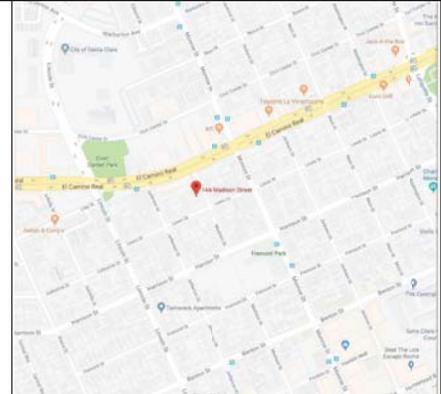


SITE PLAN
1" = 10'-0"
3 UNITS



VICINITY MAP

A.P.N.: 269-05-034
 ZONING: R-3-36
 LOT SIZE: 13,175 S.F.
 EXISTING S.F.F.R.: 1,600 S.F. 3 BEDROOM, 2 BATHS
 EXISTING DUPLEX: 1,840 S.F. 2 BEDS, 2 BATHS + 1 BED, 1 BATH

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:	LOT SIZE:
UNIT #1	1,105	884	2,089 S.F.	4,250 S.F.
UNIT #2	1,180	884	2,064 S.F.	4,250 S.F.
UNIT #3	1,180	884	2,064 S.F.	4,675 S.F.

GARAGES: 400 S.F. EACH
 TYPE OF CONSTRUCTION: VB
 OCCUPANCY GROUP: R-3, U
 THIS PROJECT SHALL COMPLY WITH 2016 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

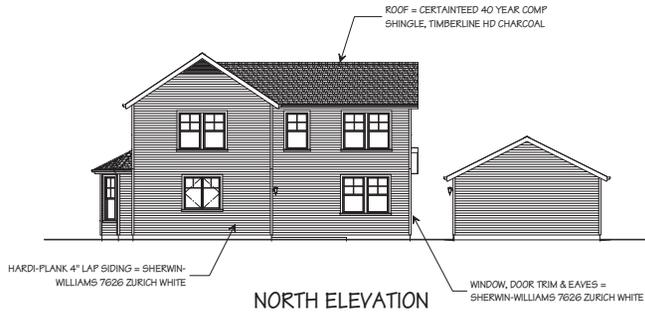
- A-1 SITE PLAN
- A-2 UNIT 1 FLOOR PLAN, ELEV
- A-3 UNIT 2 FLOOR PLAN, ELEV
- A-4 UNIT 3 FLOOR PLAN, ELEV
- C-1 TOPO & DEMO PLAN
- C-2 GRADING & DRAINAGE PLAN & TENTATIVE MAP
- L-1 TENTATIVE LANDSCAPE PLAN

REVISIONS	BY
PLANNING 10-23-18	

HOMETEC
 ARCHITECTURE, INC.
 555 8th MIDWINTER AVENUE, SAN JOSE, CA, 95128
 (408) 995-6498
 richard@hometec.com

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
 1444 MADISON STREET, SANTA CLARA, CA, 95050

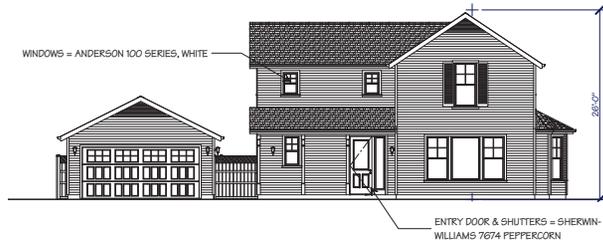
Date	10-30-18
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-040
Sheet	A-1
	of Sheets



