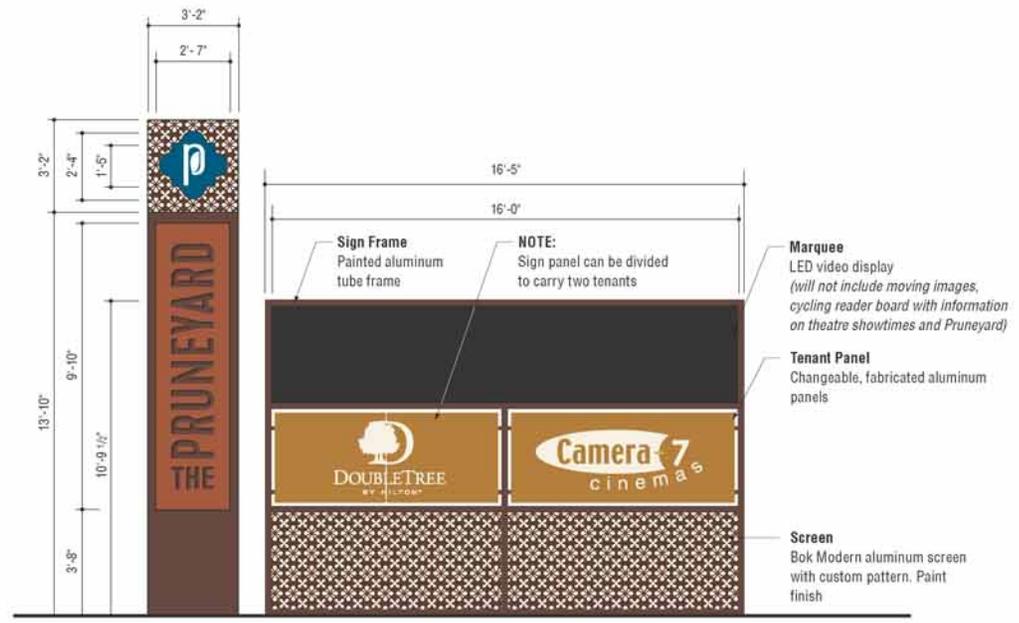
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**Multi Tenant Site ID with Marquee**

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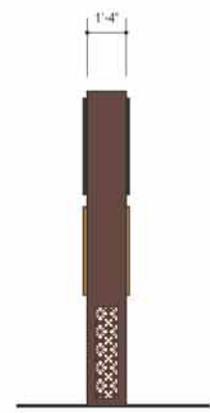
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**1 SIDE VIEW**  
Scale: 1/4" = 1'-0"



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



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

SIGN AREA = 223 SF EACH

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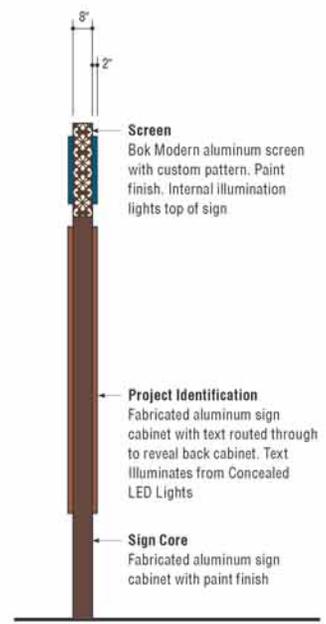
Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

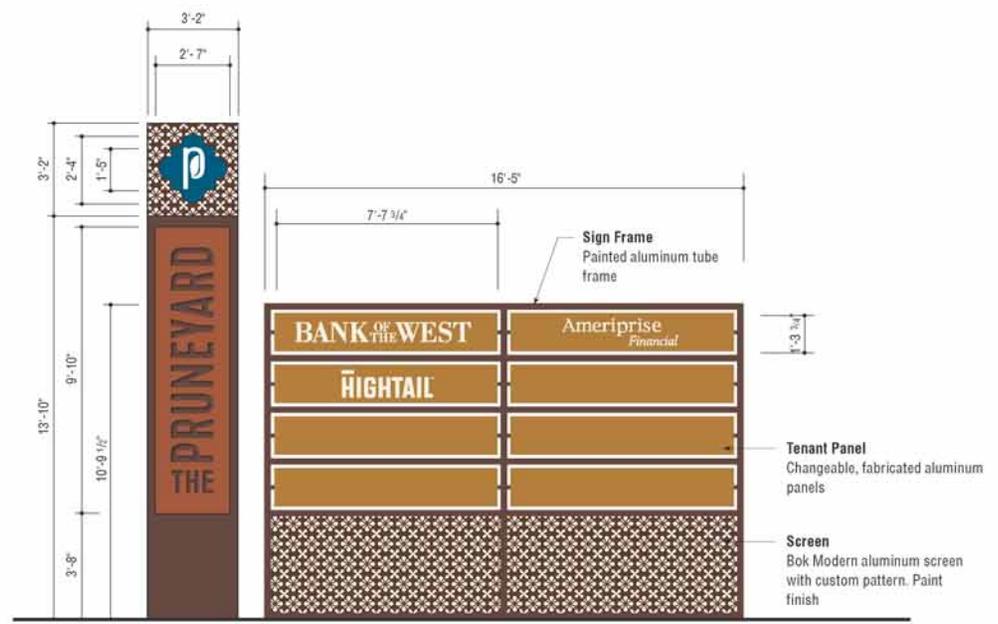
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**MSP.2.07**

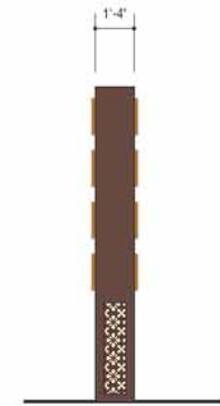
**4 TOP VIEW**  
Scale: 1/4" = 1'-0"



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



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

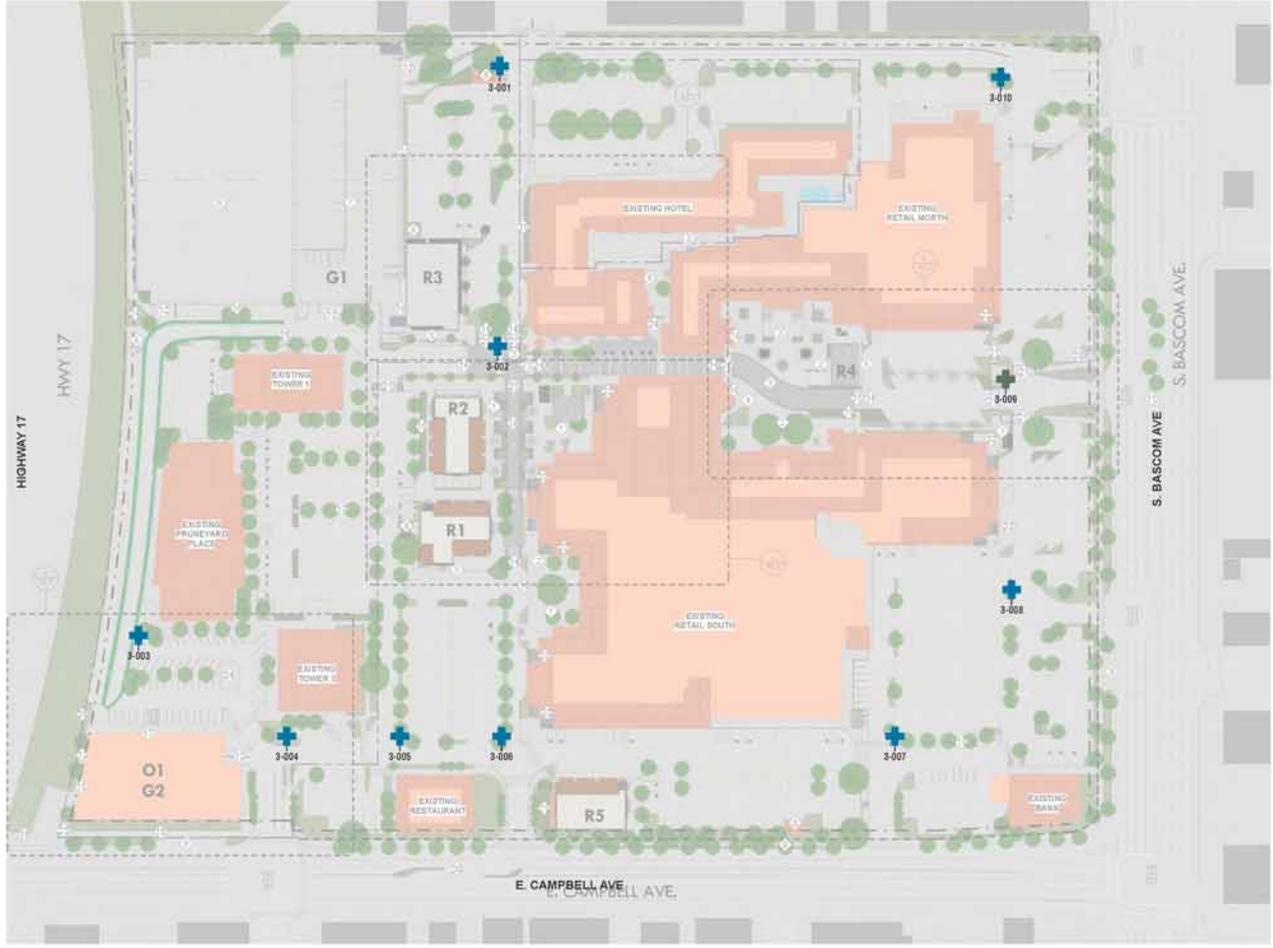


**3 SIDE VIEW**  
Scale: 1/4" = 1'-0"

KEY

wayfinding

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



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Checked by:

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Approval:

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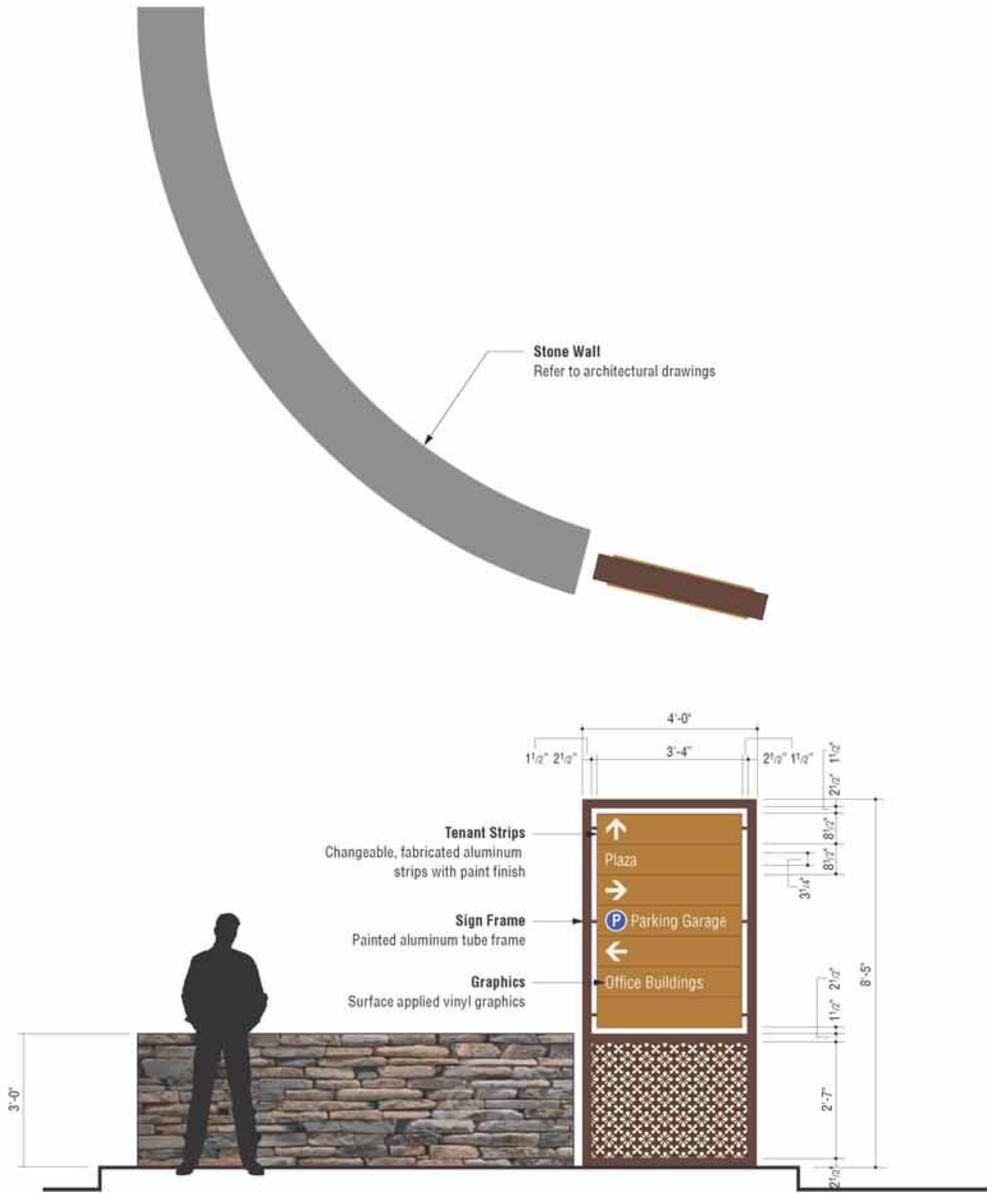
Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

Title:  
**Vehicular Wayfinding**

Sheet:  
**MSP.3.01**



SIGN AREA = 33.67 SF EACH



**1** FRONT & TOP VIEW  
Scale: 3/8" = 1'-0"

Prepared By:  
**GNU GROUP**  
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Program Location:  
**THE PRUNEYARD**  
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 Campbell, CA

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Revisions / Additions:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Checked by: \_\_\_\_\_  
 Approval: \_\_\_\_\_

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

Title:  
**Integrated Wall Directional**

Sheet:  
**MSP.3.03**

**KEY**

*wayfinding*

- + FREESTANDING PEDESTRIAN DIRECTORY (MSP 4.02)
- + WALL MOUNTED PEDESTRIAN DIRECTIONAL (MSP 4.03)  
*Note: Not Shown On Location Plan.  
Sign To Be Added As Needed*

- + FLAG MOUNTED AREA ID (MSP 4.04)
- + BIKE PATH MARKER (MSP 4.05)



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Approval:

--

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

Title:  
**Pedestrian Wayfinding**

Sheet:  
**MSP.4.01**

SIGN AREA = 36.67 SF EACH

Prepared By:

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Checked by:

Approval:

Program Number:  
**15-ELSP-003**

Drawn By:  
**KS**

Original Issue:  
**08.12.2015**

Scale:  
**As Noted**

Title:  
**Freestanding Pedestrian  
Directory**



Sheet:

**MSP.4.02**

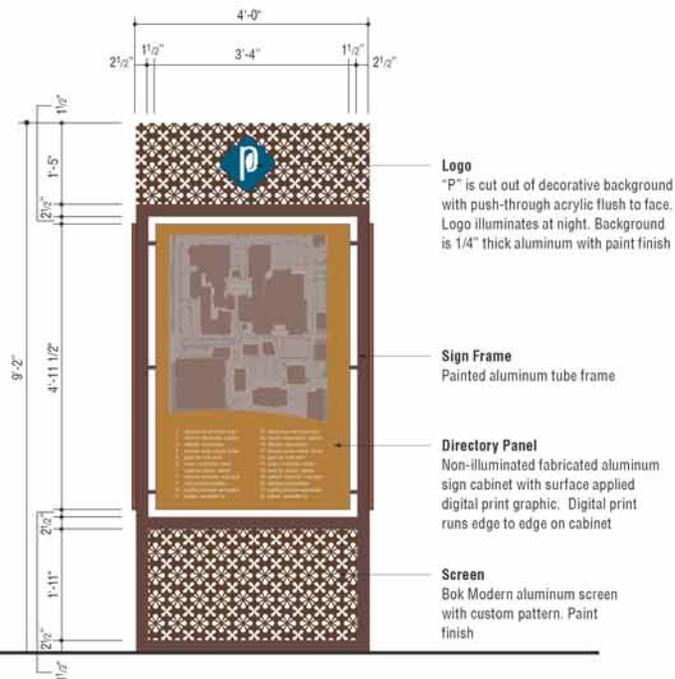
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**3**

**TOP VIEW**

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



**1**

**FRONT VIEW**

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



**2**

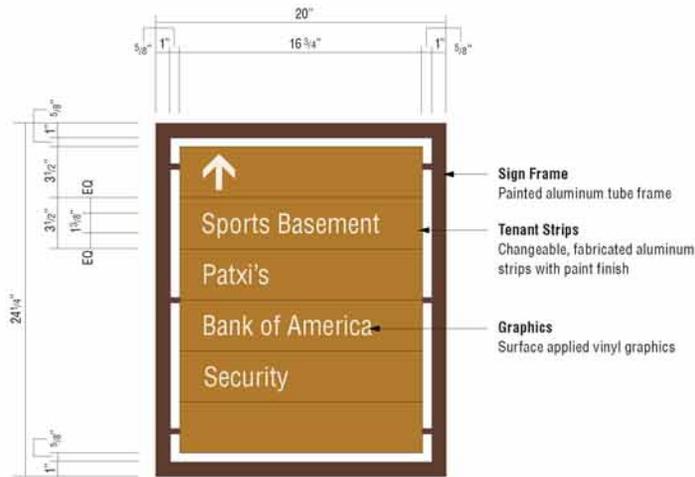
**SIDE VIEW**

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



**2 TOP VIEW**

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



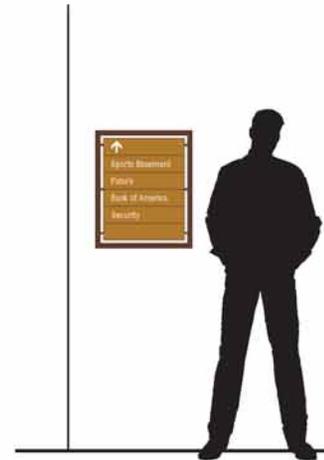
**1 FRONT VIEW**

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



**3 SIDE VIEW**

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



**4 ELEVATION**

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

**SIGN AREA = 3.4 SF EACH**

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

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Revisions / Ballot:

Checked by:

Approval:

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

Title: **Wall Mounted Pedestrian Directional**

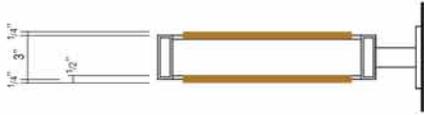


Sheet:

**MSP.4.03**

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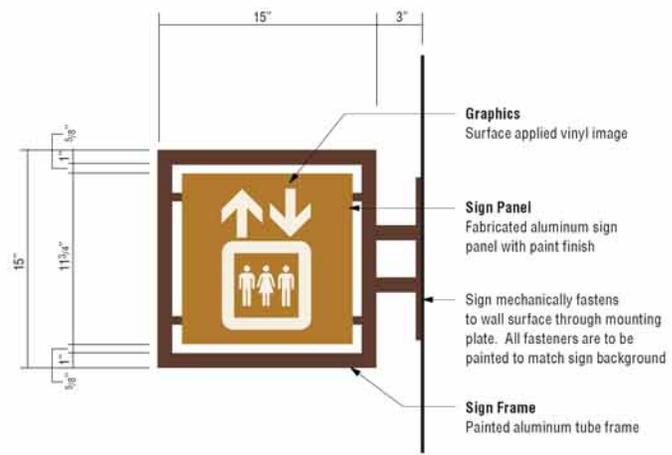
SIGN AREA = 1.6 SF EACH



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



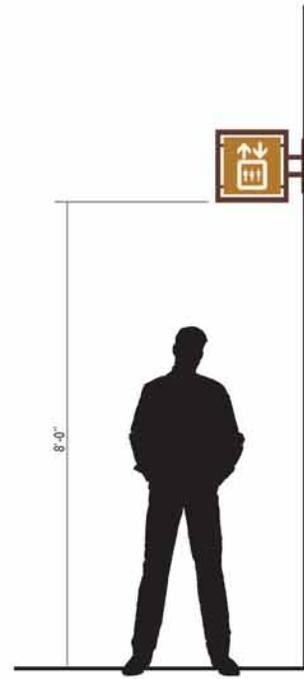
**2 TOP VIEW**  
Scale: 1 1/2" = 1'-0"



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



**4 ALTERNATE LAYOUT**  
Scale: 1 1/2" = 1'-0"  
**NOTE:**  
Sign location not shown on location plan.  
Signs to be added to project as needed.



