



# City of Santa Clara

## Revised Agenda

### Historical & Landmarks Commission

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Thursday, December 7, 2023

6:00 PM

Hybrid Meeting  
City Hall Council  
Chambers/Virtual  
1500 Warburton Avenue  
Santa Clara, CA 95050

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#### **REVISED AGENDA - additional attachments have been added to RTC 23-1252**

The City of Santa Clara is conducting the Historical and Landmarks Commission meeting in a hybrid manner (in-person and methods for the public to participate remotely)

• Via Zoom:

o <https://santaclaraca.zoom.us/j/97233262035> or

o Phone: 1 (669) 900-6833

Webinar ID: 972 3326 2035

Public Comments prior to meeting may be submitted via email to [PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov) no later than noon on the day of the meeting. Clearly indicate the project address, meeting body, and meeting date in the email.

#### **PUBLIC PARTICIPATION IN ZOOM WEBINAR:**

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- If you no longer wish to stay in the meeting once your item has been heard, you may leave the meeting.

#### **CALL TO ORDER AND ROLL CALL**

**CONSENT CALENDAR**

- 1.A 23-1323 [Historical and Landmarks Commission Minutes of October 5, 2023](#)

**Recommendation:** Approve the Historical and Landmarks Commission Minutes of October 5, 2023.

**PUBLIC PRESENTATIONS**

*[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]*

**GENERAL BUSINESS**

- 2. 23-1347 [Consideration of a Significant Property Alteration Permit for a 1,207 Square Foot Addition to a Historic Residence and a Variance to Eliminate the Requirement for a Two-Car Garage at 1277 Jackson Street](#)

**Recommendation:** Staff recommends the Historical and Landmarks Commission recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed alterations to the main historic resource.

Staff recommends the Historical and Landmarks Commission recommend approval of the Variance to eliminate the requirement for a two-car garage with the addition of 1,207 square feet to the existing residence.

3. **23-1348** [Consideration of a Significant Property Alteration Permit for a 556 Square-Foot Addition to the Basement and a 590 square foot First Floor Addition to a Mills Act Residence and a Variance for the Construction of a New Nonconforming Garage at 324 Madison Street](#)

**Recommendation:** Staff recommends that the Historical and Landmarks Commission recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed addition to the historic resource, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Staff recommends the Historical and Landmarks Commission recommend the redesign of the proposed garage to the Planning Commission prior to approving the Variance to reduce the size of the garage to 600 square feet and to reduce the height of the garage to 16 feet.

4. **23-1252** [Consideration of an Environmental Impact Report for the Demolition of a Potentially Significant Structure to Construct a Residential Development with 22 Detached Single-Family Dwellings at 1957 Pruneridge Avenue](#)

**Recommendation:** Staff recommends that the Historical and Landmarks Commission recommend that the City Council certify the Environmental Impact Report for the proposed demolition and new residential development with 22 detached single-family dwellings at 1957 Pruneridge Avenue.

5. **23-1324** [Action on HLC Board and Committee Assignments](#)

**Recommendation:** There is no staff recommendation.

#### **STAFF REPORT**

1. Berryessa Adobe Maintenance
2. Training and Travel Request
3. Streetlight banners for Historic Preservation Month

#### **COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes

2. Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium

Leung / Romano

Historic Preservation Society of Santa Clara

Vargas-Smith / Leung

Old Quad Residents Association

Leung / Romano

Development Review Hearing

Romano /Vargas-Smith

BART/ High Speed Rail/ VTA BRT Committee

Vargas-Smith/ Vacant

Zoning Ordinance Update

Romano / Vacant

El Camino Real Specific Plan Community Advisory Committee

Leung

Downtown Precise Plan

Vargas

**ADJOURNMENT**

The next regular scheduled meeting is Thursday, January 4, 2024

**MEETING DISCLOSURES**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

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# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
santaclaraca.gov  
@SantaClaraCity

## Agenda Report

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23-1323

Agenda Date: 12/7/2023

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### **REPORT TO HISTORICAL AND LANDMARKS COMMISSION**

#### **SUBJECT**

Historical and Landmarks Commission Minutes of October 5, 2023

#### **RECOMMENDATION**

Approve the Historical and Landmarks Commission Minutes of October 5, 2023.

Reviewed by: Rebecca Bustos, Principal Planner

Approved by: Lesley Xavier, Planning Manager

#### **ATTACHMENTS**

1. Historical and Landmarks Commission Minutes of October 5, 2023



# City of Santa Clara

## Meeting Minutes

### Historical & Landmarks Commission

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10/05/2023

6:00 PM

Hybrid Meeting  
 City Hall Council Chambers/Virtual  
 1500 Warburton Avenue  
 Santa Clara, CA 95050

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#### **CALL TO ORDER AND ROLL CALL**

**Chair Leung** called the meeting to order at 6:09 p.m.

**Present** 5 - Commissioner Michael Celso , Commissioner Amy Kirby, Commissioner Patricia Leung, Vice Chair Kathleen Romano, and Commissioner Ed Stocks

**Absent** 2 - Chair Ana Vargas-Smith , and Commissioner Yvonne Inciarte

**A motion was made by Commission Romano, seconded by Commissioner Celso, to excuse Commissioner Inciarte.**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, and Commissioner Stocks

**Absent:** 2 - Chair Vargas-Smith, and Commissioner Inciarte

### **CONSENT CALENDAR**

In regard to Item 1.B, **Commissioner Celso** suggested to the applicant to consider lighting the plinths at night.

**A motion was made by Commissioner Romano, seconded by Commissioner Stocks, to approve the consent calendar.**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, and Commissioner Stocks

**Excused:** 1 - Commissioner Inciarte

**Absent:** 1 - Chair Vargas-Smith

**1.A** [23-1168](#) Historical and Landmarks Commission Minutes of September 7, 2023

**1.B** [23-1146](#) Informational Report on the Proposed Plinth Installation at the Memorex Data Center located at 1200-1310 Memorex Drive

### **PUBLIC PRESENTATIONS**

Leonard Frank and James provided public comments.

### **GENERAL BUSINESS**

**Commissioner Vargas-Smith** arrived at 6:47 p.m.

**2.** [23-1169](#) Election of Historical and Landmarks Commission Chair and Vice Chair (Continued from September 7, 2023 HLC Meeting)

**Commissioner Celso** nominated **Commissioner Stocks** as Chair. **Commissioner Stocks** did not accept the nomination.

**Commissioner Celso** nominated **Commissioner Vargas-Smith** as **Chair**

**Aye:** 5 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, and Chair Vargas-Smith

**Nay:** 1 - Commissioner Stocks

**Excused:** 1 - Commissioner Inciarte

**Commissioner Vargas-Smith nominated Commissioner Leung as Chair.**

**Aye:** 1 - Commissioner Stocks

**Nay:** 5 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**Commissioner Celso nominated Commissioner Romano as Vice-Chair.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Excused:** 1 - Commissioner Inciarte

**Commissioner Vargas-Smith** will serve as Chair and **Commissioner Romano** will serve as Vice Chair for Fiscal Year 2023-24.

### **STAFF REPORT**

1. Berryessa Adobe Maintenance
2. Use of Grant Funds

### **Training and Travel Request**

### **COMMISSIONERS REPORT**

1. Subcommittee Reporting - 20 minutes

2. Board/Committee

Lead/Alternate

Santa Clara Arts and Historic Consortium	Leung / Romano
Historic Preservation Society of Santa Clara	Vargas-Smith / Leung
Old Quad Residents Association	Leung / Romano
Development Review Hearing	Romano / Vargas-Smith
BART/ High Speed Rail/ VTA BRT Committee	Vargas-Smith/ Vacant
Zoning Ordinance Update	Romano / Vacant
El Camino Real Specific Plan Community Advisory Committee	Leung
Downtown Precise Plan	Vargas

**ADJOURNMENT**

The meeting was adjourned at 7:04 p.m.

**A motion was made by Commissioner Romano, seconded by Commissioner Vargas-Smith to adjourn the meeting.**

**Aye:** 6 - Commissioner Celso, Commissioner Kirby, Commissioner Leung, Vice Chair Romano, Commissioner Stocks, and Chair Vargas-Smith

**Absent:** 1 - Commissioner Inciarte

The next regular scheduled meeting is Thursday, November 2, 2023 at 6 pm

**MEETING DISCLOSURES**

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## Agenda Report

23-1347

Agenda Date: 12/7/2023

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### SUBJECT

Consideration of a Significant Property Alteration Permit for a 1,207 Square Foot Addition to a Historic Residence and a Variance to Eliminate the Requirement for a Two-Car Garage at 1277 Jackson Street

#### BACKGROUND

The 3,813 square-foot subject property is located on the southeast corner of Jackson Street and Harrison Street and includes a 1,207 square-foot two-bedroom, two-bathroom one-story residence that is estimated to be constructed in 1889 in the Queen Anne Cottage architectural style. There is no existing garage or covered parking on-site. The subject property is listed as a historic resource on the City's Historic Resource Inventory (HRI).

The project is before the Historical and Landmarks Commission (HLC) for a recommendation to the Planning Commission for the proposed Major Significant Property Alteration Permit to add habitable square footage to the basement of the existing two-bedroom, two-bathroom main residence resulting in a four-bedroom, one-office, and three-bathroom single-family residence. The applicant has also applied for a Variance to eliminate the Zoning Code requirement for covered parking on-site. The City's Zoning Code requires two covered parking spaces for single-family residences. The project site does not currently provide any covered parking and is considered legal nonconforming. The City's standard practice is to require that a nonconforming single-family residence be brought into conformance with the parking requirement when there is an addition of 500 square feet or more. The applicant is requesting a Variance from this requirement and is not proposing any covered parking on site.

#### DISCUSSION

The applicant is proposing to excavate the basement to add habitable square footage to the historic main residence. To accomplish this, the historic residence would be lifted from the existing foundation while the basement is excavated approximately two feet and the new foundation is installed. The final first floor elevation would remain the same as the original with no changes proposed to the existing front façade. The exterior changes include the addition of windows beneath the first story to provide light and egress for the basement. The architectural features of the Queen Anne Cottage will be retained as no distinctive features will be removed. A Secretary of the Interior's Standards Review was prepared by Urban Programmers and is included as Attachment 3.

As the proposed project includes a 1,207 square foot addition, two covered parking spaces are required. There is no existing parking on-site. In addition, there is an in-ground pool and hot tub at the rear of the lot that limits where covered parking could be located. The required minimum lot width in the R1-6L zone is 60 feet and the subject property is a substandard 50 feet. The substandard 50-foot width of the lot and the existing layout of the home would require a significant demolition of the

existing structure to accommodate the required dimension for a covered parking space of 20 feet by 20 width. The applicant provided a Statement of Justification for the proposed Variance, included as Attachment 2.

### Conclusion

Staff finds that the proposed modifications to the main house adhere to the Secretary of the Interior's Standards for Rehabilitation in that the exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed scope and Secretary of the Interior's Standards review indicate that the proposed alterations would be compatible with the historic materials, features, size, scale, proportion, and massing to the protect the integrity of the property and its environment.

Staff is supportive of the Variance as this is a substandard lot that is 50 feet in width and the existing house configuration would not be able to accommodate a two-car garage. The proposed Variance would allow the property owner to reasonably use the property without incurring the substantial burden of reconstructing the house to accommodate a two-car garage.

### **ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 - Existing Facilities, in that the project is limited to an addition to a historic single-family residence.

### **PUBLIC CONTACT**

On November 22, 2023, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. At the time of preparation of this report, the Planning Division has not received any public comments.

### **RECOMMENDATION**

Staff recommends the Historical and Landmarks Commission recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed alterations to the main historic resource.

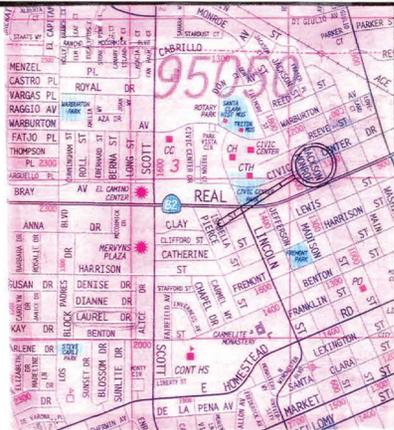
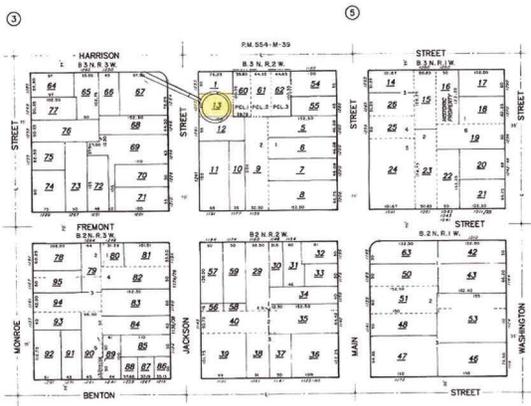
Staff recommends the Historical and Landmarks Commission recommend approval of the Variance to eliminate the requirement for a two-car garage with the addition of 1,207 square feet to the existing residence.

Prepared by: Tiffany Vien, Associate Planner  
Reviewed by: Rebecca Bustos, Principal Planner  
Approved by: Lesley Xavier, Planning Manager

**ATTACHMENTS**

1. Development Plans
2. Variance Statement of Justification
3. Secretary of the Interior's Standards Review

299 15



VICINITY MAP

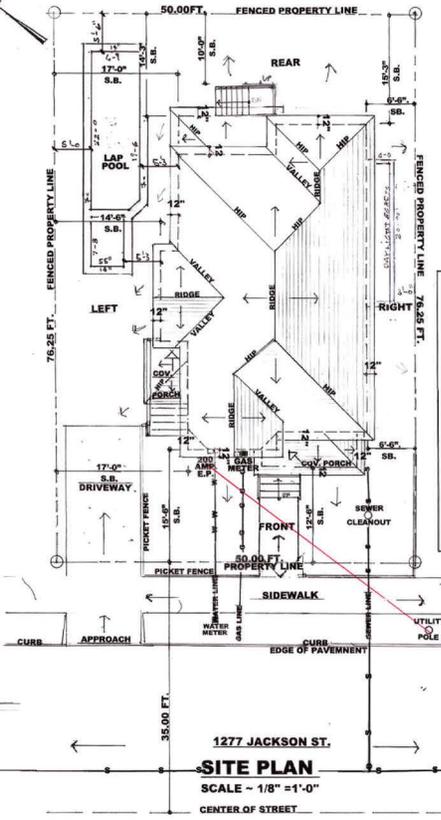
PROPERTY OVERVIEW 1277 JACKSON ST, SANTA CLARA, CA 95050-4823

Owner and Geographic Information	
Primary Owner: SPENCER MANSON AND FERRERA MOHELLE 1277 JACKSON ST, SANTA CLARA, CA 95050-4823 AIN: 269-15-013 Housing Tract Number: Legal Description: CITY OF SANTA CLARA, SANTA CLARA	Secondary Owner: 1277 JACKSON ST, SANTA CLARA, CA 95050-4823 Lot Number: Page: 0/01

Property Details	
# of Bedrooms: 2 # of Bathrooms: 1.5 # of Total Rooms: 5 # of Parking: 0	Year Built: 1900 # of Garages: 0 # of Fireplaces: 0 # of Pools: 0

4/14/22, 11:36 AM 1277 Jackson St - Google Maps

Google Maps 1284 Jackson St



**PARCEL DATA:**

**THE SPENCER RESIDENCE**  
1277 JACKSON ST., SANTA CLARA CA.

1. PARCEL NO.:	269-15-013
2. YR. BUILT:	1900
3. LOT SIZE:	3812.50 SF.
4. BUILDING:	1-STORY
5. SPRINKLER SYSTEM REQUIRED:	YES
6. ZONING:	RI SINGLE FAM. RES.
7. TYPE OF CONSTR.:	VB
8. GROUP OCCUPANCY:	R3
9. GARAGE:	NONE
10. LIVING SPACE:	
EXISTING 1-STORY HOUSE:	1207.00 SF.
PROPOSED BASEMENT FOR LIVING:	1207.00 SF.
TOTAL LIVING:	2414.00 SF.
TOTAL LOT COVER:	1207.00 SF.
11. COV. ALLOW'D:	3812.50 SF. X .40(%) = 1525.00 SF.
12. F.A.R.:	(1207.00 SF.)
	120700 SF. ÷ 3812.50.00 SF. = 0.3166 OR 32%

**PLAN INDEX: SPENCER RESIDENCE 2023**

A1. SITE PLAN/PARCEL DATA
A1.0 SITE PLAN/NOTES
P.C. PRESERVATION COMPLIANCE INFORMATION
T24-1 TITLE 24 REPORT
T24-2 TITLE 24 REPORT
GN. GENERAL PLAN NOTES 2022
CWM. CONSTR. WASTE MANAGEMENT PLAN
CMCIC. CALGREEN MAN. MEASURES/CHECKLIST
A2. EXISTING FLOOR PLAN
A2.1 DEMO PLAN
A3. PROPOSED 1 <sup>ST</sup> . FLOOR & BASEMENT PLAN
A4. ELECTRICAL: 1 <sup>ST</sup> . FLOOR & BASEMENT
A5. SECTION: A - A
A6. EXISTING ELEVATIONS: ALL SIDES
A7. PROPOSED ELEVATIONS: ALL SIDES
S0 STRUCTURAL NOTES AND DETAILS
S1 FOUNDATION/1 <sup>ST</sup> . FLOOR FRAM'G/BASE/MT.
S2 NO ENGINEERING SHEET
S3 STRUCTURAL DETAILS
E1. NOTES & DETAILS
TWH TANKLESS WATER HEATER DETAILS
BEST MANAGEMENT PRACTICES.
(CITY OF SANTA CLARA)

**SCOPE OF WORK: SPENCER RESIDENCE 5-31-2023**

- A. SELECTED CONTRACTOR PROPOSES TO:**
1. DEMO EXISTING BASEMENT AREA WITH 6.5' CEILING FOR (N) BASEMENT FOUNDATION W/ NEW CEILING HT. OF 8 FT.-0" MIN.
  2. CONSTRUCT NEW BASEMENT AS EXISTING LIVING SPACE WITH LAUNDRY, BATHROOM, TWO BEDROOMS WITH CLOSETS KITCHEN, GAME ROOM, FAMILY ROOM, STAIRCASE TO FIRST FLOOR AND A DAYLIGHT, EGRESS AREA CONSISTING OF LADDERS FOR ESCAPE WITH GRATING COVER AND SUMP PUMP.
  3. INSTALL NEW FURNACE/AC IN BASEMENT AREA.
  4. CONSTRUCT STAIRCASE ON (E) MAIN FLOOR TO (N) BASEMENT WITH SUPPORTING STRUCTURE.
  5. PROVIDE ELECTRICAL AND PLUMBING AS NEEDED.
  6. INSTALL NEW TANKLESS WATER HEATER @ REAR OF HOUSE.
  7. CONTRACTOR SHALL MATCH EXTERIOR FINISH AND TRIM.
- A. EXISTING 1<sup>ST</sup>. STORY (1207.00 SF.).**
- B. PROPOSED BASEMENT TO EXT. FDN. WALLS (1207.00 SF.).**
- B. ALL WORK SHALL COMPLY WITH:**
- 2022 BUILDING ENERGY STANDARDS
  - 2022 CALIFORNIA ENERGY CODE, TITLE 24
  - 2022 CALIFORNIA FIRE CODE
  - 2022 CBC CALIFORNIA BUILDING CODE
  - 2022 CRC CALIFORNIA RESIDENTIAL CODE
  - 2022 CEC CALIFORNIA ELECTRICAL CODE
  - 2022 CPC CALIFORNIA PLUMBING CODE
  - 2022 CMC CALIFORNIA MECHANICAL CODE
  - 2022 IBC CALIFORNIA INTERNATIONAL CODE
  - 7-15 ASCE AMERICAN SOC. OF CIVIL ENGINEER'G
  - 318-15 ACI AMERICAN CONCRETE INSTITUTE
  - ALL LOCAL CODES AND REGULATIONS INCL. ALL SETBACKS
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR:**
- ALL SUB-CONTRACTORS, THEIR WORKMANSHIP AND SCHEDULES. BECOME FAMILIAR WITH ALL SITE CONDITIONS BEFORE STARTING CONSTRUCTION. THIS PLANMAKER/ARCH. SHALL ASSUME NO LIABILITY FOR PREVIOUS WORK PERFORMED BY OTHERS WITH OR WITHOUT OFFICIAL BUILDING PERMITS FROM THE CITY OF SANTA CLARA PLANNING, BUILDING DEPARTMENTS, ETC....
  - ANY PLAN VARIATIONS OR DISCREPANCIES SHALL BE BROUGHT TO THIS PLAN MAKER FOR CORRECTION IN A TIMELY MANNER.

NOTE: DOORS WITH DIRECT ACCESS TO THE POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM. POOL GUARDSPM INDUSTRIES INC MODEL: DAYPAT UL 2017 OR EQUIVALENT, TO BE INSTALLED. THE ALARM WILL PRODUCE AN AUDIBLE WARNING WHEN THE DOOR AND/OR SCREEN, IF PRESENT, ARE OPENED. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54" ABOVE THE DOOR THRESHOLD.

NOTE: TO HOMEOWNER/CONTRACTOR: PER CODE R313.2, CHAPTER 15.17...(AS A DEFERED ITEM). AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL NEW BASEMENTS REGARDLESS OF SIZE AND THROUGHOUT EXISTING BASEMENTS THAT ARE EXPANDED MORE THAN 50%.

REVISIONS	BY

PLAN COMMENTS TO:  
LOU@COSTANZO.COM  
CARTMELT  
REBE@PDRS.BEILA  
LOU@COSTANZO.COM

**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:**  
**THE SPENCER RESIDENCE**  
1277 JACKSON ST., SANTA CLARA CA. 95050  
PLAN NO. 2023-015  
STRUCTURAL ENGINEER: TONY TRINDIG P.E., 408 989-0220

**SITE PLAN**

DRAWN:  
LOU COSTANZO  
CHECKED:  
S.C.  
DATE:  
12-28-21  
SCALE:  
1/8" = 1' - 0"  
JOB NO:  
S20210  
SHEET

**A1**







State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
HISTORIC RESOURCES INVENTORY

SABS Ser. No. HAER NR SWL LGE 8  
UTM: A C B D

IDENTIFICATION  
1. Common name: \_\_\_\_\_  
2. Historic name: \_\_\_\_\_  
3. Street or rural address: 1277 Jackson St.  
City: Santa Clara Zip: 95050 County: Santa Clara  
4. Parcel number: 269-0543  
5. Present Owner: None/haus Address: 1277  
City: \_\_\_\_\_ Zip: \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X  
6. Present Use: Single family res. Original use: Single family res.

DESCRIPTION  
7a. Architectural style: Queen Anne Cottage  
7b. Briefly describe the present appearance of the site or structure and describe any major alterations from its original condition: 1277 Jackson Street is a single story wooden residence built on a rectangular plan and designed in a Queen Anne Cottage style. The structure exhibits a steeply hipped central roof with 2 offset pedimental-shaped gables and 3 low hipped porch roofs projecting from it. The various roof planes are sheathed in patterned asphalt shingles. The body of the house is sheathed in wide ship lap with over-sized wooden endboards. Flansable shingles ornament the 2 gables. The facade is distinguished by a slightly cut-out, angled bay and two porches: a rectangular entry porch that is supported by 4 turned posts and a small side-entry porch supported by 3 turned posts. Both porches contain 6 straight step wooden stairs and are highly ornamented by subnatura and cut-out wooden screens under the boxed cornice and plain frieze of the porch roofs. Fenestration is generally single and paired, rectangular double-hung windows. A small palladian window highlights the front facing gable. Spindles, pendants and carved, oversized, wooden brackets ornament one side of the angled bay. Landscape is minimal. The rear attached garage is an addition.



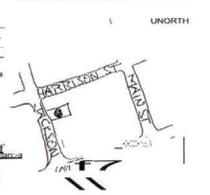
Construction date: Estimated 1890 Factual \_\_\_\_\_  
Architect: unk.  
D. Builder: unk.

1. Approx. property size (in feet):  
Frontage 30 Depth \_\_\_\_\_  
or approx. acreage \_\_\_\_\_  
2. Dates of enclosed photographs:  
April 11, 1979

13. Condition: Excellent \_\_\_\_\_ Good ✓ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_ No longer in existence \_\_\_\_\_  
14. Alterations: Attached rear garage \_\_\_\_\_  
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_\_ Scattered buildings \_\_\_\_\_ Densely built-up X  
Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Other \_\_\_\_\_  
16. Threats to site: None known \_\_\_\_\_ Private development \_\_\_\_\_ Zoning \_\_\_\_\_ Vandalism \_\_\_\_\_  
Public Works project \_\_\_\_\_ Other \_\_\_\_\_  
17. Is the structure: On its original site? X Moved? \_\_\_\_\_ Unknown? \_\_\_\_\_  
18. Related features: One of 3 identical houses in a row.

SIGNIFICANCE  
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site):  
The site is significant primarily due to its architecture and the fact that it is one of 3 identically planned houses (with #1225 and #1261 Jackson) which despite minor alterations in detail over the years, perfectly reflect the early speculative housing techniques for residential development in Santa Clara. The set of 3 identical Victorian houses in a row provides a unique addition to the City's urban heritage. The 1915 Sanborn Insurance map shows all three identical Queen Anne Cottages built on their present locations except that their lot sizes are much larger. The 1915 City Directory lists Augustine F. Cronin as the owner/occupant of the residence.

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks)



20. Main theme of the historic resource (if more than one is checked, number in order of importance):  
Architecture X Arts & Letters \_\_\_\_\_  
Economic/Industrial \_\_\_\_\_ Exploration/Settlement X \_\_\_\_\_  
Government \_\_\_\_\_ Military \_\_\_\_\_  
Religion \_\_\_\_\_ Social/Education \_\_\_\_\_  
21. Sources (List books, drawn sets, etc., see historical interviews and/or records): Sanborn Insurance Map 1891, 1915, Fols City Directory 1915.  
22. Date form prepared: Jan 4, 1980  
By (name): Michelle Garcia/Johnnie  
Address: 1277 Jackson St  
City: Santa Clara Zip: 95050  
Phone: 1081384-311



Photograph 3 1281 Jackson Street.

View: Front facade showing the very similar Queen Anne Cottage architectural design found in the three houses including the 6 steps to the first level, approximately 4 feet above grade level.



Photograph 4 1277 Jackson Street

View: front and right facade showing the first level floor is approximately 4 feet above grade Proposed windows would be on this side of the building, which is not visible from the street.



Photograph 5 1285 Jackson Street.

View Front facade showing the steep steps to the first level of the house, approximately 4 feet above grade. This house shows the most remodeling and loss of architectural details yet retains a visual connection to the other two homes.

Three Queen Anne Cottages in a Row. The row of three Victorian era house listed in the Santa Clara Historical Resources Inventory, are the same style and form and mass. All are single story and have partial basements with the main floor elevated above the grade approximately 4 feet. Each has 6 stairs leading to the porch and horizontal board siding on all walls of the buildings. Each house also has windows in the basement walls below the first level.  
The proposed excavation of the basement at 1277 Jackson Street will allow the occupancy use of the basement and maintain the same approximately 4-foot elevation to the porch and first level floor. The overall height of the house remains the same. The proposed plan does not change the appearance of the row of three Queen Anne Cottages, nor does it detract from the historic development pattern shown by the three c.1890 houses. The proposed excavation of the basement at 1277 Jackson Street will not be an adverse change to the architectural character of the house or the neighboring houses. The significance stated in the 1979 Historic Resources Inventory will be maintained and is not diminished by the proposed plan to provide additional height in the basement of 1277 Jackson Street.



Figure 1 Section of the 1915 Santa Clara Sanborn Mappage 213, showing the 3 Queen Anne cottages.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed plan to add living space in a basement will not change the sense of the c. 1890 historical development. The house was developed with a basement. No conjectural features will be added.

Changes to a property that have acquired historic significance in their own right will be retained and preserved. All architectural features will be retained. Although none of the alterations have acquired historic importance, none will be removed.

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. The foundation has failed and must be replaced. The foundation is not considered a distinctive feature or one that represents specific construction techniques or craftsmanship.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

During the proposed construction, any deteriorated material, horizontal board siding or window frames will be repaired or replaced in kind.

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Although a specification for painting or repair have not been prepared, there is no reason that harsh chemical treatments would be considered.

Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Because the site has been disturbed by the construction of the existing house and basement it is unlikely that archeological resources of importance would be found. However, an archeological survey was not conducted as part of this evaluation process.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, scale, and proportion, and massing to protect the integrity of the property and its environment.

The proposed plans do not destroy important historical materials of features that characterize the Queen Anne Cottage architecture.

New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Replacing the foundation will provide for the preservation of the building. It is not considered an addition and would not be removed in the future.

The proposed plan to add a functional basement to the historic house is in conformance with the Secretary of the Interior's Standards.



September 25, 2022

Santa Clara Planning Department  
Santa Clara City Hall  
1500 Warburton Street  
Santa Clara CA 95150

Rebecca Bamburg, Owner  
1915 Historical Resources  
San Jose, CA 95128  
Phone: 408-254-1171  
Email: rebecca@urbans.com

Subject: 1277 Jackson Street: Proposed Basement Excavation

Purpose of this memo: The house at 1277 Jackson Street is one of a trio of very similar Queen Anne Cottage style houses constructed prior to 1891! Together they represent a late nineteenth century development pattern. The properties at 1285 and 1281 Jackson Street are on each side of 1277 Jackson St and each are individually listed in the Santa Clara Historic Resource Inventory. The owners of the property at 1277 Jackson Street have submitted a plan to replace the failing foundation. As part of the plan the partial basement will be excavated to an 8-ft. height basement, creating a space to be occupied. This will require compliance with life safety codes, including windows for egress, light and air. The City of Santa Clara has required that the plan be evaluated by qualified consultants to determine if the changes diminish the character-defining architectural features of the house or of the trio of buildings.

The Study/Evaluation: Urban Programmers was asked to review the proposed plans and to compare the changes with the Secretary of the Interior's Standards for Rehabilitation. The criteria used by the City of Santa Clara.

Methodology: Urban Programmers conducted a site visit and took photographs of the three properties. The proposed plans were reviewed to determine if the changes were consistent with the "Standards", and how the changes might affect the group when all three buildings were considered. Marvin Bamburg, AIA, Historic Architect (NWC) and Bonnie Bamburg participated in this evaluation.

Existing property: The site visit conducted by Urban Programmers on September 2, 2022, confirmed that although there have been alterations, the 3 Queen Anne Cottage style houses retained sufficient integrity to be recognized as a pattern of speculative development c. 1890. The front and primary facade of 1277 Jackson St. appears very much the same as it did in the 1979 HRI photograph. The house at 1277 Jackson Street, and the other two, have identical designs that include the first floor raised 4 feet above grade, over the foundation and cripple wall. Each house has 6 steep steps leading to the front and side porches. Only the house at 1277 Jackson St. was available to be reviewed on all facades, however, it appears that all were very similar with horizontal board siding covering the walls including the basement where side windows appear to be original to the design.



Photograph 1 1277 Jackson St.  
View: Front facade. Note the raised first level floor. Few alterations to the architectural details of the front facade.



Photograph 2 1277 Jackson St.  
View: Front facade and right side wall. Note the raised level of the porch and first floor.

Proposed plans: The house will be lifted from the existing foundation and stabilized while the 6 foot 6 inches high basement is excavated approximately 2 feet and the new foundation is installed. The house will be lowered onto the new foundation and structurally connected. The basement room height floor to ceiling will be 8 feet. The final first floor elevation will remain the same as the original elevation. The stair accessing the new basement will be inside the house. The front porch and front facade features will be repaired where needed and

The proposed plans to create a usable basement were prepared by Lou Constant and dated 12-28-2021 and are attached to this evaluation.

Proposed: No changes are proposed for the front facade. The exterior changes are to add windows beneath the first-floor level to provide light and air and egress for the basement. The changes on the right side of the house will be two new windows will be added and set within concrete a window well to provide emergency egress. On the left side small sliding style windows are set within the wall above grade in the same area that windows already exist. No changes or alterations are proposed for the exterior facades above the basement level.

The following is a comparison of the proposed basement level plans and the Secretary of the Interior's Standards, for rehabilitating historically important buildings.

Secretary of the Interior's Standards for Rehabilitation and Rehabilitating Historic Buildings

- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. The house at 1277 Jackson Street will retain the historic residential use.
- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. The character of the house will be retained with no changes to the architectural features of the Queen Anne Cottage. There is very little removal of existing material, all distinctive features and spaces that characterize the house will be retained. Providing a usable basement does not require the removal of distinctive materials.

REVISIONS	BY

FOR: THE SPENCER RESIDENCE  
1277 JACKSON ST., SANTA CLARA, CA.  
FROM: BONNIE BAMBURG,  
10710 RIDGEVIEW AV., SAN JOSE CA. 95127  
Bamburg@urbans.com 408-254-1171

A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
THE SPENCER RESIDENCE  
1277 JACKSON ST., SANTA CLARA CA. 95050  
FOR: LOU CONSTANT, 10710 RIDGEVIEW AV., SAN JOSE CA. 95127  
STRUCTURAL ENGINEER, TONY TRUONG PE. 408-893-9228

PRESERVATION  
COMPLIANCE  
INFORMATION

DRAWN  
BONNIE BAMBURG  
CHECKED  
By: \_\_\_\_\_  
DATE  
9-25-22  
SCALE  
NONE  
JOB NO.  
B. BAMBURG  
SHEET

PC

H. EXHAUST FANS (EXCLUDES KITCHEN EXHAUST HOOD) SWITCHED SEPARATE FROM LIGHTS (OR UTILIZE A DEVICE WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING).

I. UNDER-CABINET SWITCHING FOR ALL LIGHTS (INCLUDING KITCHEN LIGHTING) FROM OTHER LIGHTING SYSTEMS. CEC 150B(4)(2).

J. ALL OUTDOOR LIGHTING, HIGH EFFICACY, WITH MANUAL OFF SWITCH AND ONE OF THE FOLLOWING: CEC 150B(4)

1. PHOTO CONTROL AND MOTION SENSOR.

2. PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.

3. ASTRONOMICAL TIME SWITCH CONTROL.

4. ENERGY MANAGEMENT CONTROL SYSTEMS, HIGH EFFICACY LUMINAIRES OR COMPLY WITH EXCEPTIONS: ALL KITCHEN TO BE LED HIGH EFFICACY (CEILING UNDER CABINET, KITCHEN LIGHTS) ARE HIGH EFFICACY LUMINAIRES OR COMPLY WITH THE EXCEPTIONS AS FOLLOWS: ALL KITCHEN LIGHTING SHALL BE LED HIGH EFFICACY (CEILING & UNDER CABINETS).

1. AT LEAST 50% OF THE INSTALLED WATTAGE MUST BE HIGH EFFICACY.

2. HIGH EFFICACY LIGHTING MUST BE SWITCHED SEPARATELY FROM LOW EFFICACY LIGHTING.

3. LIGHTING IN AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.

4. BATHROOM LIGHTING:  
ALL LIGHTING SHALL BE HIGH EFFICACY WITH AT LEAST ONE BATHROOM LIGHT TO BE CONTROLLED BY A VACANCY SENSOR. OTHER ROOMS: BEDROOMS, HALLWAYS, DINING, ETC., SHALL HAVE HIGH EFFICACY LUMINAIRES OR COMPLY WITH EXCEPTIONS: PROVIDE DIMMER SWITCH, PROVIDE A MANUAL-ON OCCUPANCY SENSOR THAT COMPLIES WITH CEC SEC. 110.9 (b) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON, CLOSETS HAVING LESS THAN 70 SF. ARE EXEMPT FROM LIGHTING REQUIREMENTS.

OUTDOOR LIGHTING: ALL LIGHTS PERMANENTLY MOUNTED TO EXTERIOR SHALL BE HIGH EFFICACY OR COMPLY WITH A CONTROL WITH MOTION SENSOR WITH INTEGRAL PHOTO CONTROL. LIGHTING NOT ATTACHED TO BUILDINGS, & LANDSCAPE LIGHTING, ARE EXEMPT.

2022 ENERGY / TITLE 24

1. INSULATION IN ROOF/CEILING CONSTRUCTION MUST BE AT LEAST R22 (MAX. "U" VALUE OF 0.043) (150B(6)).

2. NEW DUCT TOIL SHALL BE 5% OR LESS (150.0 (m)(1)).

3. INSTALLED AIR-CONDITIONER AND ANY HERST PUMP SYSTEMS SHALL BE EQUIPPED WITH LIQUID LINE FILTER DRIERS AS SPECIFIED BY MANUFACTURER'S INSTRUCTIONS. (150B(3)(b)).

4. STORAGE HOT WATER HEATERS NO LONGER NEED TO BE EXTERNALLY WRAPPED (150B(3)).

5. ALL LUMINAIRES SHALL BE HIGH EFFICACY (150B(4)).

6. ALL INSTALLED LUMINAIRES MUST BE HIGH-EFFICACY LIGHT SOURCES AND ELIMINATES PREVIOUS KITCHEN WATTAGE CALCULATIONS.

7. HIGH EFFICACY SCREW-BASED LUMINAIRES WITH LIGHT SOURCE OR LAMPS ARE ALLOWED THAT MEET IAS/COMPLIANT LIGHTING THAT MEET ELEVATED TEMPERATURE REQUIREMENTS (150B(4)) BUT CANNOT BE USED AS RECESSED DOWNLIGHT "G" IN CEILINGS.

6. ISOLATION VALVE IS REQUIRED FOR INSTANTANEOUS WATER HEATER (T.W.H.) THAT HAVE A MINIMUM INPUT OF 6.8 KW/HEATER (110.3(a) 7), WITH EXTERIOR W.F. GFCI 120V. OUTLET WITH IN 3FT. WOOD FUSE FAN (WHF): WHEN REQUIRED MUST COMPLY WITH TOTAL AIR FLOW OF AT LEAST 15 CFM/F<sup>2</sup>. 2 AND HAVE 1 SQUARE FT. OF ATTIC VENT FREE AREA FOR EACH 570 CFM (150.(c)(2)).

HVAC AND WATER HEATING LIQUID LINE FILTER DRIERS ARE REQUIRED FOR NEW HVAC SYSTEMS OR REPLACED CONDENSERS WHEN PROVIDED BY MFG. OF THE SYSTEM.

DUCTS AND AIR DISTRIBUTION SYSTEMS RE OR INSULATION, IN UNCONDITIONED SPACE REQUIRED, DEPENDING ON ZONE, REFER TO TITLE ENERGY REPORT

TOILET: CONTRACTOR SHALL SUPPLY TEMPORARY SANITARY FIELD TOILET FOR USE BY ALL CONSTRUCTION PERSONNEL, AND MUST PROVIDE FOR REGULAR CLEANING AND MAINTENANCE OF TOILET AT ALL TIMES DURING THE LENGTH OF CONSTRUCTION.

JOB SITE CLEANING: CONTRACTOR SHALL AT ALL TIMES, THROUGHOUT THE BUILDING PROCESS, MAINTAIN THE JOB SITE AREA, KEEPING IT CLEAR OF TRASH, DEBRIS, HAZARDOUS DEBRIS, AND SHALL PROTECT ALL ADJACENT PROPERTY OF DAMAGE, SOILING, PAINT OVER SPRAY, ETC. AREA SHALL BE LEFT BROOM CLEAN EVERYDAY UPON INSPECTION.

CONTRACTOR: CONTRACTOR SHALL PERFORM ALL LABOR AND INSTALL ALL MATERIALS IN A TIMELY MANNER FROM BEGINNING TO COMPLETING PROJECT. BE RESPONSIBLE FOR ALL SUB CONTRACTORS, THEIR SCHEDULES AND WORKMANSHIP.

3. SHALL BE COME FAMILIAR WITH ALL APPROVED CONSTRUCTION PLANS, & SITE CONDITIONS BEFORE STARTING CONSTRUCTION.

11. WATER CLOSETS , TO BE FLOW FLUSH 1.28 GAL / FLUSH MAX. 12. URINALS: ≤ 0.5 GAL. / FLUSH MAX.

13. MULTIPLE SHOWER HEADS: 1.2 GPM, COMBINED OR W/OTHER OUTLETS, CONTROLLED BY ONE VALVE (TOGETHER) CGBCS 4303.1.3

14. LAV. FAUCETS REQUIRE MAX. 1.2 GPM AT 60 PSI, MIN. 0.8 20 PSI PER SEC. 402.1.2 CFC AND TABLE 4.303.2 OF 2022 CGBC.

15. KITCHEN FAUCETS, NOT TO EXCEED 1.8 GAL. / MIN. MEASURED AT 80 PSI. PER CGBCS 4.303.1.31.

16. SHOWERS ARE NOT TO EXCEED 1.8 GPM MEASURED AT 80 PSI. PER CGBCS 4.303.1.31.

17. ISLAND VENT: ISLAND SINK TO COMPLY W/SEC. 909 CFC MANDATORY MEASURE 2022 TITLE 24

1. INSULATION REQUIRED: (U-0.02) SEE TITLE 24 ENERGY REPORT CEILING: R38, WALLS: R15, VAULT'D CEILING: R38, FLOORS: R19, 2. 3" THICK BLOWN IN AIR-TIGHT FOAM IN ALL RAFTER BAYS AT RAFTERS FRAMED INTO EACH OTHER, UNDER UNHEATED SPACE R9. SLAB INSULATION FOR LIVING (REQ'D) WHERE APPLIES.