NORTH ELEVATION



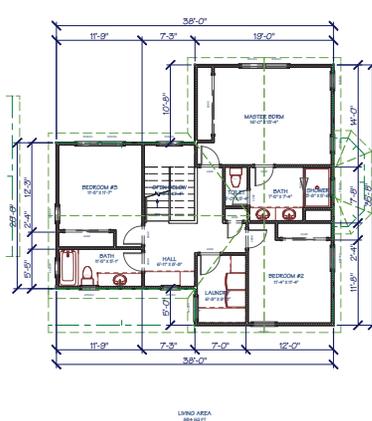
WEST ELEVATION



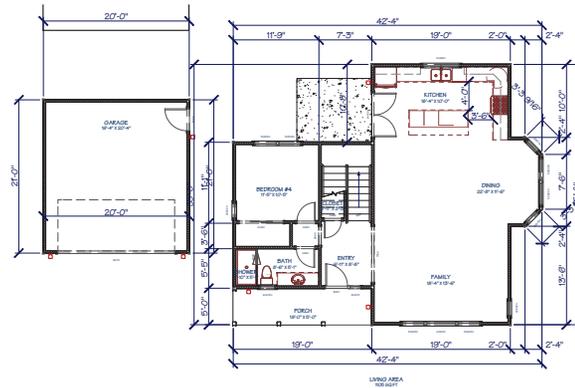
SOUTH ELEVATION



EAST ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN



REVISIONS BY

PLANNING 10-23-16

HOMETEC
ARCHITECTURE, INC.
555 4th MERIDIAN AVENUE, SAN JOSE, CA, 95126
RICHARD A. HARTMAN
AIA
408.995.6198
Richard@hometec.com

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
1444 MADISON STREET, SANTA CLARA, CA. 95050

Date 10 - 20 - 16

Scale 1/4" = 1'-0"