**5 RENDERING**  
Scale: 1/2" = 1'-0"

Prepared By:



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Program Location:

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Revisions / Bulletin:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Checked by: \_\_\_\_\_

Approval: \_\_\_\_\_

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

Title:  
**Flag Mounted Area ID**

Sheet:  
**MSP.4.04**

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SIGN AREA = 4.38 SF EACH

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Checked by: \_\_\_\_\_

Approval: \_\_\_\_\_

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

Title: **Bike Path Marker**



Sheet: **MSP.4.05**

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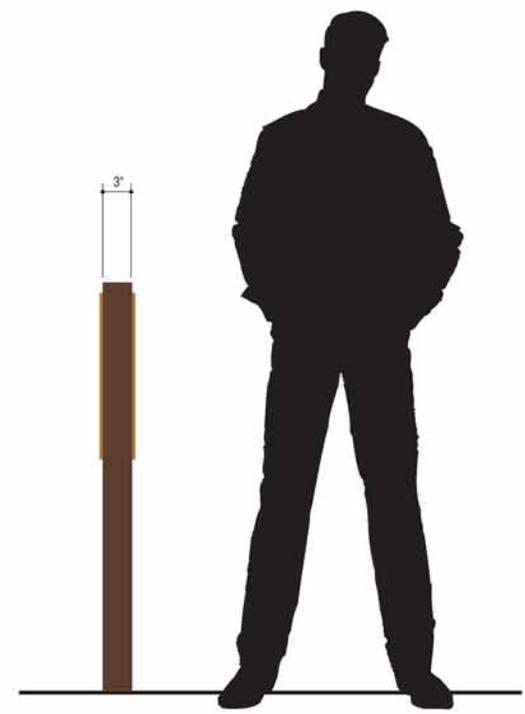
**3 SECTION**  
Scale: 1" = 1'-0"



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



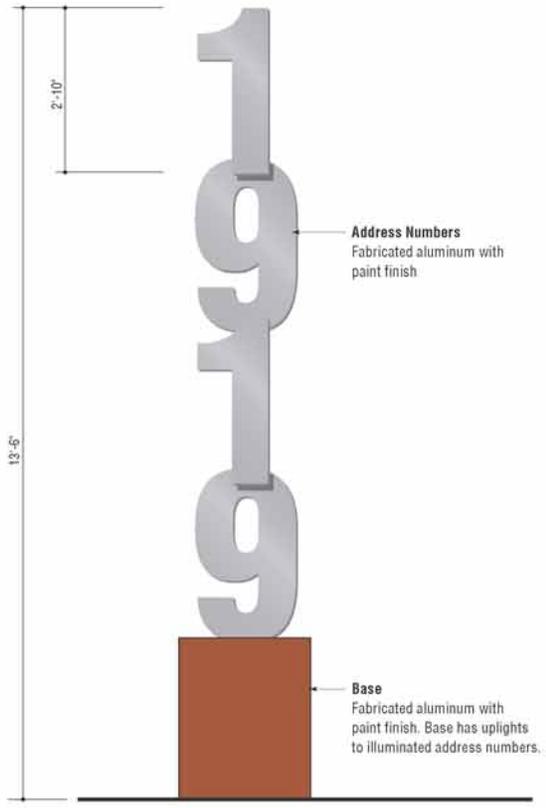
**1 FRONT VIEW**  
Scale: 1" = 1'-0"



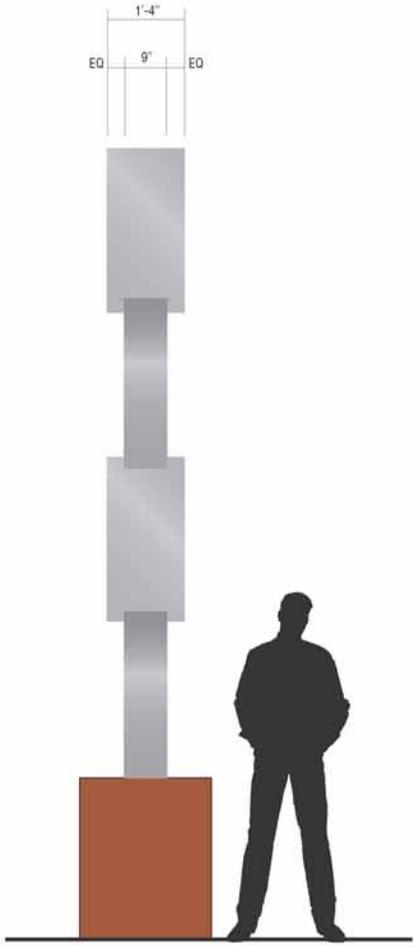
**4 SIDE VIEW**  
Scale: 1" = 1'-0"



SIGN AREA = 18 SF EACH



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



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



3 RENDERING  
Scale: None

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Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

Title:  
**Office Address Number**

Sheet:  
**MSP.5.02**

SIGN AREA = 18 SF EACH

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Program Number:  
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Drawn By:  
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Original Issue:  
08.12.2015

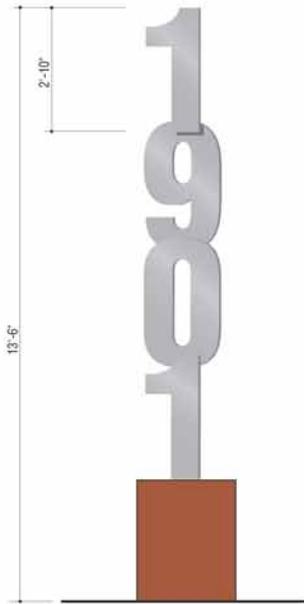
Scale:  
As Noted

Title:  
**Office Address Number  
Alternate Layouts**

Sheet:

**MSP.5.03**

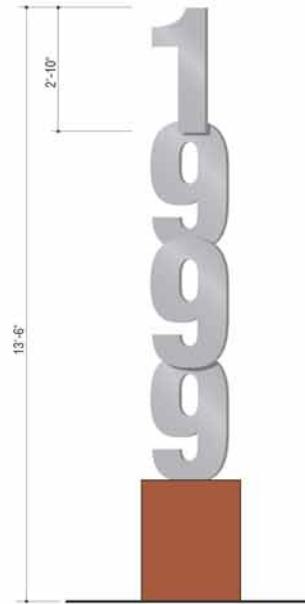
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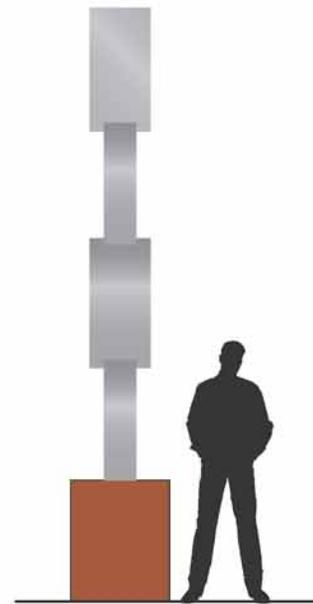
**1 FRONT VIEW (1901)**  
Scale: 3/8" = 1'-0"



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



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



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

SIGN AREA = 18 SF EACH

Prepared By:



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Revisions / Additions:  
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\_\_\_\_\_  
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Checked by: \_\_\_\_\_

Approval: \_\_\_\_\_

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

Title:  
**Office Ground Floor Specialty and Parapet**



Sheet:  
**MSP.5.04**

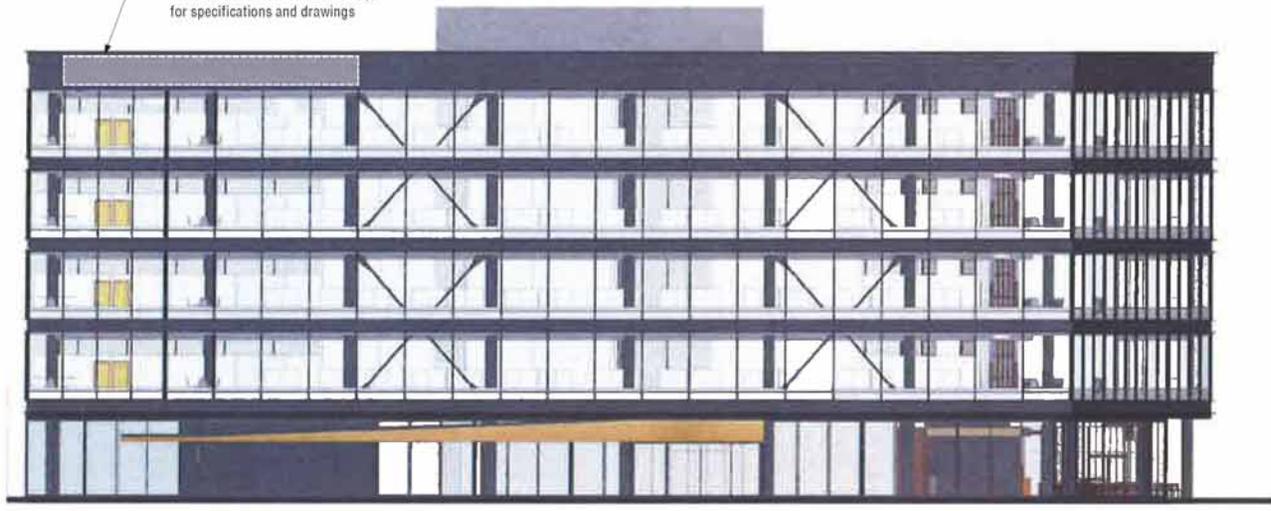
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Ground Floor Specialty Tenant  
Refer to Tenant Guidelines Package  
for specifications and drawings

**2** TYPICAL ELEVATION - OFFICE TENANT  
Scale: NTS

Office Tenant Parapet Sign  
Refer to Tenant Guidelines Package  
for specifications and drawings