3. DOORS AND WINDOWS: TO BE WEATHERSTRIPPED, CERTIFIED, LABELED, DESIGNED TO PREVENT AIR LEAKAGE. ALL NEW WINDOWS, FRENCH DOORS AND SLIDING GLASS DOORS MUST BE LABELED WITH CERTIFIED VALUE AND HAVE INFILTRATION CERTIFICATION. "U" VALUE 0.25 SHGC 0.28 OR 0.29 (SEE TITLE 24)

4. DUCTS CONSTRUCTED, INSTALLED AND SEALED TO COMPLY WITH CMC 2016 INSULATE DUCTS TO R4.2 - ASBESTOS FREE.

5. ALL JOINTS AND PENETRATION SHALL BE CALKED AND SEALED, W/EXPANDING URETHANE-RECOMMENDED.

6. EXHAUST FANS AND FAN SYSTEMS TO HAVE BACKDRIFT OR AUTOMATIC DAMPERS.

7. MASONRY AND FACTORY BUILT FIREPLACES TO HAVE TITE CLOSEABLE FITTED METAL OR GLASS DOORS WITH OUTSIDE AIR CONTINUOUS BURNING PILOT LIGHTS PROHIBITED.

8. INSULATE ALL HOT WATER PIPE, RA. INSULATE 5 FT. COLD WATER PIPE, 1 FT. ABOVE AND 1 FT. BELOW. WATER HEATER W/ RECIRCULATING PIPES W/R-4. SEE TITLE 24 ENERGY REPORT

9. ALL GLAZING SHALL BE DOUBLE, SEE CP-18 FOR "U" VALUES. WINDOWS ARE SHOWN ON PLAN. FRENCH AND SLIDING DOORS WITH GLASS ARE SHOWN ON PLAN.

10. HOT WATER HEATER, IF USED, INTERIOR INSULATION - EXTERIOR BLANKET TO EQUAL R-16, CERT. BY CFC. AMER. GIP 433 T, 40-75 GALL. PROVIDE WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE WITH TERMINATION TO OUTSIDE OF STRUCTURE.

11. SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED BY CEC. AND TO BE DECIDED UPON.

12. GENERAL LIGHTING FOR KITCHEN AND ROOMS WITH WATER CLOSETS TO BE HIGH EFFICACY. 2022 CA ENERGY CODE 150.0(k)

13. RECESSED FIXTURES MUST BE LISTED AS IC (INSULATION COVERED) AND COVERED WITH INSULATION IN ATTIC.

14. ALL INSULATION SHALL BE CFC CERTIFIED & INSTALLED TO MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF 2.5H1.

15. PROVIDE SAFETY GLAZING IN AND WITHIN 24" HORIZONTAL OF DOORS/WINDOWS PER 2022 CEC.

16. SHOWER DOORS TO BE MIN. 24" WIDE, (22" MIN. AND TEMPERED), SWING TO THE RIGHT OR SLIDE, AND BE SAFETY GLAZING MATERIAL.

17. PROVIDE HARD NON-ABSORBENT FINISH AT SHOWERS AT LEAST 72" ABOVE DRAIN INLET (IE. MARBLE OR TILE) CFC R307 & CFC 411.6)

ROOFING AND FLASHING: CFC 2022

1. SEE DETAIL ALL ROOFING AND FLASHING: #30 ASPHALT SHINGLES 28 GA. GFC, CORROSION RESISTANT FLASHING AND SHALL NOT EXTEND MORE THAN 8" FROM CENTER LINE EACH WAY. END LAP OF NOT LESS THAN 4", CONSIST OF WOVEN SHINGLES/MFG. INSTRUCTIONS.

2. USE MIN 36" UNDER LAYMENT OVER ONE LAYER 15# FELT THE FULL LENGTH OF THE VALLEY

3. METAL FLASHING: METAL SHINGLES: USE NO 28 GA. CORROSION RESISTANT METAL FLASHING, 8" FR. CENTER LINE EA. WY. WITH 36" UNDER LAYMENT WITH 15# UNDER, END LAP 4", PER MFG. INSTRUCTIONS. WITH A SPLASH DIVERTER RIB NOT LESS THAN 9" HIGH AT THE FLOW LINE FORMED AS PART OF FLASHING.

3. 150B.3 ASBESTOS-CEMENT SHINGLES, SLATE SHINGLES, AND CLAY AND CONCRETE TILE: USE NO 28 GA. CORR. RES. METAL FLASHING, EXTENDING 11" EA. WY. FR. CENTER LINE WITH DIVERTER RIB NOT LESS THAN 1" HIGH AT THE FLOW LINE FORMED, END LAP 4". RUN 15# FELT AS UNDERLAYMENT INT'L. ETC.,

4. FLASH OTHER FLASHING: AT JUNCTION AND VERTICAL SURFACES, FLASHING AND COUNTER FLASHING BY ROOF'G MFG. INSTRUCTIONS AND WHEN METAL SHALL BE NOT LESS THAN 26GA. GALV. CORROSION-RESISTANT METAL.

SKYLIGHTS: 1. VS VELUX NR 216 OPERABLE VENTILATION: (SEE CALCULATIONS ON ELEVATION PAGE)

2. UNDER FLOOR VENTING: PROVIDE ONE 1/2" OF SCREEN'D CROSS VENTILATION PER 150 SF. OF CRAWL SPACE, (NONE FOR CONC. SLAB)

LIGHTING REQUIREMENTS - ALL LIGHTING SHALL BE HIGH EFFICACY 2022 CA ENERGY CODE 150(k)

WHICH INCLUDE THE FOLLOWING:

A. ALL LIGHTING AS HIGH EFFICACY IE. PIN BASE CFL, PULSE-START MH, HPS, GU-24 SOCKETS OTHER THAN LEDS. LED LUMINAIRES WITH INTERNAL SOURCE, ETC) CFC TABLE 150.0-A.

B. ALL PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JAS (JOINT APPENDIX 8) COMPLIANT LAMPS. JAS COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAS-2016" OR "JAS-2016-F" OR "JAS-F" IF LUMINAIRES ARE APPROPRIATE FOR USE IN CLOSED LUMINAIRES. CFC 150B(4)(K).

C. ALL JAS COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION: CLOSETS LESS THAN 70 SF. AND HALLWAYS) CFC CODE 150B(4)(2)(K): 1. CEILING RECESSED DOWN LIGHT LUMINAIRES 2. LED LUMINAIRES WITH INTEGRAL SOURCES

3. PIN-BASED LED LAMPS (IE. MR16 OR H11, ETC.) 4. GU-24 BASED LED LIGHT SOURCES.

D. ALL BATHROOM LIGHTING TO BE HIGH EFFICACY WITH AT LEAST ONE DIMMABLE TO BE CONTROLLED BY A VACANCY SENSOR.

E. AT LEAST ONE FIXTURE IN EA. LAUNDRY ROOM CONTROLLED BY A VACANCY SENSOR. CFC 150B(4)(2)

F. AT LEAST ONE FIXTURE IN UTILITY ROOM CONTROLLED BY A VACANCY SENSOR CFC 150B(4)(2)

MORE BUILDING CODES:

1. COMMON WALLS BETWEEN LIVING SPACE AND GARAGE SHALL BE 1 HOUR AND HAVE 5/8 GWB TYPE (X) FROM SOLE PLATE THROUGH TO PLYWOOD ROOF SHEATHING. ALSO, ON CEILINGS, SUPPORTING POSTS AND BEAMS, USE 1/8" FIRE-RATED, 1/8" S.C. DOOR BETWEEN HOUSE AND GARAGE WITH 5/8" GWB.

2. STAIRCASES: PROVIDE 5/8" X 3" GWB AT WALLS AND CEILING UNDER STAIRCASE.

3. HANDRAILS: SEE 2019 CRC. SHALL EXTEND FULL LENGTH OF STAIRS AND 6" PAST ENDS AT TOP AND BOTTOM. 30" HIGH.

4. BEDROOM EGRESS: 44" SILL HEIGHT MAX., 5.7 S.F. CLEAR OPEN'G, 20" WIDE, AND 24" HIGH.

5. FIREPLACE CHIMNEY: MIN. HT. SHALL BE 2" ABOVE 10' DISTANCE TO ANY PORTION OF EXHAUSTING DEVICE.

6. LANDING: PROVIDE 36" DEEP, FULL WIDTH OF EXTERIOR DOORS. MECHANICAL:

A. FIREPLACES & STOVES & FURNACES: UL APPROVED. PROVIDE A CHIMNEY SPARK ARRESTOR, W/ 3/8" X 3/8" WIRE MESH MAX. 1/2" DEEP AND WIDTH OF FIREPLACE HEARTH 10" MIN. EA. SIDE. WHERE F.P. OPENING IS LARGER THAN 6" HEARTH

EXTENDS 20" MIN. IN FRONT OF F.P. & 12" EA. SIDE OF OPEN'G. WITH NON-COMBUSTIBLE MATERIAL TO BE 3/8" THICK.

B. FURNACE AND WATER HEATER PLATFORMS IN GARAGE SHALL BE 18" HIGH AND TO SEC. 904.10 2019 CMC.

C. GAS FURNACE LOCATED IN ATTIC: SHALL HAVE MODEL LISTED FOR ATTIC INSTALLATION, WITH MIN. 22" X 30" ATTIC ACCESS, ONE ELECTRICAL CONTROL LED FROM ATTIC TO GARAGE, AND ONE SWITCH LOCATED AT THE ATTIC ACCESS AND A 5/8" W/DE 1/2" PLYWOOD WORKING PLATFORM.

D. VENTILATION IN LAUNDRY: 2022 CMC 504.4, 504.4.1, 504.2.1

1. EXHAUST SHALL HAVE SMOOTH METAL EXHAUST VENT EQUIPPED WITH A BACKDRIFT DAMPER WITH NO SCREEN. DUCT WIDTH SHALL BE LIMITED TO 14 FT. WITH 2 - 90 DEGREE ELBOWS FROM TO POINT OF TERMINATION.

2. EXHAUST SHALL BE 2 FT. FOR EACH ADDITIONAL FLOOR USED IN EXCESS OF TWO. 2022 CMC SEC. 504.2.2

F. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3R. AWAY FROM ANY OPENINGS INTO BUILDING STRUCTURE (DRYERS, BATH AND UTILITY FANS MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR NATIC VENTS. 2022 CMC SEC. 504.4)

G. KITCHEN HOOD HAS PER CODE A MIN. 100 CFM EXHAUST RATE, BACKDRIFT DAMPER, IF HOOD IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAX. SOUND RATING OF 3-SONES IS ALLOWED AT 60 CFM PER 62.2 AND PER 2016 ENERGY CODE. BATHROOM FANS HAVE A MIN. 50 CFM EXHAUST RATE AND FAN TO BE MIN. BACKDRIFT DAMPER, IF FAN IS PART OF WHOLE HOUSE VENTILATION SYSTEM PER ASHRAE 62.2, MAX. SOUND RATING 3-SONES IS ALLOWED AT 100 CFM PER ASHRAE 62.2 & 2022 ENERGY CODE. PROVIDE ENERGY COMPLIANT APPLIANCES AND MIN. 15" ELSEWHERE. SEE PLAN.

1. AN ARCH-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTOR: OUTLETS/DEVICES SHALL BE INSTALLED IN KITCHENS, FAMILY, DINING, LIVING ROOMS, PARLOR, LIBRARIES, DENS, BEDROOMS, STUDIES, CHILDREN'S ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS PER CEC 2022 110.12 (B)

2. ALL RECEPTALS TO BE TAMPER PROOF SHALL BE INSTALLED AS SPECIFIED IN 2022 CEC ARTICAL 406.12 (A) THROUGH (C)

3. PROVIDE SEPARATE E.L.C. CIRCUITS FOR LAUNDRY: 20 AMP. CIRCUIT, BATHROOM: PROVIDE 20 AMP. CIRCUIT. KITCHEN: PROVIDE (2) 20 AMP. SMALL APPLIANCE CIRCUITS.

4. PROVIDE SEPARATE CIRCUIT FOR DISHWASHER, TRASH COMPACTOR AND REFRIGERATOR. SUB-ZERO TO BE ON A SEPARATE CIRCUIT.

4. LIGHTING IN A TUBSHOWER LOCATION SHALL BE WATERPROOF PER ARTICLE 410.10 (A & B) CEC 2022

5. ALL LIGHTING IN BATHROOMS MUST BE HIGH EFFICACY.

6. JETTED, SPAS & HOT TUBS REQUIRE A GFCI OUTLET. 2022 CEC SEC. 680.71 ON SEPARATE CIRCUIT AND A READILY ACCESSIBLE HATCH SHALL BE PROVIDED TO ACCESS OUTLET. SEC. 680.73, SHALL COMPLY WITH A GFCI PROTECTOR REQUIRED FOR E.L.C. RECEPTACLES IN BATHROOM LIGHTING FIXTURES AND NEW OUTLETS OVER OR WITHIN 5' OF A SPA, HOT TUB SHALL BE A MIN. 7'-0" ABOVE MAX. WATER LEVEL AND PROTECTED BY GFCI. INSTALL WALL SWITCHES MIN. 5 FT. FROM INSIDE OF SPAS AND HOT TUBS.

7. SMOKE DETECTOR/CARBON MONOXIDE AG/DC ALARMS IN EACH BEDROOM SEE 2022 CRC, WITH SMOKE DETECTOR IN EACH BEDROOM SEPARATE PER SEC. R315 2022 CRC.

FOR ALARM MAINTENANCE AND REPLACEMENT REFER TO SECTION R314.3.2 2022 CRC.

8. MICROVAPE, GARBAGE DISPOSAL, DISH WASHER, TRASH COMPACTOR AND REFRIGERATOR SUB-ZERO TO BE ON A SEPARATE CIRCUIT.

9. FIRST SWITCH AT ALL ENTRANCES TO KITCHEN SHALL BE FOR UNDER CABINET HIGH EFFICACY LIGHT FIXTURES.

10. EXT. ELECTRICAL TO BE SUITABLE FOR DAMP LOCATIONS. 11. CLOSET LIGHTS SHALL COMPLY WITH ARTICLE 410.16 CEC. OR 12. LIGHTING IN KITCHEN TO BE HIGH EFFICACY. 2022 CEC 150.0

PLUMBING NOTES 2022 CFC

1. CLEANOUT TO SERVICE LINE WHEN SINK IS REQUIRED, WITHIN 2 FT. OF BUILDING FOUNDATION ON EXTERIOR OF BUILDING. SHOW ALL CLEANOUTS LOCATED MORE THAN 20FT. FROM CRAWL HOLE.

2. PROVIDE A 4 INCH SEWER LINE TO SERVICE 4 WATER CLOSETS

3. MAIN FOR WATER: SIZE BASED ON TOTAL FIXTURES USED.

4. KITCHEN ISLAND SINK: VENTING TO COMPLY WITH SEC. 909 2019 CFC

5. SANITATION REQUIRES CHECK VALVE PROTECTION THE DWELLING WASTE LINES SHALL COMPLY WITH SECTION 710.1 CFC 2022

6. WASTE LINE ON 2ND. FLOOR ARE PROHIBITED FROM RUNNING THROUGH CLOSETS

7. WATER CLOSET COMPARTMENT MUST BE A MIN. 30" CLEAR WIDE, WITH 24" CLEAR TO THE FRONT.

7. SHOW VENTS TO BE 1/2" ABOVE ARBITRARY SURFACE 72" ABOVE THE DRAIN. 620 CFC 2022

8. WATER TANK HEATER SHALL BE SEISMIC ANCHORED PER 2022 CFC WITH PRESSURE TEMP & RELIEF VALVE TERMINATING TO EXTERIOR.

9. INSTALL NON-REMOVABLE BACK FLOW PREVENTERS ALL NEW HOSE BIBS PER 2022 CFC.

10. PLUMBING VENTS TO BE MIN. 10FT. FROM OPERABLE SKYLIGHTS.

GENERAL NOTES: CRC 2022

THESE NOTES ARE GENERAL IN NATURE. THEY ARE INTENDED TO SET MINIMUM STANDARDS FOR CONSTRUCTION, WHERE CONFLICTS BETWEEN NOTES, DRAWINGS AND CODES ARISE, THE MORE STRINGENT WILL GOVERN. WRITTEN DIMENSIONS GOVERN OVER SCALED. REPORT DISCREPANCIES TO PLANNING ARCHITECT OF ANY HIDDEN EXISTING CONDITIONS BEFORE WORK IS STARTED AND FINAL CONTRACT IS CONCLUDED.

ALL WORK SHALL BE OF HIGHEST QUALITY AND IN ACCORDANCE WITH 2022 CALIFORNIA RESIDENTIAL BUILDING CODES, & 2022 CFC, CEC, CMC, CPC, ENERGY CODE / TITLE 24 & CALIFORNIA MANDATORY MEASURES, 2022 FIRE CODES, AND LOCAL CODES & REGULATIONS, INCLUDING ALL SETBACK REQUIREMENTS, NOTIFY THE CIVIL ENGINEER, LICENSED LAND SURVEYOR SHALL LOCATE PROPERTY LINES AND EASEMENTS AND CERTIFY SETBACKS, ETC.

CONV. CONSTR. PROVISIONS AS STATED, 2022 CRC, HAVE BEEN APPLIED TO THE DESIGN AND STRUCTURAL CALCULATIONS. NOTIFY DESIGNER/ARCHITECT/STRUCTURAL ENGINEER FOR FINAL INSPECTION UPON COMPLETION OF PROJECT.

CONCRETE: 2022 CFC, CRC R402.2

REFER TO SUB FLOOR STRUCTURAL NOTES AND DETAILS

1. MINIMUM COMPRESSIVE STRENGTH SHALL BE 2500 PSI PER CFC 404. 1.23 PSI @ 28 DAYS. MINIMUM CEMENT CONTENT IS 5.5 SAKS PER YARD. AND SLABS ON GRADE TO BE 5 SAKS PER YARD. MAX. SLEMP 4".

2. PROVIDE KEYS TO CONTROL JOINTS IN ALL INTERIOR SLABS ON GRADE @ 20' O.C. EA. WAY MAX. PROVIDE 3/8" TOOLED JOINTS @ 5' O.C. 3/8" PHENOLIC EXPANSION JOINTS @ 30' O.C. IN ALL EXTERIOR WALLS AND SLABS. PLANE AND CURE PER ACI 308.

3. PROVIDE WOOD EARTH SEPARATION PER 2022 CFC. SOIL MUST BE 8", MIN. BELOW WOOD FRAMING. WHEN USING GALV. ZN ED FLASHING, PROVIDE AN AIR SPACE BETWEEN WOOD AND FLASHING TO ALLOW FOR AIR MOVEMENT. PROVIDE GALVANIZED TERMITTE FLASHING AT ALL EXTERIOR ENTRANCE AREAS.

4. PROVIDE POSITIVE DRAINAGE CRC R401.3, 5% AWAY FROM PERIMETER FOUNDATION WALLS AT 10 FT.

FOUNDATION:

1. ALL FOOTINGS TO BE LEVELLED & TO BEAR ON COMPACTED SURGRADE. MIN. 18" BELOW NATURAL GRADE OR LOWEST ADJACENT GRADE (WHICH IS LOWEST). CLEAN ALL FOOTINGS BY HAND. (U.O.G.)

2. USE NATIVE FILL ONLY.

3. WEEP SCREED REQUIRED AT TOP OF FOUNDATION ON ALL STUCCO WALLS AT CONVENTIONAL AND SLAB CONSTRUCTION.

REINFORCING STEEL:

1. ALL REINFORCING STEEL TO BE A-615 GRADE 60 KSI 404. 1.23.3.7.1. ALL SLABS: #4 REBAR AT 18" O.C. EA. WAY. PLACE ALL REINFORCING AT CFC CODES. LAP ALL CONTINUOUS BARS 40 IN. MINIMUM. DOUBLE UP BARS IN WALLS AROUND OPENINGS. PROVIDE CORNER BARS 2" X 2" TO MATCH HORIZONTAL AT ALL CORNERS. SEE 50 (STRUCTURAL NOTES)

2. PROVIDE 3" CLEARANCE FOR SURFACES POURED AGAINST EARTH AND MIN. 15" ELSEWHERE. SEE PLAN.

CARPENTRY:

1. MUDSILLS SHALL BE 3X PRESSURE TREATED DOUGLAS FIR STANDARD, UNLESS OTHERWISE NOTED. (U.N.O. I.S.S.D.)

2. FLOOR AND ROOF PLYWOOD SHALL BE DFC GRADE, MARKED, CD OR BETTER, EXTERIOR GLUE, STAND. BD. APPROVED. SEE PLAN.

3. ALL 2X4 (OR 2" O.C. FRAMING SHALL BE DF #2 GRADE. SEE STRUCTURAL DESIGN FOR ALL FRAMING.

4. MINIMUM FRAMING NAILING TO CONFORM WITH CBC 2022 TABLE 2304.10.1 FASTENING SCHEDULE. BLOCK JOISTS AT ALL SUPPORTS. DBL. JOIST W/2 16d @ 12" O.C. USE STRONGBACKS TO MATCH THE SIZE OF THE CEILING JOIST. PROVIDE BLOCKING AT 8FT. O.C. FOR 2X12 RAFTERS AND 2X14 FLR. JOIST.

5. PLYWOOD (T) & (G) FLOOR SHEATHING SHALL BE 3/4" AND SECURED WITH "GRABBER" #8 POINTED SCREWS 2 1/2" LG. AT 6" O.C. (EDGES) AND 10" O.C. (FIELD). SEE STRUCTURAL DESIGN. 12" ROOF PLYWOOD SHEATHING SHALL BE LAID WITH GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS AND END JOIST SHALL BE STAGGERED. TYPICAL NAILING WILL BE 8D NAILS AT 6" O.C. (EDGES) & 12" O.C. (FIELD). PLYWOOD WALL SHEATHING SHALL BE NAILED WITH #4 @ 6" O.C. (EDGES) & 12" O.C. (FIELD), UNLESS NOTED OTHERWISE BY STRUCTURAL ENG. THE FIELD G/LED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATIONS OF THE AMERICAN PLYWOOD SYSTEM.

6. STRUCTURAL BEAMS PER STRUCTURAL DESIGN ENGINEER. SEE STRUCTURAL DESIGN.

7. EXTERIOR WOOD SIDING INSTALLED OVER 15# FELT OR APPROVED BUILDING PAPER: 1/4" KRAFT PAPER OR 1/8" 5# ASPHALT SATURATED RAG FELT. STUCCO SHALL HAVE 3 COATS OVER WIRE MESH AND 2 LAYERS "D" WATERPROOF PAPER.

8. USE DOUBLE TRIMMERS & SILL FOR OPENINGS 8" OR GREATER. DOUBLE TOP PLATES LAP MINIMUM 48" (REQUIRE A MIN. OF 8-16d NAILS ON EACH SIDE OF THE SPLICE PER CFC R602.16A). SEE STRUCTURAL DESIGN FOR ALL HEADER SIZES. INSTALL 2 BAR OR GI FLASHING OVER ALL TRIM, DOORS, AND BELLYDANS. INSTALL W/ PAPER OVER FLASHING.

9. SEMI-C STRAP TOP PLATES AROUND WALL CORNERS, OR WHERE LAPPING 8" IS NOT POSSIBLE. PROVIDE MIN. 8-16d NAILS ON EA. SIDE OF SPLICE.

10. SOLID BLOCK AT THE ENDS OF ALL JOISTS AND RAFTERS OVER ALL BEARING WALLS, STRUTS TO PURLINS, HIPS AND RIDGES 48" MIN.

11. INSTALL FIRE STOPS PER CFC R302.4.2 AT FLOOR, CEILING, FURRED SPACES AND AT 10' INTERVALS UP WALLS UNO.

12. PROTECT WATER AREAS SUBJECT TO WATER SPLASH PER CODE. PROVIDE WATERPROOF PAPER OR FELT OVER AND UNDER METAL FLASHINGS. PREVENT DRYROT.

13. DO NOT NOTCH OR CUT ANY STRUCTURAL MEMBER UNLESS NOTED AND APPROVED BY STRUCTURAL ENGINEER OF RECORD.

14. BOLT HOLES SHALL BE NOMINAL DIA. OF THE BOLT PLUS 1/16. POSITION CONNECTIONS TO HAVE POSITIVE ATTACHMENT. SEE STRUCTURAL DESIGN.

15. USE 3 X 3 X 0.225 GI WASHERS AT ALL WOOD ANCHOR BOLT CONNECTIONS UNLESS STEEL PLATE IS SPECIFIED. SEE STRUCTURAL DESIGN.

16. LAP TOP PLATES 48" WITH A MIN. OF 8-16d NAILS PROVIDED ON EACH SIDE OF SPLICE PER CFC R602.16A

17. FIREPLACE HEARTH FLOOR TO BE NON-COMBUSTIBLE.

REVISIONS	BY

FOR COMMENTS TO: ARCHITECT/ENGINEER/CONTRACTOR  
DATE: 06-27-2020  
DRAWN BY: LOU COSTANZO  
CHECKED BY: S.C.  
DATE: 5-22-23  
SCALE: NONE  
FOR: S-20210  
SHEET: 1

A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
THE SPENCER RESIDENCE  
1277 JACKSON ST., SANTA CLARA CA. 95050  
PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220  
STRUCTURAL ENGINEER: TONY TRUONG PE. 408 894-0220

2022 CRC  
GENERAL NOTES

DRAWN BY: LOU COSTANZO  
CHECKED BY: S.C.  
DATE: 5-22-23  
SCALE: NONE  
FOR: S-20210  
SHEET: 1

2022 SHEETS





**City of Santa Clara**

Building Division: 408-616-2440  
 Email: [Building@sanclara.gov](mailto:Building@sanclara.gov)  
 Permit Center: 408-616-2420  
 Email: [PermitCenter@sanclara.gov](mailto:PermitCenter@sanclara.gov)  
 Automated Inspection Scheduling System: 408-615-2400

**2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST**

New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or area. The requirements shall apply only to the specific area of the addition or alteration.

BUILDING PERMIT NO.: **BLD2**  
 ADDRESS: **1277 JACKSON ST., SANTA CLARA CA, 95050**

MANDATORY MEASURES SPECIFIED (Please check below)

Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for depositing, storage and collection of nonhazardous materials for recycling per CGC 4.410.2.	<input type="checkbox"/>
<b>ENVIRONMENTAL QUALITY (CGC 4.503)</b>	
Gas fireplace. Any installed gas fireplace shall be a direct-vent sealed-combustion type per CGC 4.503.1.	<input type="checkbox"/>
Woodstoves. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance standards (NSPS) emission limits as applicable and shall have a permanent label indicating they are certified to meet the emission limits per CGC 4.503.1. Woodstoves and pellet stoves shall also comply with Santa Clara City Code Chapter 15.85.	<input type="checkbox"/>
<b>POLLUTANT CONTROL (CGC 4.504)</b>	
Covering of dust openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, treatment, or other methods acceptable to the City to reduce the amount of water, dust or debris, which may enter the system per CGC 4.504.1.	<input type="checkbox"/>
Adhesives, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	<input type="checkbox"/>
Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2.	<input type="checkbox"/>
Area/soil paints and coatings shall meet the product-weighted MIR limits for RDC and other requirements per CGC 4.504.2.3.	<input type="checkbox"/>
Verification. Documentation shall be provided, at the request of the Building Division, to verify that compliant VOC-limit finish materials have been used per CGC 4.504.2.4.	<input type="checkbox"/>
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	<input type="checkbox"/>
Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4.	<input type="checkbox"/>
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with low formaldehyde emissions standards and requirements per CGC 4.504.5.	<input type="checkbox"/>
<b>INTERIOR MOISTURE CONTROL (CGC 4.505)</b>	
Concrete slab foundations. Vapor retarder and capillary break shall be installed if a sub-grade foundation system is used. The use of 4" thick bases of 50' or larger coarse aggregate under a 10mil vapor retarder with joints lapped not less than 6" shall be provided per CGC 4.505.2, CRC R506.2.2, CRC R506.2.3 and CBC Section 1805.	<input type="checkbox"/>
Moisture content of building material. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.	<input type="checkbox"/>
<b>INDOOR AIR QUALITY AND EXHAUST (CGC 4.506)</b>	
Bathroom exhaust fans. Each bathroom shall be mechanically ventilated using ENERGY STAR compliant fans ducted to the exterior and equipped with humidity controls system per CGC 4.506.1.	<input type="checkbox"/>
<b>ENVIRONMENTAL COMFORT (CGC 4.507)</b>	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2: 1. Heat Load/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016, ASHRAE handbook or equivalent. 2. Duct systems are sized according to ANSI/ACCA 1 Manual S-2016, ASHRAE handbook or equivalent. 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.	<input type="checkbox"/>
<b>INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)</b>	
Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program per CGC 702.1.	<input type="checkbox"/>
Special inspection. Special inspectors employed by the City must be qualified and able to demonstrate competence in the disciplines they are inspecting per CGC 702.2.	<input type="checkbox"/>
<b>VERIFICATION (CGC 703)</b>	
Documentation. Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance per CGC 703.1.	<input type="checkbox"/>

<b>Responsible Designer's Declaration Statement</b> I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.	<b>Contractor Declaration Statement</b> I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: <b>LOU COSTANZO</b>	Name:
Signature: <i>LOU COSTANZO</i>	Signature:
Date: <b>5-22-23</b>	Date:
Company: <b>LOU COSTANZO DESIGN &amp; ASSOC.</b>	License:
Address: <b>1501 SAN GABRIEL WAY,</b>	Address:
City: <b>SAN JOSE CA, 95125</b>	City: State: Zip:

<b>Feature or Measure</b>		<b>Yes</b>
<b>SITE DEVELOPMENT (CGC 4.106)</b>		
Storm water drainage and retention during construction. A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.2.	<input type="checkbox"/>	
Grading and paving. Construction plans shall indicate how site grading or the drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	<input type="checkbox"/>	
Electric vehicle (EV) charging for new one- and two-family dwellings and town-houses with attached private garages and/or parking spaces not assigned to a dwelling unit, and ADU/JADU without additional parking but with electrical panel upgrades or new panels. Provide capability for electric vehicle charging with minimum required Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CGC 4.106.4.1 as amended by City of Santa Clara Reach Code Ordinance No.2059 (CGC 2023 Reach Code) section 15.38.040.	<input type="checkbox"/>	
Identification. The roadway termination location shall be permanently and visibly marked as "Level 2 EV-READY" per CGC 4.106.4.1.1 as amended by CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>	
Electric vehicle (EV) charging for new multifamily dwellings, affordable housing, hotels, motels, and new residential parking facilities. Provide electric vehicle infrastructure and capability for electric vehicle charging with minimum required Level 2 EV Charger, Level 1 EV Ready, Level 2 EV Ready, Low Power Level 2 EV Ready as specified in CGC 2023 Reach Code section 15.38.040 and 2022 California Green Code section 4.106.4.2, whichever is more stringent.	<input type="checkbox"/>	
110v Electrical Outlet at Bicycle Parking. All multifamily residential developments shall include secured bicycle parking with 110v electrical outlets per CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>	
Location. Location shall be located adjacent to an accessible parking space, and/or on an accessible route, per CGC 4.106.4.2.2.1.	<input type="checkbox"/>	
Dimension. Each EV ready space or EVCS shall be minimum 18 ft long and 9 ft wide. One in every 25 charging spaces, but not less than one, shall have an 8 ft wide access aisle. A 5 ft wide minimum aisle shall be permitted provided the minimum width of the EV space is 17 feet. Surface slope for this EV space and the aisle shall not exceed 2.0% slope in any direction, per CGC 4.106.4.2.2.1.2.	<input type="checkbox"/>	
Accessibility. EV Ready and EVCS spaces shall comply with the accessibility provision for EV Charging stations in California Building Code Chapter 11A (section 1109A) and Chapter 11D, per CGC 4.106.4.2.2.1.3.	<input type="checkbox"/>	
EV Ready Space Signage. EV ready spaces shall be identified by signage or pavement markings, in compliance with California Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s), per CGC 4.106.4.2.2.1.4.	<input type="checkbox"/>	
Automatic load management system (ALMS) may be installed to increase the number of EV chargers for the amperage or voltage beyond the minimum requirements in this code. The option does not allow for installing less electrical panel capacity than would be required without ALMS, per CGC 4.106.4.2.2.2 as amended by CGC 2023 Reach Code section 15.38.040.	<input type="checkbox"/>	
Electric vehicle (EV) charging for additions or alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, minimum 10% of total added/alterated parking spaces shall be electric vehicle charging spaces capable of supporting Future Level 2 electric vehicle supply equipment (EVSE) per CGC 4.106.4.3.	<input type="checkbox"/>	
<b>ENERGY EFFICIENCY (CGC 4.201)</b>		
California Energy Code. The building's construction shall meet or exceed the requirements of the 2022 California Building Energy Efficiency Standards per CGC 4.201.1.	<input type="checkbox"/>	
<b>WATER EFFICIENCY AND CONSERVATION</b>		
<b>INDOOR WATER USE (CGC 4.303)</b>		
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets, showerheads, pre-rinse spray valves) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.5.	<input type="checkbox"/>	
Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	<input type="checkbox"/>	
Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2).	<input type="checkbox"/>	
Showerheads. The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 1.8 gallons per minute at 80 psi and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	<input type="checkbox"/>	
Residential lavatory faucets. The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and not less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	<input type="checkbox"/>	
Lavatory faucets in common and public use areas. The flow rate shall not exceed 0.5 gallons per minute at 60 psi (CGC 4.303.1.4.2).	<input type="checkbox"/>	
Kitchen Faucets. The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	<input type="checkbox"/>	
Pre-rinse Spray Valves. When installed, shall meet the requirements of Title 20 of the California Code of Regulations, and shall be equipped with an integral automatic shutoff (CGC 4.303.1.4.5).	<input type="checkbox"/>	
Submitters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code per CBC 4.303.2.	<input type="checkbox"/>	
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.3.	<input type="checkbox"/>	
<b>OUTDOOR WATER USE (CGC 4.304)</b>		
Outdoor potable water use in landscape areas. Residential developments shall comply with the City's Water Service and Use Rules and Regulations, Item No. 24, as adopted by Santa Clara City Code Section 15.15.180, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	<input type="checkbox"/>	
<b>ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)</b>		
Resident proofing. Annual spaces around pipes, electric cables, conduits or other openings in nonloadbearing planks at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City per CGC 4.406.1.	<input type="checkbox"/>	
<b>CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408)</b>		
Construction waste management. Recycle and/or salvage for reuse a minimum of 85% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance (CGC 4.408.1).	<input type="checkbox"/>	
<b>BUILDING MAINTENANCE AND OPERATION (CGC 4.410)</b>		
An operation and maintenance manual shall be provided to the building occupant or owner per CGC 4.410.1.	<input type="checkbox"/>	

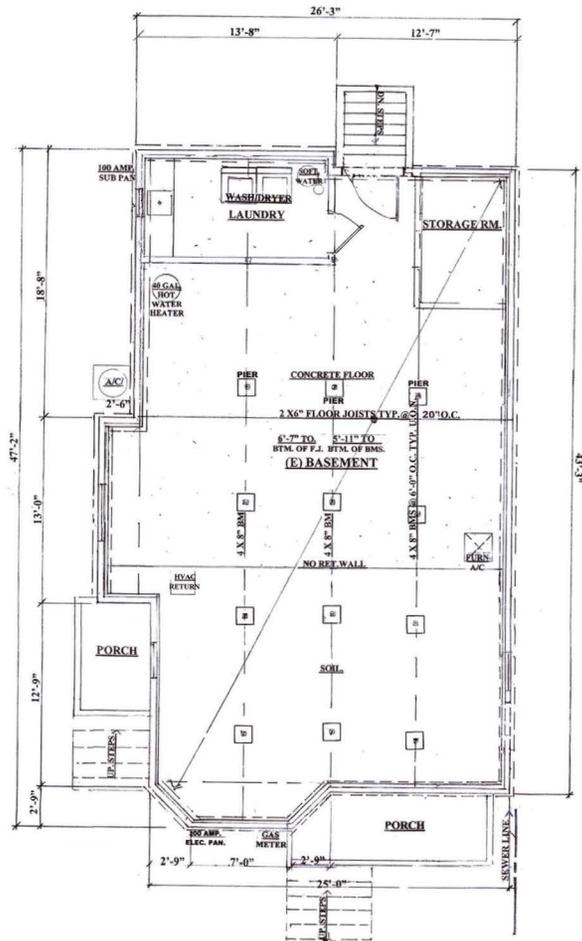
REVISIONS	BY

PLANS COMPLETED BY:  
 LOU COSTANZO  
 DATE: 5-22-23  
 SCALE: NONE  
 JOB NO: S-2022-10  
 SHEET:

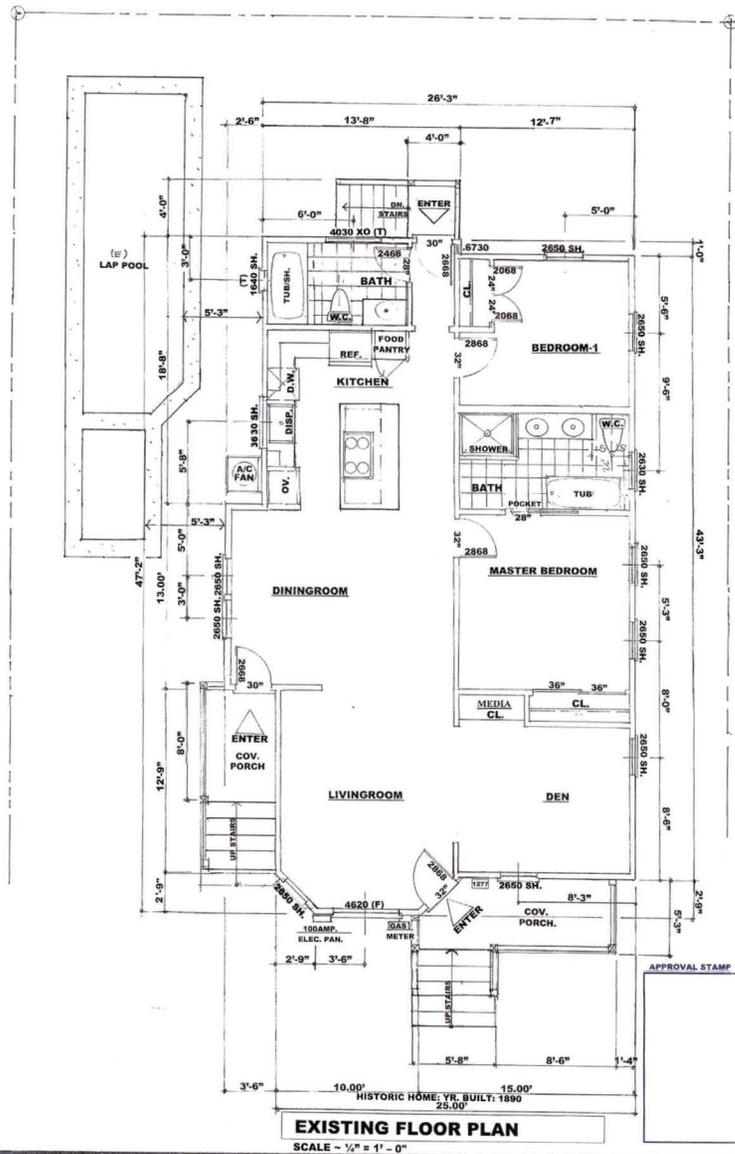
A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
**THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA, 95050  
 PLANS: LOU COSTANZO 1501 SAN GABRIEL WAY, SAN JOSE, CA 95125 408-264-0020  
 STRUCTURAL ENGINEER: TONY TRUONG PE, 408-893-9228

**CITY OF SANTA CLARA**  
**CALGREEN MANDATORY**  
**MEASURES/CHECKLIST**  
 2022-23

DRAWN:  
**LOU COSTANZO**  
 CHECKED:  
**S-C**  
 DATE:  
**5-22-23**  
 SCALE:  
**NONE**  
 JOB NO:  
**S-2022-10**  
 SHEET:  
**CMMC**  
 OF SHEETS