Drawn RAH

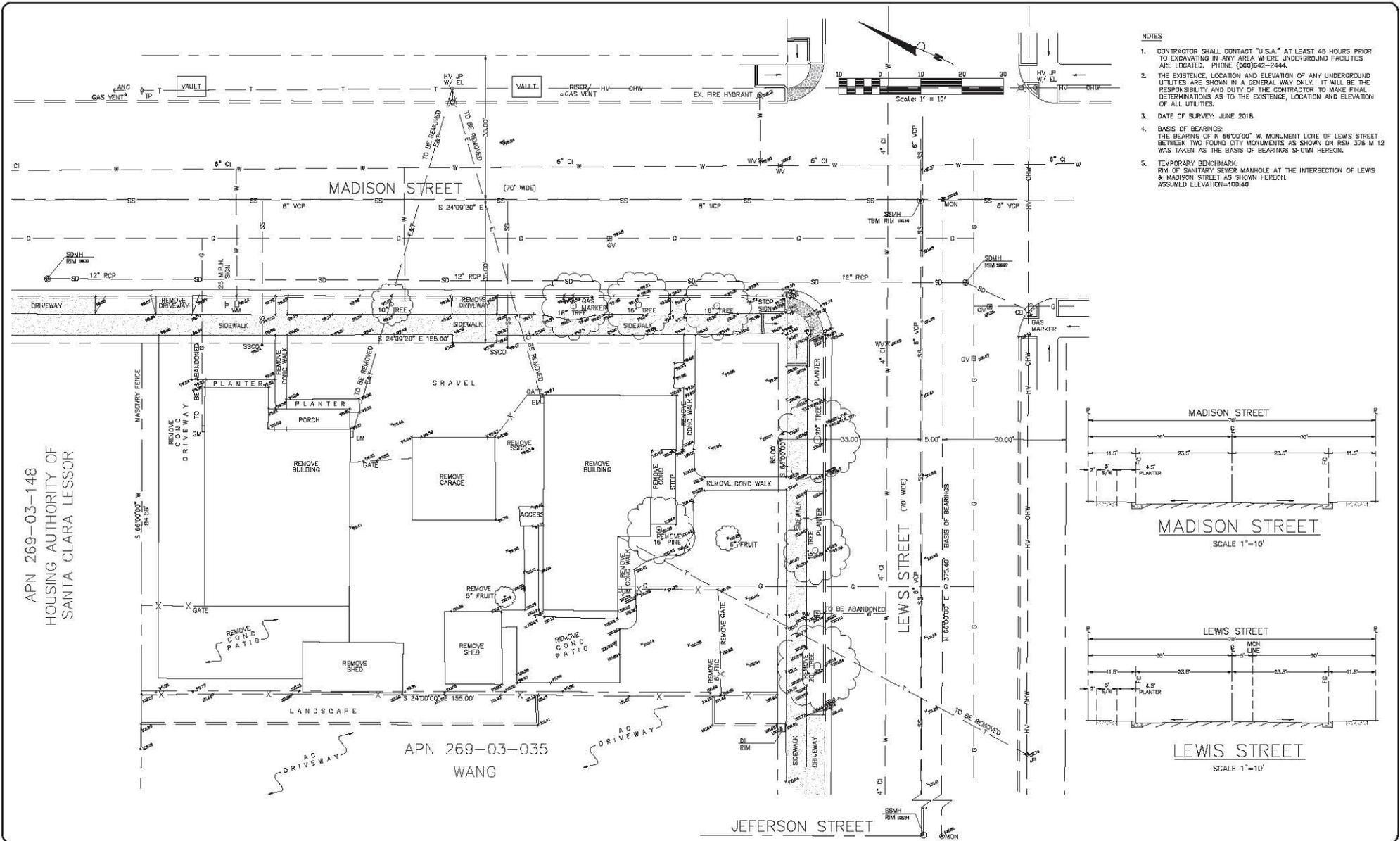
Job 17-040

Sheet

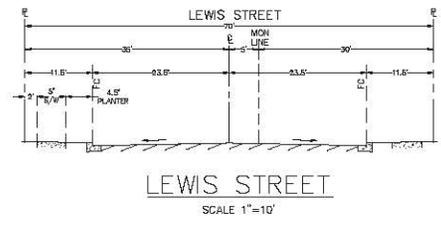
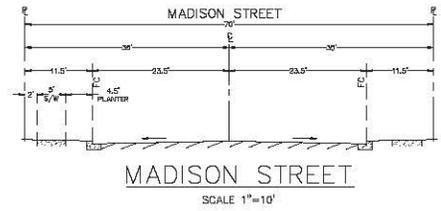
A-2

of Sheets

UNIT #1



- NOTES
- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
 - THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
 - DATE OF SURVEY: JUNE 2018
 - BASIS OF BEARINGS: THE BEARING OF N 66°00'00" W MONUMENT LINE OF LEWIS STREET BETWEEN TWO FOUND CITY MONUMENTS AS SHOWN ON RSM 378 M 12 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.
 - TEMPORARY BENCHMARK: RIM OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF LEWIS & MADISON STREET AS SHOWN HEREON. ASSUMED ELEVATION=100.40

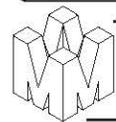


APN 269-03-148
HOUSING AUTHORITY OF
SANTA CLARA LESSOR

APN 269-03-035
WANG

PRELIMINARY

TOPOGRAPHIC & DEMOLITION PLAN
1444 MADISON STREET
APN 269-03-034
IN THE CITY OF SANTA CLARA, CALIFORNIA



DANIEL NUÑES, P.C.E. 76449-EXPIRES 12-31-18, L.S. 9212-EXPIRES 09-30-19
PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd., Santa Clara, California 95050
Ph: (408) 727-9262 FAX: (408) 727-9285 E-mail: mision@missionengineersinc.com

REVISIONS		
DATE	BY	DESCRIPTION

SCALE: 1"=10'	SHEET C1 OF 2 SHEET
DATE: 09-22-18	
DWG: JS-ME18	
JOB NO. 18028 DWG NO. L14911	

IMPERVIOUS/PERVIOUS TABLE

a. Total Site Area: 0.2617 acre

b. Total Site Area Disturbed: 0.2617 acre (including concrete, asphalt, or excavation)

Impervious Area	Prepared Area (SF)		Total Final Project Area (SF)
	Existing	New	
Roof	4,032	3,270	7,302
Parking	2,442	2,720	5,162
Sidewalks and Streets	0	0	0
Other (e.g. Green Roof)	0	0	0
c. Total Impervious Area	6,474	6,000	12,474