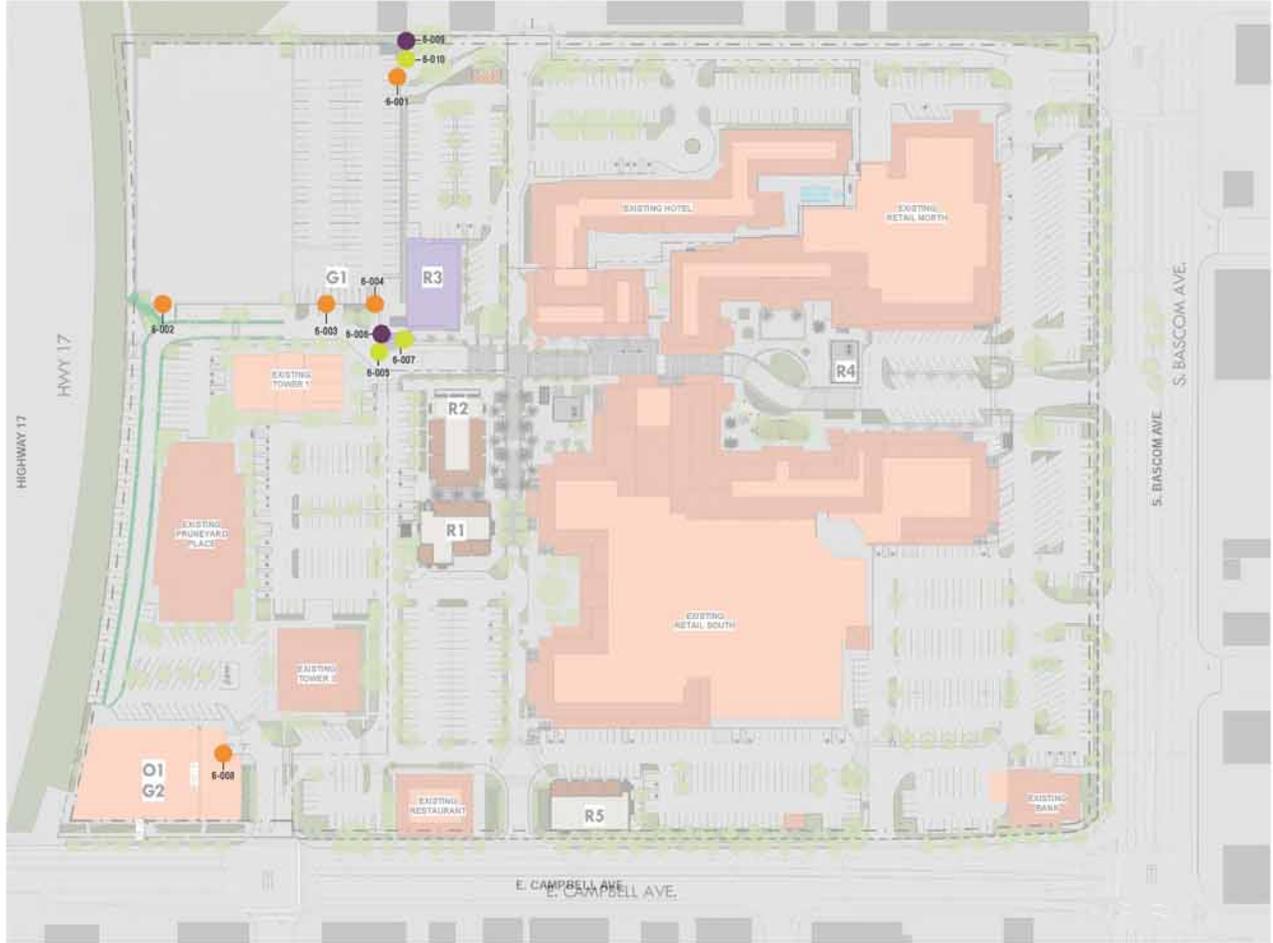


**1** TYPICAL ELEVATION - OFFICE PARAPET  
Scale: NTS

**KEY**

**Identification**

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



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Revisions / Additions:

Checked by:

Approval:

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

Title:  
**Parking Garage  
Identification**

Sheet:  
**MSP.6.01**



SIGN AREA = 21.74 SF EACH

Prepared By:

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Approval:

Program Number:	Drawn By:
15-ELSP-003	KS

Original Issue:	Scale:
08.12.2015	As Noted

Title:  
**Parking Garage Identification**

Sheet:  
**MSP.6.02**

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**3 RENDERING**

Scale: None

2'-3" **PARKING**

**Dimensional Letters**  
Fabricated aluminum reversed  
pan channel letters with internal  
illumination to create halo glow

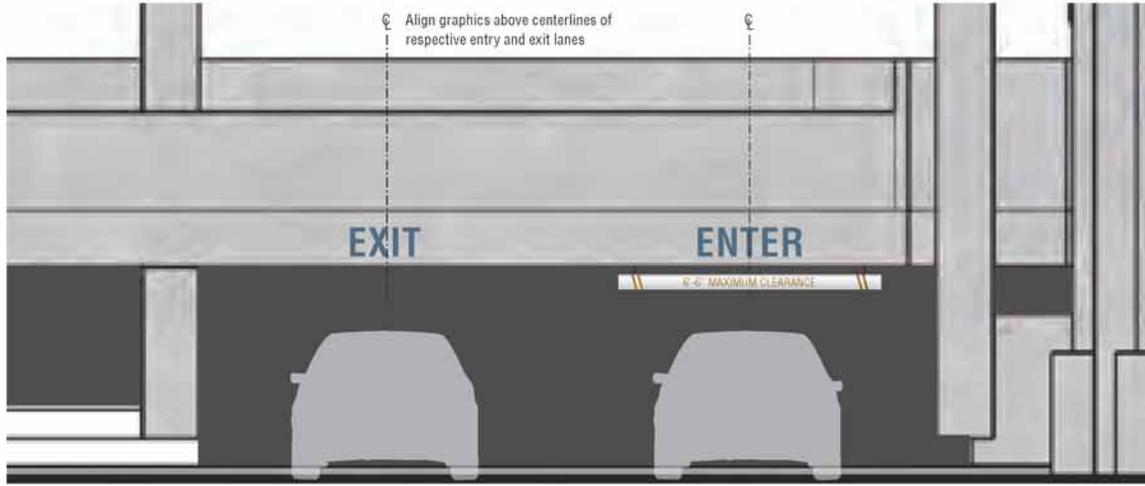
**I**

**1 FRONT VIEW**

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

**2 SIDE VIEW**

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



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



**Dimensional Letters**  
Fabricated aluminum reversed pan channel letters with internal illumination to create halo glow

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



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

SIGN AREA = 3.6 SF "ENTER"

SIGN AREA = 2.5 SF "EXIT"

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Approval:

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

Title:  
**Parking Entry Graphics**

Sheet:  
**MSP.6.03**

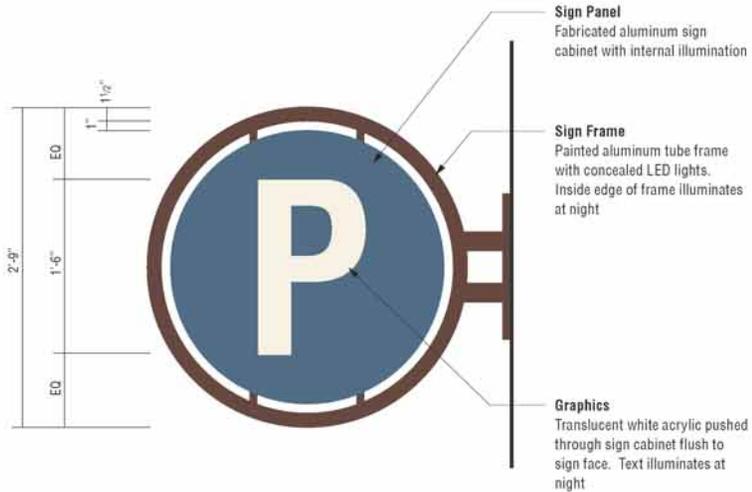
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**3 SECTION**  
Scale: 1" = 1'-0"



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



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

SIGN AREA = 4 SF EACH



**4 RENDERING**  
Scale: None

Prepared By:

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SIGN PROGRAM**

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Revisions / Additions:

Checked by:

Approval:

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

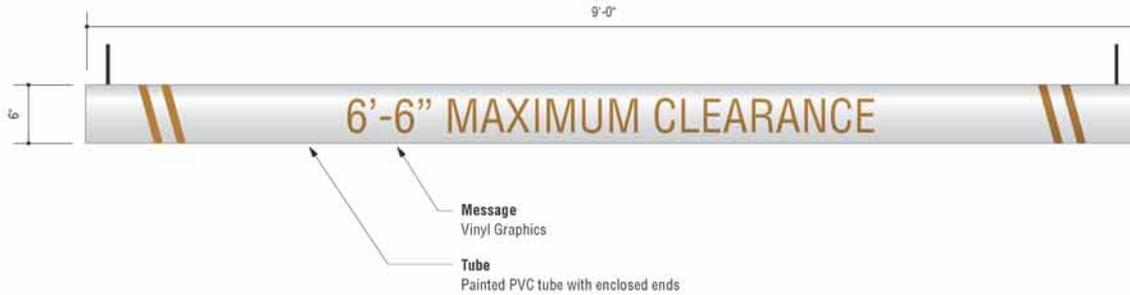
Title:  
**Parking Garage  
Flag Identification**

Sheet:

**MSP.6.04**

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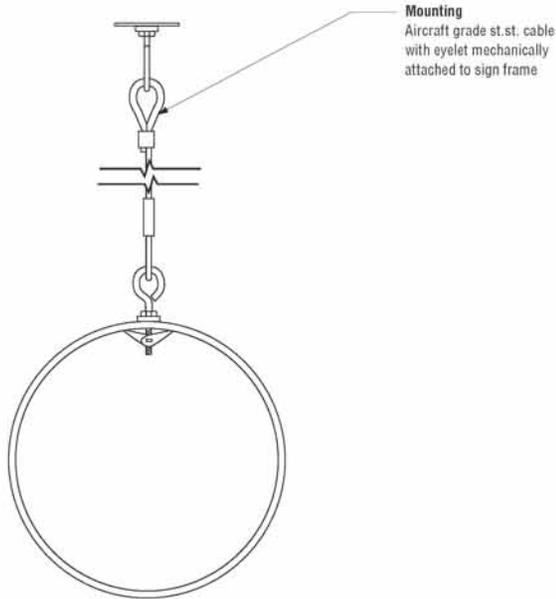
SIGN AREA = 4.5 SF EACH



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



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



3 DETAIL VIEW  
Scale: NTS



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

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Checked by:

Approval:

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

Title:  
**Clearance Bar**

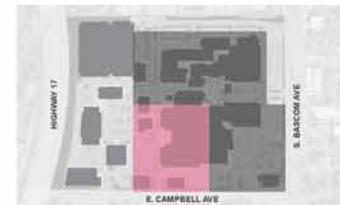
Sheet:  
**MSP.6.05**

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Identification

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



Overall Map

Prepared By:



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Program Location:

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## MASTER SIGN PROGRAM

*Do Not Use As Fabrication Shop*

Revisions / Additions:


Checked by:

Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

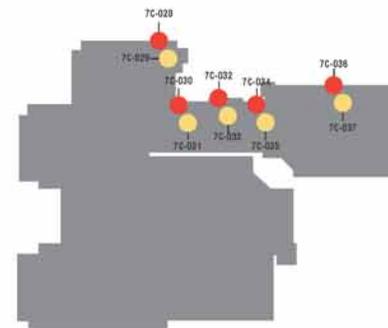
Title:  
**Tenant Identification**

Sheet:  
**MSP.7B.01**

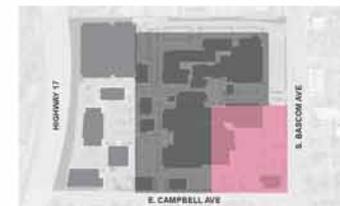
**KEY**

**Identification**

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



**Level 2**



**Overall Map**

Prepared By:



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**MASTER SIGN PROGRAM**  
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Revisions / Comments:


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Approval:

Program Number:  
**15-ELSP-003**

Drawn By:  
**KS**

Original Issue:  
**08.12.2015**

Scale:  
**As Noted**

Title:  
**Tenant Identification**

Client:  
**MSP.7C.01**



**SIGN AREA = 44.58 SF EACH**

**NOTE:**  
See tenant sign guidelines  
for design standards

Prepared By:



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www.gnugroup.com

Program Location:

**THE PRUNEYARD**  
Shopping Center  
Campbell, CA

**MASTER  
SIGN PROGRAM**  
*Do Not Use As Fabrication Shop*

Revisions / Bulletin:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Checked by: \_\_\_\_\_

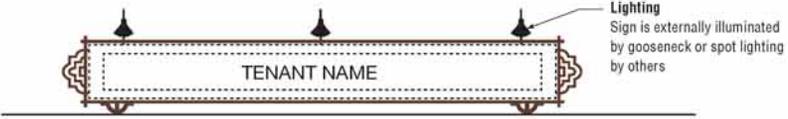
Approval: \_\_\_\_\_

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

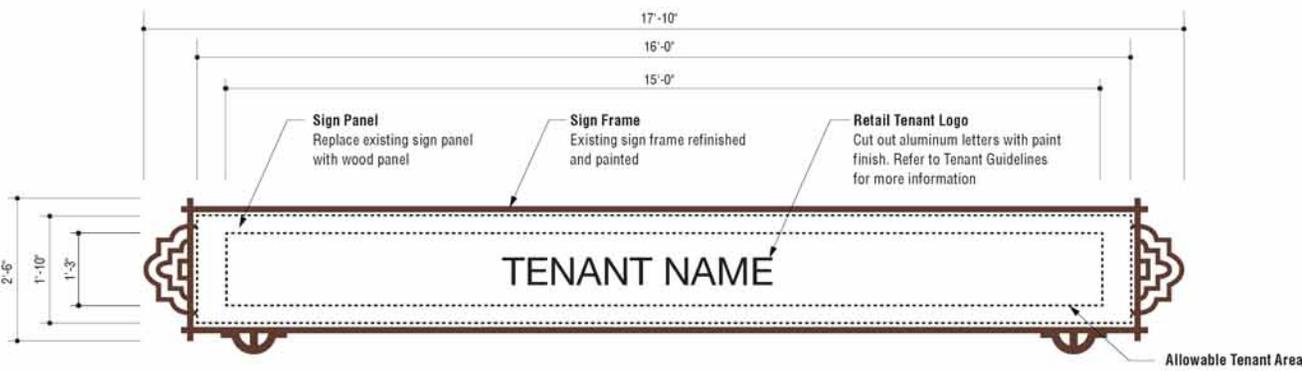
Title:  
**Tenant Signage -  
Large Rooftop**

Sheet:  
**MSP.7.03**

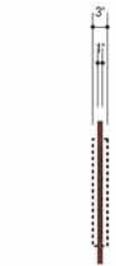
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**3 ELEVATION**  
Scale: 1/4" = 1'-0"



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



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

**SIGN AREA = 19 SF EACH**

**NOTE:**  
See tenant sign guidelines  
for design standards

Prepared By:



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Checked by:

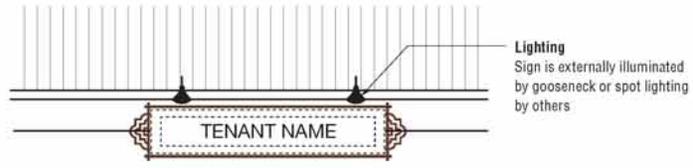
Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

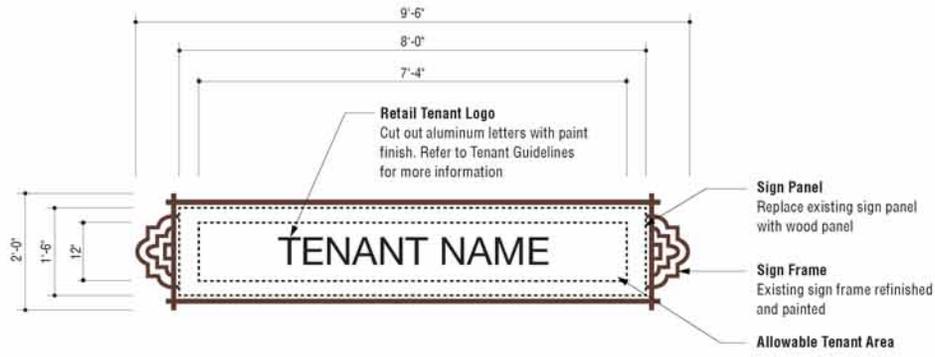
Title:  
**Tenant Signage -  
Fascia**

Sheet:  
**MSP.7.04**

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



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



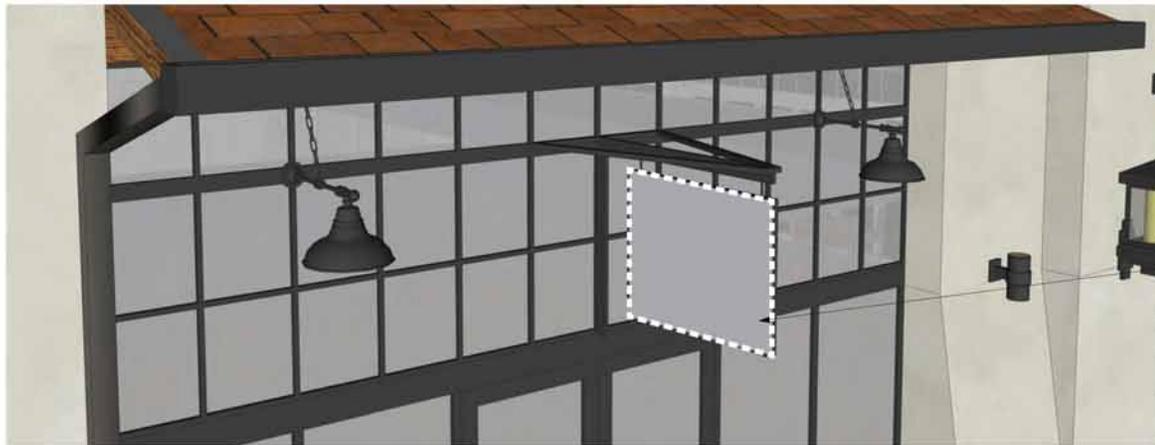
**2 SIDE VIEW**  
Scale: 1/2" = 1'-0"



SIGN AREA = 19 SF EACH

**Pedestrian Oriented Flag**  
Refer to Tenant Guidelines  
Package for specifications  
and drawings

**2** EXISTING BUILDING  
Scale: NTS



**Pedestrian Oriented Flag**  
Refer to Tenant Guidelines  
Package for specifications  
and drawings

**1** RENDERING - NEW RETAIL  
Scale: NTS

Prepared By:

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Checked by:

Approval:

Program Number:  
**15-ELSP-003**

Drawn By:  
**KS**

Original Issue:  
**08.12.2015**

Scale:  
**As Noted**

Title:  
**Tenant Signage -  
Pedestrian Oriented Flag**

Sheet:

**MSP.7.05**

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Campbell, CA

## MASTER SIGN PROGRAM

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Checked by:

Approval:

Program Number:  
**15-ELSP-003**

Drawn By:  
**KS**

Original Issue:  
**08.12.2015**

Scale:  
**As Noted**

Title:  
**Tenant Signage -  
New Buildings Fascia**

Sheet:

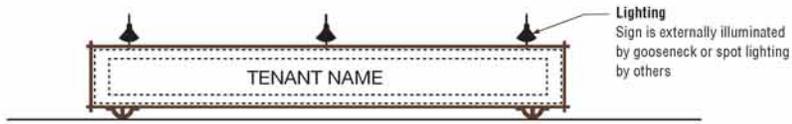
# MSP.7.06

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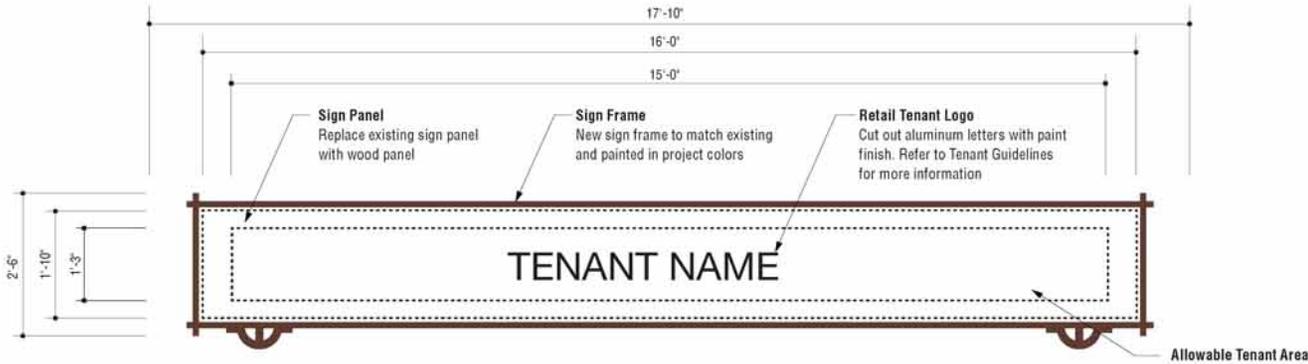


**New Tenant Fascia Sign**  
Refer to Tenant Guidelines  
Package for specifications  
and drawings

**1 FRONT VIEW**  
Scale: NTS



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



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

**SIGN AREA = 44.58 SF EACH**

**NOTE:**  
See tenant sign guidelines for design standards

Prepared By:



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Revisions / Bulletin:

Checked by:

Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
---------------------------------------	------------------------

Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>
--------------------------------------	---------------------------

Title:  
**Tenant Signage -  
New Building Rooftop**

Sheet:

**MSP.7.07**

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





SIGN AREA = 14.67 SF EACH

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Revisions / Bulletin:

Checked by:

Approval:

Program Number: 15-ELSP-003  
Drawn By: KS

Original Issue: 08.12.2015  
Scale: As Noted

Title:  
**Tow Away / CVC /  
Overall Site Rules**

Sheet:

**MSP.8.02**

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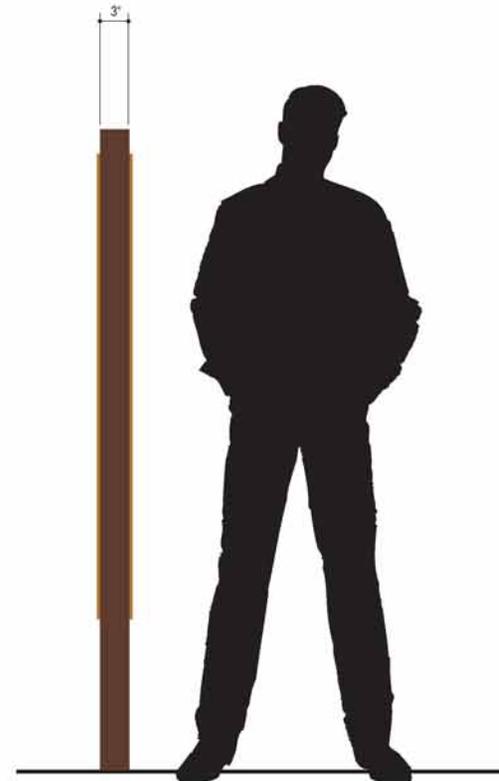
**3 TOP VIEW**