**EXIST'G BASEMENT FLOOR PLAN**  
SCALE - 1/4" = 1'-0"



**EXISTING FLOOR PLAN**  
SCALE - 1/8" = 1'-0"

REVISIONS	BY

PLAN COMMENTS TO:  
 LOUCOSTANZO.COM  
 408-472-8923 CELL  
 408-472-8923 FAX  
 Lou Costanzo

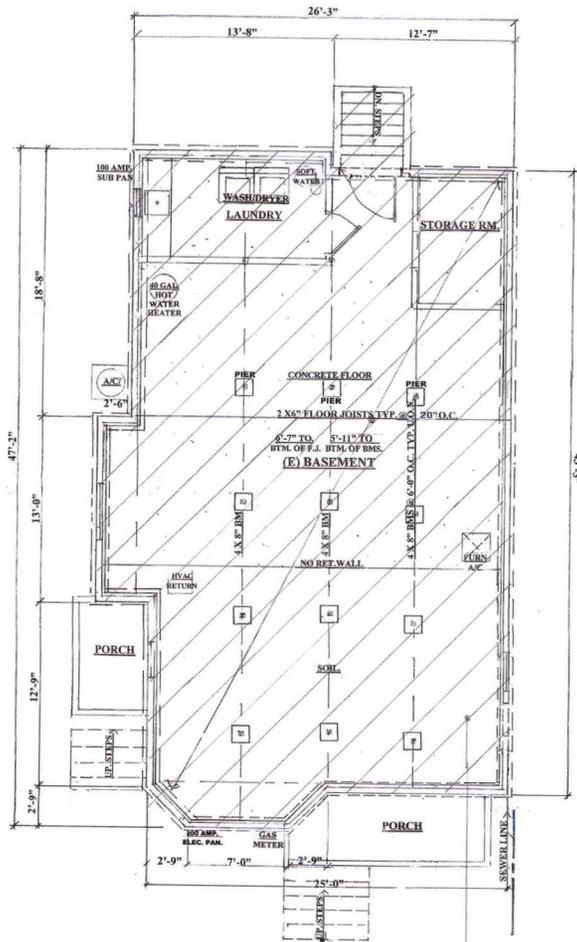
**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:**  
**THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA. 95050  
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220  
 STRUCTURAL ENGINEER: TONY TRUONG PE. 408 898-0220

**EXISTING FLOOR PLAN**

DRAWN  
**LOU COSTANZO**  
 CHECKED  
 S.C.  
 DATE  
 12 - 28 - 21  
 SCALE  
 1/4" = 1'-0"  
 JOB NO.  
 S20210  
 SHEET

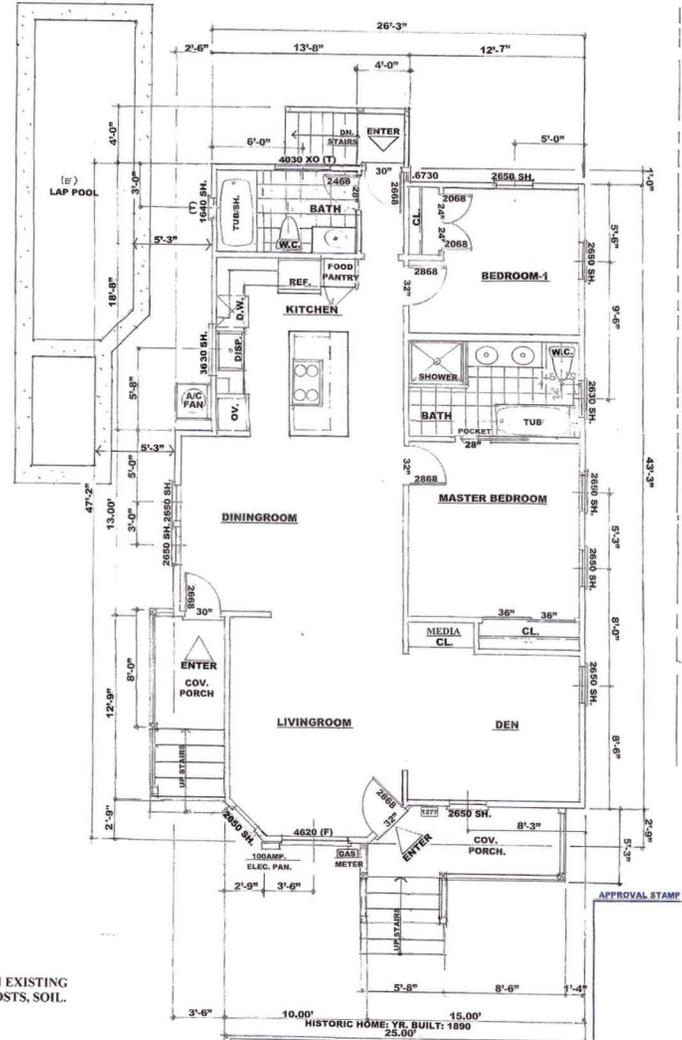
**A2**

APPROVAL STAMP



**DEMOLITION NOTE**  
 1. DEMO PERIMETER FOUNDATION WITH EXISTING BASEMENT CONCRETE SLAB, PIERS, POSTS, SOIL.

**DEMOLITION PLAN**  
**EXIST'G BASEMENT FLOOR PLAN**  
 SCALE - 1/4" = 1'-0"



**EXISTING FLOOR PLAN**  
 SCALE - 1/2" = 1'-0"

REVISIONS	BY

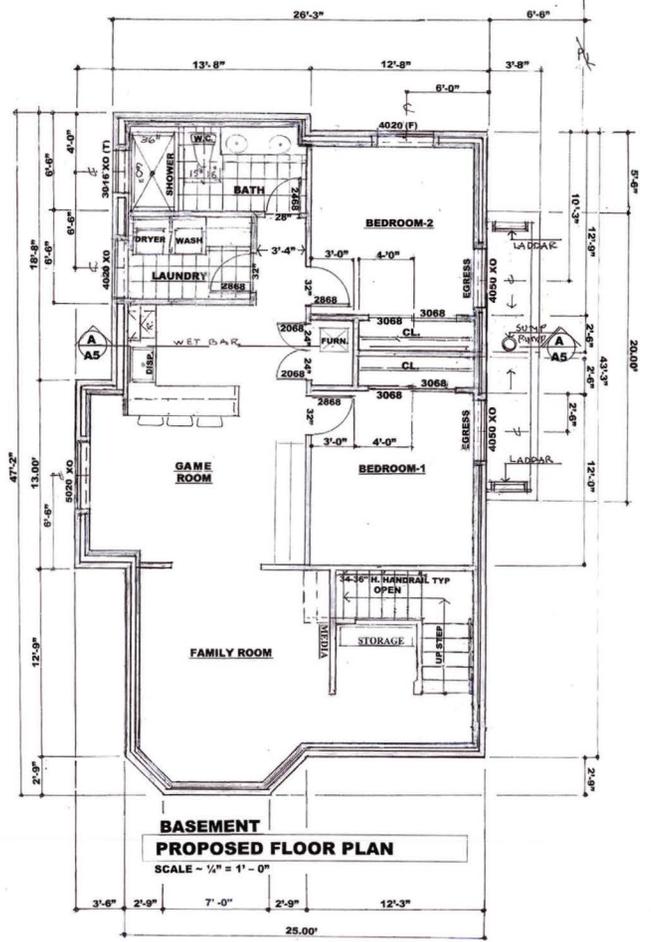
PLAN COMMENTS TO:  
 LOU COSTANZO  
 ARCHITECT  
 1277 JACKSON ST., SANTA CLARA, CA. 95050  
 PHONE: 408-264-0220  
 FAX: 408-264-0220  
 STRUCTURAL ENGINEER: TONY TRUONG, P.E. 408-889-0220

**DEMOLITION PLAN**

DRAWN  
**LOU COSTANZO**  
 CHECKED  
 S.C.  
 DATE  
 12 - 28 - 21  
 SCALE  
 1/4" = 1'-0"  
 JOB NO.  
 S20210  
 SHEET

**A2.1**

APPROVAL STAMP



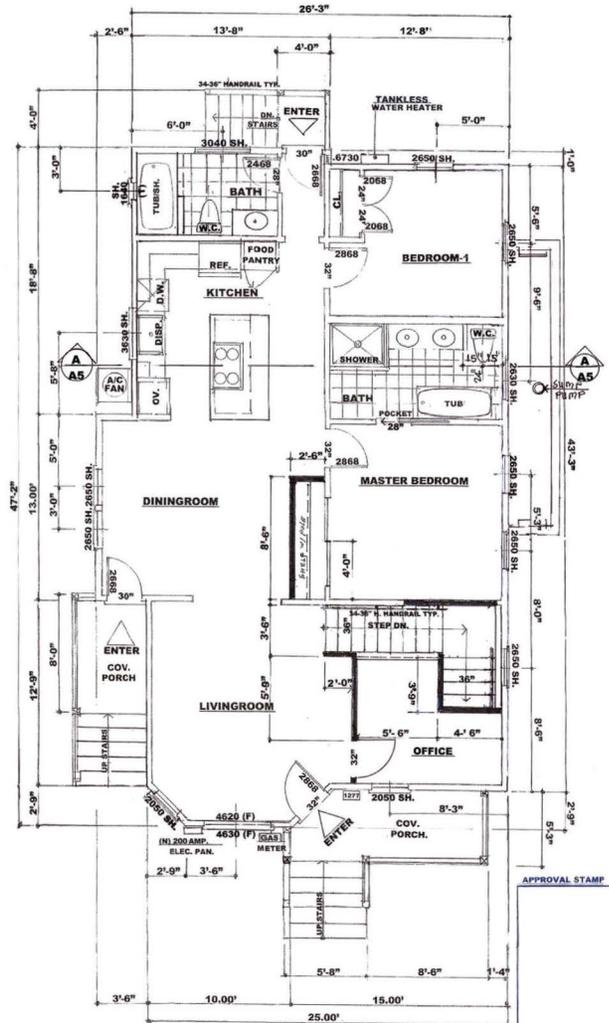
**BASEMENT  
PROPOSED FLOOR PLAN**  
SCALE - 1/8" = 1' - 0"

- 28. FOOTING HEIGHT: 12 INCHES + 1 INCH PER FT. TO STREET CURB MIN. FOOTING HT. 5% DRAINAGE - R401.3
- 29. FIRE DEPARTMENT ACCESS PROVIDED & MAINTAINED SERVICEABLE PRIOR & DURING CONSTRUCTION.

- OTHER GENERAL NOTES: 2022**
1. SMOKE ALARMS: **CRC 314** INSTALL IN EACH SLEEPING ROOM OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITUAL ATTICS.
  2. CARBON MONOXIDE ALARMS: **CRC 315** INSTALL CO ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EVERY LEVEL OF THE DWELLING UNIT, INCLUDING BASEMENTS, (TOP AND BOTTOM OF STAIRCASE LANDING). ALSO, ROOMS ARE TO HAVE PRIMARY POWER SOURCE FROM BUILDING, HAVE BATTERY BACKUP AND ARE TO BE INTERCONNECTED SEC. R315 OF 2022 CRC. CODE.
  3. LIGHT PANELS: IN FRONT ENTRY DOOR WINDOW WITHIN 24" OF THE ENTRY ACTIVATING DEVICES SHALL BE OF LAMINATED SECURITY GLASS (NOT TEMP. GLASS) WHICH IS A MIN. 1/4" THICK W/ 6MM VINYL INTERLAYER OR 1/4" POLYCARBONATE SECURITY SHEETS OR EQUIVALENT.
  4. 4 X 12 DF #1 HEADERS, OPENINGS, WINDOW DOOR L.O.A.L.
  5. ALL CABINETS, MECHANICALS BY OTHERS
  6. ALL FINISH REQUIREMENTS BY OTHERS
  7. HEIGHT OF COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGE TO BE 36 IN. UNPROTECTED OR 24 IN. PROTECTED.
  8. MAX. FLOOR HT. CHANGE @ DOOR IS 3/4 IN. @
  9. UNDER FLOOR ACCESS: 18 INCHES, 24 INCHES CLEAR WITHOUT PIPE OR INTERFERENCE. 2022 CRC SEC. R804.4
  10. ATTIC ACCESS TO UNOCCUPIED AREA OPEN'G. NOT LESS THAN 22 IN. X 20 IN. WITH NOT LESS THAN 30 INCHES HEADROOM. 2022 CRC SEC. R804.4
  11. EMERGENCY ESCAPE WINDOWS / SLEEPING ROOMS.
    - A. SCREEN OPENING TO BE MEASURED NOT MORE THAN BOTTOM OF SILL 44" ABOVE FINISHED FLOOR MAX.
    - B. MIN. NET CLEAR OPERABLE AREA: 5.7 SF. R310.1.1 C. MIN. NET CLEAR OPERABLE WIDTH: 20 IN. R310.1.1 D. MIN. NET CLEAR OPERABLE HEIGHT: 24 IN. R310.1.1
  12. ALL WINDOWS, FRENCH AND SLIDING PATIO DOORS SHALL HAVE DOUBLE GLAZING, WEATHER STRIPPED, AND FLASHED. TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL.
  13. MECHANICAL VENTILATION SYSTEMS WITH ENERGY RECOVERY: SUPPLY & EXHAUST FAN SHALL BE IN BATHROOMS, LAUNDRY ROOM, BUT IN OTHER HABITABLE AREAS, 2 CHANGES PER HOUR ARE REQ.
  14. BATHROOMS:
    - A. BATHROOM EXHAUST FAN R320.2.1
    - B. EACH BATHROOM CONTAINING A BATH, SHOWER OR TUBSHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR THE PURPOSES OF HUMIDITY CONTROL WITH CAPTOR 4 MINIMUM 50 CFM AND HUMIDITY CONTROLLER.
    - C. SETTING WATER CLOSETS CPC 402.5
    - D. WATER CLOSET AND RECES SHALL HAVE 18" FROM CENTER OF SINK WALL AND THE CLEAR SPACE FRONT OF 24 INCHES.
    - E. SHOWERS: CPC 408.5
    - F. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 21 INCHES OF UNOBSTRUCTED OPENING OF EGRESS.
    - G. SHOWER COMPARTMENT CPC 408.6
    - H. SHOWER PAN DIMENSIONS SHALL HAVE A MINIMUM OF 36" X 41" AND ALSO CAPABLE OF ENCOMPASSING A 12 INCH CIRCLE.
    - I. TUBSHOWER VALVES SHALL BE PRESSURE BALANCED WITH TEMPERATURE RATING SET AT 120 DEGREES F. (CPC 408.9
    - J. SHOWER STALLS & SHOWER HEADS SHALL BE LOCATED WHERE THE SHOWER HEAD DOES NOT DISCHARGE DIRECTLY INTO THE TUBSHOWER AREA WITHIN 60" OF BATH/TUBSHOWER BRAIN DRAIN.
    - K. SHOWER STALLS: COMPARTMENT & TUB ENCLOSURES MUST CONFORM WITH THE REQUIREMENTS CPC 411.3 FOR DRAINAGE 411.3.1. SINK PANS, RECEPTORS 411.3 THRESHOLD 2" DEEP, 102 SQ. IN. MIN. DOORS AND PANELS OF SHOWERS AND BATH TUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, PROTECTIVE SAFETY GLASS AT WINDOWS IN TUBSHOWER AREA WITHIN 60" OF BATH/TUBSHOWER BRAIN DRAIN.
    - L. THE WALLS 0" 6" CEMENTIOUS OR GYPSUM BOARD APPROVED AS A VIBRATION OR DROCK FROM FLOOR TO CEILING AROUND THE AREA, AT THE BATH/TUB ENCLOSURE TO BE 7" ABOVE FINISHED FLOOR OF SHOWERS, BATH TUB ENCLOSURE TO BE 2" ABOVE FIN. IN PL. PER F.B. FOR LAUNDRY WASHER AREA.
  15. KITCHEN FAUCETS ARE NOT TO EXCEED 1.8 GAL. PER MIN. AT 60 PSI SEC. 401.1 2022 CPC & TABLE 408.2 CGCBC
  16. WATER CLOSETS (TOILETS) 1.28 GAL. / FLUSH
  17. LAV. FAUCETS REQ. MAX. 1.2 GPM AT 60 PSI, MIN. 0.8 GPM @ 20 PSI SEC. 401.2 2022 TABLE 408.2 CGCBC
  18. SHOWERS: 2022 CGCBC SEC. 408.1.1
    - A. SINGLE SHOWER HEAD: 1.8 GPM AT 80 PSI
    - B. MULTIPLE SHOWER HEADS: COMBINED FLOW RATE AT ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE 1.8 GPM AT 80 PSI 2022 CGCBC SEC. 408.1.1.3
  19. JETTED TUBS REQUIRE AGFC OUTLET ON SEP. CIRCUIT AND A READILY ACCESSIBLE HATCH PROVIDED TO ACCESS OUTLET. 2022 CRC SEC. R802.2
  20. WATER HEATER SHALL BE MECHANICALLY ANCHORED WITH LIFTS TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER ONE THIRD OF ITS VERTICAL DIMENSION. THE LOWER STRAP ANCHORS LOCATED TO MAINTAIN A MINIMUM DISTANCE OF 4 INCHES ABOVE THE CONTROLS. 2022 CRC SEC. R802.2
  21. TANKLESS WATER HEATER. (SEE TWH PAGE).
  22. CLOTHES DRYER EXHAUST VENT 2022 CRC 804.4
  23. 86-4.2 IN. LAUNDRY SHALL BE EQUIPPED WITH EXHAUST DUCT TO OUTSIDE, CONSTRUCTED OF SMOOTH, RIGID METALLIC MATERIAL WITH A BACKDRAFT DAMPER WITH NO SCREEN, (ANY DEVICE ADDED TO VENT DUCT MUST HAVE ITS APPROVAL LISTING INFORMATION DENOTED ON DRAWINGS, DUCT LENGTH SHALL BE LIMITED TO 14 FT. LONG WITH TWO BEEZEE ELBOWS, FROM DRYER TO POINT OF TERMINATION, REDUCE THE LENGTH BY TWO FT. FOR EVERY ELBOW IN EXCESS OF 2.
  24. GLASS DOORS & WINDOWS SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLASS OR PROTECTIVE GRILL, OR PUSH BUTTON.
  25. PROVIDE HEATING EQUIPMENT SUFFICIENT TO MEET 2022 CRC, CGC, CGC REQUIREMENTS
  26. FORCED AIR FURNACE LOCATED IN ATTIC, PROVIDE A MIN. CEILING ACCESS OF 30" X 30" CONSTRUCT A 36" WIDE ACCESS PLATFORM WITH FLOOR ACCESS TO F.A.U. AND SUPPLY AN ELECTRICAL RECEPTAL AT THE ACCESS OPENING.
  27. WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISHED WALL SURFACES SHALL BE MATERIALS NOT ADVERSELY AFFECTED BY WATER OR DAMP CONDITIONS. IF GYPSUM BOARD IS USED IT MUST BE APPROVED & R.
  28. NOTE PLUMBING, MECHANICAL REQUIREMENTS, PLUMBING FIXTURES AND MECHANICAL EQUIPMENT ARE SHOWN SCHEMATICALLY, INSTALLATION WORK SHALL BE THE CONTRACTOR / OWNER RESPONSIBILITY.
  29. OPEN DOOR BETWEEN LIVING/DINING AREA SHALL BE 1-3/8" SOLID WOOD, SELF-CLOSING, TIGHT FITTING.
  30. FLOORS AND LANDINGS AT EXT. DOORS R 311.3 1-3/4" BELLOU TOP OF THRESHOLD.
  31. NOT MORE THAN 1-1/2" LOWER THAN TOP OF THRESHOLD 36" IN DIRECTION OF TRAVEL WIDTH, NOT LESS THAN WIDTH OF DOOR.

**WALL LEGEND:**

	NEW 2X4 WALLS
	REMOVE EXIST'G
	EXIST'G WALLS



**PROPOSED FLOOR PLAN**  
SCALE - 1/8" = 1' - 0"

REVISIONS	BY

PLAN COMMENTS TO:  
LOU COSTANZO  
408-472-8828 CELL  
408-472-8828 HOME

**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
THE SPENCER RESIDENCE**  
1277 JACKSON ST., SANTA CLARA CA. 95050  
PLANS: LOU COSTANZO 1501 SAN GABRIEL WAY, S.J. 95125 408-264-0220  
STRUCTURAL ENGINEER: TONY TRUONG PE. 408 899-0220

**PROPOSED PLAN**

DRAWN	LOU COSTANZO
CHECKED	S.C.
DATE	12 - 28 - 21
SCALE	1/4" = 1'-0"
JOB NO.	820210
SHEET	A3

**SECTION R310**  
**EMERGENCY ESCAPE AND RESCUE OPENINGS**

**R310.1 Emergency escape and rescue opening required.** Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

- Exceptions:**
1. Screen shutters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m<sup>2</sup>).
  2. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with Section F203.0, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basements are one of the following:
    - 2.1. One means of egress complying with Section R311 and one emergency escape and rescue opening.
    - 2.2. Two means of egress complying with Section R311.

**R310.1.1 Operational constraints and opening control devices.** Emergency escape and rescue openings shall be unobstructed free of any obstruction other than those allowed by this section and shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices on windows serving as a required emergency escape and rescue opening shall comply with ASTM F3909.

**R310.2 Emergency escape and rescue openings.** Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

**R310.2.1 Minimum opening area.** Emergency escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.53 m<sup>2</sup>). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

**Exception:** Grade floor openings or below-grade openings shall have a net clear opening area of not less than 3 square feet (0.48 m<sup>2</sup>).

**R310.2.2 Window sill height.** Where a window is provided as the emergency escape and rescue opening, it shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor, where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

**R310.2.3 Window wells.** The horizontal area of the window well shall be not less than 9 square feet (0.9 m<sup>2</sup>), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened. **Exception:** The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

**R310.2.3.1 Ladder and steps.** Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R403.1, or by an approved alternative method. **Exception:** A drainage system for window wells is not required where the foundation is an well-drained soil or sand-gravel system in accordance with Section 1503.0, as detailed in Table R403.1.

**R310.2.3.2 Emergency escape and rescue openings under decks and porches.** Emergency escape and rescue openings installed under decks and porches shall be fully operable and provide a path not less than 36 inches (914 mm) in height to a yard or court.

**R310.2.3.3 Replacement windows.** Replacement windows installed in buildings meeting the scope of this code shall be exempt from the maximum sill height requirements of Section R310.2.2 and the requirements of Section R310.2.1, provided that the replacement window meets the following conditions:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is of the same operating style as the existing window or a style that provides for an equal or greater window opening area than the existing window.
2. The replacement window is not part of a change of egress.

**R310.2.3.4 Emergency escape and rescue doors.** Where a door is provided as the required emergency escape and rescue opening, it shall be a side-hinged door or a slider. Where the opening is below the adjacent grade, it shall be provided with an air well.

**R310.3 Minimum door opening size.** The minimum net clear height opening for any door that serves as an emergency and rescue opening shall be in accordance with Section R310.2.1.

**R310.3.1 Area wells.** Area wells shall have a width of not less than 36 inches (914 mm). The area well shall be sized to allow the emergency escape and rescue door to fully

**R310.3.1.1 Ladder and steps.** Area wells with a vertical depth greater than 14 inches (118 mm) shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R211.7. Ladders or steps shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced no more than 18 inches (457 mm) on center vertically for the full height of the entire staircase.

**R310.3.1.2 Drainage.** Area wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R403.1, or by an approved alternative method. **Exception:** A drainage system for area wells is not required where the foundation is on well-drained soil or sand-gravel mixture soils in accordance with the United Soil Classification System, Group 1 Soils, as detailed in Table R403.1.

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**R310.3.1.5 Minimum door opening size.** The minimum net clear height opening for any door that serves as an emergency and rescue opening shall be in accordance with Section R310.2.1.

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REVISIONS	BY

PLANS COMMENTED TO:  
 LOU COSTANZO  
 1277 JACKSON ST., SANTA CLARA CA, 95050  
 408-472-8868 FAX  
 408-472-8868 CELL  
 Lou Costanzo

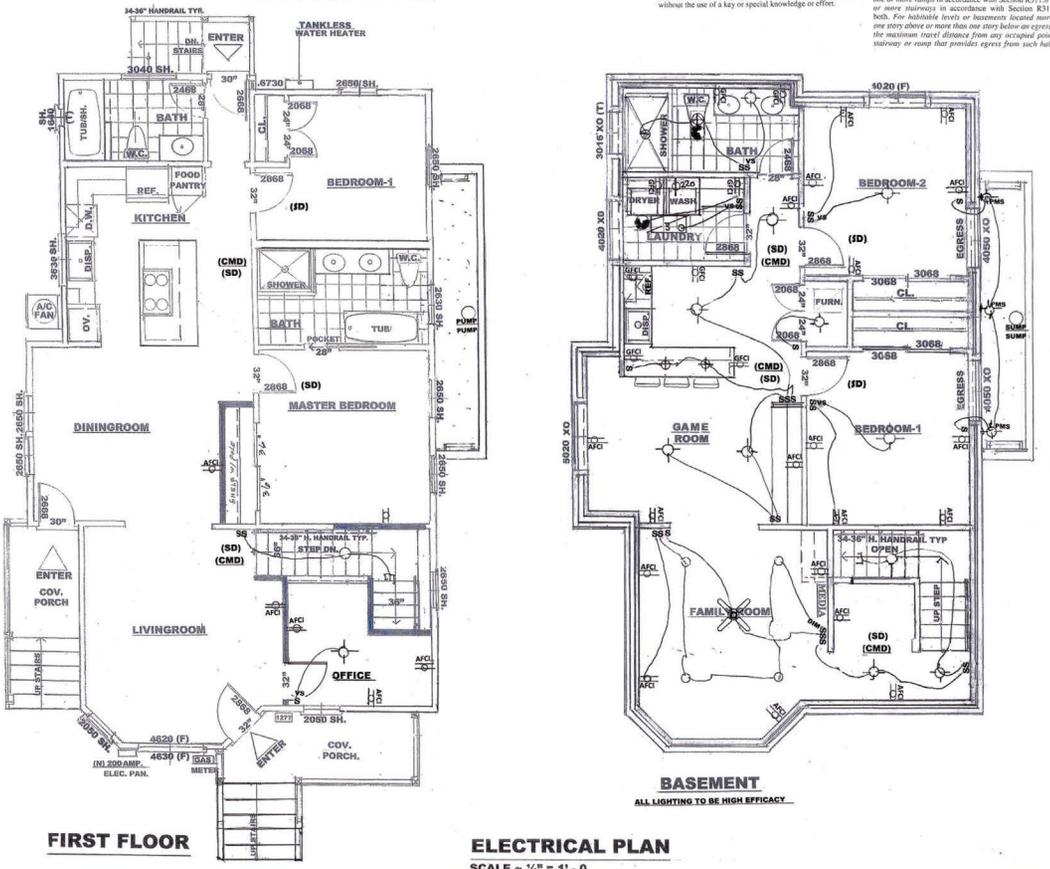
A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
**THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA, 95050  
 PLAN: LOU COSTANZO 1501 SAN GABRIEL WAY, S. N. 95125 408-264-0220  
 STRUCTURAL ENGINEER TONY TRUONG PH. 408-899-0220

**ELECTRICAL PLAN**

DRAWN  
 LOU COSTANZO  
 CHECKED  
 T.T.  
 DATE  
 5-22-23  
 SCALE  
 1/4" = 1'-0"  
 JOB NO.  
 S-20210  
 SHEET  
**A4**

**OTHER ELECTRICAL NOTES**

1. RECESSED LIGHTING IN BATHROOM AREAS... REFER TO PLAN'S GENERAL NOTES.
2. ELECTRICAL DEVICES ARE SHOWN SCHEMATICALLY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR WORK COMPLIANCE TO CODE. SEE NEC TABLE 180-A.
3. ELECTRICAL SERVICES SHALL BE LOCATED IN THE VICINITY OF THE CLOSET DISTANCE TO UTILITY SERVICE AND KITCHEN FOR SMALL APPLIANCES. CONTRACTOR TO PROVIDE TWO 20 AMP. CIRCUITS.
4. INTERIOR SUB PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS... SUCH AS CLOTHES CLOSETS.
5. LIGHTING REQUIREMENTS IN COMPLIANCE WITH 2022 CA ENERGY CODE SEC. 91004 WHICH INCLUDE THE FOLLOWING:
  - A. ALL LIGHTING AS HIGH EFFICACY. (IE: PEN-BASE CFL, PULSE START MR16/PLC-24 SOCKETS OTHER THAN LAPS, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC. SEE TABLE 180-A.)
  - B. SCREEN-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREEN-BASED JOINT APPENDIX B COMPLIANT LAMP/LAMP COMPLIANT LIGHT SOURCES MUST BE MARKED AS "A-B-20P" OR "A-B-20P-2000" LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRE CASES IESBAG.
  - C. ALL AIR COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS EXCEPT CLOSETS LESS THAN 70 SF. AND HALLWAYS SEE CEC 180A.1.1. CEILING RECESSED DOWNLIGHT LUMINAIRES. 1. LED LUMINAIRES WITH INTEGRAL SOURCE. 2. PEN-BASED LED LAMP. (IE: MR16, BR11, ETC.) 4. GU-D BASED LED LIGHT SOURCES.
  - D. ALL BATHROOM LIGHTING SHALL BE HIGH EFFICACY WITH AT LEAST ONE BATHROOM LIGHT TO BE CONTROLLED BY A VACANCY SENSOR.
  - E. AT LEAST ONE FEATURE IN GARAGE CONTROLLED BY A VACANCY SENSOR CEC 180A.2.
  - F. AT LEAST ONE P.N. IN UTILITY ROOM CONTROLLED BY A VACANCY SENSOR 180A.3.
  - G. EXHAUST FAN EXCLUDES KITCHEN EXHAUST HOODS SWITCHED SEPARATELY FROM LIGHTING OR UTILIZE A DRYER WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING.
  - H. SEPARATE SWITCHING FOR ANY UNDER CABINET LIGHTING IN KITCHEN LIGHTING FROM OTHER LIGHTING SYSTEMS. CEC 180A.3.
  - I. OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING: 1. PHOTO CONTROL. AND MOTION SENSOR. 2. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL. 3. ASTRONOMICAL TIME SWITCH CONTROL.
  - J. ENERGY MANAGEMENT CONTROL SYSTEMS.
6. LIGHTING IN ALL BATHROOM AREAS, HALLWAYS SHALL:
  - A. PROVIDE DIMMER SWITCH.
  - B. PROVIDE MANUAL ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMBLES WITH AND SHALL NOT HAVE MOTION CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR BEANS AN OVERDRIVE ALLOWING THE LUMINAIRES TO BE ALWAYS ON. C. CLOSETS LESS THAN 70 SF. ARE EXEMPT FROM LIGHTING REQUIREMENTS.
  - D. LUMINAIRES IN RECESSED CEILING SHALL BE IC RATED & AIRTIGHT (AT) FOR ALL RECESSED LUMINAIRE.
  - E. TERMINATION OF ALL BATHROOM LIGHTING SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING. I.E. BATHROOM LIGHTING SHALL NOT BE IN UTILITY FANS, AND MUST BE 3 FT. AWAY FROM DOORS, WINDOWS, OPVING SKYLIGHTS, OR ATTC VENTS).

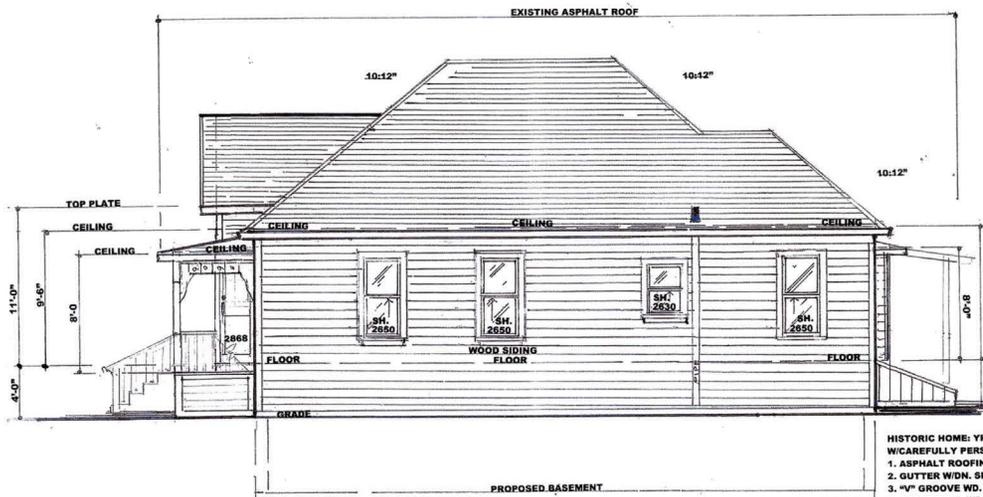


**ELECTRICAL PLAN**  
 SCALE = 1/8" = 1'-0"

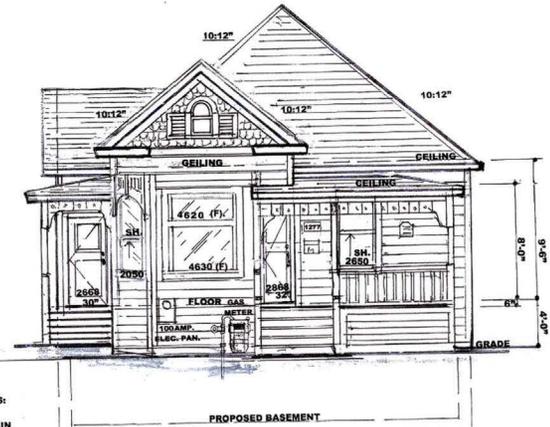
**ELECTRICAL SYMBOLS**

□	DUPLEX WALL OUTLET
⊖	ARC-FAULT-CIRCUIT INTERRUPTER OUTLET (EXCEPTION: LAUNDRY CLOTHES DRYER)
⊖	GROUNDED FAN-FAULT CIRCUIT OUTLET
□	DUPLEX WALL SWITCHED OUTLET
□	CEILING DUPLEX OUTLET
□	SINGLE PLUG RECESSED FLOOR OUTLET
⊖	220V S.C. 220 V. CLOTHES DRYER/VENTPLUG - IN W.P. EXT. WEATHERPROOF DUPLEX OUTLET
<b>ALL LIGHTING SHALL BE HIGH EFFICACY</b>	
S	LIGHT SWITCH
S3	3-WAY LIGHT SWITCH
S VS	VACANCY SENSOR
S OS	OCCUPANCY SENSOR LIGHT SWITCH
S DIM	DIMMER LIGHT SWITCH WALED
S LVD	LOW VOLTAGE DIMMER SWITCH
S DIM3	3-WAY DIMMER SWITCH
□	EXT. BOX FOR WALL MTD. LIGHT FIXTURE
□	EXT. BOX FOR SURFACE LIGHT FIXTURE
LED	FOR UNDER CABINET LIGHTING
□	CHAMFLAIR LIGHT FIXTURE
□	FAN BATTERY
□	CEILING RECESSED LED LIGHT FIX. 6" 6", 4", 3"
□	FIXTURE FLUOR.
□	JASHRAE 62/100 CFM FAN OR 80 CFM OR 60 CFM DOOR BELL (CHIMES)
□	TV TELEVISION
□	PANASONIC CEILING EXHAUST FAN
□	PANASONIC EXHAUST FAN W/ LIGHT REQUIRE
□	12-SWITCHES AND HUMIDIFIER (BATHROOMS)
□	LED LIGHT'S (UNDER-CABINET LIGHTING)
□	SMOKE DETECTOR see: 91011 CEC 91012
□	HARD-WIRED BATTERY BACKUP.
□	(CMD) CARBON MONOXIDE DET. see: 91016 CEC 91019 (HIGH EFFICACY EXTERIOR FIXTURES)
□	PMS PHOTO-MOTION SENSOR CONTROLLED OUTDOOR LIGHTING SHALL BE HIGH EFFICACY, CONTROLLED BY ONE OF THE FOLLOWING:
1.	PHOTOCONTROL CONTROL SENSORS.
2.	PHOTOSENSOR & AUTO. CONTROL TIME SWITCH.
3.	ASTRONOMICAL TIME SWITCH
4.	EMCS ENERGY MANAGEMENT CONTROL SYSTEMS
200	EXT. ELEC. PANEL 300 AMP.
300	EXT. ELEC. PANEL 200 AMP.
150	EXT. ELEC. PANEL 150 AMP.
100	SUB PAN 100 AMP AMP
□	CEILING FAN





**RIGHT-SIDE ELEVATION**  
SCALE - 1/4" = 1'-0"

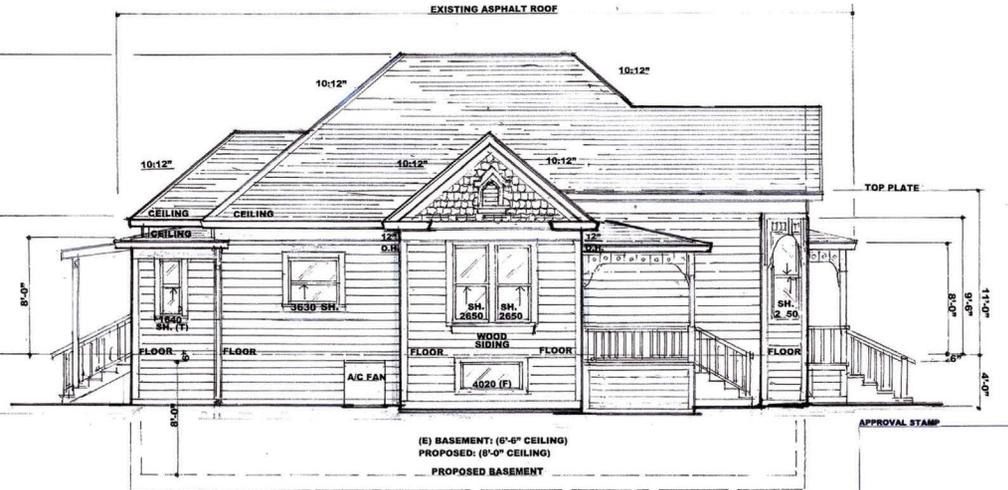


**FRONT ELEVATION**  
SCALE - 1/2" = 1'-0"

- HISTORIC HOME, YR. BUILT: 1890  
WCAREFULLY PERSERVED ELEMENTS:
1. ASPHALT ROOFING
  2. GUTTER W/DN. SPOUTS TO FR. DRAIN
  3. 1/4" GROOVE WD. SIDING
  4. GABLE WALL WD. SIDING W/ SCALLOPED ENDS
  5. 1 X 12" TRIMMER UNDER SOFFIT OVERHANGS
  6. 4" WINDOW TRIM TYP.
  7. 14 X 24" GWV. W/TRIM
  8. DBL. 12" X 12" GWV. W/16 X 24 WIN.
  9. SINGLE HUNG WINDOWS
  10. (E) BASEMENT; (6'-6" CEILING)  
PROPOSED; (8'-0" CEILING)
  11. PICKET FENCING



**REAR ELEVATION**  
SCALE - 1/2" = 1'-0"



**EXISTING ELEVATIONS**  
SCALE - 1/2" = 1'-0"

**LEFT-SIDE ELEVATION**  
SCALE - 1/2" = 1'-0"

REVISIONS	BY

PLAN COMMENTS TO:  
LUCIO COSTANZO  
408-472-8829 CELL  
408-472-8829 CELL

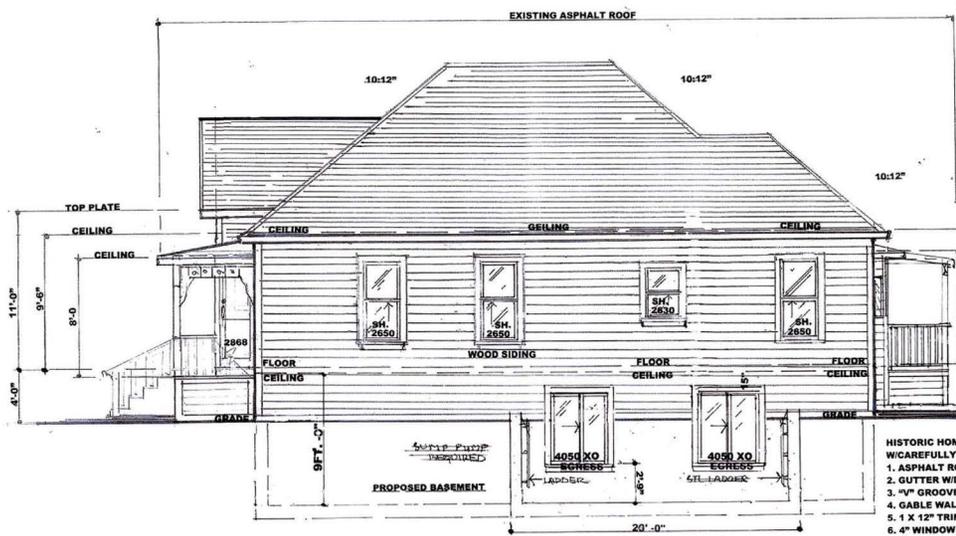
*Lucio Costanzo*

A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
**THE SPENCER RESIDENCE**  
1277 JACKSON ST., SANTA CLARA CA. 95050  
1277 JACKSON ST., SANTA CLARA CA. 95050  
STRUCTURAL ENGINEER: TONY TRUONG P.E. 408-899-0220

**EXISTING ELEVATIONS**

DRAWN  
LOU COSTANZO  
CHECKED  
S.C.  
DATE  
12-28-21  
SCALE  
1/4" = 1'-0"  
JOB NO.  
S20210  
SHEET

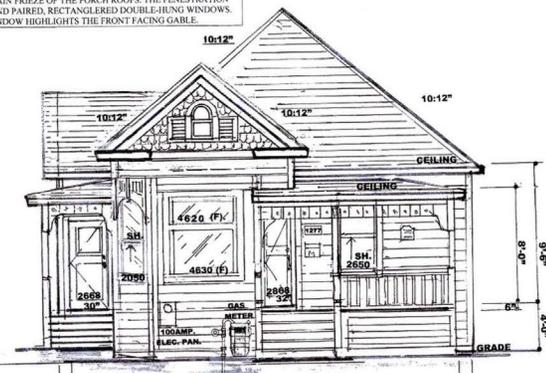
**A6**



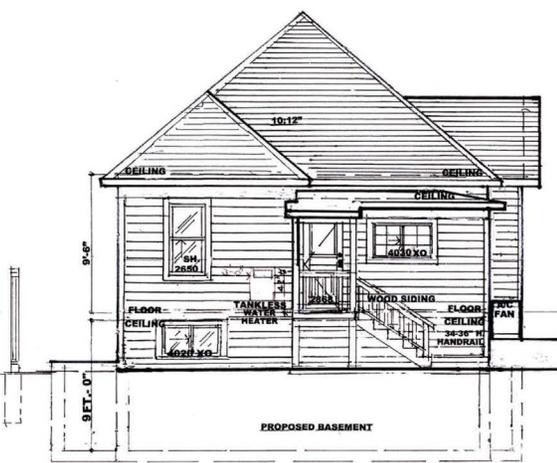
**RIGHT-SIDE ELEVATION**  
SCALE ~ 1/4" = 1'-0"

**HOUSE HISTORIC DESCRIPTION:**  
HOUSE IS A QUEEN ANNE COTTAGE STYLE, SINGLE STORY WOODEN RESIDENCE WITH STEEPLY HIPPED CENTRAL ROOF WITH TWO OFFSET PEDIMENTAL-SHAPED GABLES AND 3 LOW HIPPED PORCH ROOFS PROJECTING FROM IT. THE ROOF IS SHEATHED IN PATTERNS ASPHALT SHINGLES. THE BODY OF THE HOUSE IS SHEATHED IN WIDE SHIP-LAP WITH OVER-SIZED WOODEN ENDOARDS. FISHS-SCALE SHINGLES ORNAMENT THE TWO GABLES. THE FACADE IS DISTINGUISHED BY A SLIGHTLY CUT-OUT, ANGLED BAY AND TWO PORCHES. THE RECTANGULAR ENTRY PORCH SUPPORTED BY 3 TURNED POSTS AND A SMALL SIDE ENTRY PORCH THAT IS SUPPORTED BY 3 TURNED POSTS. BOTH PORCHES CONTAIN 6 STRAIGHT STEP WOODEN STAIRS/HIGHLY ORNAMENTED BY SUNBURSTS AND CUTOUT WOODEN SCREENS UNDER THE BORED CORNICE AND PLAIN BRIEFS OF THE PORCH ROOFS. THE FENESTRATION IS GENERALLY SINGLE AND PAIRED, RECTANGLED DOUBLE-HUNG WINDOWS. A SMALL PALLADIAN WINDOW HIGHLIGHTS THE FRONT FACING GABLE.