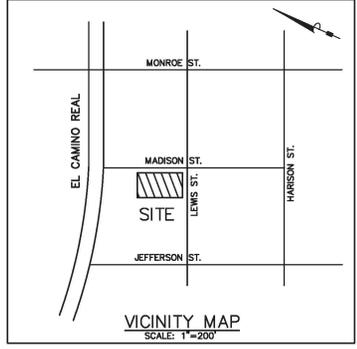
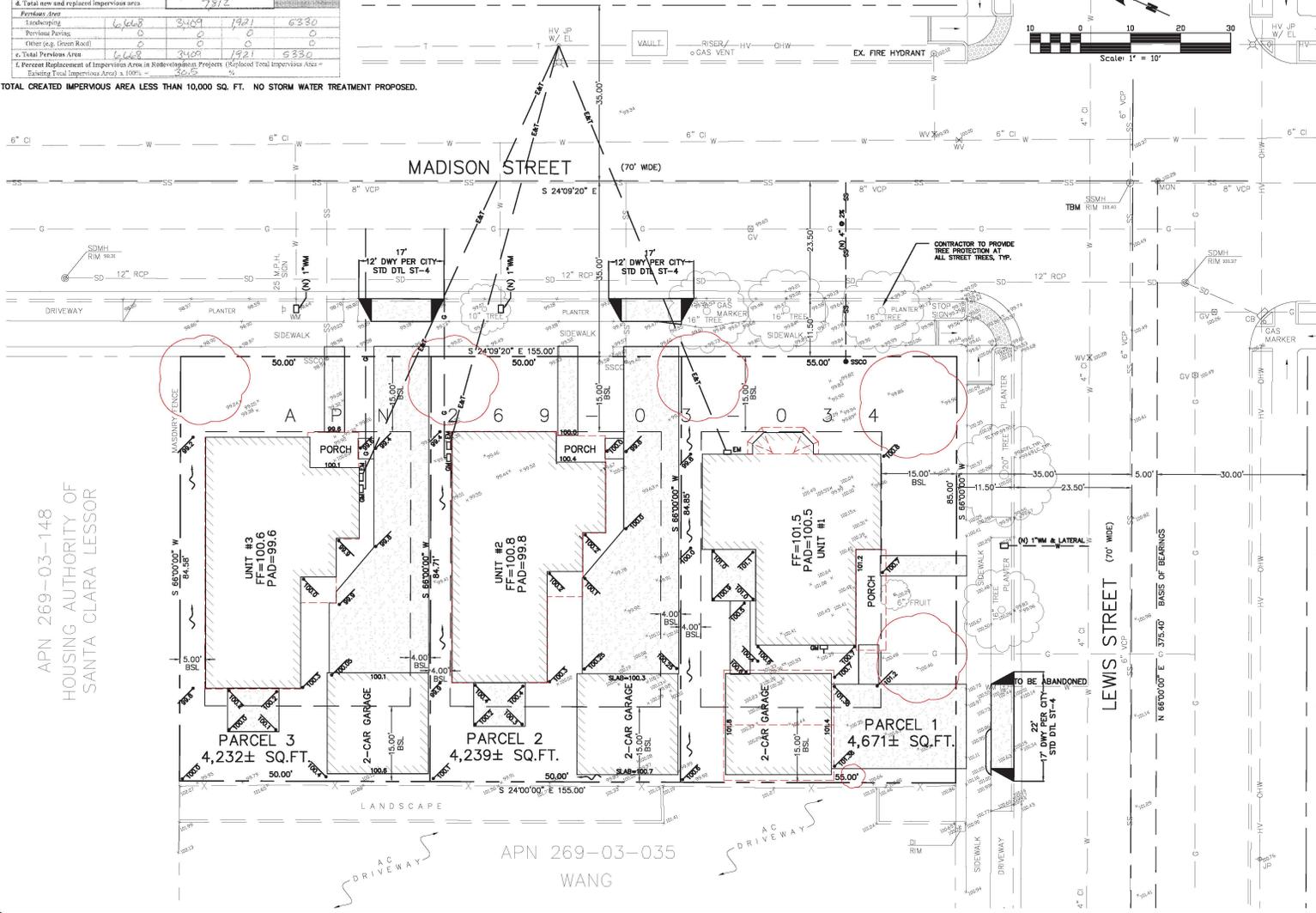
d. Total new and replaced impervious area: 7,872