Scale: 1" = 1'-0"



**1 FRONT VIEW**

Scale: 1" = 1'-0"



**2 SIDE VIEW**

Scale: 1" = 1'-0"

SIGN AREA = 14.67 SF EACH

Prepared By:

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Approval:

Program Number:

15-ELSP-003

Drawn By:

KS

Original Issue:

08.12.2015

Scale:

As Noted

Title:

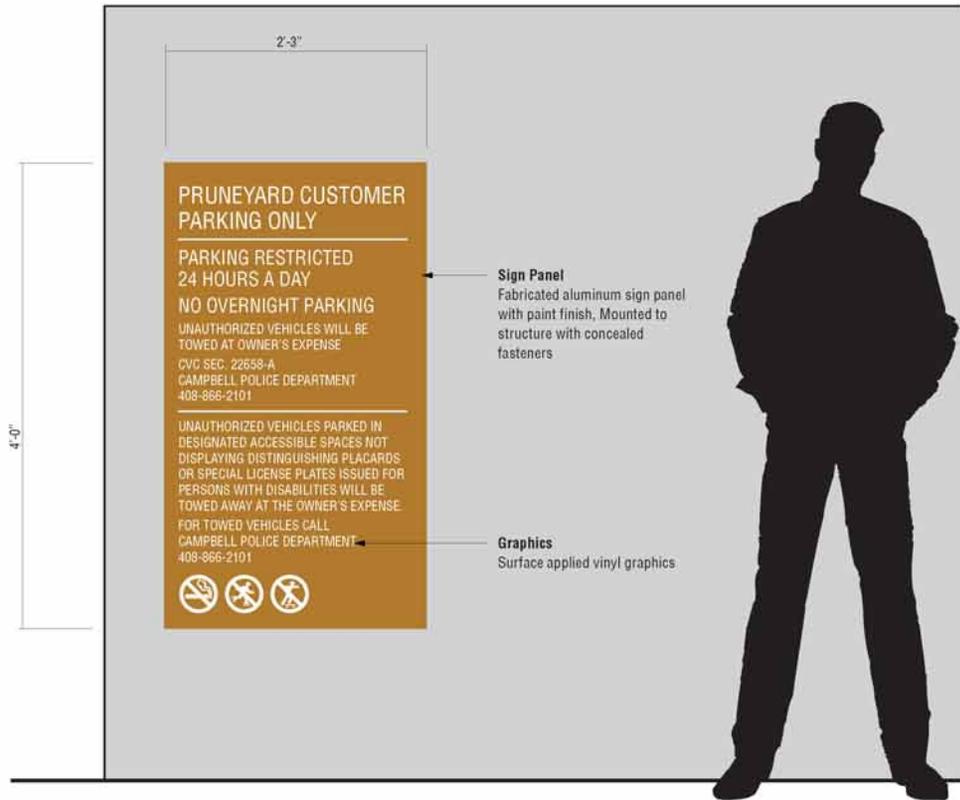
**Wall Mounted Tow Away /  
CVC / Overall Site Rules**

Sheet:

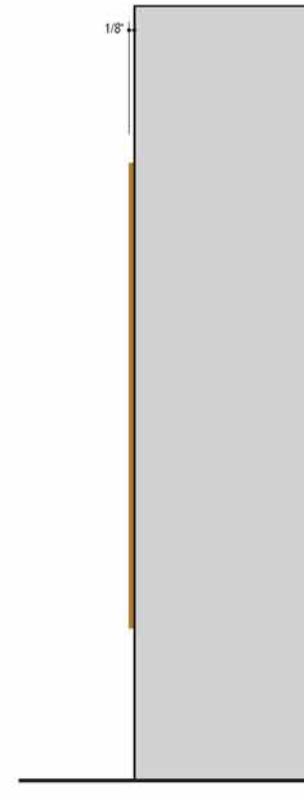
**MSP.8.03**

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



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



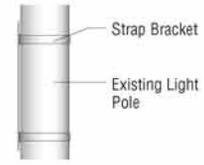
**2 SIDE VIEW**  
Scale: 1" = 1'-0"



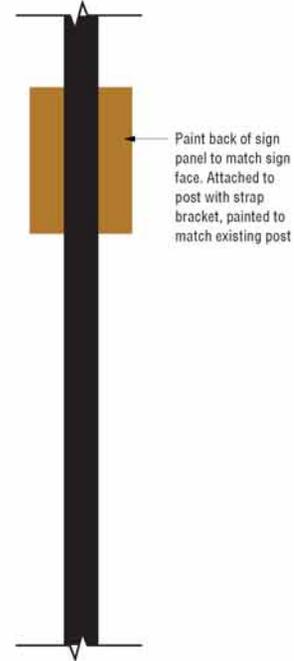
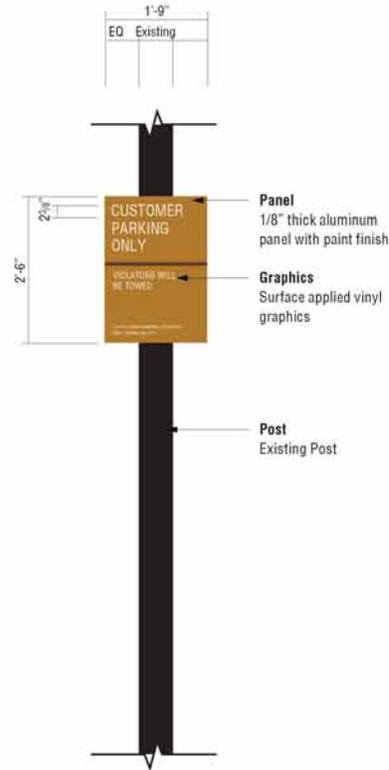
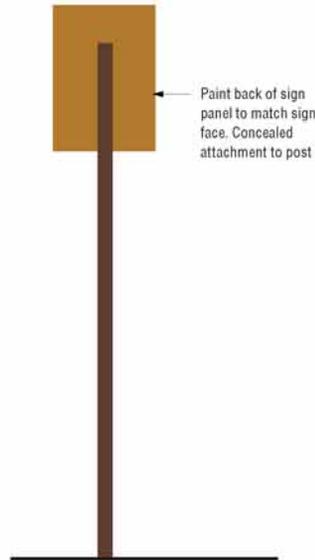
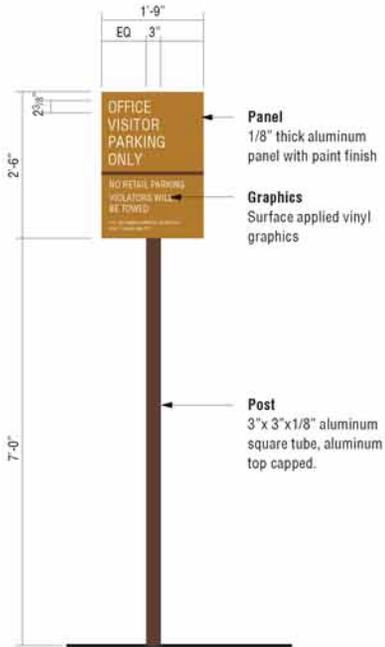
**3 TOP VIEW**  
Scale: 1/2" = 1'-0"



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



**7 STRAP BRACKET DETAIL**  
Scale: NTS



Prepared By:

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Program Location:

**THE PRUNEYARD**

Shopping Center  
Campbell, CA

**MASTER SIGN PROGRAM**

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Revisions / Ballot:


Checked by:

Approval:

Program Number:  
**15-ELSP-003**

Drawn By:  
**KS**

Original Issue:  
**08.12.2015**

Scale:  
**As Noted**

Title:  
**Parking Regulations**



Sheet:

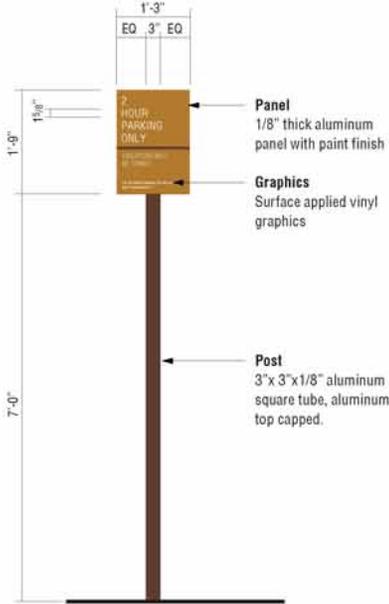
**MSP.8.04**

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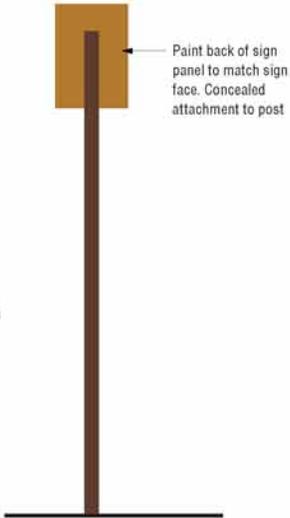
**3 TOP VIEW**

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



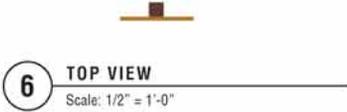
**1 FRONT VIEW**

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



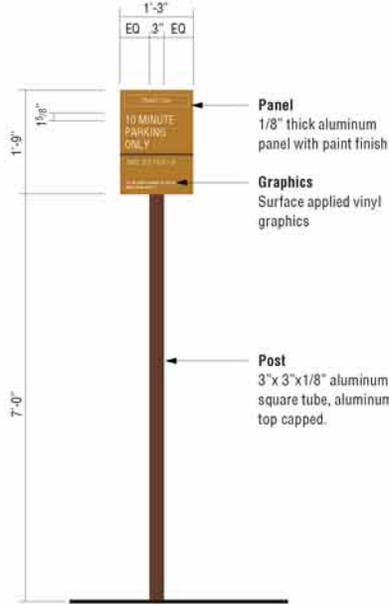
**2 BACK VIEW**

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



**6 TOP VIEW**

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



**4 FRONT VIEW**

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



**5 BACK VIEW**

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

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Approval:

Program Number:  
15-ELSP-003

Drawn By:  
KS

Original Issue:  
08.12.2015

Scale:  
As Noted

Title:

**Parking Regulations**



Sheet:

**MSP.8.05**

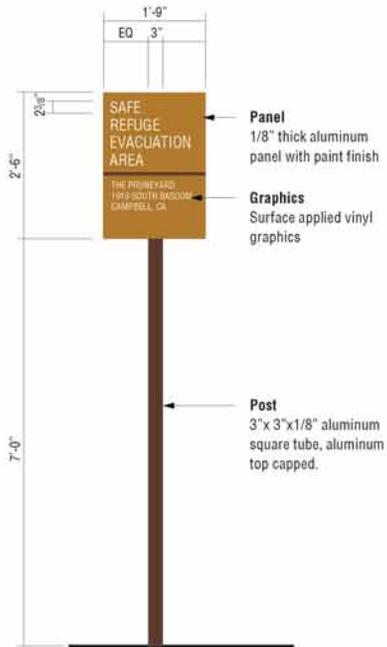
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3

**TOP VIEW**

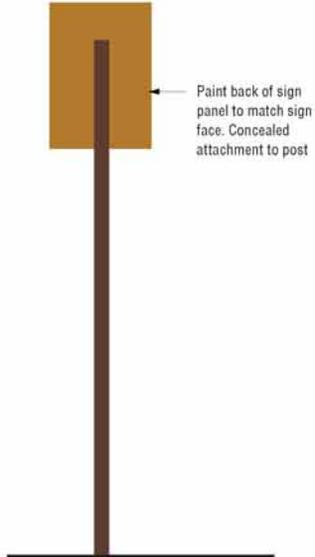
Scale: 1/2" = 1'-0"



1

**FRONT VIEW**

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



2

**BACK VIEW**

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

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Approval:

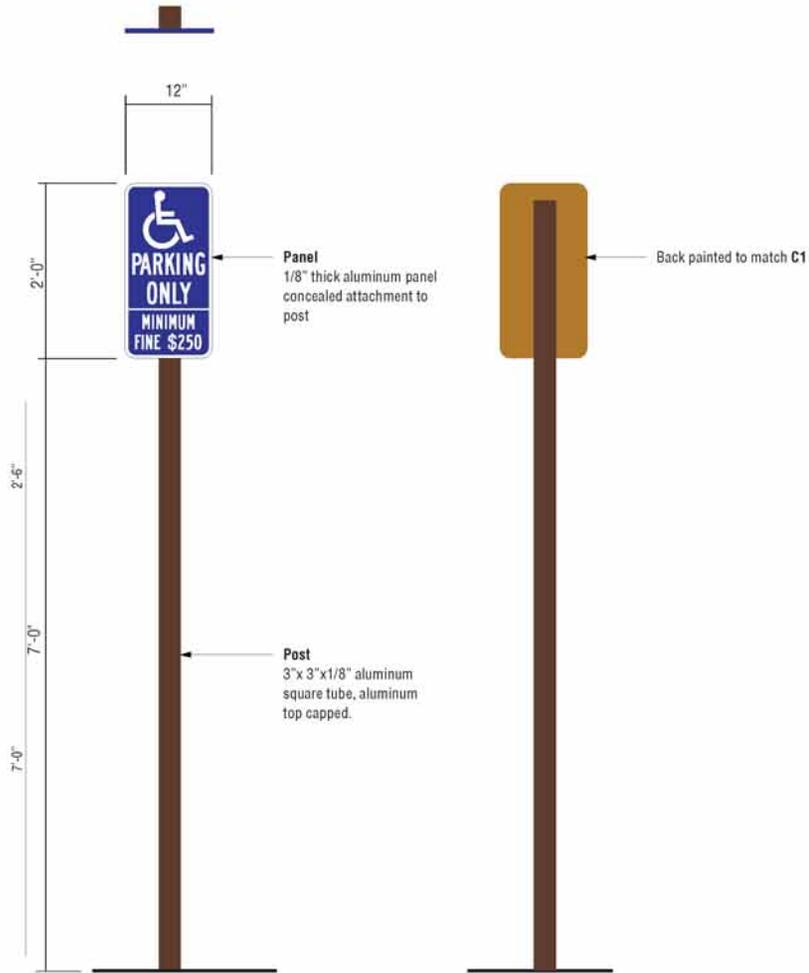
Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
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Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>
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Title:  
**Safe Refuge**

Sheet:  
**MSP.8.06**

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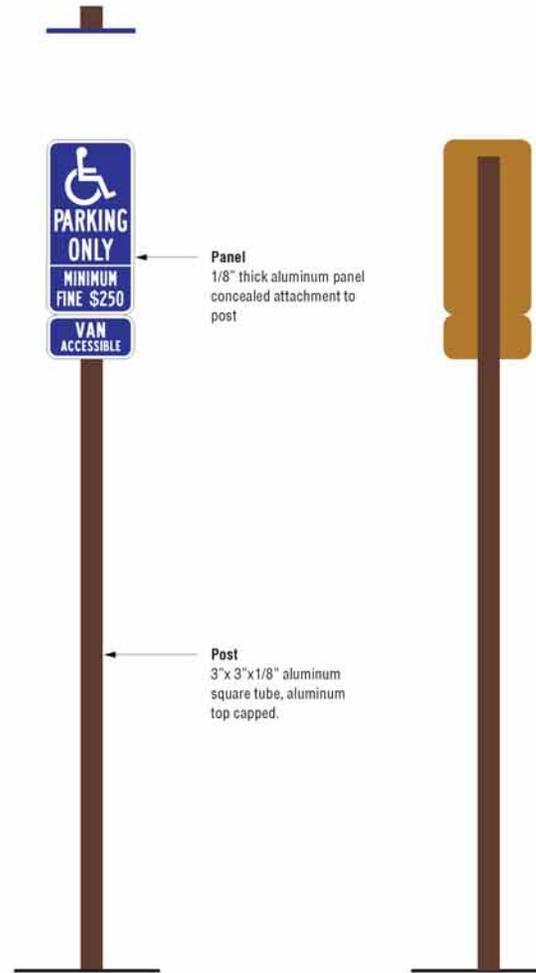


**1 FRONT & TOP VIEW**

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

**2 BACK VIEW**

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



**3 FRONT & TOP VIEW**

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

**4 BACK VIEW**

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

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Approval:

Program Number:  
**15-ELSP-003**

Drawn By:  
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Original Issue:  
**08.12.2015**

Scale:  
**As Noted**

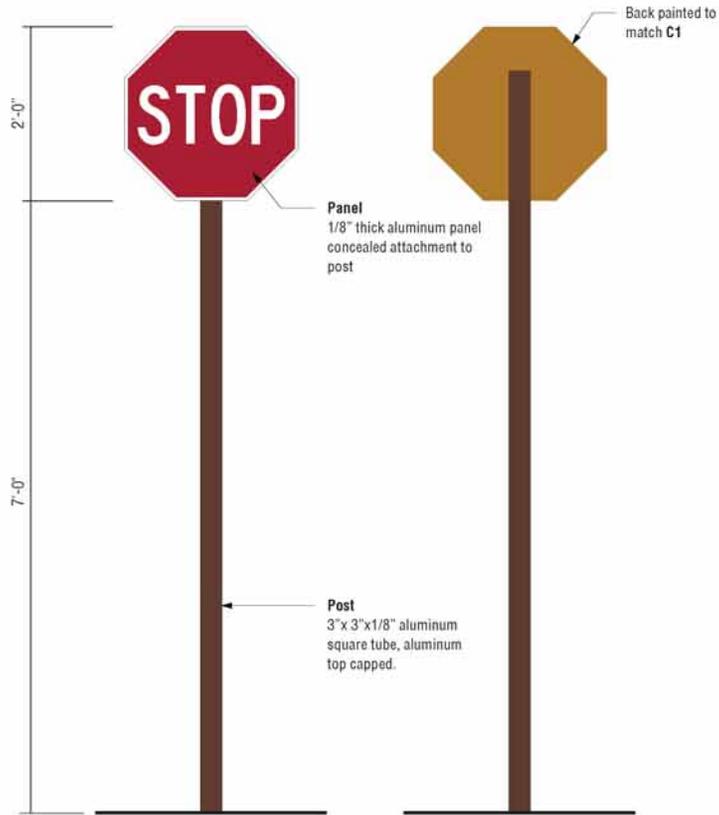
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Identification**

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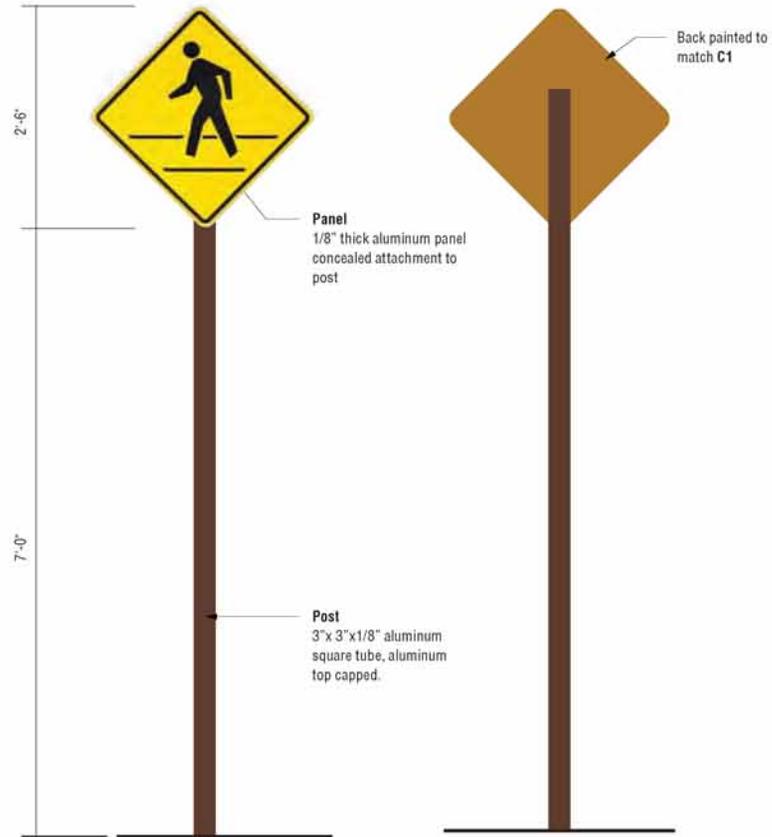
**MSP.8.07**

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

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



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

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

Prepared By:

**GNU**  
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Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
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Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>
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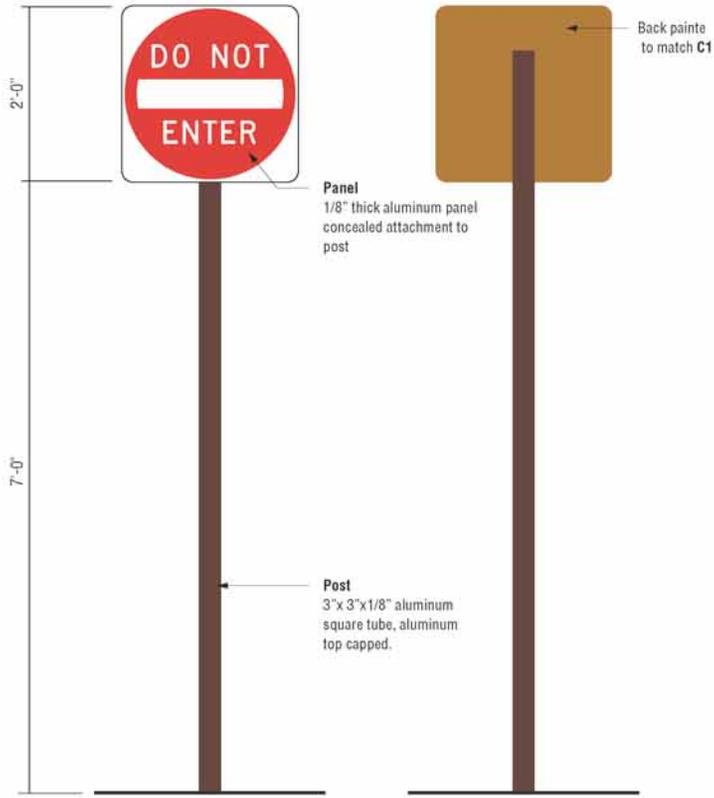
Title:  
**Traffic Control**



Sheet:

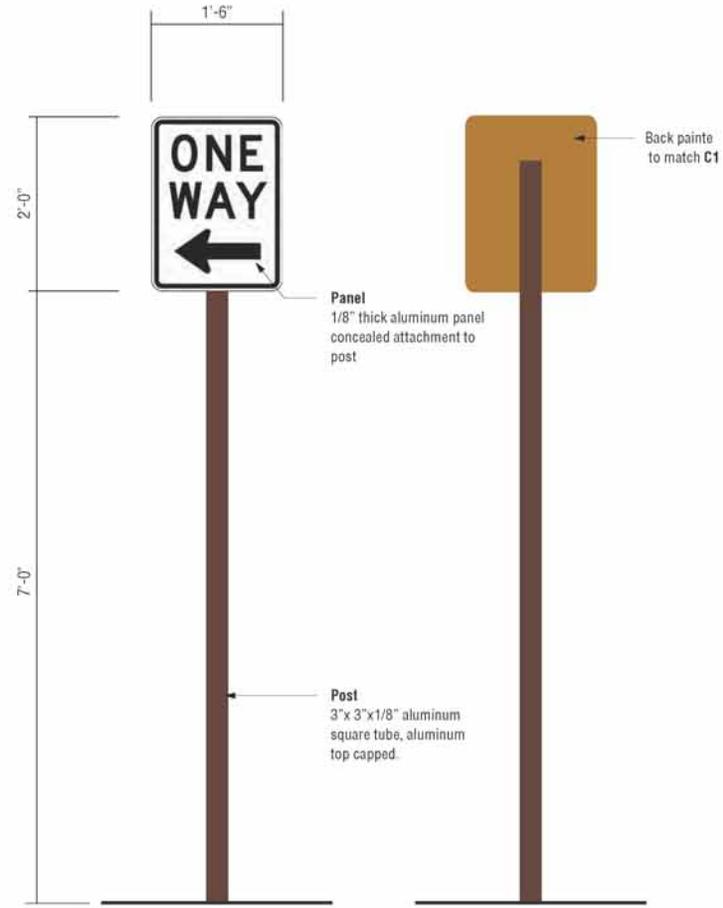
**MSP.8.08**

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

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



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

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

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Approval:

Program Number:  
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Drawn By:  
**KS**

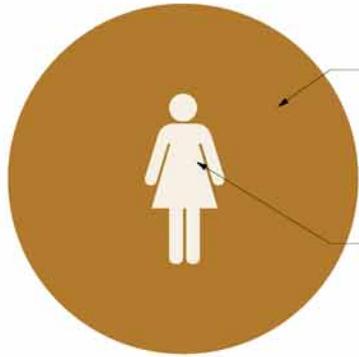
Original Issue:  
**08.12.2015**

Scale:  
**As Noted**

Title:  
**Traffic Control**

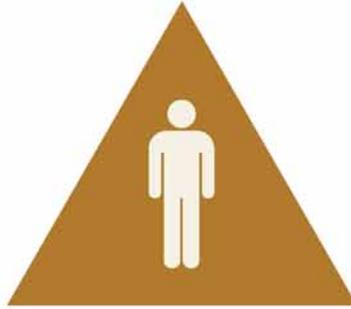
Sheet:

**MSP.8.09**



**Panel**  
1/8" thick acrylic panel,  
painted to match C1

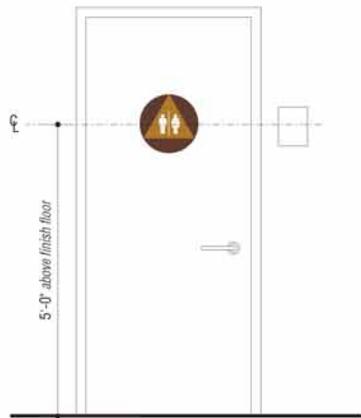
**Graphics**  
Surface applied vinyl  
graphics, color to  
match V1



**Circle Panel**  
1/8" thick acrylic panel,  
painted to match C2

**1 FRONT VIEWS**

Scale: 3" = 1'-0"



**2 INSTALLATION ELEVATION**

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

Prepared By:

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Checked by:

Approval:

Program Number:  
**15-ELSP-003**

Drawn By:  
**KS**

Original Issue:  
**08.12.2015**

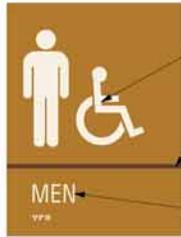
Scale:  
**As Noted**

Title:  
**Restroom Regulatory**

Sheet:

**MSP.8.10**

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**Graphics**

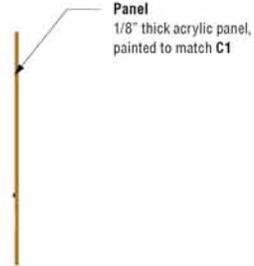
Surface applied vinyl graphics, color to match **V1**

**Accent**

1/16" thick raised accent piece, painted to match **C1**

**Raised Copy**

1/32" raised copy and California Grade II braille, color to match **C3**



**Panel**

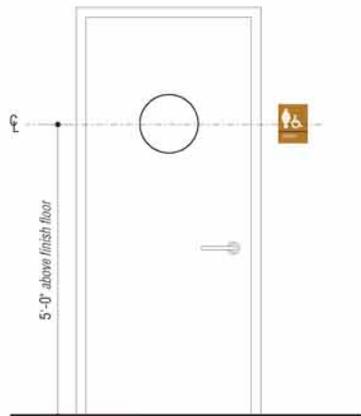
1/8" thick acrylic panel, painted to match **C1**

**1 FRONT VIEWS**

Scale: 3" = 1'-0"

**2 SIDE VIEW**

Scale: 3" = 1'-0"



**3 INSTALLATION ELEVATION**

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

Prepared By:



3445 Mt. Diablo Blvd. / Lafayette, California 94549  
925-444-2020 Telephone / 925-444-2039 Facsimile

4000 MacArthur Blvd., Ste. 900 / Newport Beach, Ca 92660  
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www.gnu-group.com

Program Location:

**THE PRUNEYARD**  
Shopping Center  
Campbell, CA

**MASTER  
SIGN PROGRAM**

*Do Not Use As Fabrication Shop*

Revisions / Ballot:


Checked by:

Approval:

Program Number: <b>15-ELSP-003</b>	Drawn By: <b>KS</b>
Original Issue: <b>08.12.2015</b>	Scale: <b>As Noted</b>

Title:  
**Restroom Regulatory**



Sheet:  
**MSP.8.11**

## THE PRUNEYARD

Shopping Center  
Campbell, CA

### MASTER SIGN PROGRAM

*Do Not Use As Fabrication Shop*

Revisions / Additions:

Checked by:

Approval:

Program Number:  
15-ELSP-003

Drawn By:  
KS

Original Issue:  
08.12.2015

Scale:  
As Noted

Title:  
**Square Footage Comparison  
Existing Sign Program**

Sheet:  
**MSP.A.01**





**Proposed Signage calculations**

- Total Panels for retail: 36
- Total panels for Office: 16
- Total area of retail panels: 850 Sq Ft
- Total area of office panels: 163.2 Sq Ft
- Total area of marquee panels: 224 Sq Ft
- Total area of signage along S. Bascom Ave: 738.2 Sq Ft
- Total area of signage along E. Campbell Ave: 714 Sq Ft
- Total area of signage: 1,473 Sq Ft

Freestanding Letters  
Per Set: 350 sq ft

Per Side:  
Two Tenant Names (23.6 sq ft each)  
One Cinema Marquee (56 sq ft)

• 94.5 sq ft total retail  
(2 sides/4 panels)

• 112 sq ft total Marquee (2 sides)

Total Combined Retail and Marquee:  
206.5 sq ft

Total sign area: 223 sq ft

S. BASCOM AVE

Per Side:  
Four Tenant Names (23.6 sq ft each)

• 188.8 sq ft total retail  
(2 sides/8 panels)

Total sign area: 223 sq ft

Total sign area: 45.1 sq ft  
(does not include wall)

Per Side:  
Four Tenant Names (23.6 sq ft each)

• 188.8 sq ft total retail  
(2 sides/8 panels)

Total sign area: 223 sq ft

Total sign area: 45.1 sq ft  
(does not include wall)

Total sign area: 45.1 sq ft

Per Side:  
Eight Tenant Names (10.2 sq ft each)

• 163.2 sq ft total retail  
(2 sides/16 panels)

Total sign area: 223 sq ft

Per Side:  
Four Tenant Names (23.6 sq ft each)

• 188.8 sq ft total retail  
(2 sides/8 panels)

Total sign area: 223 sq ft

Per Side:  
Four Tenant Names (23.6 sq ft each)

• 188.8 sq ft total retail  
(2 sides/8 panels)

Total sign area: 223 sq ft



Prepared By:



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Program Location:

**THE PRUNEYARD**  
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**MASTER  
SIGN PROGRAM**

*Do Not Use As Fabrication Shop*

Revisions / Comments:

Checked by:

Approval:

Program Number:  
15-ELSP-003

Drawn By:  
KS

Original Issue:  
08.12.2015

Scale:  
As Noted

Title:

**Square Footage Comparison  
Proposed Sign Program**

Sheet:

**MSP.A.02**