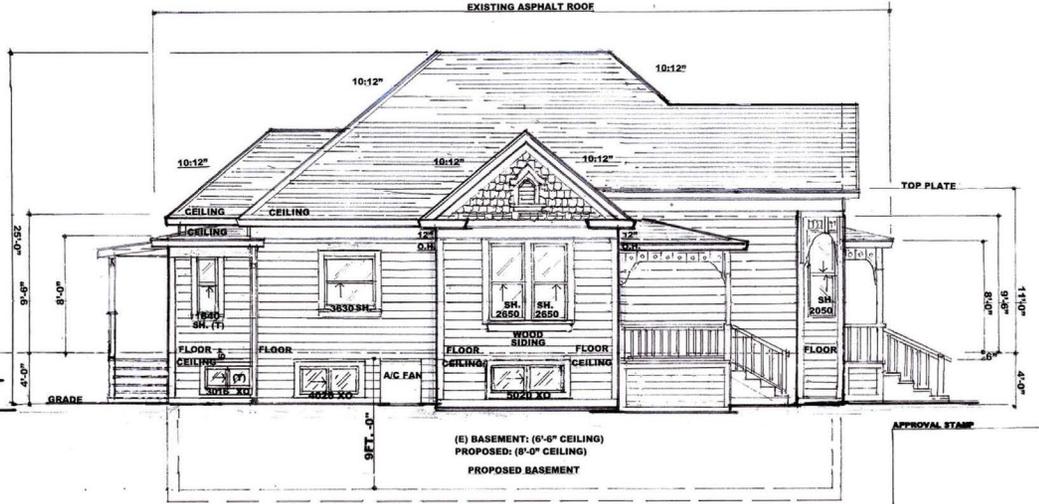
- HISTORIC HOME: YR. BUILT: 1890**  
**W/CAREFULLY PERSERVED ELEMENTS:**
1. ASPHALT ROOFING
  2. GUTTER W/DN. SPOUTS TO FR. DRAIN
  3. 1/4" GROOVE WD. SIDING
  4. GABLE WALL WD. SIDING W/ SCALLOPED ENDS
  5. 1 X 12" TRIMMER UNDER SOFFIT OVERHANG
  6. 4" WINDOW TRIM TYP.
  7. 14 X 24" GWV. W/TRIM
  8. DBL. 12" X 12" GWV. W/16 X 24 WIN.
  9. SINGLE HUNG WINDOWS
  10. (E) BASEMENT: (0'-0" CEILING)  
PROPOSED: (8'-0" CEILING)
  11. PICKET FENCING



**FRONT ELEVATION**  
SCALE ~ 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE ~ 1/4" = 1'-0"



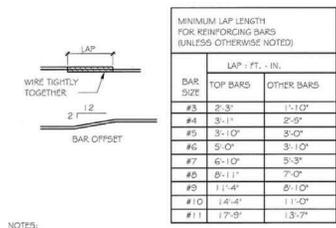
**LEFT-SIDE ELEVATION**  
SCALE ~ 1/4" = 1'-0"

**PROPOSED ELEVATIONS**  
SCALE ~ 1/4" = 1'-0"

REVISIONS	BY

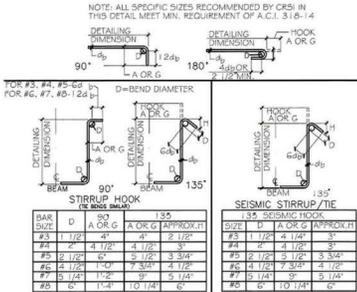
A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:  
**THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA. 95050  
 PLAN: LOU COSTANZO 1901 SAN GABRIEL WAY, S.J. 95125 408-264-0220  
 STRUCTURAL ENGINEER TONY TRUONG PE. 408 893-0223

DRAWN  
 LOU COSTANZO  
 CHECKED  
 S.C.  
 DATE  
 12 - 28 - 21  
 SCALE  
 1/4" = 1'-0"  
 JOB NO.  
 S20210  
 SHEET  
**A7**



NOTES:  
 1. TOP BARS ARE HORIZ. BARS SO PLACED THAT MORE THAN 1/2" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BARS.  
 2. LAP LENGTHS ARE BASED ON  $F_y=60,000$ psi AND  $F_c=4,000$ psi.

1 TYP. CONC. REBAR SPLICES



2 STANDARD REBAR HOOKS

BAR SIZES	D=FINISHED INSIDE REND DIAMETER	STANDARD HOOKS	STIRRUP/TIE HOOKS
#3, #4, #5	6d <sub>b</sub>	4d <sub>b</sub>	
#6, #7, #8	6d <sub>b</sub>	6d <sub>b</sub>	
#9, #10, #11	6d <sub>b</sub>	6d <sub>b</sub>	
#14, #18	10d <sub>b</sub>	10d <sub>b</sub>	

d<sub>b</sub> = NOMINAL BAR DIAMETER

BAR SIZE	D	A OR G	D	A OR G
#3	5"	3"	2 1/4"	6"
#4	6"	4"	3"	8"
#5	7"	5"	3 3/4"	10"
#6	8"	6"	4 1/2"	11"
#7	10"	7"	5 1/4"	14"
#8	11"	8"	6"	14"
#9	13"	11 3/4"	9 1/2"	17"
#10	15"	14 1/4"	10 3/4"	17"
#11	17"	17 3/4"	12"	18"
#14	21"	21 3/4"	15 1/4"	24"
#18	30"	24 1/2"	24"	24"

CONCRETE NOTES

- CONCRETE STRENGTH - PROVIDE CONCRETE WITH THE FOLLOWING STRENGTHS AT THE LOCATIONS NOTED: MAX DESIGN, SLURRY, AIR ENTRAINMENT, AGGREGATE SIZE, ETC. SHALL BE IN CONFORMANCE WITH THE A.C.I. CODE, LATEST EDITION.
 

FOUNDATION	STRENGTH (PSI @ 28 DAYS)
FOUNDATION	2500
BUILDING SLABS-ON-GRADE	2500
EXTERIOR WALKWAYS ON GRADE (see notes under reinforcing below)	2500
- REINFORCING STEEL - ASTM A615 WITH THE FOLLOWING STRENGTHS:
 

SIZE	STRENGTH
#3 AND SMALLER	GRADE 40 (f <sub>y</sub> = 40000psi)
#4 AND LARGER	GRADE 60 (f <sub>y</sub> = 60000psi)
- EXTERIOR WALKWAYS, WHERE NOT SPECIFICALLY NOTED ON THE FOUNDATION PLAN, SHALL BE 4" THICK, HAVE A MINIMUM 4" COMPACTED CLASS II BASE, AND SHALL BE REINFORCED WITH 6x6-W/ 5x9" S WELDED WIRE FABRIC LOCATED AT MID DEPTH.
- FABRICATE AND PLACE REINFORCEMENT IN ACCORDANCE WITH ACI PUBLICATION SP-66, AND DETAILING MANUAL - LATEST EDITION.
- PLACE CONCRETE IN COMPLIANCE WITH ACI 318-14. ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.
- COMPLETE COVER FOR REINFORCEMENT FOR NON-PRESTRESSED, CAST IN PLACE CONCRETE SHALL BE AS FOLLOWS:
 

CONDITION	COVER
CAST AGAINST EARTH	3"
#3 AND SMALLER	1 1/2"
#4 AND LARGER	2"
- REINFORCING - ALL ITEMS TO BE CAST INTO CONCRETE SUCH AS REINFORCING DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY AND ACCURATELY POSITIONED INTO THE FORMS PRIOR TO PLACING THE CONCRETE.
- CONCRETE JOINTS - THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL FOR CONCRETE CONSTRUCTION JOINT LOCATIONS. REINFORCING STEEL DETAILING MAY CHANGE AND THE CONTRACTOR MAY BE RESPONSIBLE FOR ADDITIONAL DETAILS AS A RESULT.

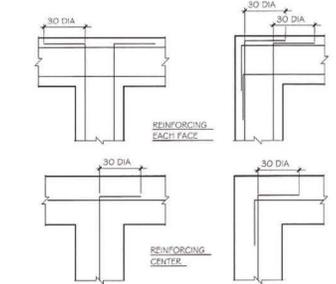
GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT BY A CALIFORNIA LICENSED CONTRACTOR(S). ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO USIA STANDARDS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINEST STRUCTURES UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION OR SHALL SUPERSEDE ANY AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- ALL HOLES DRILLED FOR BOLTS SHALL BE 1/16" INCH LARGER THAN THE BOLT DIAMETER EXCEPT AS NOTED ON PLAN. THE TOP PORTION OF THE BOLTS SHALL NOT DAMAGE EXISTING OR NEW FRAMING ELEMENTS. ALL BOLTS AND THREADS SHOULD BE PROTECTED WITH BUTTS AND WAGNERS.
- TYPICAL NOTES AND DETAILS ARE PROVIDED TO COVER GENERAL CONSTRUCTION CONDITIONS. THE GENERAL CONTRACTOR SHALL FOLLOW THOSE DETAILS AND NOTES PERTAINING TO THE SPECIFIC NATURE OF THE WORK TO BE PERFORMED.
- NOTES AND DETAILS ON THESE STRUCTURAL DRAWINGS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS ARE SHOWN IN DIAGRAMMATIC FORM AND ARE NOT TO BE SCALED (SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SLOPES, FINISHES, ETC.). CONSTRUCTION DETAILS NOT SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS. ALL WORK OR CONSTRUCTION SHALL CONFORM WITH THE 2022 CBC AND 2021 IBC AND ALL OTHER APPLICABLE REGULATIONS AND SAFETY REQUIREMENTS.
- DISCREPANCIES - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS (WHERE APPLICABLE) AT THE JOB SITE AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS AND BRING TO THE ARCHITECT'S ENGINEER ATTENTION ANY DISCREPANCY. IN THE EVENT OF A DISCREPANCY IN THE STRUCTURAL CONSTRUCTION DOCUMENTS, THE NOTE OR DETAIL UTILIZING THE STRICTER REQUIREMENT SHALL APPLY.
- EXCAVATION, SHORING, AND BRACING - IT SHALL BE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORK, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY AND TO SUPPORT ANY CONSTRUCTION LOAD, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE INTO THE COMPLETED STRUCTURE.
- INSPECTIONS - ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO BUILDING CODE AND/OR LOCAL BUILDING DEPARTMENT REQUIREMENTS.
- COORDINATION - REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ALL OTHER PERTINENT DRAWINGS FOR THE SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL DRAWINGS.

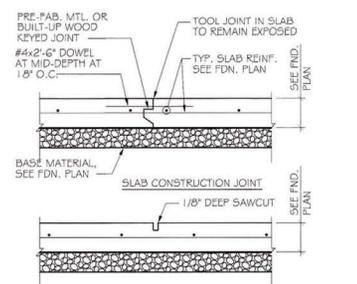
TIMBER NOTES

LUMBER SCHEDULE: (UNLESS OTHERWISE NOTED ON FRAMING PLANS)

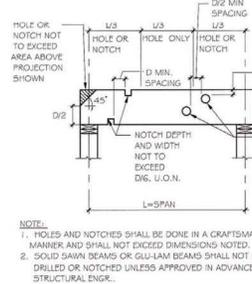
USE	SIZE / TYPE	SPECIES	GRADE
FRAMING	2'-4" THICK	DF	NO. 2
ROOF JOIST	2'-6" WIDE		
CEILING JOIST	2'-4" THICK, 3" AND WIDER	DF	NO. 2
BEAMPOST	ANY	DF	NO. 2
SKILL	ANY	DF	PREF. TRTD. #2
PSL BEAM	2.2 E ICC ESR-1387I	(TRUSS JOIST MAX/MILLAN)	



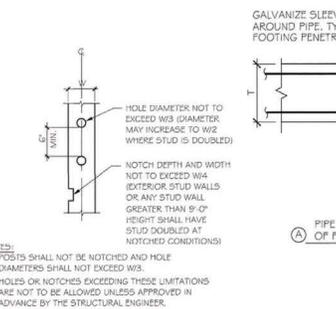
3 CONCRETE FTG. INTERSECTION



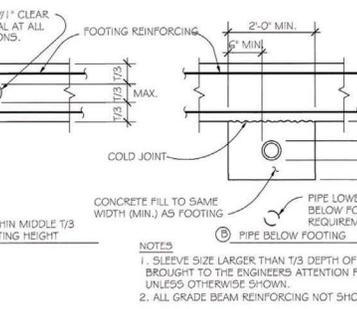
4 SLAB JOINTS



5 JOIST NOTCHING OR DRILLING (SOLID SAWN LUMBER)



6 STUD NOTCHING OR DRILLING



7 TYPICAL PIPE PENETRATIONS THRU FOOTING

NOTES:

- DEPTH OF FTGS. MAY BE DETERMINED BY LOCATION OF PIPE.
  - GEN. CONTRACTOR SHALL CONSULT WITH MECH. CONTRACTOR TO DETERMINE EXACT DEPTH AND LOCATION OF PIPES.
  - WHERE PIPES CROSS UNDER AND ARE NOT MORE THAN 3 FEET BELOW THE NORMAL BOTTOM OF FTG., EXCAVATION SHALL BE AS SHOWN BELOW FILLED WITH MASS CONCRETE.
  - WHERE PIPES CROSS UNDER AND ARE MORE THAN 3 FEET BELOW, THE FTG. SHALL BE STEPPED.
- THROUGH FOOTING
- PIPE CLEARANCES @ FTG.

Revisions By

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 MILLPITAS, CA 95020  
 Phone: (950) 836-8888  
 Email: truongdesign@gmail.com

**SPENCER RESIDENCE**  
 1272 JACKSON STREET  
 SANTA CLARA, CA 95050

**STRUCTURAL NOTES AND DETAILS**

Date: **7-23**  
 Scale: **AS NOTED**  
 Engineer: **T.T.**  
 Reviewed: **P.S.**  
 Job: **S-2023-24**  
 Sheet: **50**  
 of **50** Sheets

NOTE: A MINIMUM OF TWO SILL ANCHORS ARE TO BE PROVIDED PER PLATE, AND THAT THEY ARE TO BE LOCATED NOT MORE THAN 12-INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM THE ENDS AS REQUIRED BY (CRC R403.1.6.)

- NOTE 1:  
 1. CONTRACTOR SHALL VERIFY EXISTING FOUNDATIONS IS CONVENTIONAL AND NOT A PIER AND GRADE BEAM FOUNDATION. CONTRACTOR SHALL ALERT STRUCTURAL ENGINEER IF EXISTING FOUNDATION IS PIER AND GRADE BEAM PRIOR TO CONSTRUCTION.  
 2. ALL ANCHOR EDGE DISTANCE FROM CONCRETE EDGE SHALL BE 2 INCHES MINIMUM (UNLESS NOTIFY OTHERWISE), TYPICAL.

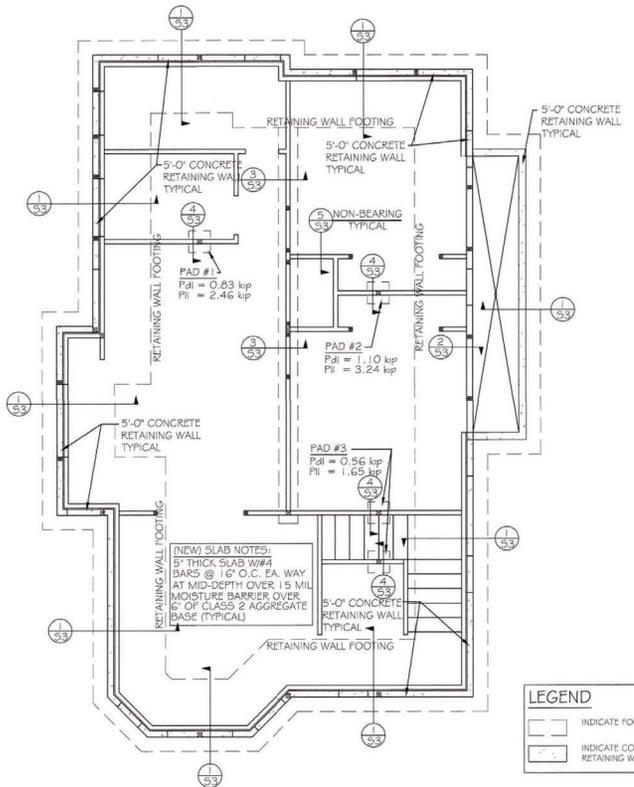
- NOTE 2:  
 a) FASTENERS FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER (R3.17.3.1).  
**EXCEPTIONS:**  
 1. ONE-HALF-INCH DIAMETER OR GREATER STEEL BOLTS.  
 2. PLAIN CARBON STEEL FASTENERS IN SBWDOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.  
 b) FASTENERS, INCLUDING NUTS AND WASHERS, FOR FIRE-RETARDANT-TREATED WOOD USED IN EXTERIOR APPLICATIONS OR WET OR DAMP LOCATIONS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER (R3.17.3.3).

**NOTES**  
 1. THE NEW FOUNDATION AT THE NEW ADDITIONS ARE DESIGN PER CRC-2022 MINIMUM (1,500 PSF) (CRC TABLE R401.4.1) ALLOWABLE BEARING. THE NEW FOUNDATIONS ARE DESIGN WITHOUT A SOIL REPORT, HOWEVER, IF THE CITY REQUIRED A SOIL REPORT FOR THIS PROJECT, THE OWNER SHALL PROVIDE ONE. IN THE FUTURE IF THERE ARE ANY SETTLEMENTS AND CRACKS TO THE NEW FOUNDATIONS LOCATION, THE ENGINEER OF RECORD AND TRUONG DESIGN SHALL NOT TAKE ANY RESPONSIBILITY FOR THESE RESULT.

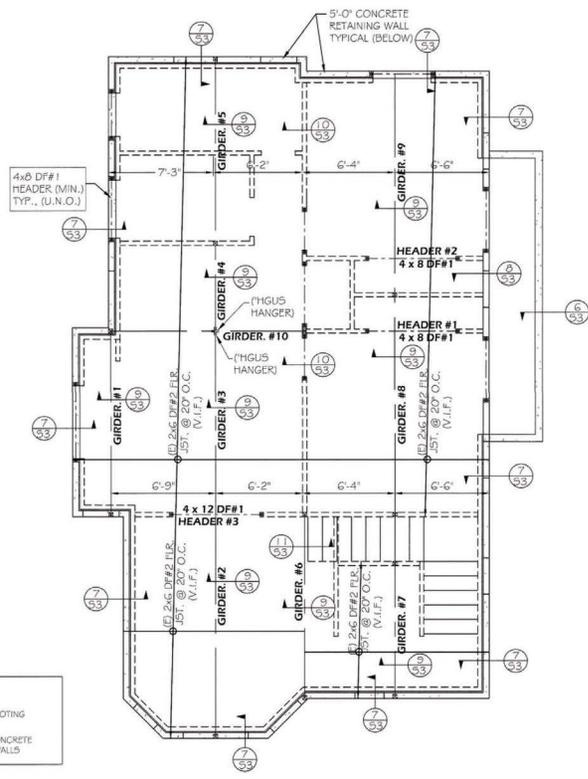
**BEAMS SCHEDULE:** (NOTE: CONTRACTOR SHALL VERIFY ALL ACTUAL SPAN OF ALL BEAMS)

DESCRIPTION	SPAN	BEAM SIZE	HANGER (FACE MOUNT)	MAX. LOAD (lbs.)	BEAM TO COLUMN (CONN.)	BEAM SUPPORT
GIRDER #1	11'-9"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST
GIRDER #2	14'-10"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST
GIRDER #3	12'-7"	3.5" x 9.5" 2.2E P5L BM.	HGU5	9,100	"EPC2" AND FACE MOUNT HANGER	4x4 PTD#2 POST
GIRDER #4	6'-0"	3.5" x 9.5" 2.2E P5L BM.	HGU5	9,100	"EPC2" AND FACE MOUNT HANGER	4x4 PTD#2 POST
GIRDER #5	12'-3"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST
GIRDER #6	12'-0"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST
GIRDER #7	8'-8"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST
GIRDER #8	12'-8"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST
GIRDER #9	12'-3"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST
GIRDER #10	13'-0"	3.5" x 9.5" 2.2E P5L BM.	-	-	"EPC2" AND "PC2" POST CAP	4x4 PTD#2 POST

**DESIGN CRITERIA:**  
 1. **SCOPE:** CONVERT BASEMENT TO LIVING  
 ROOF DL = 14.5 psf; ROOF LL = 20.0 psf; EXTERIOR WALL DL = 9.0 psf  
 FLOOR DL = 12.0 psf; FLOOR LL = 40.0 psf; INTERIOR WALL DL = 8.0 psf  
 MINIMUM ALLOWABLE BEARING: 1,500 psf. (CRC TABLE 401.4.1)



**FOUNDATION PLAN AT BASEMENT**  
 SCALE: 1/4" = 1'-0"



**FIRST FLOOR FRAMING PLAN AT BASEMENT**  
 SCALE: 1/4" = 1'-0"

**FOUNDATION / FIRST FLOOR PLAN NOTES**

- CONFIRM ALL DIMENSIONS AND ELEVATIONS WITH THE LATEST ARCHITECTURAL DRAWINGS. ALERT THE ARCHITECT OF ANY DISCREPANCY. DO NOT SCALE THE STRUCTURAL DRAWINGS.
- REFER TO STRUCTURAL NOTES ON SHEET 50.
- FOR TYPICAL CONCRETE REBAR SPLICES REFER TO DETAIL 1/50.
- FOR TYPICAL REINFORCING AT FOUNDATION INTERSECTION, REFER TO DETAIL 3/50.
- FOR STANDARD REBAR HOOKS, REFER TO DETAIL 2/50.
- FOR TYPICAL SLAB JOINT, REFER TO DETAIL 4/50.
- FOR PIPE THROUGH FOOTING, REFER TO DETAIL 7/50.
- FOR STUD AND JOIST DRILLING OR NOTCHING, REFER TO DETAILS 5 AND 6/50.
- FOR WALL PLYWOOD, REFER TO DETAIL 1/2/53.
- FOR FLOOR PLYWOOD, REFER TO DETAIL 1/3/53.
- SHEATH ALL NEW EXTERIOR WALLS WITH 1/2" CDX EXPOSURE 1, A.P.A. RATED PLYWOOD WITH 8@4 @ 6" O.C. (EDGE, P.E.N.) 12" O.C. FIELD. ALL EDGES ARE TO BE NAILED TO 2x BLOCKING MINIMUM. PROVIDE PLYWOOD EDGE NAILING (P.E.N.) TO ALL POSTS, DOUBLE TOP PLATES, BOTTOM SOLE PLATES, MUD SILLS, EDGE JOISTS, JOIST END BLOCKS, AND OTHER LOCATIONS NOTED IN THE DRAWINGS. **(AT 2x CRIPPLE WALLS TO NEW CONCRETE RETAINING WALLS)**
- SHEATH NEW FLOOR WITH 3/4" T&G A.P.A. RATED 1STUD-I-FLOOR, EXPOSURE 1 PLYWOOD WITH FACE GRAIN PERPENDICULAR TO JOISTS WITH ADHESIVE TO BEARING SURFACES AND T&G JOINTS WITH 10@4 @ 6" O.C. EDGES, P.E.N.) 10" O.C. (FIELD). STAGGER END SPLICES. **(AS REQUIRED)**
- ALL POSTS SHOWN  AND KING POSTS SHOWN  SHALL BE 4x STUD WALL THICKNESS, U.O.N. (S.A.D. FOR STUD WALL THICKNESS); TYPICAL POST TO BEAM CONNECTIONS SHALL BE EPIC5 @ ENDS & PCS @ INTERIOR SUPPORTS, U.O.N. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING THE CORRECT POST CAP SIZE. PLYWOOD SHALL BE USED WHERE SHIMMING IS REQUIRED.

Revisions	By

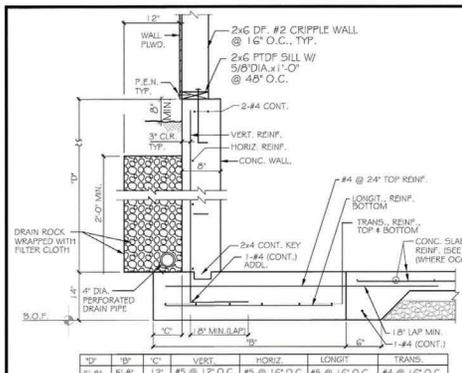
**TRUONG DESIGN**  
 500 E. CALAVERA BLVD. SUITE 218  
 SANTA CLARA, CA 95050  
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**ENGINEER'S SIGNATURE**  

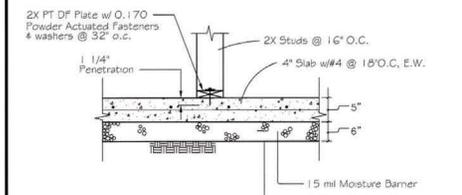

A BASEMENT AS LIVING W/STAIR FOR:  
**SPENCER RESIDENCE**  
 1277 JACKSON STREET  
 SANTA CLARA, CA 95050

**FOUNDATION & FIRST FLOOR FRAMING AT BASEMENT**

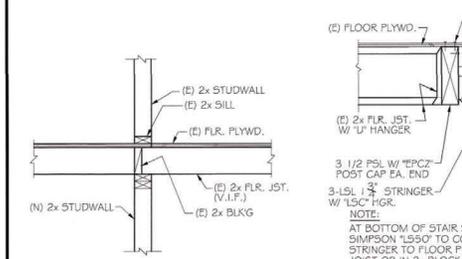
Date: **7-8-23**  
 Scale: **AS NOTED**  
 Engineer: **T.T.**  
 Reviewed: **P.S.**  
 Job: **S-2023-24**  
 Sheet: **S1** of  Sheets



1 TYP. CONC. RETAINING WALL DETAIL



5 NON-SHEAR / NON-BEARING WALLS AT CONCRETE SLAB



10 SECTION AT BEARING WALL



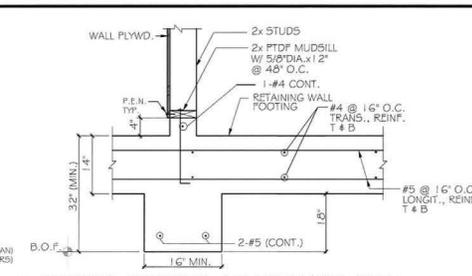
11 STAIR SECTION



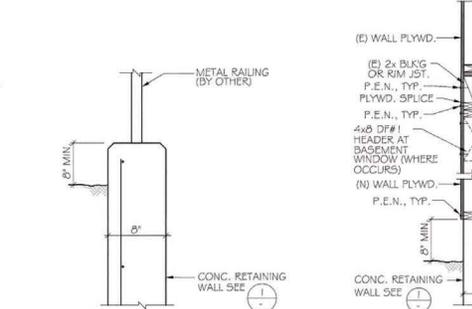
12 PLYWOOD SHEAR WALLS



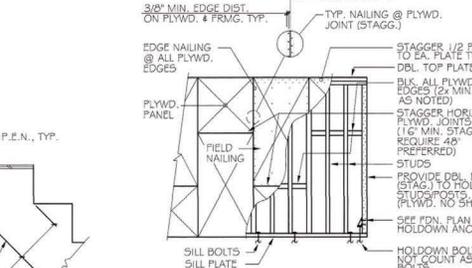
13 ROOF/FLOOR PLYWOOD



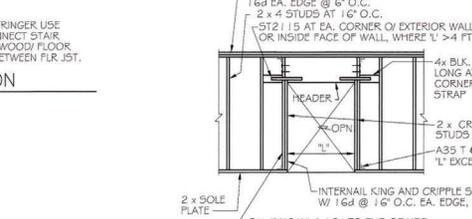
2 THICKEN FOOTING AT EXTERIOR WALL



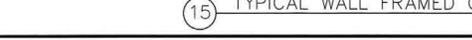
6 SECTION AT LIGHT WELL (RETAINING WALL)



7 FLOOR SECTION AT RETAINING WALL



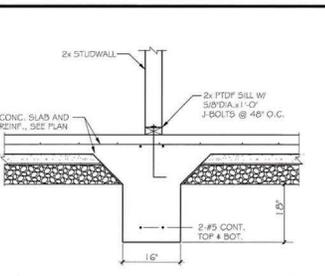
15 TYPICAL WALL FRAMED OPNG.



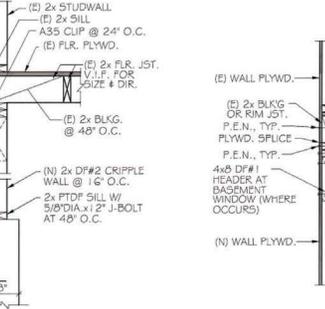
16 SECTION AT BEARING WALL



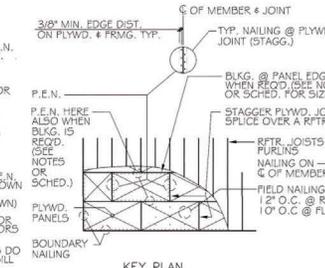
17 FLOOR SECTION AT LIGHT WELL



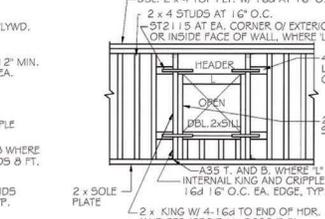
3 SECTION AT BEARING WALL



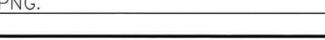
8 FLOOR SECTION AT LIGHT WELL



13 ROOF/FLOOR PLYWOOD



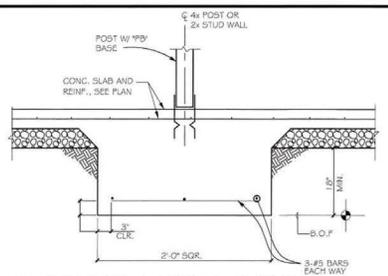
14 DOUBLE TOP PLATE SPLICE



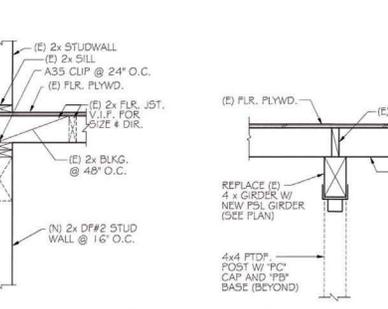
15 TYPICAL WALL FRAMED OPNG.



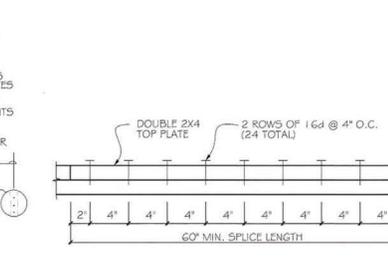
16 SECTION AT BEARING WALL



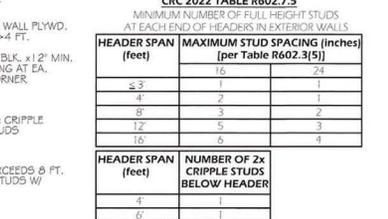
4 INTERIOR FOOTING SECTION



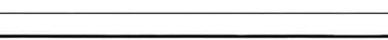
8 FLOOR SECTION AT LIGHT WELL



14 DOUBLE TOP PLATE SPLICE



15 TYPICAL WALL FRAMED OPNG.



16 SECTION AT BEARING WALL



17 FLOOR SECTION AT LIGHT WELL

**CRC 2022 TABLE R602.7.5**  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAXIMUM STUD SPACING (inches) [per Table R602.3(5)]
≤3	24
4	1
5	1
6	2
12	3
15	4

**CRC 2022 TABLE R602.7.5**  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	NUMBER OF 2x CRIPPLE STUDS BELOW HEADER
4	1
5	1
6	1
10	2
12	2

NOTES:  
1. PROVIDE EDGE FASTENING FROM WALL GYP. BD. AND PLYWD. TO HDR., KING AND CRIPPLE STUDS AND CORNER BLOCKS.  
2. REFER TO C.B.C. TABLE 2304.10.1 FOR ADDITIONAL NAILING

Revisions By

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A BASEMENT AS LIVING W/STAIR FOR:

**STRUCTURAL DETAILS**

Date: 7-23  
Scale: AS NOTED  
Engineer: T.T.  
Reviewed: P.S.  
Job: S-2023-24  
Sheet: 53 of 53

[CRC 314.486, 315.585]

**LIGHTING:**

**Electrical - Lighting:**

- All installed lighting shall be high efficacy [CNC 150.001(A)]
- Under-cabinet lighting must be switched separately from other lighting [CNC 150.002(G)]

**KITCHENS**

**Electrical - Lighting:**

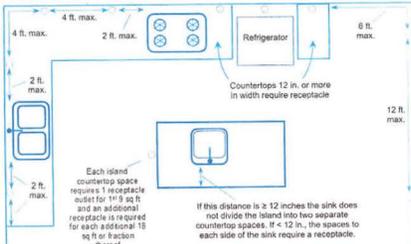
- All installed lighting shall be high efficacy [CNC 150.001(A)]
- must be switched separately from other lighting [CNC 150.002(G)]

**Electrical - Branch Circuits:**

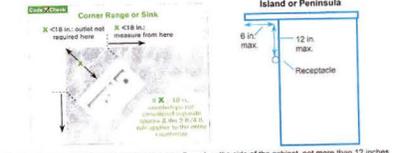
- A minimum of two 20-amp small appliance branch circuits are required to serve countertop and wall receptacles in the kitchen, pantry and dining room [CNC 210.11(C)(1)]. No built-in appliances are allowed on these circuits (except an electric clock or the ignition of a gas range).
- Individual (dedicated) circuits are required for garbage disposals, microwaves, compactors, and dishwasher [CNC 210.11(A)(1)(ii)].
- AFCI (arc-fault circuit-interrupter) protection is required for all 120V 15-20-amp branch circuits supplying kitchen outlets or devices. [CNC 210.12(A)]

**Electrical - Receptacles:**

- Receptacles shall be installed at each countertop space 2 1/2 in. in width. Receptacles shall be installed so that no point along the wall line is more than 24 inches horizontally from an outlet in that space [CNC 210.52(C)(1)]. The maximum spacing between receptacles, measured on the wall/countertop line, is 48 inches.



- All receptacles serving kitchen countertop surfaces shall have GFCI protection [210.84(A)].
- Countertop receptacles shall not be installed in a face-up position [CNC 406.5(5)]. Listed "top-up" receptacles are allowed [CNC 210.52(C)]. Receptacles or outlets can be installed on the underside of the cabinet above the countertop if within 20 inches of the face-up [CNC 406.12(A)].
- Dishwashers require GFCI protection, including 240-volt dishwashers [CNC 210.84(A)(7), 254.2(A)(7)].
- All GFCI device controls must be in readily accessible locations. Outlets behind a dishwasher are not readily accessible. GFCI protection can be provided by using a GFCI circuit breaker [CNC 406.12(A)].
- All general purpose and countertop receptacles must be tamper-resistant in kitchens and shall be 8 ft or 6 ft sink shall have ground-fault circuit-interrupter protection for personnel. [CNC 210.84(A)].
- All 125-volt through 250-volt receptacles installed in bathrooms within 8 ft of bathtub or shower enclosure, within 8 ft of any sink and in floor damp locations shall have ground-fault circuit-interrupter protection for personnel [CNC 210.84(A)].
- At least one receptacle required within 2 ft of the outer end of peninsula or island countertop shall be measured from the connected perpendicular wall [CNC 210.52(C)(2)].
- Receptacles shall not be installed in a face-up position in the area below a sink [CNC 406.5(2)(2)].
- Corner sinks require the outlet on each side when the distance between the corner and the sink is < 18 inches. If > 18 in., the 2 ft x 1 1/2 ft rule continues behind the sink [CNC 210.52(C)(1)].



- On islands and peninsulas only, receptacles are allowed on the side of the cabinet, not more than 12 inches below the countertop and with no overhanging countertop greater than 6 inches [CNC 210.52(C)(5)].
- An island or peninsula is considered divided into separate countertop spaces when a sink or range is installed and does not have 12 inches of space behind it. See the diagram on page 2.
- Bar-type counters are considered wall space. Wallspace 2 ft. requires receptacles so that no portion of the wall is more than 4 ft. from a receptacle outlet, measured at the floor/ceiling line [CNC 210.52(A)(1) & (2)].
- A range hood / microwave combination must be cord-and-plug connected if the circuit is an individual (dedicated) branch circuit. The receptacle outlet shall be a single type, not a duplex receptacle that would accept two plugs [CNC 422.10(B)(4)].