e. Percent Replacement of Impervious Area in Redevelopment Project: $\frac{7,872}{12,474} \times 100\% = 63.25\%$

PREDEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
 PERVIOUS AREA=6,688 S.F. = 0.153 AC (C=0.60)
 IMPERVIOUS AREA=6,474 S.F. = 0.149 AC (C=0.90)
 Q = CQA
 Q = (0.6x1.8x0.153) + (0.9x1.8x0.149)
 Q = 0.165 + 0.241
 Q = 0.406 CFS

POST DEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
 PERVIOUS AREA=5,330 S.F. = 0.122 AC (C=0.60)
 IMPERVIOUS AREA=7,812 S.F. = 0.179 AC (C=0.90)
 Q = CQA
 Q = (0.6x1.8x0.122) + (0.9x1.8x0.179)
 Q = 0.1318 + 0.2900
 Q = 0.42 CFS

TOTAL CREATED IMPERVIOUS AREA LESS THAN 10,000 SQ. FT. NO STORM WATER TREATMENT PROPOSED.



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 - TEMPORARY BENCHMARK: RM OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF LEWIS & MADISON STREET AS SHOWN HEREON. ASSUMED ELEVATION=100.40
 - SETBACK: 15' FRONT & BACK, 5' SIDE

ASSESSOR'S PARCEL NO.: 269-03-034
 EXISTING USE: MULTI FAMILY 10 UNITS LESS
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING ZONING: R3-360-MEDIUM DENSITY MULTIPLE DWELLING
 PROPOSED ZONING: VERY LOW DENSITY RESIDENTIAL
 GENERAL PLAN: 1
 EXISTING PARCELS: 3
 PROPOSED PARCELS: 3

GAS SUPPLY: PACIFIC GAS & ELECTRIC CO.
 ELECTRIC SUPPLY: SILICON VALLEY POWER
 WATER SUPPLY: CITY OF SANTA CLARA
 SANITARY SEWER: CITY OF SANTA CLARA
 STORM DRAINAGE: CITY OF SANTA CLARA
 STREET TREES: TO CONFORM TO CITY OF SANTA CLARA STANDARDS
 STREET IMPROVEMENTS: TO CONFORM TO CITY OF SANTA CLARA STANDARDS
 PUBLIC AREAS: NONE

FLOOD ZONE:
 ZONE X, PANEL NO. 06085C 0227 H, DATED: MAY 18, 2009
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

AREAS :

GROSS : 13,142± SQ. FT. = 0.3017± ACRES
 NET : 13,142± SQ. FT. = 0.3017± ACRES

EXISTING	AREA (SF)	PROPOSED	AREA (SF)
APN 224-27-048	13,142	PARCEL #1	4,671
		PARCEL #2	4,239
		PARCEL #3	4,232
TOTAL	13,142	TOTAL	13,142

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-18, L.S. 9212-EXPIRES 09-30-19

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PRELIMINARY
 GRADING & DRAINAGE PLAN/ TENTATIVE MAP
 1444 MADISON STREET
 APN 269-03-034
 IN THE CITY OF SANTA CLARA, CALIFORNIA

REVISIONS

DATE	BY	DESCRIPTION	CHKD

SCALE: 1"=10'
 DATE: 09-27-18
 DWG: JS MET6
 CHKD:
 JOB NO. 18026
 DWG NO. L14911

SHEET
C2
 OF 2 SHEET