**Kitchen Plumbing:**

- Dishwashers shall be connected with an approved drainage air gap device located above the flood level rim of the sink [CNC 807.3].
- Newly installed kitchen faucets shall not exceed 1.8 gallons per minute [ISRN 4.303.1.4.4]. All Existing plumbing fixtures not included in the scope of repair shall be replaced if necessary to comply with IS8407 Plumbing Fixtures Replacement requirements - See Water Conservation/Certification Form.
- A gas test is required on all piping modifications of at least 10 PSF for 15 minutes. A maximum 15 PSI gauge is required for the gas test [CNC 1213.3].
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. [CNC 1210.1(d)]
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance. [CNC 1212.6]
- Appliance gas flexible connectors shall be list and of minimum length but not to exceed 6 feet. [CNC 1212.3]
- All hot water pipes require insulation to be at least the thickness of the pipe diameter [CPC 609.12, 906.12-2]

**Kitchen Mechanical:**

- A mechanical permit is required to replace a kitchen exhaust hood that includes an outside air vent. The vent must terminate on the building exterior at least 3 ft. from other openings into the building [CNC 502.2.1].
- A mechanical permit is not required to replace a kitchen range hood exhaust rate.
- A mechanical exhaust duct is to be provided in each kitchen. Range hood exhaust rate shall be at least 100 CFM. Mechanical exhaust fans including cover-rated appliances shall have exhaust rate at least 300 CFM [CNC 405.4, 405.4.1].
- A ducted residential exhaust hood is required and shall be constructed of metal with a smooth interior surface. Flexible (corrugated) ducting is not allowed for exhaust hoods. Provide back draft protection. [CNC 504.1.1, 504.3].
- Minimum 30" vertical clearance above cooktop surface to combustibles or metal cabinets. [CNC 422.3]

**BATHROOMS**

**Bath Electrical:**

- All installed lighting shall be high efficacy [CNC 150.001(A)]
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor) [CNC 150.002(A)]
- Exhaust fans must be switched separate from lighting, with the exception that lighting integral to an exhaust fan can be on the same switch if the fan is controlled by a humidistat that continues its operation after the light is off.
- All receptacle outlets in bathrooms shall be GFCI protected [CNC 210.84(A)(1)].
- All receptacle outlets in bathrooms shall be tamper resistant [CNC 406.12(A)].
- When a bathtub or shower stall is in an area not technically considered a bathroom (by the definitions in the electrical code), receptacles within 8 ft of the tub/shower stall must be GFCI-protected. [CNC 210.84(A)(9)]
- A receptacle outlet is required within 3 feet of each wash basin tub/shower. It may be on the wall, or an adjacent partition, or on the face or side of the cabinet not more than 12 inches below the top of the basin [CNC 210.52(D)].
- Receptacles cannot be face-up in a vanity surface; listed top-up receptacles are allowed [CNC 406.5(5) & 210.52(D)].
- A minimum of one 110-volt, 20-amp circuit is required for the receptacle outlet(s) within 8 ft of the outside edge of the sink basin in the bathroom(s). This circuit can share multiple bathroom receptacles within 3 ft of edge of sink basin or countertops and similar work surfaces but can have no other outlets, including lights [CNC 210.11(C)(3), 210.52(D)]. However, if a 20-amp circuit serves only one
- Bathroom, lights and fans can be on the same circuit with the receptacles in that bathroom [CNC 210.11(C)(3) exception]
- Hydro-message tube require an individual (dedicated) branch circuit and readily accessible GFCI protection [CNC 580.7.1]. An access door is required and must be large enough to remove the motor and pump. Cord-connected equipment must have the receptacle facing the opening and be no more than one foot behind the access hatch [CNC 580.7.3].



- Recessed light fixtures in shower enclosures must be listed for a damp or wet location [CNC 410.10(A)].
- Pendant light fixtures, track lights, and paddle fans shall not be installed lower than 8 feet above the flood-level rim of a tub, including areas 3 feet past the edge of the tub [CNC 410.10(D)].
- Electrical panels shall not be installed in bathrooms [CNC 240.24(E)].
- All 125-volt through 250-volt receptacles installed in bathrooms, within 8 ft of bathtub or shower enclosure, within 8 ft of any sink and in floor damp locations shall have ground-fault circuit-interrupter protection for personnel [CNC 210.84(A)].
- Sinks and receptacles are not allowed in bathtub or shower soaps. Receptacles shall not be installed

**Bathroom Plumbing, General:**

- All hot water pipes require insulation thickness to be at least equal to the pipe diameter [CPC 609.12, 906.12-2].
- Newly installed plumbing fixtures shall be water-conserving in compliance with the California Plumbing Code and Green Building Standards
  - Water closets shall not exceed 1.28 gallons per flush [CPC 411.2, CGSBC 4.303.1.1]
  - Showersheds shall not exceed 1.8 GPM at 80 psi [CPC 408.2.1, CGSBC 4.303.1.3]
  - Lavatory faucets shall not exceed 1.2 GPM at 80 PSI [CPC 407.2.2]
- All existing plumbing fixtures not included in the scope of new work shall be replaced if necessary to comply with IS8407 Plumbing Fixtures Replacement requirements - See Water Conservation/Certification Form.

**Bathroom Plumbing, Shower:**

- Showers shall require a minimum of 1024 sq. inches and a 30" circle must fit from the back of the finished shower wall to middle of the dam. Shower doors must swing out and must be at least 27" wide [CNC 406.5, 406.6]. The curb may encroach on these size requirements. All surfaces shall be waterproof up to 72 inches above the drain inlet [CNC 1307.2].
- Safety glass (tempered or laminated) is required for all glass shower doors and partitions and for windows in walls facing the tub or shower and located less than 60 inches above the standing surface of the tub/shower and within 80 inches horizontally [CPC R308.4.1(1)(a)(5)].
- Showers require a minimum 1 inch drain and trap [CPC Table 702.1].

**Bathroom Plumbing, Toilets & Bidets:**

- Toilets and bidets require a minimum 15 inches of clearance from the center line of the bowl to each side, and 24 inches of clearance from the front edge of the bowl [CPC 402.5].
- Lavatory sinks require a minimum of 24 inches front clearance [CPC 402.5].
- The maximum water temperature to a shower or tub/shower combination is 120°F. The water heater thermostat cannot be used as the control for this temperature. Valves shall provide scald and thermal shock protection, and be pressure-balanced, thermostatic, or combination pressure-balanced/thermostatic mixing in accordance with ASSE 1016 or ASME A112.18.1CSA B125.1. [CPC 408.3.2]

**Mechanical:**

- Mechanical ventilation is required in all bathrooms with tubs or showers. Operable window is not an accepted way of providing bathroom exhaust for humidity control. [CNC 405.3, CGSBC 4.506.1, CNC 303.3.1] The fan must provide minimum 50 CFM of air and be separately controlled from the lighting. Fans that operate less than 30 CFM [CNC 405.3, 405.3.1] The duct must terminate in the exterior not less than 3 feet from openings into the building, 3 ft from a property line or 10 ft from a forced air inlet. [CNC 502.2.1].
- Bathrooms with no tub or shower (that bath) do not require mechanical ventilation if they are provided with a window at least 3 sq. ft. half of which is operable [CPC R303.3].

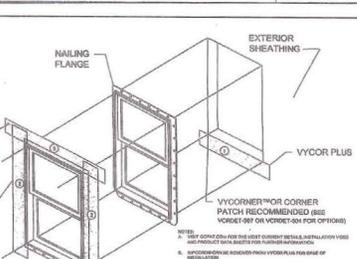
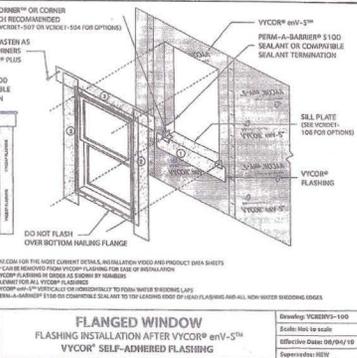
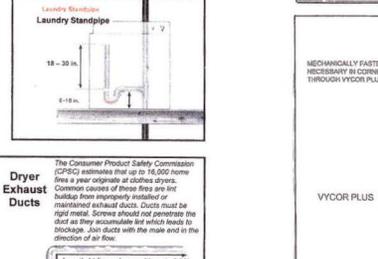
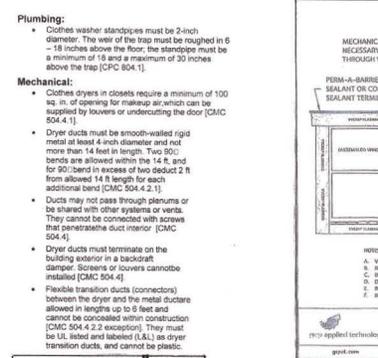
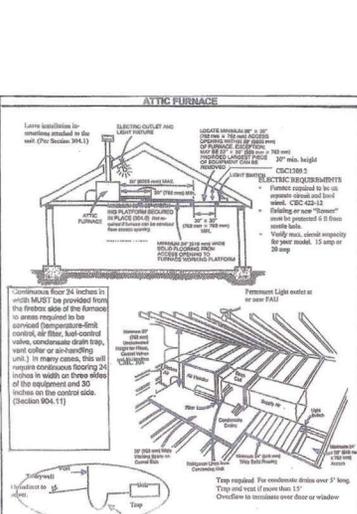
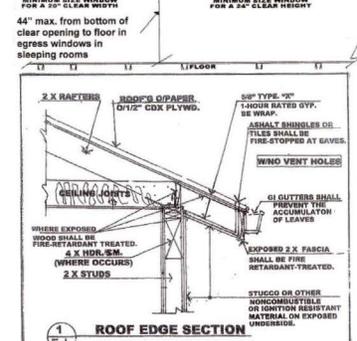
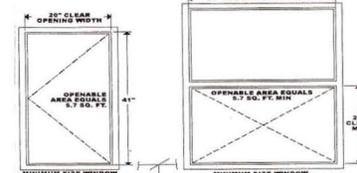
**Tile & Backing:**

- Water-resistant gypsum board (purple board) can be used as a tile backer board in areas that are not subject to direct exposure to water or high humidity [CPC R702.3.7.1]. Examples would be a wall behind a toilet or above a vanity countertop. Purple board cannot be used in a shower for direct application of tile. It can be used in showers behind a water-resistant membrane with mortar bed and a thin acceptable material for the application of tile in showers include cement board, fiber-cement board or glass mat gypsum backers [CPC R702.4.2].
- Bathrooms and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonporous surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor [CPC R307.2].
- See CPC 408.1 for information on lining for shower and receptors.

**Laundry Rooms**

**Electrical:**

- All new and altered lighting shall be high efficacy [CNC 150.001(A)]
- At least one light shall be controlled by a vacancy sensor (a manual-on, automatic-off occupancy sensor) [CNC 150.002(A)]
- All 125-volt through 250-volt receptacles in laundry areas require GFCI protection, including but not limited to the clothes washer and dryer receptacle. [CNC 210.84(A)(10)].
- All non-locking type 125-volt, 15- and 20-ampere receptacle outlets shall be listed tamper-resistant, except those within dedicated spaces for an appliance not easily moved from one place to another (behind clothes washer). [CNC 406.12(A)].
- A separate 20-amp circuit is required for the laundry equipment. The lights and other receptacles in the room cannot be on that circuit [CNC 210.84(C)].
- All circuits supplying outlets or devices in the laundry area (including laundry areas in garages) must be AFCI protected [CNC 210.12(A)].



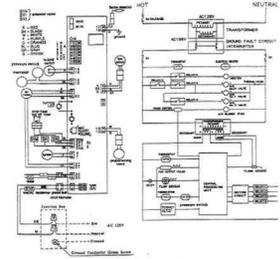
REVISIONS	BY

PLAN COMMENTS TO BE MADE BY ARCHITECT/ENGINEER  
 DATE: 05/20/2024  
 408-999-0224

**A PROPOSED BASEMENT AS LIVING WITH STAIRS FOR:**  
**THE SPENCER RESIDENCE**  
 1277 JACKSON ST., SANTA CLARA CA. 95050  
 PLAN: LOU COSTANZO - 1501 N SAN GABRIEL WAY, S.4. 95125 408-246-044-0224  
 STRUCTURAL ENGINEER: TONY TRUONG PE. 408-999-0224

**NOTES**

DRAWN: LOU COSTANZO  
 CHECKED: S.C.  
 DATE: 5-22-23  
 SCALE: NONE  
 SHEET: S-20210  
 E1



**Wiring Diagram**  
 Note: If any of the original wiring supplied with this appliance must be replaced, it must be replaced with appliance wiring material (AWM) of the equivalent. This is available through the manufacturer.

**For Your Safety**  
 PLEASE READ THIS MANUAL CAREFULLY AND FOLLOW IT EXACTLY FOR YOUR SAFETY.

- Follow all local codes, or in the absence of local codes, follow the most recent edition of the National Fuel Gas Code, ANSI Z223.1/NFPA 54 in USA or the CSA standard, CAN/CSA B149.1 or 2 Installation Codes for Gas Burning Appliances in Canada.
  - Properly ground the unit in accordance with all local codes, or in the absence of local codes, with the National Electrical Codes, ANSINFP 70 in the USA or CSA standard C22.1 Canada Electrical Code Part 1 in Canada.
  - Carefully plan where to install your Flash Water Heater. Insure that your heater will have enough combustible air, proper ventilation, and locate your heater where water leakage will not do damage to surrounding areas. If there is a possibility of water damage, install a suitable drain pan under the unit, which will not restrict combustible airflow.
  - Check the rating plate for the correct gas type, gas pressure, water pressure, and electrical rating. Do not install this unit if these requirements can't be met.
- 
- If a problem should occur, turn off all hot water taps and turn off the gas. Call a trained technician, the Gas Company, or the manufacturer.

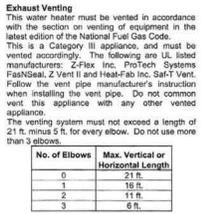
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**Specifications**

Natural Gas Input	Min. 37,000 Btu	Max. 165,000 Btu
LP Gas Input	Min. 35,000 Btu	Max. 165,000 Btu
Gas Connection	3/4" NPT	
Water Connections	3/2" NPT	
Water Pressure	Min. 15 psi	Max. 150 psi
Natural Gas Pressure Inlet	Min. 5" WC	Max. 10.5" WC
LP Gas Pressure Inlet	Min. 11" WC	Max. 14" WC
Manifold Pressure	Natural 3.2" WC	Propane 4.0" WC
Weight	60 lbs.	
Dimensions	24.5" H. 5.8" x 3"	
Ignition	Electronic Ignition	
Electrical Supply	AC 120 V	

• Inlet gas pressure must not exceed the above values.  
 • For gas pressures lower than 5" WC for natural gas, call the manufacturer.  
 • Before installing in areas over 4,500 feet above sea level, contact the manufacturer for high altitude adjustment instructions.  
 • Check the rating plate to insure this product matches your specifications.  
 • Takagi USA is constantly improving our products, therefore specifications are subject to change without prior notice.



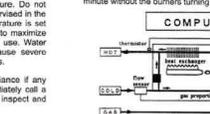
**Exhaust Venting**  
 This water heater must be vented in accordance with the section on venting of equipment in the latest edition of the National Fuel Gas Code. This is a Category III appliance and must be vented accordingly. The following are UL listed manufacturers: Z-Flex, Inc. ProTect Systems, Inc. FastNest, 2 Vent II and Heat-Fac Inc. Sa-T-Vent. Follow the vent pipe manufacturer's instruction when installing the vent pipe. Do not connect vent this appliance with any other vented appliance.  
 The venting system must not exceed a length of 21 ft. minus 5 ft. for every elbow. Do not use more than 3 elbows.

No. of Elbows	Max. Vertical or Horizontal Length
0	21 ft.
1	16 ft.
2	11 ft.
3	6 ft.

**Operation**

**General**  
 The Flash Water Heater is an instantaneous, tankless water heater designed to efficiently supply domestic or commercial hot water. The principle behind the Flash water heater is simple. Once a hot water tap is opened, the Flash's flow sensor detects the flow and the computer immediately signals the burners and heat water.

During operation, the computer monitors the gas temperature and flow rate, and controls the gas flow and fan speed to maintain a constant output temperature. After the burners are ignited the fan on temp will be 1. A minimum of 0.75 gallons per minute is required to turn the burners on, but after the burners are ignited, the flow rate can drop to 0.8 gallons per minute without the burners turning off.



**Temperature**  
 The output temperature of the T-K1 has been factory set for a maximum 120° F (50° C). This is electronically controlled by the computer and cannot be adjusted without a TK-RSD1 temperature controller. Further adjustment may be made by a technician with the hot to obtain the ideal water temperature. The actual output temperature is dependent on the inlet water temperature and the flow rate demanded. Consult the flow charts on the last page of this unit to determine the possible outlet temperature and flow rate combinations.

**WARNING:** Temperatures above 120° F (50° C) can cause serious burns or scalding. Children, the disabled and the elderly are at a high risk of being injured. Feel the water temperature before bathing or showering. Do not leave children, disabled persons, or the elderly unsupervised.

- Turning It On**
- Open a hot water tap, or turn on the water heater.
  - Unit will detect flow, burners will ignite. "Fire On" lamp will light up.



**Flow**

The flow rate through the T-K1 is limited to a maximum of 5.5 GPM. The flow rate, along with the supply temperature of the water will determine the outlet temperature of the water. Consult the flow charts on the last page of this manual to determine the possible outlet temperature and flow rate combinations. Based on the United States Department of Energy model testing water heater output, the T-K1 is rated for 216 gallons per hour, or 3.6 GPM at a 77° F inlet and outlet temperature. Refer to the following chart of typical household flow rates to determine what the T-K1 can do in a household application. Remember that for bathing, cold water will be mixed for a comfortable temperature, increasing the flow output rate.

Appliance / Flow Rate	Flow Rate (GPM)
Lavatory Faucet	1.0
Bath Tub	4.0
Shower	2.0
Kitchen Sink	1.5
Dishwasher	1.5
Washing Machine	2.0

Taken from UPC 1997

**Freeze Protection**

This unit comes equipped with heaters that discourage the unit from freezing. For this freeze prevention system to operate there has to be electrical power to the unit. This unit cannot be used in areas where electrical power is disconnected. The unit has been rated for temperatures down to 0° F (-18° C) in a wind free environment. The wind chill factor will cause the unit to freeze at temperatures above 0° F (32° C), even if the unit is installed indoors.  
 For indoor installation in areas where the temperatures will be well below freezing for extended periods of time, extend the internal thermostat to the outdoors and install a TK-VO3 backdraft prevention kit so that cold air will not backflow into the flue and cause the unit to freeze. Do not install the water heater in an area with extremely cold weather. This will void your warranty and Takagi Industrial Co. USA Inc. will not be responsible for any damage that occurs.

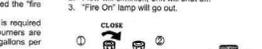
**Wall Hanging Installation**  
 For a wall mount installation, use TK-BK01 brackets to securely attach the T-K1 to the wall. Locate the heater as desired, but follow all applicable local codes, as well as the indoor or outdoor clearances that apply to the installation.

- Standing Installation**  
 If the unit is to be installed standing on a surface, adjust the legs so that the unit stands securely and level. Do not adjust the legs to adjust the flow rate. Do not install the unit standing directly on a combustible surface. Use a 3" non-combustible base.



Use the included L brackets to connect the unit to a wall to insure that it does not fall over. These brackets will maintain the required 1" clearance between the back of the unit and a combustible surface.

- Installation**
- If necessary, mix in cold water to get a comfortable temperature.
  - Turn it Off



**WARNING:** Do not have the flue terminal pointing toward any opening into a building. Do not locate your heater in a pit or any location where gas and water can accumulate.

**Accessories**  
 Check that all the parts listed below were included with the unit:

Parts	Shape	Number
Manual		1
Washer		4
Screws		4
Wall Mount Bracket		2

**Electrical Connections**  
 The T-K1 requires a 60 Hz 120 VAC electrical power supply, and it should be properly grounded in accordance with the most recent edition of the National Electrical Code, ANSINFP A 70 and any local codes. In Canada, all electrical wiring to the heater should be installed in accordance with the Canadian Electrical Code, CSA C22.1 Part 1, and any local codes. Do not rely on the gas or water piping to ground the metal parts of the heater.

- CAUTION:** Label all wires prior to disconnection when servicing controls. Wiring error can cause improper operation or servicing.
- A means for switching off the 120 VAC power supply must be provided.
  - Wire the heater exactly as shown in the wiring diagram.
  - A green screw is provided in the junction box for the grounding connection. Refer to the following wiring diagram. Wiring diagrams are also printed on the inside panel of the appliance.

**Indoor Clearances**

Piping side	12"
Front (Maintenance Space)	24"
Back of heater	1"
Non piping side	2"
Top of heater	11"

- Read the For Your Safety section in the beginning of this manual.
- This unit is not capable of being used as a pool or spa heater.
- The regulator is present at the factory. It is computer controlled and should not need adjustment.
- Suitable for potable water heating only. Well water or hard water may cause scale problems that will not be covered by the manufacturer's warranty.
- Maintain proper space for servicing. Install the unit so that it can be connected or removed easily.
- Insure that the electrical power can be switched off if necessary.
- Avoid installing in an area with high levels of dust, sand or debris. Particles may clog the air vent, reduce fan function, or cause improper combustion.
- Do not install the unit where the exhaust vent is pointing into any opening in a building or where the noise may disturb your neighbors.

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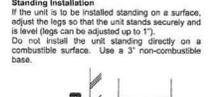
**WARNING:** Fire or explosion may result if the maximum supply pressures are exceeded. The manifold gas pressure should be at maximum 3.5" WC for natural gas, and 4.0" WC for propane. Always use approved connectors to connect the unit to its gas line. Always purge the gas line of any debris before connecting to the heater.

**WARNING:** Conversion of this unit from natural gas to propane or vice versa must be done in the field. Contact your local retailer or distributor to get the correct unit for your gas type. Always install a manual shut-off valve on the gas supply line in case of an emergency, or if service or maintenance is necessary. This appliance and its individual shut-off valve must be isolated from the gas supply piping system by uncoupling the unit and turning off the main gas valve during any pressure testing of the gas supply piping system at pressures equal to or less than 1/2 PSI. When all of the connections have been made, check the gas line for leaks. Apply soapy water to all gas fittings and connectors, if bubbles form, there may be a leak.

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**Outdoor Clearances**

Piping side	12"
Front (Maintenance Space)	24"
Back of heater	1"
Non piping side	2"
Top of heater	36"



If this unit is installed under an overhang, there must be a 36" clearance from the top of the unit to the overhang, and the surrounding area must be open in front and on the sides of the unit.

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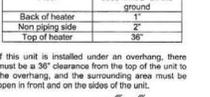
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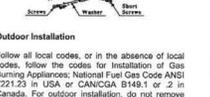
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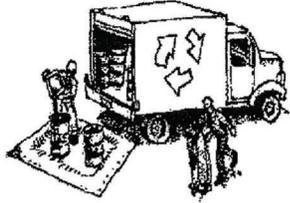
**Indoor Clearances**

Piping side	12"
Front (Maintenance	

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

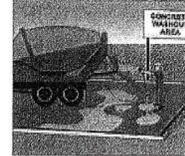
### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



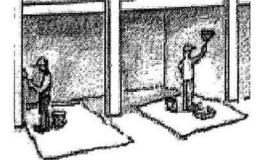
### Paving

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

### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



### Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

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

Dear Santa Clara Planning Department,

I am writing to request a property variance to exempt us from the requirement to provide additional covered parking on our property located at 1277 Jackson Street. We respectfully request that you grant us the variance based on the unique challenges we face in providing the additional covered parking.

Our property faces several obstacles that make it difficult to provide covered parking, including a substandard lot size and the absence of a garage. Additionally, we have an in-ground pool and hot tub that impede where additional parking could be positioned. While we have widened our driveway to accommodate more off-street parking, providing covered parking would be a significant challenge. We are open to other ideas if preferred, but we do not wish to compromise the safety or aesthetics of our property.

We have explored several alternative solutions to address the additional parking issue, including parking off-site, carpooling, and utilizing public transportation. While carpooling has worked for us, the other options do not meet our family's needs. We understand that the zoning regulations require covered parking, but we respectfully request an exemption based on the unique challenges we face.

We assure you that we will take all necessary measures to ensure that our property remains safe and aesthetically pleasing, even without covered parking. We are committed to complying with all other zoning regulations and appreciate the opportunity to work with the board to find a solution that meets everyone's needs. We would also like to emphasize that our in-ground pool and hot tub are essential to our family's quality of life, and we hope to find a solution that allows us to keep them intact.

As long-time residents of Santa Clara and proud homeowners, we hope that you will grant us the variance so that we may continue to enjoy our neighborhood and schools and make our property our forever home. We thank you for your time and consideration and look forward to hearing back from you soon.

Sincerely,

Brandon and Michelle Spencer



September 25, 2022

Santa Clara Planning Department  
Santa Clara City Hall  
1500 Warburton Street  
Santa Clara CA 95150

Subject: 1277 Jackson Street- Proposed Basement Excavation

**Purpose of this memo:** The house at 1277 Jackson Street is one of a trio of very similar Queen Anne Cottage style houses constructed prior to 1891.<sup>1</sup> Together they represent a late nineteenth century development pattern. The properties at 1295 and 1261 Jackson Street are on each side of 1277 Jackson St and each are individually listed in the Santa Clara Historic Resource Inventory. The owners of the property at 1277 Jackson Street have submitted a plan to replace the failing foundation. As part of the plan the partial basement will be excavated to an 8-ft. height basement, creating a space to be occupied. This will require compliance with life safety codes, including windows for egress, light and air. The City of Santa Clara has required that the plan be evaluated by qualified consultants to determine if the changes diminish the character- defining architectural features of the house or of the trio of buildings.

**The Study/Evaluation:** Urban Programmers was asked to review the proposed plans and to compare the changes with the Secretary of the Interior's Standards for Rehabilitation- the criteria used by the City of Santa Clara.

**Methodology:** Urban Programmers conducted a site visit and took photographs of the three properties. The proposed plans were reviewed to determine if the changes were consistent with the "Standards", and how the changes might affect the group when all three buildings were considered. Marvin Bamburg, AIA, Historic Architect(NWIC) and Bonnie Bamburg participated in this evaluation

**Existing property:** The site visit conducted by Urban Programmers on September 2, 2022, confirmed that although there have been alterations, the 3 Queen Anne Cottage style houses retained sufficient integrity to be recognized as a pattern of speculative development c. 1890 . The front and primary façade of 1277 Jackson St. appears very much the same as it did in the 1979 HRI photograph. The house at 1277 Jackson Street, and the other two, have identical designs that include the first floor raised 4 feet above grade, over the foundation and cripple wall. Each house has 6 steep steps leading to the front and side porches. Only the house at 1277 Jackson St. was available to be viewed on all facades, however, it appeared that all were very similar with horizontal board siding covering the walls including the basement where side windows appear to be original to the design..

Bonnie Bamburg, owner  
10710 Ridgeview Avenue  
San Jose California  
95127  
USA

Phone: 408-254-7171  
Fax: 408-254-0969  
E-mail: bbamburg@USA.net



Photograph 1 1277 Jackson St.

View” Front façade. Note the raised first level floor level. Few alterations to the architectural details of the front façade.



Photograph 2 1277 Jackson St.

View: Front façade and right side wall. Note the raised level of the porch and first floor.

**Proposed plans:**<sup>2</sup> The house will be lifted from the existing foundation and stabilized while the 6 foot 6 inches high basement is excavated approximately 2 feet and the new foundation is installed. The house will be lowered onto the new foundation and structurally connected. The basement room height floor to ceiling will be 8 feet. The final first floor elevation will remain the same as the original elevation. The stair accessing the new basement will be inside the house. The front porch and front façade features will be repaired where needed and

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<sup>2</sup> The proposed plans to create a usable basement were prepared by Lou Constanzo and dated 12-2802921 and are attached to this evaluation.

preserved. No changes are proposed for the front façade. The exterior changes are to add windows beneath the first-floor level to provide light and air and egress for the basement. The change on the right side of the house will be two new windows will be added and set within concrete a window well to provide emergency egress. On the left side small sliding style windows are set within the wall above grade in the same area that windows already exist.

No changes or alterations are proposed for the exterior facades above the basement level,

**The following is a comparison of the proposed basement level plans and the Secretary of the Interior's Standards, for rehabilitating historically important buildings.**

### **Secretary of the Interior's Standards for Rehabilitation and Rehabilitating Historic Buildings**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The house at 1277 Jackson Street will retain the historic residential use.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The character of the house will be retained with no changes to the architectural features of the Queen Anne Cottage. There is very little removal of existing material, all distinctive features and spaces that characterize the house will be retained. Providing a usable basement does not require the removal of distinctive materials.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed plan to add living space in a basement will not change the sense of the c. 1890 historical development. The house was developed with a basement. No conjectural features will be added.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

All architectural features will be retained. Although none of the alterations have acquired historic importance, none will be removed.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The foundation has failed and must be replaced. The foundation is not considered a distinctive feature or one that represents specific construction techniques or craftsmanship.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

During the proposed construction, any deteriorated material, horizontal board siding or window frames will be repaired or replaced in kind.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Although a specification for painting or repair have not been prepared, there is no reason that harsh chemical treatments would be considered.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Because the site has been disturbed by the construction of the existing house and basement it is unlikely that archeological resources of importance would be found. However, an archeological survey was not conducted as part of this evaluation process.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed plans do not destroy important historical materials of features that characterize the Queen Anne Cottage architecture.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Replacing the foundation will provide for the preservation of the building. It is not considered an addition and would not be removed in the future.

The proposed plan to add a functional basement to the historic house is in conformance with the Secretary of the Interior's Standards.

Three Queen Anne Cottages in a Row. The row of three Victorian era house listed in the Santa Clara Historical Resources Inventory, are the same style, and form and mass. All are single story and have partial basements with the main floor elevated above the grade approximately 4 feet. Each has 6 stairs leading to the porch and horizontal board siding on all walls of the buildings. Each house also has windows in the basement walls below the first level.

The proposed excavation of the basement at 1277 Jackson Street will allow the occupancy use of the basement and maintain the same approximately 4-foot elevation to the porch and first level floor. The overall height of the house remains the same. The proposed plan does not change the appearance of the row of three Queen Anne Cottages, nor does it detract from the historic development pattern o shown by f the three c.1890 houses. The proposed excavation of the basement at 1277 Jackson Street will not be an adverse change to the architectural character of the house or the neighboring houses. The significance stated in the 1979 Historic Resources Inventory will be maintained and is not diminished by the proposed plan to provide additional height in the basement of 1277 Jackson Street.

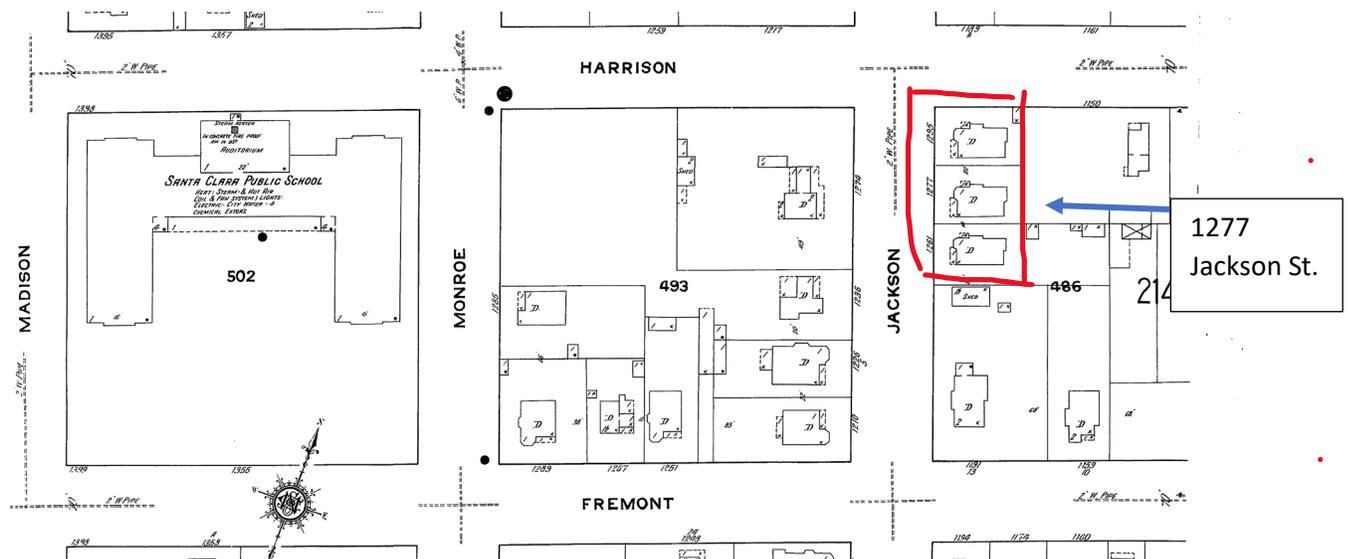


Figure 1 Section of the 1915 Santa Clara Sanborn Map page 213, showing the 3 Queen Anne cottages.



Photograph 3 1261 Jackson Street.

View: Front façade showing the very similar Queen Anne Cottage architectural design found in the three houses including the 6 steps to the first level, approximately 4 feet above grade level.



Photograph 4      1277 Jackson Street

View: front and right

façade showing the first level floor is approximately 4 feet above grade Proposed windows would be on this side of the building, which is not visible from the street..



Photograph 5 1295 Jackson Street.

View Front façade showing the steep steps to the first level of the house, approximately 4 feet above grade. This house shows the most remodeling and loss of architectural details yet retains a visual connection to the other two homes.

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
 HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
 UTM: A \_\_\_\_\_ B \_\_\_\_\_  
 C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic name: \_\_\_\_\_
3. Street or rural address: 1277 Jackson St.  
 City Santa Clara Zip 95050 County Santa Clara
4. Parcel number: 269-15-13
5. Present Owner: Engelhaupt Address: same  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private X
6. Present Use: Single family res. Original use: Single family res.

DESCRIPTION

- 7a. Architectural style: Queen Anne Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: 1277 Jackson Street is a single story wooden residence built on a rectangular plan and designed in a Queen Anne Cottage style. The structure exhibits a steeply hipped central roof with 2 offset pedimental-shaped gables and 3 low hipped porch roofs projecting from it. The various roof planes are sheathed in patterned asphalt shingles. The body of the house is sheathed in wide ship lap with over-sized wooden endboards. Fishscale shingles ornament the 2 gables. The facade is distinguished by a slightly cut-out, angled bay and two porches: a rectangular entry porch that is supported by 5 turned posts and a small side-entry porch supported by 3 turned posts. Both porches contain 6 straight step wooden stairs and are highly ornamented by sunbursts and cut-out wooden screens under the boxed cornice and plain frieze of the porch roofs. Fenestration is generally single and paired, rectangular double-hung windows. A small palladian window highlights the front facing gable. Spindles, pendants and carved, oversized, wooden brackets ornament one side of the angled bay. Landscape is minimal. The rear attached garage is an addition.



- Construction date:  
 Estimated 1889 Factual \_\_\_\_\_
- Architect Unk.
- Builder Unk.
1. Approx. property size (in feet)  
 Frontage 50 Depth 76  
 or approx. acreage \_\_\_\_\_
2. Date(s) of enclosed photograph(s)  
April 11, 1979

13. Condition: Excellent \_\_\_ Good  Fair \_\_\_ Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Attached rear garage
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up   
Residential  Industrial \_\_\_ Commercial \_\_\_ Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_  Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site?  Moved? \_\_\_ Unknown? \_\_\_
18. Related features: One of 3 identical houses in a row.

**SIGNIFICANCE**

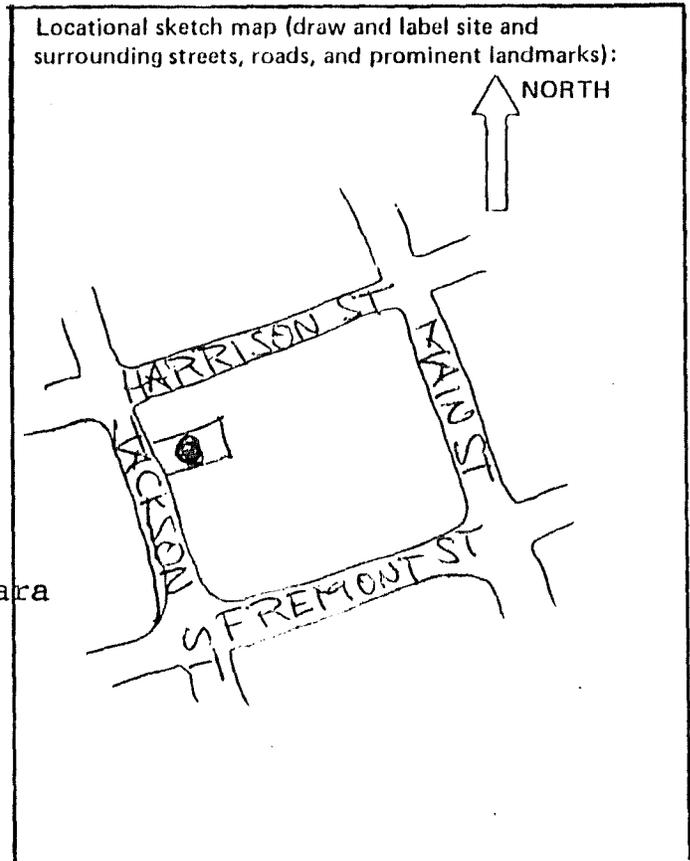
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)  
 The site is significant primarily due to its architecture and the fact that it is one of 3 identically planned houses (with #1295 and #1261 Jackson) which despite minor alterations in detail over the years, perfectly reflect the early speculative housing techniques for residential development in Santa Clara. The set of 3 identical Victorian houses in a row provides a unique addition to the City's urban heritage. The 1891 Sanborn Insurance map shows all three identical Queen Anne Cottages built on their present locations except that their lot sizes are much larger. The 1915 City Directory lists Augustine J. Cronin as the owner/occupant of the residence.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)  
 Architecture  Arts & Leisure \_\_\_  
 Economic/Industrial \_\_\_ Exploration/Settlement   
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Sanborn Insurance Map 1891, 1915. Polks City Directory 1915.

22. Date form prepared Dec. 1, 1980  
 By (name) Miller/Giudici/Zavlaris of  
 Organization for the City of Santa Clara  
 Address: 1500 Warburton  
 City Santa Clara Zip 95050  
 Phone: (408) 984-3111

RC





## Agenda Report

23-1348

Agenda Date: 12/7/2023

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### SUBJECT

Consideration of a Significant Property Alteration Permit for a 556 Square-Foot Addition to the Basement and a 590 square foot First Floor Addition to a Mills Act Residence and a Variance for the Construction of a New Nonconforming Garage at 324 Madison Street

#### BACKGROUND

The 8,950 square-foot subject property is located on the northwest corner of Madison Street and Jonathan Street and includes a 1,393 square-foot three-bedroom, one-bathroom one-story residence constructed in 1936 or 1938 in the Mediterranean Revival architectural style. The property has a 364 square foot detached one-car garage that was built in 1955. The subject property was added as a historic resource to the City's Historic Resource Inventory (HRI) List and received a Mills Act Contract in 2022.

The project is before the Historical and Landmarks Commission (HLC) for a recommendation to the Planning Commission for the proposed Major Significant Property Alteration Permit to add habitable square footage to the basement and first floor of the existing three-bedroom, one-bathroom main residence resulting in a four-bedroom, 3-bathroom single-family residence. The applicant has also applied for a Variance to demolish the existing detached garage for the construction a new detached two-car garage. The Variance is required because the new proposed garage would not conform to the height and square footage requirements in the Zoning Ordinance.

#### DISCUSSION

The applicant is proposing to add habitable square footage to the basement and first floor of the historic main residence. The rear wall of the house is proposed to be removed as a part of the construction of the new addition. This portion of wall includes repetitive features and duplicate wall cladding and represents a proportionately small amount of loss. There are three windows that are proposed to be salvaged and reused in new locations within the project. The alterations and additions proposed will be compatible with the historic character of the main residence and differentiated through detailing, materials, and forms. The proposed roofing tiles will match and be continuous with the existing roofing tiles to create compatibility while still providing differentiation. The new addition will have compatible stucco cladding siding but will feature a differentiated texture from the existing walls.

Also proposed is the removal of the existing garage, which was constructed after the main residence. The existing one-car garage is not a contributing building to the historic residence. The new proposed garage is larger in size and includes a half bathroom. Variances are required for the proposed garage's size and height. The applicant has applied to increase the allowable garage size from the Code maximum of 480 square feet to 671 square feet and to increase the building height of the accessory structure to 17 feet where 12 feet is the maximum.

The Planning Division is currently updating the City's Zoning Ordinance. As proposed, the draft Zoning Ordinance would make several changes to the residential accessory structure development standards, including increasing the height allowance to 16 feet and the square footage allowance to 600 square feet.

### Conclusion

A Secretary of the Interior's Standards Review was prepared by Archives and Architecture to analyze both aspects of the project. The report concludes, and staff concurs, that the proposed additions to the main residence adhere to the Secretary of the Interior's Standards for Rehabilitation in that the addition will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed scope and treatment outlined in development plans indicate that the proposed alterations would be compatible with the historic materials, features, size, scale, proportion, and massing to the protect the integrity of the property and its environment.

Given that the Zoning Code is currently being updated and would modify aspects of the residential accessory structure development standards, staff recommends that the size of the structure is reduced to 600 square feet and that the height of the structure is reduced to 16 feet to comply with the proposed Zoning Ordinance.

### **ENVIRONMENTAL REVIEW**

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 - Existing Facilities, in that the project is limited to an addition to a historic single-family residence and the construction of a new two-car garage.

### **PUBLIC CONTACT**

On November 22, 2023, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. At the time of preparation of this report, the Planning Division has not received any public comments.

### **RECOMMENDATION**

Staff recommends that the Historical and Landmarks Commission recommend approval of the Significant Property Alteration (SPA) Permit to the Planning Commission for the proposed addition to the historic resource, subject to the procedures outlined in the Preservation Treatment Plan attached to the Development Plans.

Staff recommends the Historical and Landmarks Commission recommend the redesign of the proposed garage to the Planning Commission prior to approving the Variance to reduce the size of the garage to 600 square feet and to reduce the height of the garage to 16 feet.

Prepared by: Tiffany Vien, Associate Planner  
Reviewed by: Rebecca Bustos, Principal Planner  
Approved by: Lesley Xavier, Planning Manager

**ATTACHMENTS**

1. Development Plans
2. Variance Statement of Justification
3. Secretary of the Interior's Standards Review
4. Mills Act Contract

**GENERAL NOTES**

- ALL WORK, MATERIALS AND METHODS SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES:  
 2022 CALIFORNIA RESIDENTIAL CODE AND AMENDMENTS  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA GREEN BUILDING CODE  
 2022 CALIFORNIA ENERGY CODE  
 AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THIS PROJECT LOCATION.
- ANY DISCREPANCIES BETWEEN THESE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THESE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
- DO NOT SCALE DRAWINGS. DIMENSIONS NOT GIVEN ARE TO BE CALCULATED IN THE FIELD FROM AVAILABLE DATA ELSEWHERE IN THESE SET OF PLANS. JOB SPECIFICATIONS (IF APPLICABLE), AND/OR MANUFACTURER'S SPECIFICATIONS.
- DIMENSIONS MARKED "CLEAR" OR "CLR." SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- "SM" SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR THE SIMILAR CONDITIONS THROUGHOUT.
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
- THESE DRAWINGS ARE THE SOLE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION, COPYING, ALTERATION, OR USE OF THESE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND PUNISHABLE BY LAW.

APN:	289-41-030		
ZONING:	R1-6		
OCCUPANCY:	R-3 U		
CONSTRUCTION TYPE:	SN (NO FIRE SPRINKLERS)		
FLOOD ZONE:	X		
NET LOT AREA:	8,960 SF		
<b>HABITABLE FLOOR AREA:</b>	<b>EXISTING</b>	<b>CHANGE IN</b>	<b>TOTAL</b>
MAN RESIDENCE	1,393 SF	+998 SF	1,983 SF
1ST FLOOR	1,393 SF	+998 SF (1)	1,983 SF
BASEMENT	0 SF	+590 SF (1)	590 SF
<b>TOTAL</b>	<b>1,393 SF</b>	<b>+1448 SF</b>	<b>2,339 SF</b>
<b>NON-HABITABLE FLOOR AREA</b>	<b>EXISTING</b>	<b>CHANGE IN</b>	<b>TOTAL</b>
GARAGE	364 SF	+ 307 SF	671 SF
BASEMENT (2)	933 SF	NONE	933 SF
BRICK CHIMNEY (EXTERNAL)	8 SF	NONE	8 SF
STORAGE SHED	120 SF	NONE	120 SF
<b>COVERED PORCHES:</b>	<b>EXISTING</b>	<b>CHANGE IN</b>	<b>TOTAL</b>
RESIDENCE ENTRY PORCH	95 SF	NONE	95 SF
GARAGE SIDE PORCH	258 SF	-259 SF	0 SF
	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWED</b>
<b>LOT COVERAGE:</b>	<b>2,238 SF (25.0%)</b>	<b>2,877 SF (32.1%)</b>	<b>3,580 SF (40%)</b>

**NOTES:**  
 (1) THE STAR SQUARE FOOTAGE IS ONLY COUNTED ON THE 1ST FLOOR. THIS IS WHY THE ADDED BASEMENT SQUARE FOOTAGE IS 34 SF LESS THAN THE ADDED 1ST FLOOR SQUARE FOOTAGE.  
 (2) THE EXISTING BASEMENT HAS AHEAD CLEARANCE OF 4.4'-0" TO THE UNDERSIDE OF GROSS AND IS USED FOR MECHANICAL, PLUMBING, WATER HEATER AND STORAGE. THERE ARE NO WINDOWS IN THE BASEMENT.



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**PROJECT TEAM** 4

- SCOPE OF WORK**
- REAR ADDITION TO ACCOMMODATE MASTER BEDROOM WITH WALK-IN CLOSET AND ENLARGE BATHROOM, LAUNDRY, STORAGE CLOSETS, SIDE ENTRY AND GUEST SUITE AT BASEMENT.
  - CONVERT EXISTING BEDROOM INTO A FAMILY ROOM.
  - REMOVE EXISTING LAUNDRY AREA AND BASEMENT STAIRS AND CONVERT SPACE TO LARGER KITCHEN.
  - DEMOLISH (E) 1-CAR GARAGE AND BUILD NEW 2-CAR GARAGE.

- ARCHITECTURAL**
- A1.0 PROJECT INFO, SITE PLAN
  - A2.0 1ST FLOOR DEMOLITION
  - A2.1 BASEMENT DEMOLITION
  - A3.0 PROPOSED 1ST FLOOR PLAN
  - A3.1 2ND PROPOSED 1ST FLOOR PLAN
  - A4.0 ROOF PLAN - HOUSE, ROOF PLAN (E) GARAGE
  - ROOF PLAN - (N) GARAGE
  - A5.0 EXISTING BUILDING ELEVATIONS
  - A5.1 PROPOSED BUILDING ELEVATIONS
  - A5.2 DETAILS
- HISTORIC PRESERVATION**
- HP1 HISTORIC PRESERVATION PLAN

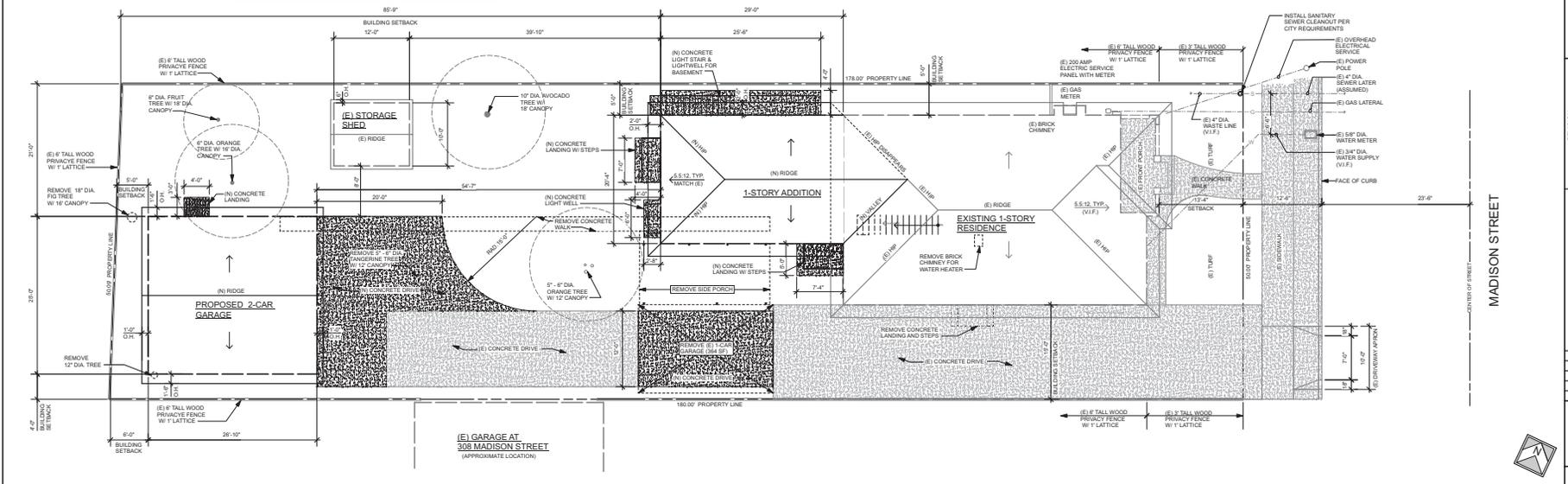
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ABBREVIATIONS	8	GENERAL NOTES	7	PROJECT INFO	6	LOCAL MAP	5	SCOPE OF WORK	3	SHEET INDEX	2
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**REAR YARD AREA CALC:**  
 REAR YARD REQUIRED = 50x20x.60 = 600 SF  
 REAR YARD PROVIDED = (4x20)+(25' x 20)+(5.5' x 25') = 717.50 SF



**SITE PLAN** 1/8" = 1'-0" 1

ADDITION & REMODEL TO THE RESIDENCE AT:

**324 MADISON STREET**  
 SANTA CLARA, CA 95050  
 APN: 289-41-030

JURISDICTION APPROVAL STAMP

REVISION	DATE	DESCRIPTION

ISSUE: PLANNING APPLICATION  
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 CHECKED BY: RMA  
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SHEET TITLE: PROJECT INFORMATION SITE PLAN

DRAWING NO. **A1.0**

OF 10 SHEETS 2023-01\_TRAN v2023.wxw 6/29/23

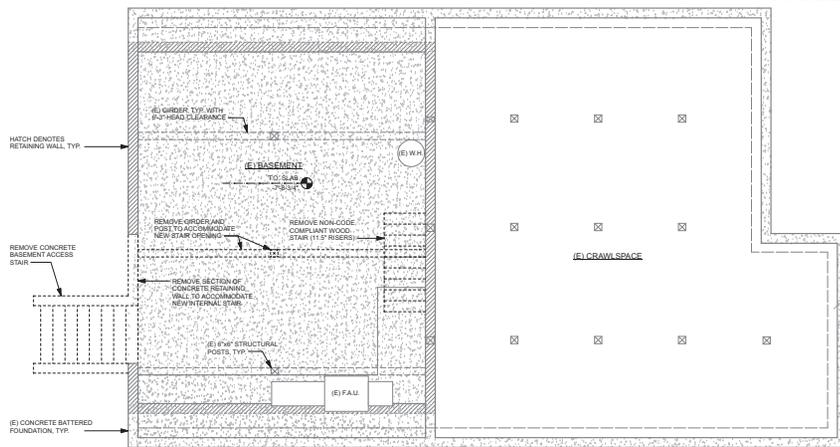


**DEMOLITION LEGEND**

- WALL TO REMAIN
- WALL TO REMOVE
- ITEM TO REMAIN
- ITEM TO REMOVE

**DEMOLITION PLAN GENERAL NOTES**

1. ATTENTION ALL WORKERS. THIS IS A HISTORIC STRUCTURE RECOGNIZED BY THE CITY AS A HISTORIC RESOURCE AND THEREFORE GREAT CARE SHOULD BE TAKEN WHEN WORKING ON THE STRUCTURE. PRIOR TO COMMENCEMENT OF WORK ALL WORKERS MUST UNDERSTAND THAT ITEMS NOT SPECIFICALLY NOTED ON THESE DRAWINGS AS BEING ALTERED OR REMOVED MAY RESULT IN LARGE FINES PENALTIES AND POTENTIAL LOSS OF PROPERTY TAX SAVINGS (APPLIES TO MULTIFAMILY PROPERTIES) TO THE HOMEOWNER. IF THERE ARE ANY QUESTIONS ABOUT WHICH ITEMS ARE TO BE REMOVED THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR THIS PROJECT PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. CEASE OPERATION AND NOTIFY OWNER IMMEDIATELY IF SAFETY OF STRUCTURES APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
4. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURES. PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT.
5. GENERAL CONTRACTOR SHALL EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR EXISTING SUBSTRATES TO RECEIVE NEW FINISH SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIAL, ONCE INSTALLED. PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, WALL AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS. PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN. PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES DAILY ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.



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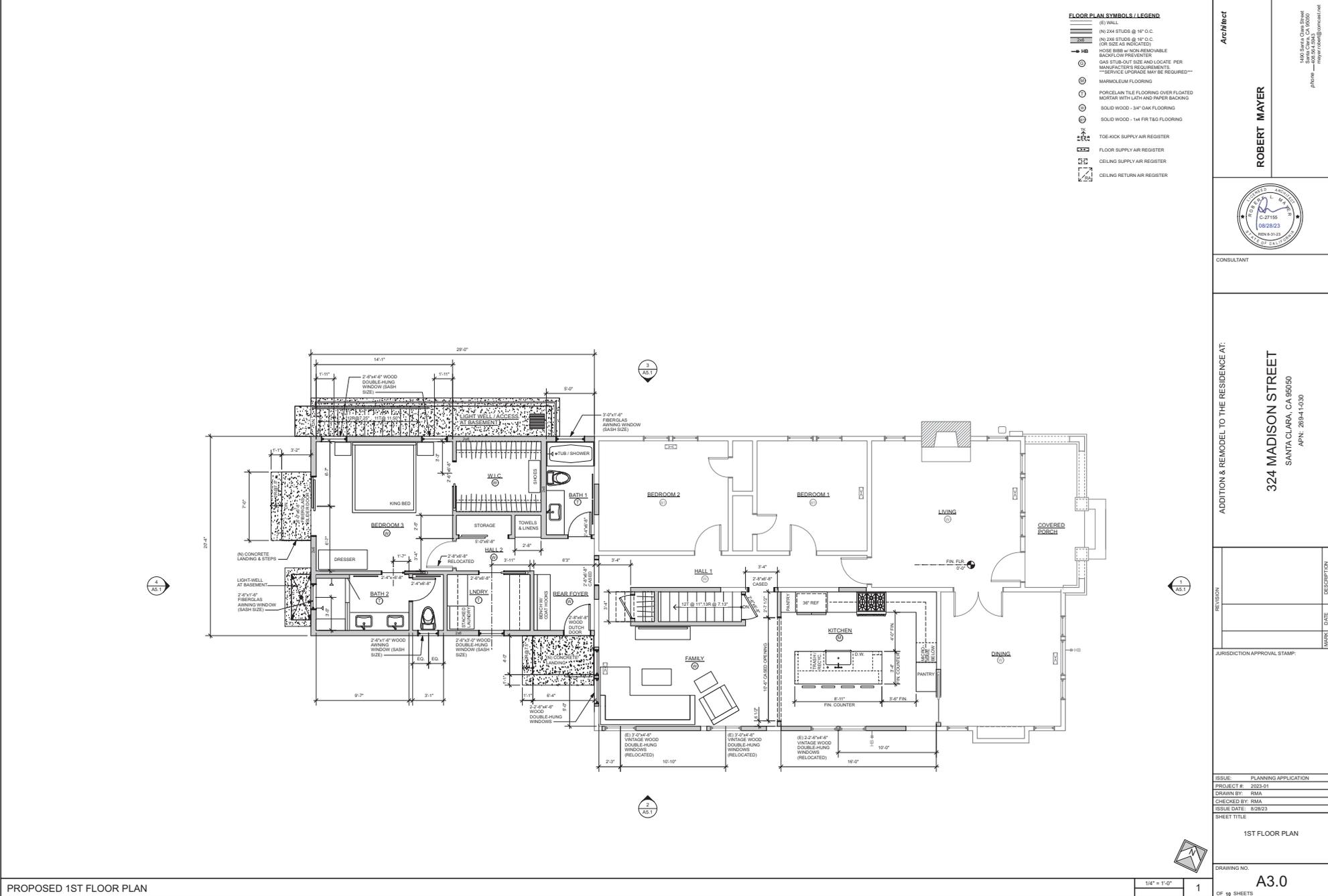
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ISSUE: PLANNING APPLICATION  
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SHEET TITLE  
**BASEMENT DEMOLITION**

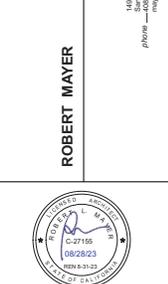
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**A2.1**



- FLOOR PLAN SYMBOLS / LEGEND**
- (E) WALL
  - (N) 2X4 STUDS @ 16" O.C.
  - (N) 2X6 STUDS @ 16" O.C. (OR SIZE AS INDICATED)
  - HOSE EBB w/ NON-REMOVABLE BACKFLOW PREVENTER
  - GAS FIT-UP KIT SIZE AND LOCATE PER MANUFACTURER'S REQUIREMENTS \*\*\*SERVICE UPGRADE MAY BE REQUIRED\*\*\*
  - (M) MARMOLEUM FLOORING
  - (T) PORCELAN TILE FLOORING OVER FLOATED MORTAR WITH LATH AND PAPER BACKING
  - (S) SOLID WOOD - 3/4" OAK FLOORING
  - (S) SOLID WOOD - 1/4" FIR T&G FLOORING
  - (R) TOE-KICK SUPPLY AIR REGISTER
  - (F) FLOOR SUPPLY AIR REGISTER
  - (C) CEILING SUPPLY AIR REGISTER
  - (R) CEILING RETURN AIR REGISTER

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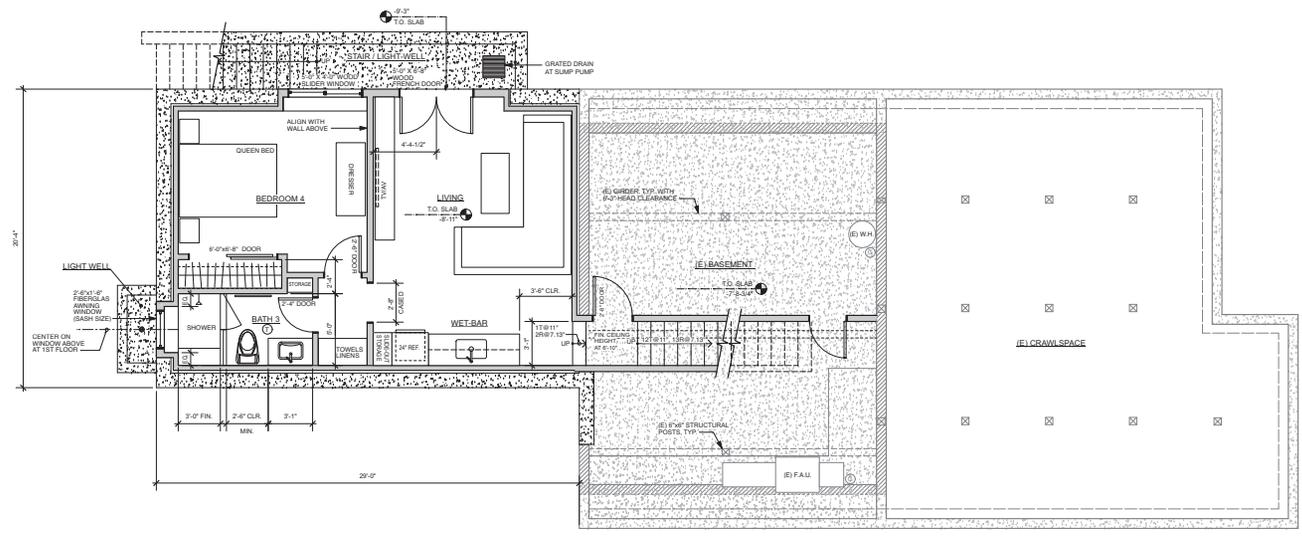
ISSUE: PLANNING APPLICATION  
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CHECKED BY: RMA  
ISSUE DATE: 02/23

SHEET TITLE  
**1ST FLOOR PLAN**

DRAWING NO.  
**A3.0**

PROPOSED 1ST FLOOR PLAN

- FLOOR PLAN SYMBOLS / LEGEND**
- (E) WALL
  - (N) 2x4 STUDS @ 16" O.C.
  - (N) 2x8 STUDS @ 16" O.C. (OR SIZE AS INDICATED)
  - HOSE BIBB w/ NON-REMOVABLE BACKFLOW PREVENTER
  - QAS STUB-OUT SIZE AND LOCATE PER MANUFACTURER'S REQUIREMENTS  
\*\*SERVICE UPDATES MAY BE REQUIRED\*\*
  - PORCELAIN TILE FLOORING



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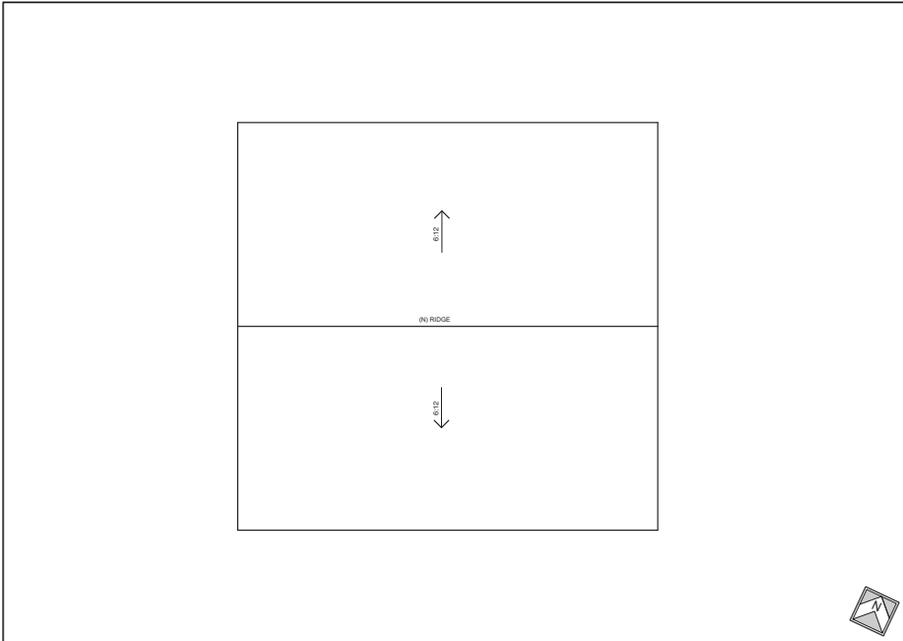
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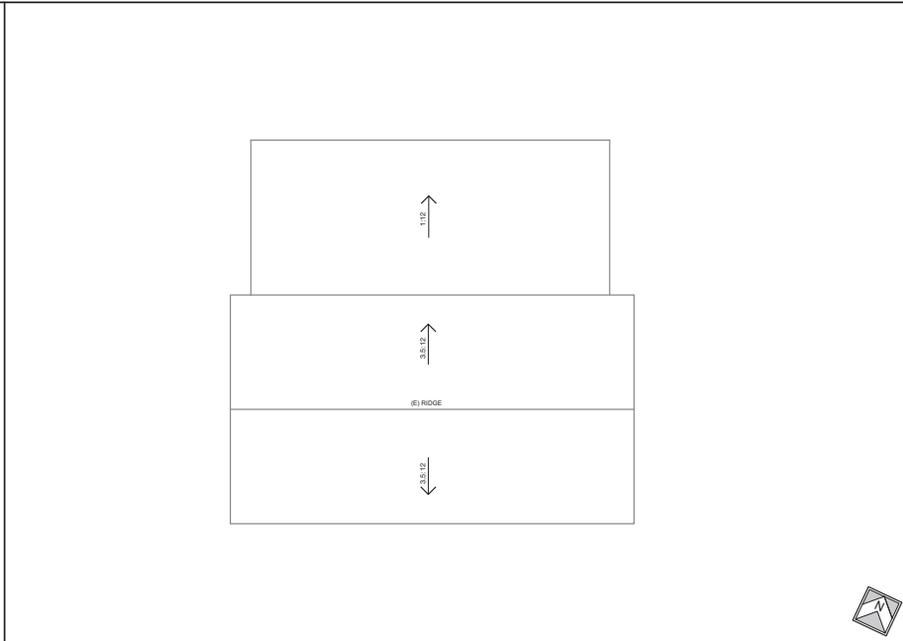
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ISSUE DATE:	08/23
SHEET TITLE	BASEMENT PLAN



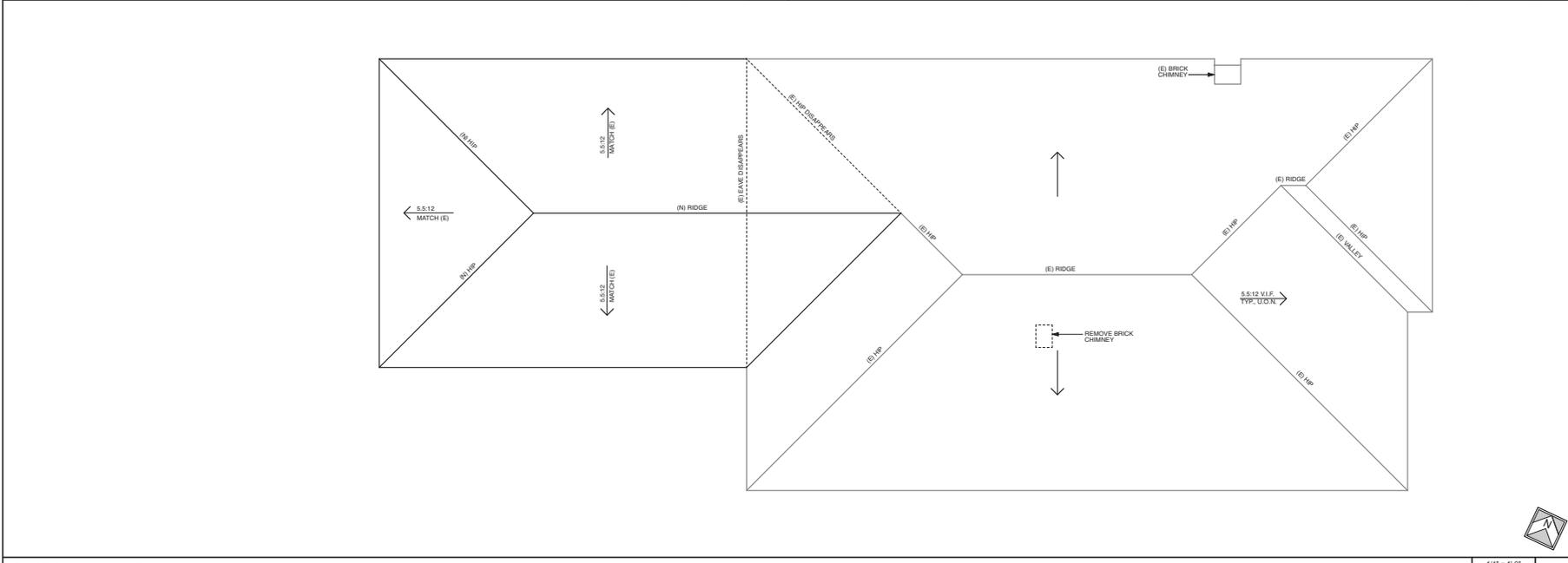
BASEMENT FLOOR PLAN



ROOF PLAN - (N) GARAGE



ROOF PLAN - (E) GARAGE



ROOF PLAN - HOUSE

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REVISION	MARK	DATE	DESCRIPTION

JURISDICTION APPROVAL STAMP

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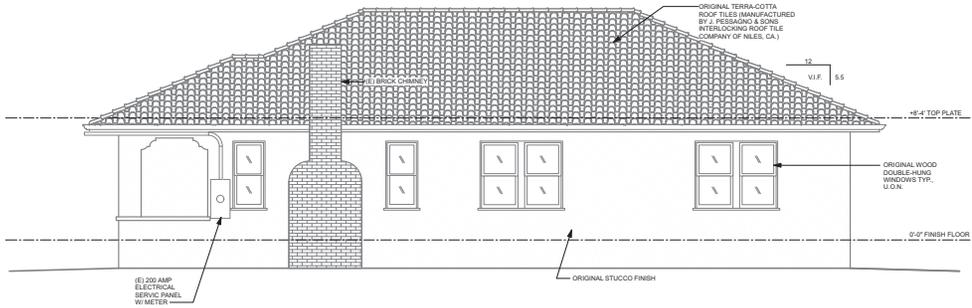
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ROOF PLAN - HOUSE  
ROOF PLAN - (E) GARAGE  
ROOF PLAN - (N) GARAGE

DRAWING NO.

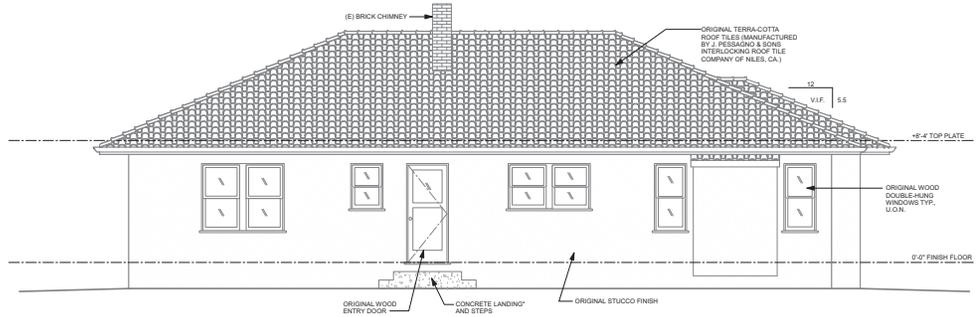
**A4.0**

OF 10 SHEETS  
2023-01\_TRAN v2023.wvx 8/29/23



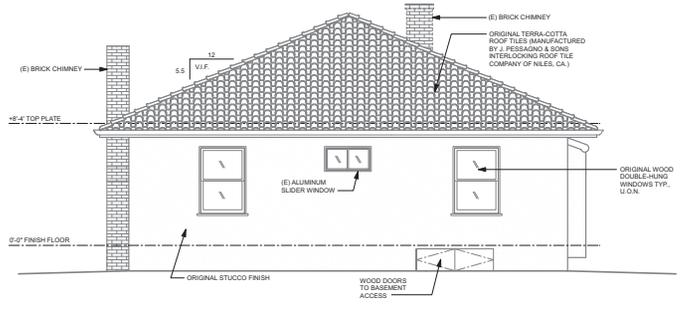
EXISTING RIGHT ELEVATION

1/4" = 1'-0"  
3



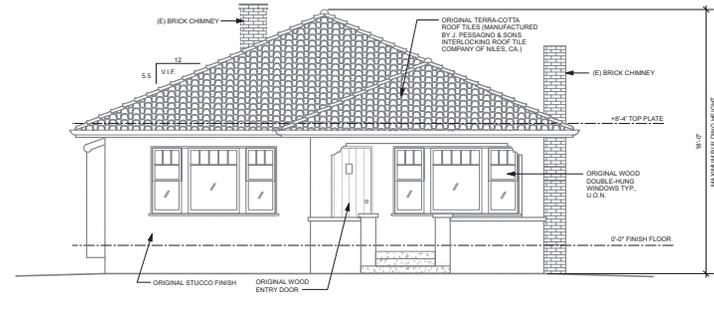
EXISTING LEFT ELEVATION

1/4" = 1'-0"  
2



EXISTING REAR ELEVATION

1/4" = 1'-0"  
4



EXISTING FRONT ELEVATION

1/4" = 1'-0"  
1

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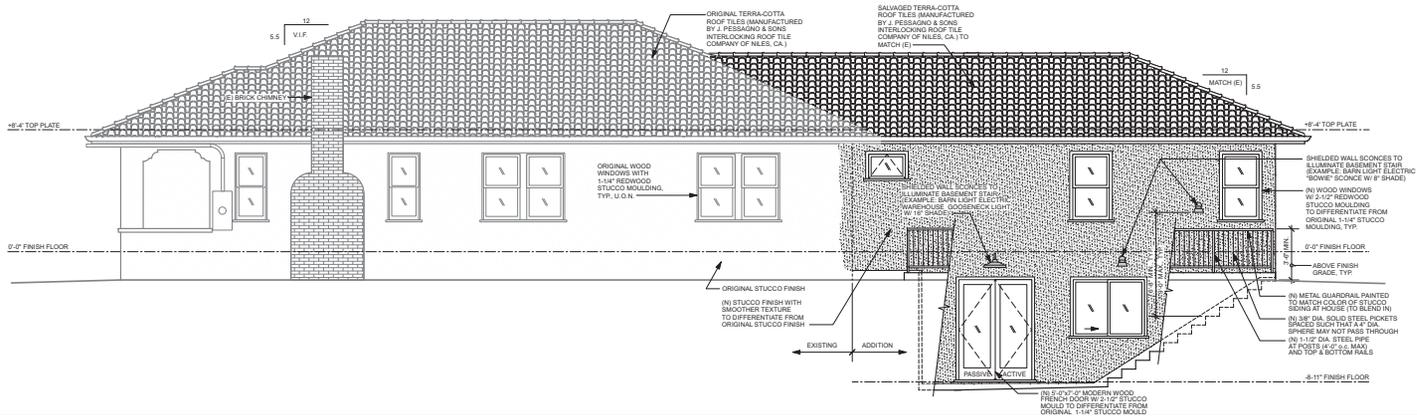
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ISSUE: PLANNING APPLICATION  
PROJECT #: 2023-01  
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SHEET TITLE  
**EXISTING ELEVATIONS**

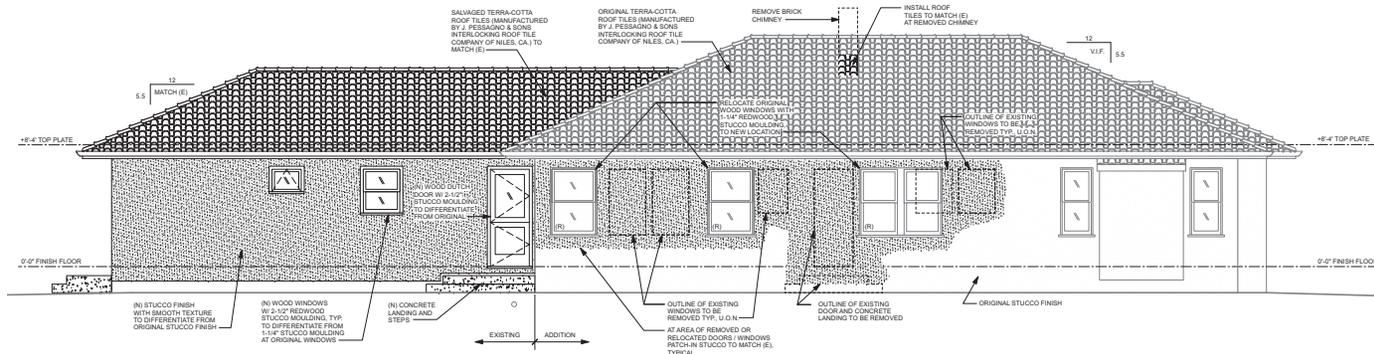
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OF 10 SHEETS  
2023-01\_TRAN v2023.wvx 6/29/23



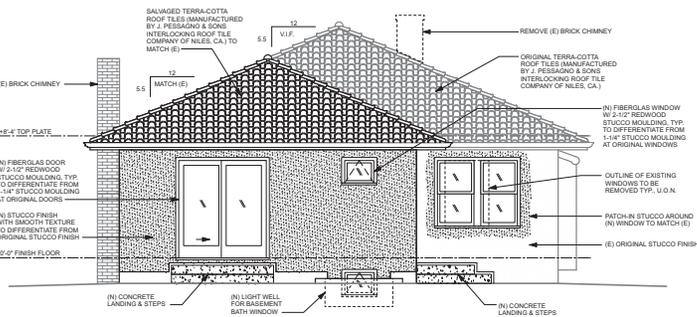
PROPOSED RIGHT ELEVATION

1/4" = 1'-0" 3



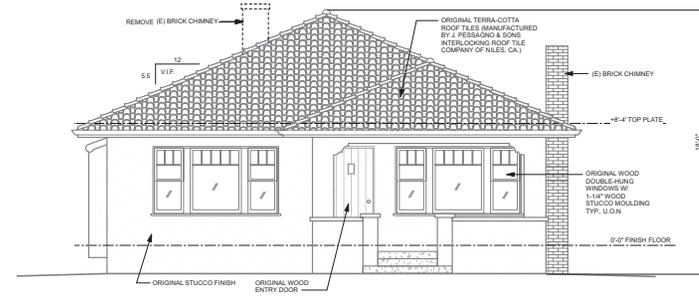
PROPOSED LEFT ELEVATION

1/4" = 1'-0" 2



PROPOSED REAR ELEVATION

1/4" = 1'-0" 4



PROPOSED FRONT ELEVATION

1/4" = 1'-0" 1

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APN: 2894-1-030

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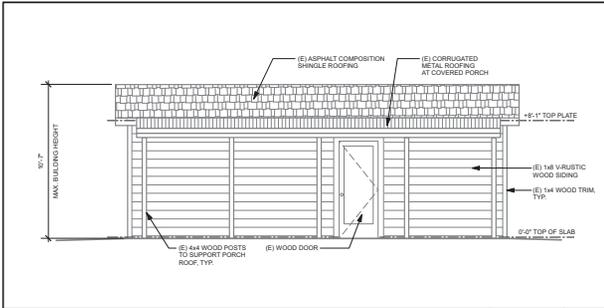
ISSUE: PLANNING APPLICATION  
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CHECKED BY: RMA  
ISSUE DATE: 8/28/23

SHEET TITLE  
PROPOSED ELEVATIONS

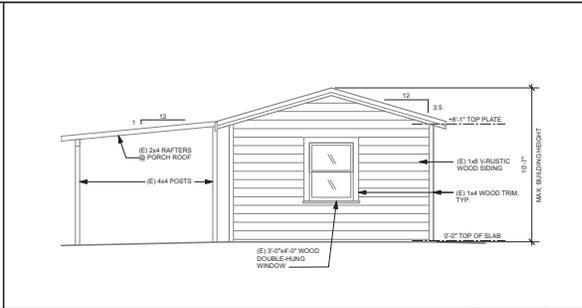
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A5.1

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2023-01\_TRAN v2023.wvx 6/20/23

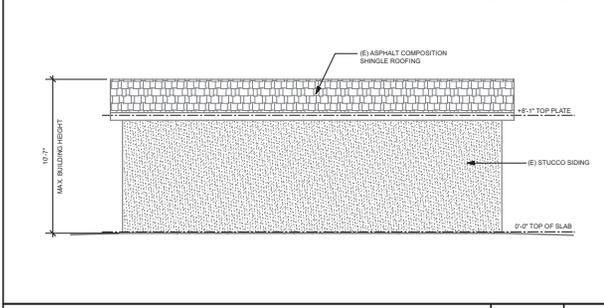
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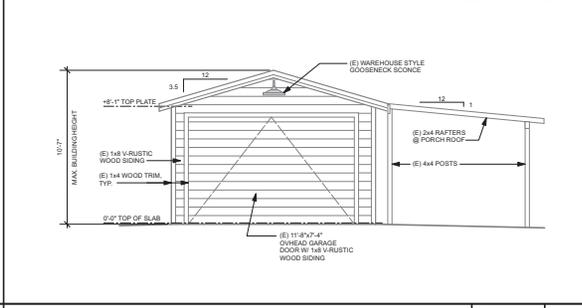
**GARAGE - EXISTING RIGHT ELEVATION** 1/4" = 1'-0" 10



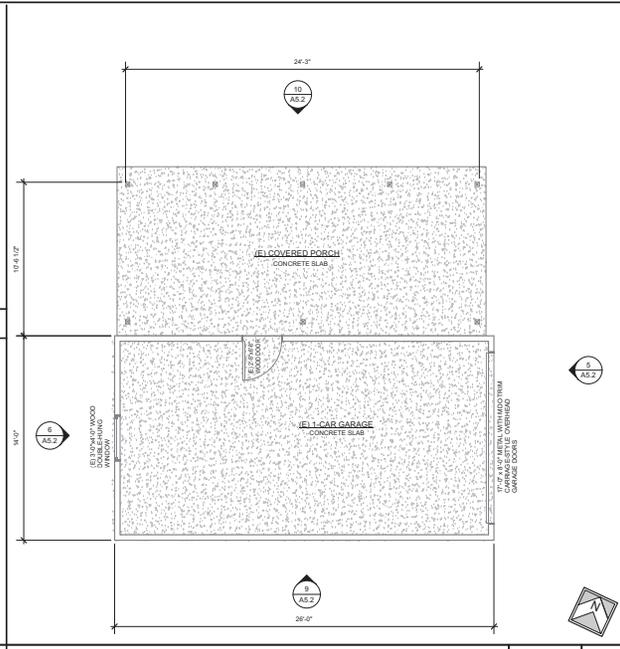
**GARAGE - EXISTING REAR ELEVATION** 1/4" = 1'-0" 6



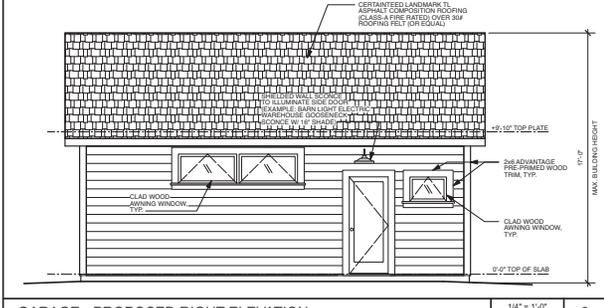
**GARAGE - EXISTING LEFT ELEVATION** 1/4" = 1'-0" 9



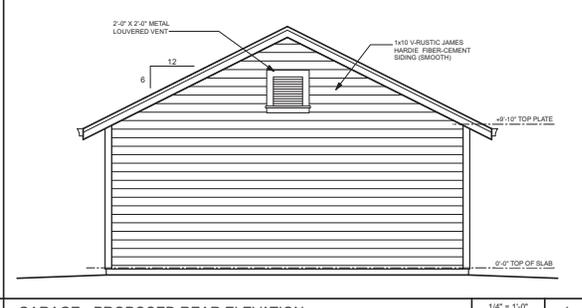
**GARAGE - EXISTING FRONT ELEVATION** 1/4" = 1'-0" 5



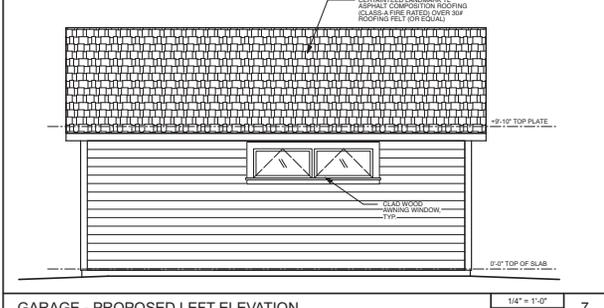
**GARAGE - EXISTING FLOOR PLAN** 1/4" = 1'-0" 2



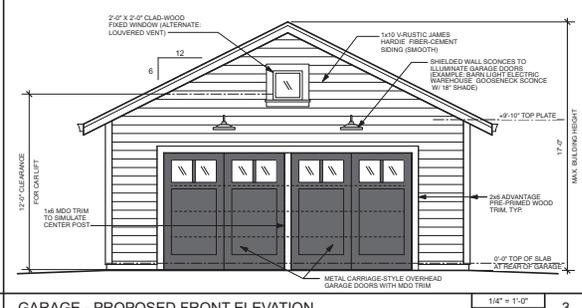
**GARAGE - PROPOSED RIGHT ELEVATION** 1/4" = 1'-0" 8



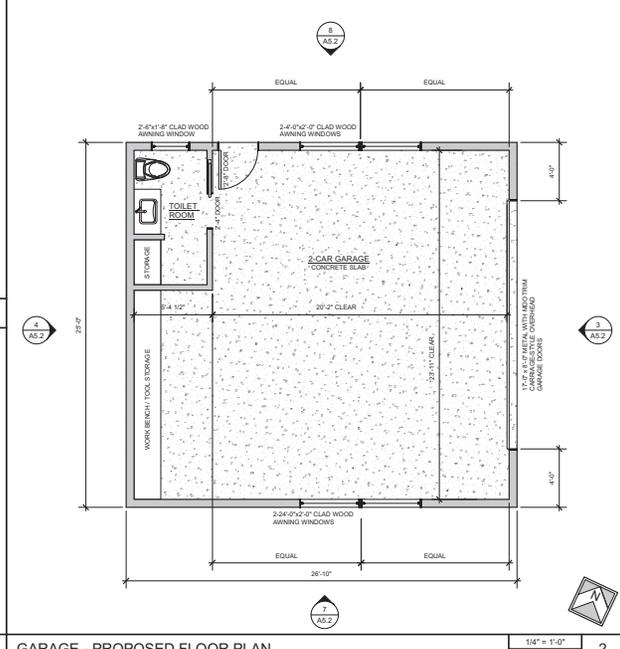
**GARAGE - PROPOSED REAR ELEVATION** 1/4" = 1'-0" 4



**GARAGE - PROPOSED LEFT ELEVATION** 1/4" = 1'-0" 7



**GARAGE - PROPOSED FRONT ELEVATION** 1/4" = 1'-0" 3



**GARAGE - PROPOSED FLOOR PLAN** 1/4" = 1'-0" 2

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**JURISDICTION APPROVAL STAMP**

REVISION	DATE	DESCRIPTION

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**ISSUE DATE:** 02/23

**SHEET TITLE**  
**(E) GARAGE FLOOR PLAN & ELEVATIONS**  
**PROPOSED GARAGE FLOOR PLAN & ELEVATIONS**

**DRAWING NO.**  
**A5.2**

OF 10 SHEETS  
2023-01\_TRAN v2023.vwk 6/2023

EXTERIOR MATERIALS		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOFING	ORIGINAL INTERLOCKING TERRA-COTTA TILE ROOFING IN GREAT CONDITION AND IS A CHARACTER-DEFINING FEATURE OF THIS HOUSE. THERE ARE SOME BROKE TILES AT THE REAR ROOF PLANE.	EXISTING ROOFING TO REMAIN WITH ALL ROOF ADDITIONS TO USE THE SAME ROOFING MATERIAL SALVAGED FROM ANOTHER HOME IN SANTA CLARA COUNTY. THE BROKE TILES WILL BE REPLACED WITH SALVAGED MATCHING ROOF TILE.
STUCCO WALL FINISH	THE ORIGINAL TEXTURED STUCCO FINISH IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE. THIS INCLUDES THE STUCCO AT STUCCO AT BRICK CHIMNEY ON RIGHT SIDE OF LIVING ROOM IS EXPERIENCING SOME CRACKING DUE TO THE FIREPLACE SETTLING.	THE STUCCO IS TO BE EXCEPT WHERE WINDOWS ARE TO BE RELOCATED AND REMOVED. ALL SURFACE CRACKS SHALL BE CALKED AND THE ENTIRE HOUSE WILL BE REPAINTED. THE BRICK CHIMNEY IS TO BE STABILIZED AND THE STUCCO IS TO BE CAREFULLY PATCHED TO MATCH EXISTING.
GUTTERS & DOWNSPOUTS	NON-ORIGINAL METAL OGEE GUTTERS WITH RECTANGULAR METAL DOWNSPOUTS ARE IN FAIR TO GOOD CONDITION AND ARE NOT A CHARACTER-DEFINING FEATURE.	NEW METAL OGEE GUTTER TO BE REINSTALLED AT THE EXISTING AND NEW ROOFS TO ORIGINAL MAIN WATER LAGERS (DOWNPOUTS).
EXTERIOR WALL CLADDING AND TRIM	<b>MAIN RESIDENCE:</b> THE ORIGINAL WOOD SIDING IS IN GOOD CONDITION AND IS A CHARACTER-DEFINING FEATURE.	THE ORIGINAL STUCCO SIDING IS PROPOSED TO BE PRESERVED EXCEPT FOR WHERE NECESSARY FOR THE RELOCATION OF WINDOWS OR WHERE COVERED BY THE ADDITION. GREAT CARE SHOULD BE TAKEN TO REMOVE AS LITTLE STUCCO AS REQUIRED. STUCCO SHALL BE REPAINTED TO MATCH THE EXISTING FEATURE, BUT IT IS LIKELY THAT THE PATCH WILL BE VISIBLE INDICATING THAT AN ALTERATION WAS MADE TO THE ORIGINAL STUCCO.
WINDOWS AND TRIM	<b>FRONT ELEVATION:</b> TWO ORIGINAL WOOD TRIPARTITE WINDOWS CONSISTING OF TWO DOUBLE-HUNG WINDOWS FLANKING A FIXED WINDOW ARE ALL IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	<b>LEFT ELEVATION AT BRICK CHIMNEY:</b> TWO ORIGINAL WOOD DOUBLE-HUNG WINDOWS IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	<b>LEFT ELEVATION AT KITCHEN:</b> ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) MALLED TOGETHER ARE IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS ARE PROPOSED TO BE REMOVED FROM THE RESIDENCE.
	<b>LEFT ELEVATION AT LAUNDRY:</b> ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THIS WINDOW IS PROPOSED TO BE REMOVED FROM THE RESIDENCE.
	<b>LEFT ELEVATION AT BEDROOM 1:</b> ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) MALLED TOGETHER ARE IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS ARE PROPOSED TO BE RELOCATED TO THE LEFT WALL OF THE KITCHEN EXPANDED ON THE ROW ISLAND AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	<b>REAR ELEVATION BEDROOM 3:</b> ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN FAIR TO GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THIS WINDOW IS PROPOSED TO BE RELOCATED TO THE LEFT WALL OF THE ADDITION AT THE NEW FAMILY ROOM IS PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	<b>REAR ELEVATION BEDROOM 2:</b> ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN FAIR TO GOOD CONDITION. THE WINDOWS IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THIS WINDOW IS PROPOSED TO BE RELOCATED TO THE LEFT WALL OF THE ADDITION AT THE NEW FAMILY ROOM IS PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	<b>REAR ELEVATION BATH 1:</b> ONE ORIGINAL ALUMINUM SLIDER WINDOW IS IN GOOD CONDITION. THE WINDOW IS NOT ORIGINAL TO THE HOUSE AND IS NOT A CHARACTER-DEFINING FEATURE.	THIS WINDOW IS PROPOSED TO BE REMOVED FROM THE RESIDENCE.
	<b>RIGHT ELEVATION BEDROOM 2:</b> ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	<b>RIGHT ELEVATION BEDROOM 1:</b> ONE ORIGINAL WOOD DOUBLE-HUNG WINDOW (ONE-OVER-ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOW IS A CHARACTER-DEFINING FEATURE IN ITS ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
	<b>RIGHT ELEVATION LIVING:</b> TWO ORIGINAL WOOD DOUBLE-HUNG WINDOWS (ONE-OVER-ONE LIGHTS) IS IN GOOD CONDITION. THE WINDOWS ARE A CHARACTER-DEFINING FEATURE IN THEIR ENTIRETY BUT ALSO A REPETITIVE HISTORIC FEATURE.	THESE WINDOWS (SASH, TRIM, PULLEYS, WEIGHTS) TO REMAIN IN SITU AND ARE PROPOSED TO BE PRESERVED. WHERE GLAZING PUTTY HAS FAILED IT SHALL BE CAREFULLY REMOVED AND REPLACED. ALL SASHES AND TRIM TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. REPLACE DETERIORATED WEIGHT ROPE WITH COTTON ROPE AS REQUIRED.
DOORS AND TRIM	<b>FRONT ENTRY DOOR:</b> ONE ORIGINAL WOOD DOOR WITH VERTICAL PLANKS AND DECORATIVE BRASS GRILLE AND BRASS HARDWARE IS IN GREAT CONDITION.	THE DOOR IS PROPOSED TO REMAIN IN SITU AND BE PRESERVED AND TO BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED.
	<b>LEFT ELEVATION LAUNDRY:</b> ONE ORIGINAL WOOD DOOR (ONE LIGHT OVER SOLID WOOD PANEL) IS IN POOR CONDITION. THE WINDOW IS NOT CONSIDERED A CHARACTER-DEFINING FEATURE.	THE DOOR IS PROPOSED TO BE REMOVED FROM THE RESIDENCE.
INTERIOR FINISHES		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
FLOORING	ORIGINAL 3/4" THICK OAK FLOORING IS IN GREAT CONDITION IN THE EXISTING ENTRY, LIVING ROOM, DINING ROOM & HALL.	FLOORING TO BE PRESERVED AND UNTOUCHED EXCEPT WHERE THE DOOR BETWEEN THE KITCHEN AND DINING IS TO BE RELOCATED. AT THE NEW OPENING OAK FLOORING SHALL BE INSTALLED AND FINISHED TO MATCH EXISTING.
	ORIGINAL 1/4" T&G FLOORING AT BEDROOM 1, BEDROOM 2 & 3.	FLOORING TO BE PRESERVED AND UNTOUCHED AT BEDROOMS 1 & 2 BUT TO BE REPLACED WITH OAK FLOORING AT BEDROOM 3 WHICH IS BEING CONVERTED INTO A FAMILY ROOM.
	MODERN LAMINATE FLOORING AT KITCHEN & LAUNDRY.	FLOORING IS PROPOSED TO BE REMOVED AND TO BE REPLACED WITH MANGROVE AT THE EXPANDED KITCHEN. THE LAUNDRY IS BEING RELOCATED.
	MODERN TILE FLOORING AT BATH.	FLOORING IS PROPOSED TO BE REMOVED AND BATH RELOCATED.
WALLS AND CEILING FINISH / INTERIOR TRIM	THE ORIGINAL PLASTER AND WOOD TRIM IS IN GOOD CONDITION AT ALL ROOMS WITH SOME MINOR CRACKING.	THE DESIGN PROPOSES TO LEAVE THE EXISTING PLASTER FINISH INTACT AT ALL ROOMS EXCEPT THE LAUNDRY, BEDROOM 1, BATH. PORTION OF HALL TO INSTALL NEW BASEMENT STAIR WHICH WILL RECEIVE ALL NEW METROCK DOWN TO THE EXTENSIVE ALTERATIONS AND ADDITIONS. THE ORIGINAL WOOD DOORS AND ASSOCIATED TRIM BASEMENT DOOR WILL BE SALVAGED AND REINSTALLED WHERE POSSIBLE AND NEW WOOD TRIM WILL BE MILLED TO MATCH EXISTING AS NEEDED.

FORM AND STRUCTURE		
FEATURE	DESCRIPTION AND CONDITION	TREATMENT
ROOF	<b>MAIN RESIDENCE:</b> THE ORIGINAL HIPPED ROOF FORM WITH 5:12 PITCH REMAINS INTACT. THE ENTIRE ROOF IS COVERED WITH INTERLOCKING TERRA-COTTA ROOF TILES THAT ARE IN GREAT CONDITION EXCEPT FOR SOME BROKE ROOF TILES ON THE REAR ROOF PLANE. THE METAL OGEE GUTTERS AND RECTANGULAR METAL DOWNSPOUTS ARE IN FAIR CONDITION.	THE DESIGN PROPOSES TO ALTER THE EXISTING ROOF FORM AT THE REAR (WEST) WITH A SMALLER HIP ROOF EXTENSION TO ACCOMMODATE THE REAR ADDITIONS. THE NEW HIP WILL BE AN EXTENSION OF THE EXISTING NORTH ROOF PLANE UP TO A LOWER ROOF LINE. THEREBY DIFFERENTIATING IT FROM THE ORIGINAL SILLER MAIN ROOF LINE. THE ORIGINAL SOUTHWEST HIP LINE WILL REMAIN INTACT. ALL ORIGINAL WOOD FASCIA TRIM SHALL BE PREPARED FOR PAINTING USING THE GENTLEST MEANS POSSIBLE AND REPAINTED. SALVAGED MATCHING TERRA-COTTA ROOF TILES WILL BE REINSTALLED AT METAL FASCIA GUTTERS AND RECTANGULAR DOWNSPOUTS TO MATCH EXISTING.
FLOOR PLAN	THE ORIGINAL FLOOR PLAN REMAINS MOSTLY INTACT WITH THE HOUSE RETAINING ITS ORIGINAL 1 BEDROOM, 1 BATH, FORMAL LIVING AND DINING ROOMS, AND LAUNDRY ROOM.	THE ENTRY, LIVING, DINING, BEDROOM 1, AND BEDROOM 2 ARE PROPOSED TO REMAIN INTACT (NO WALL OR WINDOW CHANGES). BEDROOM 3 IS BEING CONVERTED TO A FAMILY ROOM AND STAIR DOWN TO BASEMENT. THE LAUNDRY ROOM IS BEING CONVERTED TO ACCOMMODATE A LARGE KITCHEN THAT IS OPEN TO THE FAMILY ROOM. AN ADDITION IS PROPOSED TO ACCOMMODATE A BEDROOM 3 WITH ENSUITE BATHROOM ALONG WITH A 4TH BEDROOM AND 3RD BATH IN THE BASEMENT.
STRUCTURAL SYSTEM, FRAMING	THE CONVENTIONAL WOOD FRAMING IS MOSTLY IN GOOD CONDITION. THE FRAMING IS NOT A CHARACTER-DEFINING FEATURE. EXCEPT HOW IT IS EXPRESSED IN THE MASSING AND FORM OF THE PLAN.	THE DESIGN PROPOSES ALTERATIONS AND ADDITIONS TO REAR PORTION OF THE HOUSE TO ACCOMMODATE A 3RD BEDROOM AND ENSUITE. 2ND BATHROOM WITH LARGE WALK-IN CLOSET. THE KITCHEN IS BEING EXPANDED INTO THE EXISTING LAUNDRY ROOM AND OPENED UP TO THE NEW FAMILY ROOM. THE ADDITIONS AND ALTERATIONS WILL REQUIRE MODIFICATIONS TO THE WALL, ROOF AND FLOOR FRAMING AT THE REAR PORTION OF THE STRUCTURE.
FOUNDATIONS	THE EXISTING PERIMETER CONCRETE BRICK FOUNDATION ARE IN FAIR TO GOOD CONDITION.	THE DESIGN PROPOSES TO INSTALL NEW FOUNDATION SYSTEM BELOW THE PROPOSED ADDITION WITH SOME MAJOR FOUNDATION RETROFITTING AT THE EXISTING FOUNDATIONS.
FRONT ENTRY PORCH	THE ORIGINAL HIPPED PORCH ROOF LINE WITH STUCCO COLUMNS WITH STUCCO CORBELS ARE IN GOOD CONDITION.	THE DESIGN PROPOSES PRESERVE THE PORCH ROOF AND ALL ELEMENTS OF THE STUCCO COLUMNS.
	THE CONCRETE PORCH SLAB AND STEPS ARE IN FAIR TO GOOD CONDITION WITH SOME VISIBLE CRACKING.	THE DESIGN PROPOSES PRESERVE THE PORCH SLAB AND STEPS AND INFLECT EPoxy AT THE CRACKS.

Architect

ROBERT MAYER



CONSULTANT

ADDITION & REMODEL TO THE RESIDENCE AT:

324 MADISON STREET  
SANTA CLARA, CA 95050  
APN: 28941-0301

REVISION

JURISDICTION APPROVAL STAMP

ISSUE: PLANNING APPLICATION  
PROJECT #: 2023-01  
DRAWN BY: RMA  
CHECKED BY: RMA  
ISSUE DATE: 8/28/23

SHEET TITLE  
HISTORIC PRESERVATION PLAN

DRAWING NO.  
HP1

September 25, 2023

Planning Department  
City of Santa Clara  
Santa Clara, CA

Variance request for: 1. Garage building height.  
2. Garage floor area.

Project Location: 324 Madison Street  
Santa Clara, CA 95050  
APN: 269-41-030

Dear Planning Staff & Commissioners:

This application includes plans to demolish an existing detached 364 square foot one-car garage with 256 square foot side porch with a 671 square foot 2-car garage with toilet room.

We understand that the Planning Commission must make the following four findings in order to grant the variances (Sec 18.108.040). Our justification for the variance is as follows:

***(A) That there are unusual conditions applying to the land or building which do not apply generally in the same district:***

*(1) Unusual property due to its location in the historic Old Quad.*

This R1-6L zoned property is unusual in that it resides in the Old Quad where many detached accessory structures (garages, carriage houses, barns) built prior to the 1969 Zoning Ordinance exceed the 12 foot height limit and 480 square foot floor area limit set by the Ordinance. Though other detached garages in the R1-6 zoning district exist that comply with the current Ordinance, most are associated with the newer ranch-style tract developments built after the 1969 Zoning Ordinance was approved and have lower pitched ranch-style roofs that are discouraged in the Old Quad. It is no surprise that the long overdue Zoning Ordinance update currently in draft form proposes to increase the allowable building height for a garage (accessory structure) to 16 feet and increase the allowable floor area of a detached garage to 600 square feet with the ability to increase both metrics by up to 25% more with a Zoning Administrator Modification. The proposed project meets the criteria of the Draft Zoning Ordinance.

We are proposing a 17 foot building height to provide a building form that is more in keeping with the design aesthetic of the older "carriage-style" accessory structures built throughout the Old Quad and to provide a minimum ceiling height required for the homeowner to work on his many historic truck restoration projects. Additionally, the steeper 6/12 roof pitch proposed is more in keeping with many historic outbuildings in the Old Quad versus those associated with

ranch-style homes throughout the R1-6L zoning district that have lower pitched roofs that are discouraged in the Old Quad. .

At 8,950 square feet in area, the subject property is unusual for the R1-6L zoning district in that it is nearly 50% larger than the 6,000 square foot standard lot size for the district. The proposed 671 square foot garage is 40% larger than the 480 square foot allowed under the current zoning ordinance and so the proposed increase is proportional to the unusually large property.

The existing zoning ordinance is outdated in only permitting a 480 square foot detached garage. Garages of this size are barely large enough to fit modern cars (think large SUV's and trucks) with little room for much needed storage or workbench space. Many garages of this size that do have storage lining the sides and rear walls require you to be houdini to get in and out of your car and shimmy between the car and storage. This is supported by the fact that the Draft Zoning Ordinance update proposes to allow a 600 square foot garage with the ability to increase up to and additional 25% with a Zoning Administrator Modification. The proposed project meets the criteria of the Draft Zoning Ordinance and would not require a Variance.

***(B) That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner:***

The homeowner restores vintage trucks and would like to build a garage that is of sufficient height and floor area to allow to use the garage for this purpose and therefore is necessary for the preservation and enjoyment of their property.

***(C) That the granting of such variance shall not, under the circumstances for the particular case, materially affect adversely the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood of the applicant's property, and will not be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood:***

*(1) Designed Sensitively to Neighbors*

The proposed garage will not materially affect adversely the health, safety, peace, morals, comfort, or general welfare of the neighborhood. The proposed garage is located at the rear of the property similar to other accessory buildings on neighboring properties and preserves all of the adjacent neighbors' privacy and sunlight. The garage proposed will back up to the existing garage of the neighbor to the rear and it is located to the North of the neighbor to the South where the additional height will not shade their pool.

***(D) That the granting of the variance is in keeping with the purpose and intent of this title:***

Granting this variance does not allow the property owner to by-pass the developmental requirements for all future buildings proposed. We are proposing 5-foot side yard (3-foot is allowed by the current zoning ordinance) and rear yard building setback which meets the requirements for accessory structures.

We appreciate you taking the time to consider our project and hope that you agree that it is a good project worth supporting.

Regards,

Tommy and Stephanie Tran



ARCHIVES  
ARCHITECTURE

**SECRETARY OF THE INTERIOR'S STANDARDS REVIEW**

REHABILITATION AND ADDITION PROJECT AT A HISTORIC PROPERTY

including

ADDITION & REMODEL TO THE RESIDENCE

and

NEW DETACHED GARAGE REPLACEMENT

324 Madison Street  
(Parcel Number 269-41-030)  
Santa Clara, Santa Clara County, California

For:

Tommy and Stephanie Tran  
324 Madison Street  
Santa Clara, CA 95050

Prepared by:

ARCHIVES & ARCHITECTURE LLC  
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San Jose, CA 95109  
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Leslie A. G. Dill, Partner and Historic Architect

September 5, 2023

## INTRODUCTION

### Executive Summary

The proposed residential rehabilitation project at 324 Madison St. in Santa Clara, California, can be found to be substantially compatible with the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards); the project, therefore, can be found to be mitigated to a less-than-significant impact under the California Environmental Quality Act (CEQA) and within the parameters of Mills Act Contracts.

The proposed rehabilitation project would substantially preserve the integrity of the historic property in terms of location, design, materials, artisanship, feeling, and association. The proposed project would maintain the current level of integrity of the setting. The authenticity of the property would be adequately preserved.

There is one recommendation/suggestion for clarification regarding the soffits (Standard 5), and a note regarding typos in the Preservation Plan (Standard 6) that should not affect the overall findings.

The analysis is described more fully in the report that follows.

### Report Intent

Tommy and Stephanie Tran, the homeowners, retained Archives & Architecture LLC, to conduct a Secretary of the Interior's Standards Review and Integrity Analysis of the proposed project.

Archives & Architecture was asked to review the exterior elevations, plans, and site plan of the project to determine if the proposed design is compatible with the *Secretary of the Interior's Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource. Finding the project to be compatible with the Standards could serve to demonstrate how the project would have a "less than significant impact" on the environment under CEQA and meet Mills Act rehabilitation criteria.

Historic integrity analysis is also useful as a summary component of the design review process. It relates to the criteria for National Register and California Register eligibility. A project that might impact the integrity of a historic resource could impact the significance of that resource. According to the California Office of Historic Preservation Technical Assistance Series #6:

*Integrity is the **authenticity** of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of **location, design, setting, materials, workmanship, feeling, and association**. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. [Emphasis added]*

### Qualifications

Leslie A. G. Dill, Partner of Archives & Architecture LLC, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia and a Bachelor of Arts in Architecture from Princeton University. She is licensed in California as an architect. Ms. Dill is listed

with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

### **Review Chronology and Methodology**

In June 2022, the project architect contacted Archives & Architecture LLC, requesting historic design-review services; that month, a site visit to the property was undertaken by Leslie Dill of Archives & Architecture LLC, where she took photographs and observed the existing buildings and setting.

For this review, Leslie Dill received and referred to the intensive survey documentation and evaluation contained in the State of California Department of Parks and Recreation Form 523 (DPR523), written by William Kostura and dated September 2021. The design review refers to this document for compatibility of the proposed work, and the integrity statement in this review is based on the integrity statement in the DPR523 documentation and analysis.

An electronic copy of the proposed design set, dated on the set 07/31/23, was forwarded to Leslie Dill by Robert Mayer, Architect, date-stamped 08/01/2023. The drawing set reviewed consists of ten sheets (A1.0, A2.0, A2.1, A3.0, A3.1, A4.0 A5.0-A5.2, and HP1). An initial review was provided by Archives & Architecture; no initial comments or recommendations were conveyed to the architect or owners, and no revisions were prepared. The final review was based on this same drawing set with one minor typo corrected; this set has an updated time stamp of 08/28/23. The analysis and conclusions of the design review are presented in this report.

### **Disclaimers**

This report addresses the project plans in terms of historically compatible design of the exterior of the residence and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

## **PROJECT DESCRIPTION**

### **Character Defining Features**

The original house was described in William Kostura's historic documentation (DPR523) forms as follows:

*Architecturally, this house compares very favorably with other Santa Clara houses of the 1920s and 1930s. Most houses in the city from those decades are plain, and are restrained in their treatment to the point of anonymity. By contrast, this house has many notable features. They include:*

- \* *tripartite windows with wooden mullions and with wooden muntins that divide the upper zones into multiple lights,*
- \* *a projecting front porch that stretches for over one-half the width of the house,*
- \* *curved brackets at the top of the porch posts,*
- \* *a hipped roof over both the main body of the house and the porch,*
- \* *molded clay roof tiles,*
- \* *a stucco surface that is textured (instead of smooth),*
- \* *a solid wooden front door with a decorative brass grille and brass hardware, and*

\* *an interior with a high level of finish.*

*Collectively, these features make this one of the best houses of its size from the 1920s-1930s in the city.*

*The roof tiles by J. Pessagno and Sons of Niles are a particularly fine feature. While traditional curved clay roof tiles on other Santa Clara houses are also important, the tiles on this house are distinctive in their profile and cause the roof of this house to stand out from other clay tile roofs in the city.*

### **Historic Status and/or Significance of the Architecture**

Per William Kostura's historic documentation (DPR523) forms, the property was evaluated as being eligible for the California Register for architectural significance: "...the house appears to be eligible for the California Register under [Criterion 3]. The Period of Significance is 1936-1938, when it was built."

The property was also evaluated in the DPR forms using the Criteria for Local Significance of the City of Santa Clara. It was found to meet Criterion 4 for Historical or Cultural Significance; Criteria 1, 6, and 7 for Architectural Significance; and Criterion 2 for Geographic Significance. Of note is the possibility of contribution of the property within the historic area of Santa Clara known as the Old Quad, and specifically the block on which the property exists.

The DPR523 form evaluated the property for historic integrity, and the house and property were found to have "very high" integrity that embodies authentic associations.

For this report, it is understood that the garage is not a character-defining feature of the property, and its potential demolition would not be considered an impact on the integrity or significance of the property. The garage was not identified in the historical evaluation as a contributing feature in the property. The description indicates that the garage was built in 1955, and it features very different materials and appearance from the house.

### **Summary of the Proposed Project**

The proposed scope of work includes:

- construction of a rear addition with basement living space
- interior rehabilitation of portions of the main house to accommodate an altered basement staircase, laundry area, kitchen, and bedroom layout
- the demolition of the existing detached garage and the construction of a new detached garage in a different location

### **SECRETARY'S STANDARD'S REVIEW:**

The *Secretary of the Interior's Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource's historical, cultural, or architectural values. Accordingly, Standards states that, "Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." That is the appropriate treatment for the subject property.

Following is a summary of the review with a list of the Standards and associated analysis for this project:

1. **“A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.”**

**Analysis:** There is no effective change of use proposed for this residential property.

As a rule of thumb for this reviewer, a project that meets the subsequent nine Standards can be considered to meet this Standard as well. A proposed project that preserves significant historic fabric, provides a compatible new design, and is potentially reversible in the future can be considered to have a compatible use. In this case, the project does meet those Standards, so the use can be considered compatible.

2. **“The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.”**

**Analysis:** No primary character-defining portions of the historic main house (footprint, overall roof form, siding material, focal windows, etc.) are proposed for removal; the primary historic residence will be substantially preserved (See also Standard 9).

The rear wall of the house is proposed to be removed as a part of the construction of the new addition. This portion of wall includes repetitive features and duplicate wall cladding, and represents a proportionately small amount of loss, so its alteration would be consistent with this Standard.

The existing detached garage is not original and is not understood to be a contributing building to the property, so its demolition is not in conflict with Standard 2.

3. **“Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.”**

**Analysis:** There are no proposed changes that might be mistaken for original features. There are no features that overtly copy other local or regional buildings. Each of the changes appears to be inspired by the historic house, but they are differentiated in a way that precludes a false narrative. The project is compatible with this Standard (See also Standard 9)

The proposed detached garage will be differentiated from the historic house by materials and massing. The use of these materials is familiar in history, but the detailing and simplicity will be modern, and it will not appear to be falsely historic.

4. **“Changes to a property that have acquired historic significance in their own right will be retained and preserved.”**

**Analysis:** It is understood that no elements of the property have acquired historic significance in their own right. The project is compatible with this Standard.

5. **“Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.”**

**Analysis:** Distinctive features and finishes that identify the property are shown as preserved on the proposed drawings. Specifically, this means that the historic main house and its immediate setting will be preserved in this project, including each of the character-defining features listed in the DPR523:

- The tripartite focal windows with wooden mullions and muntins are shown to be preserved.
- The projecting front porch will be preserved, including the stucco brackets, heavy porch posts, and low porch wall.
- The main hipped roof and its projecting hipped porch roof are proposed to be preserved.
- The molded clay roof tiles will be retained, and the scroll-shaped end tiles at the south bump-out (not specifically called out in the DPR523), can safely be assumed to be retained as part of that effort.
- The original textured stucco surface is proposed to be preserved and will be differentiated from the texture of the new wall surfaces.
- The solid wood front door and its decorative brass grille and brass hardware are proposed to be preserved.

Additionally, although not noted in the report, the original wood side windows are also proposed to be preserved, and the brick chimney on the side of the house is proposed to remain in-situ. Three windows are proposed to be salvaged and reused in new locations within this project (See Standard 3).

The side door (kitchen door), not identified as a character-defining feature, is not proposed for reuse. Its removal is in keeping with this Standard.

The flat-board soffit design, with its herringbone joints at the corners, is not identified as a character-defining feature of the house in the DPR523 form, and it is not specifically addressed in the plan set. It may be that this might have been an inadvertent omission by the evaluator and, therefore, not addressed in the plans. It is recommended that the flat-board soffits be retained as much as possible in the original portion of the house. This detail can be continued at the eaves of the addition or can be altered subtly if preferred by the architect and homeowners.

The interior of the house is not reviewed in this report. The Preservation Plan does outline the treatment approach of many of the interior finishes.

**6. “Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.”**

**Analysis:** The current physical condition of the house appears from observation to be good to very good. The proposed rehabilitation project is primarily focused on alterations to the interior plan, with resulting changes to the exterior elevations. Sheet A2.1 contains Demolition Plan Notes that provide guidance for the repair and maintenance of historic buildings such as this residence. The historic features are shown as substantially preserved in the project drawings and in the Preservation Plan.

Surface cracks in the stucco will be caulked as part of the painting process (See also Standard 7). The window repairs as described in the Preservation Plan are in keeping with this Standard.

In this project, only two deteriorated historic features are listed on Sheet HP1, the Preservation Plan, as being proposed to be replaced or repaired. Broken roof tiles are proposed to be replaced with salvaged matching tiles. The brick chimney is identified as needing stabilization.

This reviewer found a few minor typos within the Preservation Plan, but the intent of each element of the plan remains clear, and the spelling should not affect the proposed findings.

7. **“Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.”**

**Analysis:** Per the Preservation Plan on Sheet HP1, no chemical or physical treatments are shown as proposed in this project, or expected, other than preparation for painting. (See also Standard 6)

8. **“Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.”**

**Analysis:** Archeological resources are not evaluated in this report.

9. **“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”**

**Analysis:** The alterations and additions proposed in the drawing set will be compatible with the historic character of the main house and differentiated by their detailing, materials, and forms (See also Standards 2 and 3).

The proposed new rear addition is compatible in form with the main house. Its rectangular footprint and hipped roof are in keeping with the rectangular main footprint and original hipped roof. The proposed new roof has further compatibility with the original residence because it balances with the original porch roof design. The addition will be differentiated through an offset plan, that preserves some of the original rear wall, lowers the proposed new roof, and creates a subordinate wing. On the north (right) side, where the addition is proposed to be in the same plane as the existing wall, the plans include a lightwell and egress for the basement at the new wing. The spatial differentiation formed by the stairwell, curbs, and railings (a two-story wall at the basement landing) will mark the location of the former rear corner and identify the area of new construction.

The proposed addition will feature a mix of matching and differentiated materials that provides compatibility and subtle contrast with the historic house. The proposed roofing tiles will match and be continuous with the existing roofing tiles, creating compatibility, but the roof form will provide differentiation. The proposed new addition will have compatible stucco cladding, but it will feature a differentiated texture. The original house’s rough texture is one of its character-defining features, and the new addition will have a smoother finish. The windows will be a mixture of relocated, salvaged windows where possible, and these will be compatible in their wood sash and stucco moldings. The new side door and other new openings will be set apart by a different trim profile. The new sliding glass doors are of a size and simplicity that is in keeping with the overall proportions and simplicity of the historic house openings; these both face the rear yard, where they have less visibility in the larger neighborhood.

The existing garage building is set away from, and to the rear of, the historic main house. The garage will be set back on the side frontage, allowing the main house to remain predominant in the composition. The simplicity of the gabled, shingled garage roof is differentiated from the primary hipped, tiled roof at the house, but compatible in traditional

form. The horizontal Hardie siding is differentiated from the stucco at the main house, but compatible in scale with the highly textured house finish. The size of the gable end is proposed to be relieved by the inclusion of a small attic-style window and integral lighting fixtures. The new windows at the garage are proposed to have a similar size in area as the windows at the house, but they are differentiated by their wide proportions and awning type.

- 10. “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”**

**Analysis:** The proposed design preserves the character-defining form and integrity of the historic property. The original rear wall would remain in part, and the removed portion could be reproduced with ease, basing the materials and location on the remaining surrounding elements. The essential historic features, form, materials, and character of the main house would be unimpaired in this project, and the proposed detached garage could be removed in the future without impact on the integrity of the property.

## HISTORIC INTEGRITY ANALYSIS

The following analysis is intended to address how the proposed residential rehabilitation and addition project might potentially preserve or impact the historic integrity of the subject property. The analysis utilizes the seven aspects of historic integrity indicated by the National Register and State of California’s definition of authenticity of a resource.

**Location:** The project proposes to preserve the address and original footprint and orientation of the house. The location of the contributing historic resource would be preserved in this project.

**Setting:** The immediate setting of the historic house within the property would be preserved in this project; the house would remain in an open space, with opportunities for viewing from all sides per the historic property setting. The construction of a replacement detached garage is in keeping with the historic use of the property and its previous detached outbuilding in the rear yard within the parcel.

The integrity of setting within the Old Quad Neighborhood would not be impacted by the proposed project. The project would maintain the existing immediate setbacks for the historic house to be used, viewed, and understood, and the detached garage is proposed for a traditional rear corner placement on the property. The larger neighborhood setting would also be maintained as-is, per the existing size, massing, and scales of the historic and associated buildings in the larger landscape.

**Design, Materials, Artisanhip:** The project proposes to preserve the house’s residential form, materials, scale, and character-defining features. The proposed scope of work alters a small area of non-character-defining materials at the rear of the property, and the windows affected by the addition will be salvaged and reused. The character-defining features, form, and materials of the house will be preserved.

**Feelings:** The historic residence would continue to convey the modest early twentieth-century feeling embodied in the Mediterranean Revival style and character-defining original materials.

**Associations:** With this project, the property would continue to provide continuity of associations with the period of historical and/or cultural significance, architectural significance, and geographic significance of the house, its design, and its contribution to the Old Quad neighborhood and the City of Santa Clara.

## CONCLUSIONS

There is one recommendation for clarification regarding the soffits, and a note regarding typos in the Preservation Plan that should not affect the ability to make findings.

The proposed project can be found compatible with the *Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Standards*. A project that meets the Secretary of the Interior's Standards can be found to be mitigated to a "less than significant impact" under the California Environmental Quality Act and in keeping with the Mills Act intentions.

The proposed project can also be found to preserve the historic integrity of the significance of the property. With the proposed rehabilitation and addition project, the property can be found to continue to convey its historic associations, including the continued prominence of an authentic early-nineteenth-century residence, with integrity of location and setting, with methods and materials of construction, feelings, and associations.

RECORD WITHOUT FEE  
PURSUANT TO GOV'T CODE SECTION 6103

Recording Requested by:  
Office of the City Attorney  
City of Santa Clara, California

When Recorded, Mail to:  
Office of the City Clerk  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, CA 95050

**25419738**

Regina Alcomendras  
Santa Clara County - Clerk-Recorder

12/23/2022 03:20 PM

Titles: 1      Pages: 46

Fees: \$0.00  
Taxes: \$0  
Total: \$0.00



Form per Gov't Code Section 27361.6

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

## HISTORIC PROPERTY PRESERVATION AGREEMENT

This Agreement, (herein, "Agreement"), is made and entered into this 14 day of December, 2022, ("Effective Date"), by and between Stephanie and Tommy Tran, owners of certain real property located at 324 Madison Street ("OWNER") and the City of Santa Clara, California, a chartered California municipal corporation with its primary business address at 1500 Warburton Avenue, Santa Clara, California 95050 ("CITY"). CITY and OWNER may be referred to herein individually as a "Party" or collectively as the "Parties" or the "Parties to this Agreement."

### A. Recitals.

(1) California Government Code Section 50280, et seq. authorizes the CITY to enter into a contract with the OWNER of qualified Historical Property to provide for the use, maintenance, and restoration of such Historical Property so as to retain its characteristics as property of historical significance.

(2) OWNER possesses fee title in and to that certain real property, together with associated structures and improvements thereon, shown on the 2022 Santa Clara County Property Tax Rolls as Assessors' Parcel Number 269-41-030, and generally located at the street address 633 Park Court, in the City of Santa Clara ("Historic Property"). A legal description of the Historic Property is attached hereto as "Legal Description," marked as "Exhibit "A," and incorporated herein by reference.

(3) The Historic Property is on the City of Santa Clara Architecturally or Historically Significant Properties list. OWNER submitted a Mills Act Proposal to City on September 9, 2022. The Proposal included a Primary Record from the State of California's Department of Parks and Recreation. A true and correct copy of the Proposal is attached to this Agreement as "Exhibit B".

(4) CITY and OWNER, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to Section 439.2 of the California Revenue and Taxation Code.

B. **Agreement.**

NOW, THEREFORE, CITY and OWNER, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

(1) **Effective Date and Term of Agreement.** The term of this Agreement shall commence on the effective date of this Agreement and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the effective date, such term will automatically be extended as provided in paragraph 2, below.

(2) **Renewal.**

(a) Each year on the anniversary of the effective date of this Agreement, ("renewal date"), one (1) year shall automatically be added to the term of this Agreement unless notice of nonrenewal is mailed as provided herein.

(b) If either the OWNER or CITY desires in any year not to renew the Agreement, OWNER or CITY shall serve written notice of nonrenewal of the Agreement. Unless such notice is served by OWNER to CITY at least ninety (90) days prior to the annual renewal date, or served by CITY to OWNER at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the balance of the remaining term of the Agreement as provided herein.

(c) OWNER may make a written protest of a nonrenewal notice issued by CITY. CITY may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to OWNER of nonrenewal. If either CITY or OWNER serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, from either original execution date or the last renewal date of the Agreement, whichever is applicable.

(3) **Standards for Historical Property.** During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements, and restrictions:

(a) OWNER shall preserve and maintain the characteristics of historical significance of the Historic Property. "The Secretary of the Interior's Standards for Rehabilitation," marked as "Exhibit C" to this agreement, and incorporated herein by this reference, contains a list of those minimum standards and conditions for maintenance, use, and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement.

(b) OWNER shall, when necessary or as determined by the Director of Planning and Inspection, restore and rehabilitate the property to conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation and the California Historical Building Code and in accordance with the attached schedule of potential home improvements, drafted by the OWNER and approved by the City Council, attached hereto as "The Description of the Preservation and Restoration Efforts," marked as "Exhibit D" to this agreement, and incorporated herein by this reference.

(c) OWNER shall allow, and CITY requires, that after five (5) years, and every five (5) years thereafter, an inspection of the property's interior and exterior shall be conducted by  
Historic Property Preservation Agreement/324 Madison Street  
Typed: 10/5/2022

a party appointed by CITY, to determine OWNER' continued compliance with the terms of this Agreement. OWNER acknowledge that the required inspections of the interior and exterior of the property were conducted prior to the effective date of this Agreement.

**(4) Provision for Information.**

(a) OWNER hereby agree to furnish CITY with any and all information requested by the CITY to determine compliance with the terms and provisions of this Agreement.

(b) It shall be the duty of the OWNER to keep and preserve, for the term of the Agreement, all records as may be necessary to determine the eligibility of the property involved, and the OWNER compliance with the terms and provisions of this Agreement, including, but not limited to blueprints, permits, historical and/or architectural review approvals, and schedules of potential home improvements drafted by the OWNER and approved by the City Council.

**(5) Cancellation.**

(a) CITY, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., shall cancel this Agreement or bring an action in court to enforce this Agreement if it determines any one of the following:

(i) the OWNER breached any of the terms or conditions of this Agreement; or

(ii) the OWNER allowed the property to deteriorate to the point that it no longer meets standards for a qualified historic property.

(b) CITY may also cancel this Agreement if it determines that:

(i) the OWNER allowed the property to deteriorate to the point that it no longer meets building standards of the City Code and the codes it incorporates by reference, including, but not limited to, the Uniform Housing Code, the California Historical Building Code, the California Fire Code, and the Uniform Code for the Abatement of Dangerous Buildings or;

(ii) the OWNER has not complied with any other local, State, or federal laws and regulations.

(iii) the OWNER failed to restore or rehabilitate the property in the manner specified in subparagraph 3(b) of this Agreement.

(c) In the event of cancellation, OWNER shall pay those cancellation fees set forth in California Government Code Section 50280, et seq. As an alternative to cancellation, OWNERS may bring an action in court to enforce the Agreement.

**(6) No Waiver of Breach.**

(a) No waiver by CITY of any breach under this Agreement shall be deemed to be a waiver of any other subsequent breach. CITY does not waive any claim of breach by OWNER if CITY does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for under the terms of this Agreement or in the City's laws and regulations are available to the City.

(7) **Mediation.**

(a) Any controversies between OWNER and CITY regarding the construction or application of this Agreement, and claim arising out of this contract or its breach, shall be submitted to mediation upon the written request of one party after the service of that request on the other party.

(b) If a dispute arises under this contract, either party may demand mediation by filing a written demand with the other party.

(c) The parties may agree on one mediator. If they cannot agree on one mediator, there shall be three: one named in writing by each of the parties within five days after demand for mediation is given, and a third chosen by the two appointed. Should either party refuse or neglect to join in the appointment of the mediator(s) or to furnish the mediator(s) with any papers or information demanded, the mediator(s) may proceed ex parte.

(d) A hearing on the matter to be arbitrated shall take place before the mediator(s) in the city of Santa Clara, County of Santa Clara, State of California, at the time and place selected by the mediator(s). The mediator(s) shall select the time and place promptly and shall give party written notice of the time and place at least fifteen (15) days before the date selected. At the hearing, any relevant evidence may be presented by either party, and the formal rules of evidence applicable to judicial proceedings shall not govern. Evidence may be admitted or excluded in the sole discretion of the mediator(s). The mediator(s) shall hear and determine the matter and shall execute and acknowledge the award in writing and cause a copy of the writing to be delivered to each of the parties.

(e) The submission of a dispute to the mediator(s) and the rendering of a decision by the mediator(s) shall be a condition precedent to any right of legal action on the dispute. A judgment confirming the award may be given by any Superior Court having jurisdiction, or that Court may vacate, modify, or correct the award in accordance with the prevailing provisions of the California Mediation Act.

(f) Each party shall bear their own cost(s) of mediation.

(8) **Binding Effect of Agreement.**

(a) The OWNER hereby subjects the Historic Property described in Exhibit "A" hereto to the covenants, reservations, and restrictions as set forth in this Agreement. CITY and OWNER hereby declare their specific intent that the covenants, reservations, and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the OWNER successors and assigns in title or interest to the Historic Property. Each and every contract, deed, or other instrument hereinafter executed, covering, encumbering, or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the covenants, reservations, and restrictions expressed in this Agreement, regardless of whether such covenants, reservations, and restrictions are set forth in such contract, deed, or other instrument.

(b) CITY and OWNER hereby declare their understanding and intent that the burden of the covenants, reservations, and restrictions set forth herein touch and concern the land in that OWNER' legal interest in the Historic Property.

(c) CITY and OWNER hereby further declare their understanding and intent that the benefit of such covenants, reservations, and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the CITY, public (which includes, but is not limited to the benefit to the public street generally located at 324 Madison Street), and OWNER.

(9) **Notice.**

(a) Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

**CITY:** City of Santa Clara  
Attn: City Clerk  
1500 Warburton Avenue  
Santa Clara, CA 95050

**OWNERS:** Stephanie and Tommy Tran  
324 Madison Street  
Santa Clara, CA 95050

(b) Prior to entering a contract for sale of the Historic Property, OWNER shall give thirty (30) days notice to the CITY and it shall be provided at the address of the respective parties as specified above or at any other address as may be later specified by the parties hereto.

(10) **No Partnership or Joint Enterprise Created.** None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns; nor shall such terms, provisions, or conditions cause them to be considered joint ventures or members of any joint enterprise.

(11) **Hold Harmless and Indemnification.** To the extent permitted by law, OWNER agree to protect, defend, hold harmless and indemnify CITY, its City Council, commissions, officers, agents, and employees from and against any claim, injury, liability, loss, cost, and/or expense or damage, however same may be caused, including all costs and reasonable attorney's fees in providing a defense to any claim arising there from for which OWNER shall become legally liable arising from OWNER' acts, errors, or omissions with respect to or in any way connected with this Agreement.

(12) **Attorneys' Fees.** In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to costs and other relief ordered by the court.

(13) **Restrictive Covenants Binding.** All of the agreements, rights, covenants, reservations, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner pursuant to this Agreement.

Historic Property Preservation Agreement/324 Madison Street  
Typed: 10/5/2022

(14) **Mills Act Historic Property Contract Application Requirements.** An application for a Mills Act Historic Property Contract shall be made through the Planning Division and shall include the following:

- a. a Historic Resources Inventory form;
- b. the description of the preservation or restoration efforts to be undertaken as referenced in paragraph 3 (b) as Exhibit "D";
- c. a statement of justification for the Mills Act Historic Property designation and reassessment; and,
- d. the Mills Act Historic Property Contract filing fee pursuant to paragraph 17.

(15) **Mills Act Historic Property Contract Approval.** Based upon the Historical and Landmarks Commission's ("Commission") review of the Mills Act Historic Property Contract criteria and recommendation to Council, and based upon the recommendation and approval by Council, a Mills Act Historic Property Contract may be entered into with OWNER. The decision of the City Council shall be final and conclusive in the matter.

(16) **Recordation and Notice.** No later than twenty (20) days after the parties execute and enter into this Agreement, the CITY shall cause this Agreement to be recorded in the office of the County Recorder of the County of Santa Clara.

(17) **Fees.** The Planning Department may collect such Mills Act Historic Property Contract application fee of \$8,078.70 (eight thousand, seventy-eight dollars, and seventy cents), or other fees for the administration of this contract as are authorized from time to time by the City Council. Such fees do not exceed the reasonable cost of providing the service for which these fees are charged. OWNERS shall pay the County Recorder's Office recordation fees for recordation of this Mills Act Historic Property Contract and the recordation of the OWNERS updated Historic Resources Inventory form.

(18) **Ordinary Maintenance.** Nothing in this contract shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any Historic Property covered by this contract that does not involve a change in design, material, or external appearance thereof, nor does this contract prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such external architectural feature when the Director of Planning and Inspection determines that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the California Historical Building Code and when such architectural feature can be replaced according to the Secretary of Interior's Standards.

(19) **California Historical Building Code.** The California Historical Building Code ("CHBC") provides alternative building regulations for the rehabilitation, preservation, restoration, or relocation of structures designated as Historic Properties. The CITY's building permit procedure shall be utilized for any Historic Property which is subject to the provisions of this Agreement, except as otherwise provided in this Agreement or the CHBC. Nothing in this Agreement shall be deemed to prevent any fire, building, health, or safety official from enforcing Historic Property Preservation Agreement/324 Madison Street  
Typed: 10/5/2022

laws, ordinances, rules, regulations, and standards to protect the health, safety, welfare, and property of the OWNERS or occupants of the Historic Property or the public.

**(20) Conservation Easements.**

(a) Conservation easements on the facades of the Historical Property may be acquired by the CITY, or on the CITY's behalf, by a nonprofit group designated by the CITY through purchase, donation, or condemnation pursuant to California Civil Code Section 815.

(b) The OWNERS, occupant, or other person in actual charge of the Historical Property shall keep in good repair all of the exterior portions of the Historic Property, and all interior portions thereof whose maintenance is necessary to prevent deterioration and decay of any exterior architectural feature.

(c) It shall be the duty of the Director of Planning and Building Inspection to enforce this section.

**(21) Severability.** If any section, sentence, clause, or phrase of this Agreement is, for any reason, held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, or by subsequent preemptive legislation, such decision shall not affect the validity and enforceability of the remaining provisions or portions of this Agreement. CITY and OWNER hereby declare that they would have adopted this Agreement, and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases may be declared invalid or unconstitutional.

**(22) Integrated Agreement - Totality of Agreement.** This Agreement embodies the agreement between CITY and OWNERS and its terms and conditions. No other understanding, agreements, or conversations, or otherwise, with any officer, agent, or employee of CITY prior to execution of this Agreement shall affect or modify any of the terms or obligations contained in any documents comprising this Agreement. Any such verbal agreement shall be considered as unofficial information and in no way binding upon CITY.

**(23) Captions.** The captions of the various sections, paragraphs and subparagraphs are for convenience only and shall not be considered or referred to in resolving questions of interpretation.

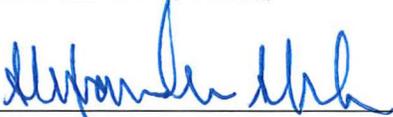
**(24) Statutes and Law Governing Contract.** This Agreement shall be governed and construed in accordance with the statutes and laws of the State of California.

**(25) Amendments.** This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

IN WITNESS WHEREOF, CITY and OWNERS have executed this Agreement on the day and year first written above.

**CITY OF SANTA CLARA, CALIFORNIA,  
a chartered California municipal corporation**

APPROVED AS TO FORM:



Office of the City Attorney  
City of Santa Clara



RAJEEV BATRA  
City Manager  
1500 Warburton Avenue  
Santa Clara, CA 95050  
Telephone: (408) 615-2210  
Fax: (408) 241-6771

“CITY”

**Stephanie and Tommy Tran,  
Owners of 324 Madison Street**

By: 

Stephanie Tran  
324 Madison Street  
Santa Clara, CA 95050



Tommy Tran  
324 Madison Street  
Santa Clara, CA 95050

“OWNER”

Exhibits:

- A – Property Description
- B – Primary Record
- C – Standards for Rehabilitation
- D – Restoration Schedule

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara } s.s.

On December 14, 2022 before me, Anne Katherine Tran  
Name of Notary Public, Title

personally appeared Tommy Tran and  
Name of Signer (1)

Stephanie Tran  
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

Seal

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:  
 Individual(s)  
 Attorney-in-fact  
 Corporate Officer(s) \_\_\_\_\_  
Title(s)  
 Guardian/Conservator  
 Partner - Limited/General  
 Trustee(s)  
 Other: \_\_\_\_\_  
representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information
Method of Signer Identification
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s) <input type="checkbox"/> _____

**EXHIBIT A**

The land referred to is situated in the County of Santa Clara, City of Santa Clara, State of California, and is described as follows:

Beginning at a point in the Westerly line of Madison Street distant thereon Five Hundred six (506) feet Southerly from the point of intersection of said Westerly line of Madison Street with the Southerly line of Bellomy Street, in said Town of Santa Clara; thence Southerly along said Westerly line of Madison Street Fifty (50) feet; thence at right angles Westerly One Hundred Eighty (180) feet, more or less, to the Westerly line of Sub Lot 40 in said Town of Santa Clara; thence Northerly along said Westerly line of Sub Lot 40, Fifty (50) feet; more or less, to the intersection with a line drawn through the point of beginning at right angles to Madison Street; thence Easterly on a line drawn at right angles to Madison Street One Hundred Seventy-eight (178) feet, more or less, to the point of beginning, being a portion of Sub Lot 40 as shown on the Map of the said Town of Santa Clara of Record, in the Office of the County Recorder of the County of Santa Clara, State of California, in Book B of Maps, at Pages 103.

APN: 269-41-030

# Exhibit B

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code _____
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 33 \*Resource Name or #: (Assigned by recorder) 324 Madison Street

- P1. Other Identifier: Manuel and Clementina Ferreira residence
- P2. Location:     Not for Publication     Unrestricted    \*a: County Santa Clara  
 and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)  
 \*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.  
 c. Address 324 Madison Street City Santa Clara Zip 95050  
 d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
 \*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
- \*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property falls within the Old Quad area of Santa Clara, which contains hundreds of houses dating from the 19th century through the 1930s, along with many newer buildings. It encompasses the area bordered by Scott Boulevard to the west, Newhall Street to the south and east, and the railroad tracks to the north and east. Within Old Quad, the west side of the 300-400 block of Madison Street (the subject block) has one of the larger concentrations of houses that pre-date World War II. Ten of the eleven houses from #306 to #476 appear to have been built from the 1880s (or earlier) to 1938 and retain most of their integrity; as do several houses on the east side of the street. The two oldest include #466, a blend of Gothic and Greek revivals; and #395, a side-gabled I-house. *(See Continuation Sheet, page 2.)*

- \*P3b Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*P4. Resources Present:     Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo:  
 (View, date)  
View looking west. April 2021

\*P6. Date Constructed/Age and Source:     Historic  
 Prehistoric     Both  
1936-1938

\*P7. Owner and Address:  
Stephanie and Tommy Tran  
324 Madison St.  
Santa Clara, CA. 95050

\*P8. Recorded by: (Name, affiliation, and address)  
William Kostura  
P. O. Box 60211  
Palo Alto, CA 94306

\*P9. Date Recorded: September 2021

\*P10. Survey Type: (Describe)  
intensive

P11. Report Citation\*: (Cite survey report and other sources, or enter "none".) none

- \*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List)

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Resource Identifier: 324 Madison Street

Recorded by William Kostura

\*Date September 2021

Continuation  Update

### Description (continued)

The subject house, 324 Madison, is situated on a lot measuring 50 feet in width by 180 feet in depth. The house is set back from the front property line by roughly twenty feet, which allows for a front lawn that is bisected by a concrete path leading to the front entrance. A very narrow strip of land runs alongside the house on the north (right) side, while a wider strip of land with a driveway is to the south. At the end of the driveway, toward the rear of the property, is a small wood-framed garage with a front-gabled roof, rustic siding, and a tilt-up door clad in rustic siding. The garage was built in 1955, and an open, shed-roofed addition on its north side is clearly newer.

The house is one story in height, is wood-framed in construction, is clad in stucco, has a hipped roof with boxed eaves, and measures thirty feet in width by fifty feet in depth. An open porch occupies slightly more than half of the width of the house on its north side. This porch fills a recess on that side and extends forward from the front plane of the house by two feet. Thus, except for this slight projection and recess for the porch at right, the footprint of the house is rectangular in shape.

Two concrete steps lead up to the porch. Its cement floor is polished smooth, while the steps are left unpolished. These steps and porch floor appear to be original.

With one minor exception, all windows have original wooden frames and sash. In front are two identical tripartite windows, one facing the porch, and each with a large fixed central sash flanked by double-hung sash. The upper zone of each part is divided into multiple lights by wooden muntins. On the south side (at left) are two sets of paired windows and three single windows, each double-hung. On the north side are two sets of paired windows and two single windows, all double-hung. In the rear are two double-hung windows plus a single small window with replacement aluminum sash.

The front door is composed of polished wooden boards laid vertically, with a decorative brass grille and decorative brass hardware. This door is fronted by a screen door, also of wood. On the south side of the house is a simple paneled wooden door with upper-level glazing.

The roof of the house is its most distinctive feature. The portions over both the main body of the house and the porch are hipped, and the pitch is moderately steep, giving it a dramatic shape. Instead having traditional molded clay tiles, the roof is covered with clay tiles that are molded so that they interlock with each other. The manufacturer of these tiles was J. Pessagno and Sons, also known as the Interlocking Roof Tile Company, of Niles. In all likelihood this company also made the clay covering of a small living room projection on the south side of the house. The Pessagno company will be described in the History section of this report, below.

*(See Continuation Sheet, page 3.)*

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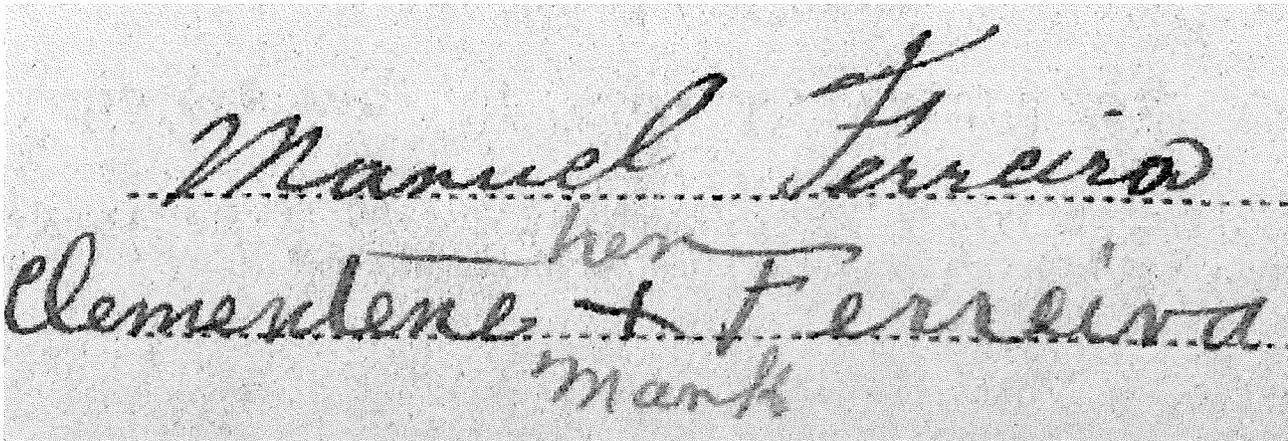
\*Date September 2021

Continuation  Update

There are two chimneys in this house. One is placed against the north wall, while the other is fully within the body of the house and can be seen from the outside where it rises above the roofline.

The style of the house is Mediterranean Revival, and this is mainly due to its clay tile roof and the stucco surface. The stucco is rough-textured in emulation of vernacular buildings of southern Europe. Small curvilinear brackets at the top of the porch posts are the only overtly decorative features aside from the brass elements on the front door.

The interior has a fine finish that remains in original condition. Paired wooden doors with full-length glazing of ten lights each open from the living room to the dining room. Windows possess their original wooden casings, and hardwood floors survive in the living room, dining room, and kitchen. The fireplace is stucco-faced, has a wooden mantle top, and has decorative tiles around the opening.



Manuel Ferreira  
Clementine Ferreira  
mark

Signatures of the Ferreriras, the first owners of this house. Please see the history section of this report below for information about them. In the possession of the current owners.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 3

\*Resource Name or # (Assigned by recorder) 324 Madison Street

B1. Historic Name: Manuel and Clementina Ferreira residence

B2. Common Name: \_\_\_\_\_

B3. Original Use: residence B4. Present Use: residence

\*B5. Architectural Style: Mediterranean Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The house was built in 1936 (according to the owner) or in 1938 (according to the County Assessor's office). The garage was built in 1955 (according to a building permit).

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Clay roof tiles manufactured by J. Pessagno and Sons, of Niles (Fremont), CA.

B9a. Designer: Joseph Ferreira b. Builder: Manuel Ferreira

\*B10. Significance: Theme architecture Area Santa Clara

Period of Significance 1936-1938 Property Type house Applicable Criterion 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This section will cover the history of the Old Quad neighborhood of Santa Clara, the history of the subject house, and a brief description of 1920s stucco-clad houses in Santa Clara that puts the history and architecture of this house in context.

**Old Quad history**

The Old Quad covers the quadrangle shown in an 1866 survey by J.J. Bowen. It encompasses the area bordered by Scott Boulevard to the west, Newhall Street to the south and east, and the railroad tracks to the north and east. The area includes Santa Clara University, which was once the site of Mission Santa Clara. Generally speaking, the Old Quad is the oldest part of Santa Clara. The overwhelming majority of its historic buildings are located here.

(See Continuation Sheet, page 5.)

**History**

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

(Sketch map with north arrow required)

\*B12. References:

See Continuation Sheet.

B13. Remarks:

\*B14. Evaluator: William Kostura

Date of Evaluation: September 2021

(This space reserved for official comments.)

## Old Quad history (continued)

Major factors in Santa Clara's growth and economy include:

1777. Founding of Mission Santa Clara de Asis by the Franciscan order of Spain. This mission was secularized by Mexico in 1833 but the mission chapel continued to function as a church afterward. It was enlarged and rebuilt several times over the next century.

1851-present. After the takeover of California by the United States, the Jesuits acquired the mission and established Santa Clara College in 1851. It became known as the University of Santa Clara in 1912 and as Santa Clara University in 1985. The older buildings on this campus date to the period 1911-1930 and were designed by architects Will D. Shea, John J. Donovan, and Henry A. Minton. The chapel of 1928 was designed by Minton to replicate the old adobe mission building of ca. 1824.

1852. The City of Santa Clara incorporates.

1863. The railroad connecting San Francisco and San Jose reaches Santa Clara. The railroad depot still stands, now at 1005 Railroad Avenue.

1885-1990s. Agnew's State Hospital. The Victorian building of 1885 collapsed in the earthquake of 1906, with great loss of life. New buildings were built from 1908 through the 1910s to designs by the State Architect George C. Sellon. After the campus was sold to Sun Microsystems in the late 1990s, only the best four of the Agnew's buildings were retained, and the rest were demolished.

1890s-1950s. Santa Clara Tannery. This long-lasting business occupied many wooden buildings at the northeast corner of Lexington and Grant streets.

1890s-1960s. The Pacific Manufacturing Company was a huge business occupying many buildings in the block of Alviso, Bellomy, Grant, and Locust streets, plus warehouses and sprawling lumber yards in adjacent blocks. It made coffins, window sash, doors, blinds, cabinets, and windmills.

1910s-1960s. Fruit canning. There were several canneries in Santa Clara during these decades, but three were the largest and longest lasting: Rosenberg Brothers and Company; the Pratt-Low Preserving Company; and Libby, McNeill and Libby. Pratt-Low's complex included a huge one-story cannery building plus 25 seasonal workers' cabins in 1915, and by 1950 it had expanded to include over 100 workers' cabins. By 1950 Rosenberg Brothers had absorbed Libby, McNeill and Libby, and by 1961 Rosenberg Brothers had been taken over by the Mayfair Packing Company. Collectively, these canneries were probably the largest employer in the City of Santa Clara during most of the 20th century.

*(See Continuation Sheet, page 6.)*

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\*Date September 2021     Continuation     Update

### Old Quad history (continued)

1960s-present. The semiconductor industry becomes important in Santa Clara.

1963. The city's old downtown is razed in order to receive funding from the federal government for urban renewal.

To the above list should be added Santa Clara's close proximity to the city of San Jose, where some Santa Clara residents worked.

The demolition of the city's old downtown was a major loss, but the built environment in Santa Clara is otherwise able to represent, or evoke, important themes in Santa Clara's early history. An adobe house at 3260 The Alameda (now the Santa Clara Women's Club) is a ca. 1790s building that was part of the Spanish-era mission complex. The Berryessa adobe at 373 Jefferson Street (late 1840s) represents the Mexican or very early American period. Two other early properties evoke Santa Clara's early agricultural economy. The older is the James Lick flour mill complex, at 4101 Lick Mill Boulevard, at Mansion Park Drive. Its four buildings were built in 1857, the 1860s, and the 1880s and include a granary, a house, an office, and a hall. The Harris-Lass house at 1889 Market Street (1865) includes a farmhouse, a barn, a water tank, and farming implements. As mentioned above, four early twentieth century buildings survive at Agnew's State Hospital, and about eight buildings from 1911-1930 survive at Santa Clara University.

Most prolifically, the Old Quad area is filled with hundreds of 19th and early 20th century houses that retain good to high integrity. A few houses date to the 1850s, a moderate number date to each decade of the 1860s, 1870s, and 1880s, and very many date to the 1890s-1930s. While it is beyond the scope of this report to describe these houses in any detail, it can be said that they range from modest, vernacular working-class houses to large houses built for the well-to-do. Houses in the latter group are often elaborately decorated, but smaller houses, especially those built before the 1920s, often possess fine details as well.

Because the subject house dates from the 1930s, a number of similarly-scaled stucco houses of the 1920s-1930s are illustrated below. It will be evident that houses from these two decades vary widely in their treatment, from expressive to perfunctory. The photographic selection will illustrate where the subject house falls in this spectrum.

*(See Continuation Sheet, page 7.)*

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Resource Identifier: 324 Madison Street

Recorded by William Kostura

\*Date September 2021 ■ Continuation □ Update

## History of the subject house

### The first house on this site

This is the second house to have stood on this lot of land. The first was a very small, one-story wood-framed house built some time between 1891 and 1910. Through the year 1926 it was occupied by:

- 1910: Mrs Isabel Alves, a widow
- 1915-1916: Joseph Ross, a laborer and laundry worker
- 1918: Joseph Enos, a driver
- 1919-1920: Frank Quadros, a laborer and box maker
- 1922-1926: John Shane, a farmer

In 1926 or 1927 the house was purchased by Manuel and Clementina Ferreira, who probably lived in it at first and then at an uncertain date replaced it with the current house. They were natives of Portugal who moved first to Hawaii, where their first seven children were born, and then in 1925 to Santa Clara, where their next three children were born. They briefly lived with a relative on the 300-400 block of Madison Street, then purchased the house on the subject property. The family lived in the small house for about a decade, and then in the new one that they built.

### The Ferreira family

Manuel Ferreira is usually listed in city directories of the 1920s-1940s as working as a laborer, while the 1930 and 1940 censuses and 1939 directory state that he worked as a laborer in fruit canneries. Which canneries he worked at are unknown. In 1955 he worked at Security Warehouse in San Jose. He died in 1964.

His and Clementina's children, Manuel, Jr., John, Frank, , Anthony, Ernest, Adeline, Frances, and William are listed as variously being laborers, cannery workers, employees of the Pacific Manufacturing Company, a clerk at a local drugstore, and a laborer on a farm. Joseph attended classes at San Jose State University where he took drafting. During World War II Frank, John, and Anthony were in the Army, Ernest was in the Navy, and Joseph was in the Marine Corps. Joseph died in the Pacific Theater, apparently in the Philippines in 1944. After the war Manuel and Clementina's daughter Josephine became an assistant librarian at the University of Santa Clara. Clementina lived into the 1970s, and daughter Frances continued to live in the house until her death in 2018.

*(See Continuation Sheet, page 8.)*

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\*Date September 2021 ■ Continuation □ Update

The design and construction of the house

The exact year the subject house was built is uncertain. The current owners, who have been in touch with the Ferreira family, were told the house was built in 1936, while the official Assessor's date is 1938. What is known beyond doubt is that the house was built from plans drawn by Manuel and Clementina's son, Joseph, who was taking drafting classes at San Jose State University at the time. His drawings on linen of the front and side elevations, the plan, and some construction details survive in the current owners' possession. (He was 20 years old in 1936 and 22 in 1938.) According to the Ferreira family, Manuel Ferreira built the house himself with the help of family members.

The house is very similar to another house just three doors to the north at 372 Madison Street. The dimensions, the composition, the shape of the roof, the roof tiles, and even the brackets at the top of the porch posts are the same. There are two differences of some note. The stucco coating of #372 is smooth instead of textured, and the pattern of muntins in the upper zone of the front windows is different. The official Assessor's date for #372 is 1920, although it may not be quite that old. At any rate it seems likely that Joseph Ferreira used that house as a model when drawing the plans for #324.

The owners of #372 were George and Rosaline Gomes (or Gomez), who like the Ferreriras were natives of Portugal. Before coming to Santa Clara, they lived in Hawaii where they had seven children, just as the Ferreriras had done. George Gomes owned a fruit ranch in 1940, and this may have been the fruit ranch that Frank Ferreira worked on in that year. It thus seems plausible that the Ferreira and Gomes families were related, that the Ferreriras followed the Gomes family to Santa Clara in a pattern of chain migration, and that this is why Joseph Ferreira modeled the design of 324 Madison after that of #372.

J. Pessagno and Sons, Interlocking Roof Tile Company, of Niles

The roof tiles of 324 Madison Street were manufactured by J. Pessagno and Sons, also known as the Interlocking Roof Tile Company. This is known because spare tiles stamped with the Pessagno name were found in the back yard of #324. The firm was located in Niles, which today is part of Fremont.

Pessagno and Sons was founded by Joseph Pessagno (1886-1963), a native of Italy, in 1927. In January of that year he purchased five acres in Niles that were rich in clay and dug a trench pit to remove the material. He built three gas-fired kilns that were each thirty feet in diameter and twelve feet high and two smaller kilns as well. Here he and his sons manufactured roof tiles and other clay products. After being baked, the tiles remained in the kilns to cool for one week. In 1950 the company was staffed by Pessagno, his wife, their sons, the sons' wives, and eight male employees. After Joseph Pessagno died, his sons continued the business until it closed in 1970.

*(See Continuation Sheet, page 9.)*

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The company was prolific. Their products have been found in Fremont, Hayward, Union City, San Francisco, Oakland, Palo Alto, and San Jose. In Fremont alone, more than 35 buildings with their roof tiles have been found in recent years, though a few of these have since either been torn down or have had their roof tiles replaced. The roof tiles are distinctive in appearance and are readily identifiable by sight because they were molded with grooves that channel rain water and that fit into each other. This molding gave the firm its "Interlocking Roof Tile Company" name. Several houses in Fremont with their tiles are shown below.

### Houses of the 1920s and 1930s in Santa Clara

A moderate number of houses of this age and material — most likely in the dozens — can be found in Santa Clara. They are typically one story in height, covered with stucco, and restrained rather than elaborate in their treatment; and thus they are readily differentiated from houses of the 1850s-1910s, which are sheathed in wooden siding and are often picturesque in their composition and their wooden details.

Most houses of the 1920s-1930s are, in fact, plain. Some take the form of Craftsman-style bungalows, with gabled roofs and porches with tapering posts, but by the 1920s such houses in Santa Clara were usually covered with stucco and these lack exposed rafter tails and similar Craftsman touches. Other houses of these decades are closer to Mediterranean Revival in their feeling. Some of these relate to that style only in their form, but others are more expressive. The best examples have two or more of the following features: clay tile roofs or pent roofs; broad porches that project forward from the main part of the house; textured (instead of smooth) stucco surfaces; tripartite windows with wooden mullions, muntins, and sills; arched window and door openings; and columned entrances.

One house is worth specific mention here: 1285 Main Street (1926), which has qualified for the Mills Act. With its broad porch, hipped roof, and tripartite windows it is similar to 324 Madison Street, but differs from that house in being slightly wider, lacking a clay tile roof, and having smooth instead of textured stucco cladding. 1285 Main Street is a fine house, but with its tile roof by Pessagno and Sons, and its textured stucco surface, 324 Madison possesses greater distinction.

Please see photographs of some houses from these decades below.

### **Integrity**

The house has never been moved, so it retains integrity of location. It has not been significantly altered, so it retains integrity of design, materials, workmanship, and feeling. Its early residents would certainly recognize it as the house they had lived in, so it retains integrity of association. Most of the houses that stood on this block in the 1930s still stand, and most of them have not been much altered, so this property also retains integrity of setting.

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\*Date September 2021     Continuation     Update

### Evaluation to California Register criteria

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria:

- \* Criterion 1 (Events): Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
- \* Criterion 2 (Persons): Resources that are associated with the lives of persons important to local, California, or national history.
- \* Criterion 3 (Architecture): Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.
- \* Criterion 4 (Information Potential): Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation. This criterion typically applies to archaeological remains, which, because there are no plans to excavate the lot, are not being addressed in this report.

#### Criterion 1 (Events)

This house was built in 1936 or 1938 (sources differ) and was the second house on this site. This is not early in the history of the City of Santa Clara, and thus the house does not evoke the early developmental history of the city. The first owner, Manuel Ferreira, worked as a laborer at one or more of the city's canneries, but so did very many other residents of Santa Clara, many of whose houses probably also still stand. This house does not evoke that important aspect of Santa Clara's history in a particularly notable way. No other patterns of history related to this house come to mind, and so it does not appear to be eligible for the California Register under this criterion.

*(See Continuation Sheet, page 11.)*

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Recorded by William Kostura

\*Date September 2021     Continuation     Update

### Criterion 2 (persons)

As mentioned above, Manuel Ferreira worked as a laborer, usually at a fruit cannery. His children also worked in canneries, at the Pacific Manufacturing Company, and at other blue collar and clerical jobs. The canneries and Pacific Manufacturing were important industries in the city, but many other houses that their employees lived in must still stand. None of the Ferreriras were notable in Santa Clara's history, and so the house does not appear to be eligible for the California Register under this criterion.

### Criterion 3 (Architecture)

Architecturally, this house compares very favorably with other Santa Clara houses of the 1920s and 1930s. Most houses in the city from those decades are plain, and are restrained in their treatment to the point of anonymity. By contrast, this house has many notable features. They include:

- \* tripartite windows with wooden mullions and with wooden muntins that divide the upper zones into multiple lights,
- \* a projecting front porch that stretches for over one-half the width of the house,
- \* curved brackets at the top of the porch posts,
- \* a hipped roof over both the main body of the house and the porch,
- \* molded clay roof tiles,
- \* a stucco surface that is textured (instead of smooth),
- \* a solid wooden front door with a decorative brass grille and brass hardware, and
- \* an interior with a high level of finish.

Collectively, these features make this one of the best houses of its size from the 1920s-1930s in the city.

The roof tiles by J. Pessagno and Sons of Niles are a particularly fine feature. While traditional curved clay roof tiles on other Santa Clara houses are also important, the tiles on this house are distinctive in their profile and cause the roof of this house to stand out from other clay tile roofs in the city.

Finally, the integrity of this house, inside and out, is very high. For all of these reasons, the house appears to be eligible for the California Register under this criterion. The Period of Significance is 1936-1938, when it was built.

Criterion 4 (Information Potential, or Archaeology) — This criterion is not addressed in this evaluation because no excavation of the lot is proposed or is being contemplated.

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### **Evaluation under City of Santa Clara criteria**

The Criteria for Local Significance were adopted on April 20, 2004, by the City of Santa Clara City Council and are listed under Section 8.9.2 of the City of Santa Clara General Plan, Criteria for Local Significance. Under this section of the General Plan, any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical or archeological significance is potentially eligible.

The subject property appears to most clearly meet the following local criteria:

#### Criterion for Historical or Cultural Significance

4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.

Because the house's first owner, Manuel Ferreira, worked at local fruit canneries for many years, and because none of the cannery buildings survive to evoke that aspect of the city's history, this house reflect's that history in their stead, although it is probably one of very many to do so.

#### Criterion for Architectural Significance

1. The property characterizes an architectural style associated with a particular era and/or ethnic group.

With its dramatic clay tile roof, broad porch, textured stucco surface, curvilinear brackets (at the top of the porch posts), tripartite windows, and wooden door with ornamental brass grille and hardware, this is one of the best houses of the 1920s-1930s and of its size in Santa Clara. The stucco surface and the clay tile roof evoke the Mediterranean Revival style.

6. A building's unique or uncommon building materials, or its historically early or innovative method of construction or assembly.

This is the only known house in Santa Clara with roof tiles manufactured by J. Pessagno and Sons of Niles (Fremont). Pessagno's Interlocking Roof Tile Company made tiles that were molded to interlock with each other and to guide rainwater, and it was prolific over the 43 years of its existence (1927-1970). The shaped tiles add a distinctive appearance to this house's hipped roof and help to distinguish it from other houses of its period in Santa Clara.

7. A building's notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork or functional layout.

*(See Continuation Sheet, page 13.)*

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This house's most notable features are its roof, the broad porch and the way the roof is composed of two hips, one over the main body of the house and the other over the porch. This creates a double-hipped effect that adds drama to the roofline.

### Criterion for Geographic Significance

2. A building's continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.

This house is one of about ten on the west side of the 300-400 block of Madison Street and several on the east side that pre-date World War II and retain good to high integrity. The range of construction dates is wide (from the 1880s or earlier through the 1930s) and the block includes a variety of styles; nevertheless, the block does convey the feeling of a historic neighborhood. Although Santa Clara is rich in historic houses, it is uncommon to find so many on a single block. No formal survey has been performed to document the existence of a historic district here, but it seems likely that one would be found to exist if a survey was performed.

### **Conclusions and Recommendations**

The house at 324 Madison Street is eligible for listing on the City of Santa Clara Architecturally or Historically Significant Properties based on its age (over eighty years), its high integrity, and its meeting local criteria for historical, architectural, and geographic significance.

### **References**

Santa Clara and San Jose city directory listings 1910-1974 for residents of this house, of the previous house on this site, and of 372 Madison Street. Found online at Ancestry.com.

U. S. Censuses of 1930 and 1940 for the residents of the same houses. Found online at Ancestry.com.

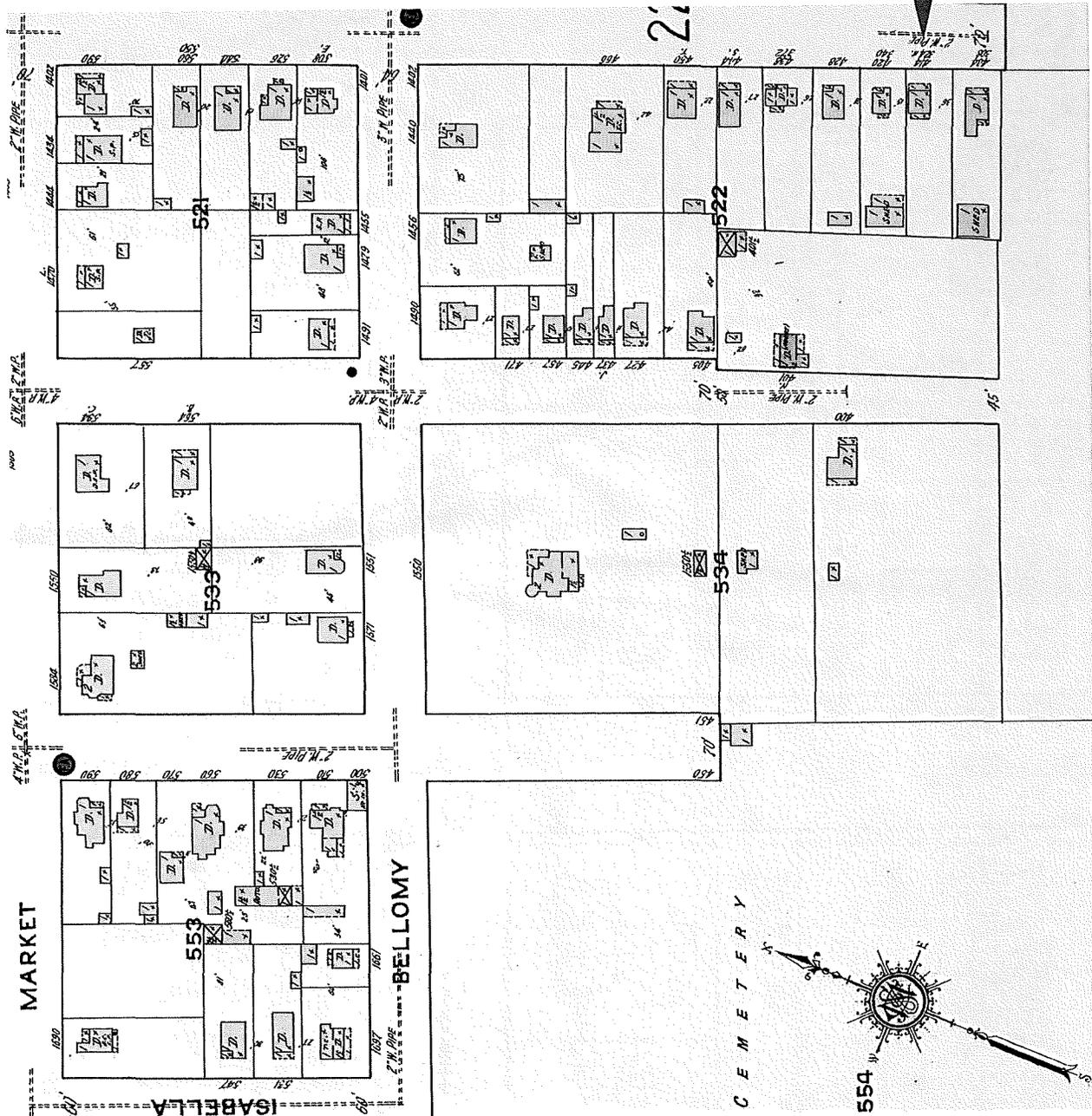
Ancestry.com. "Birth, Marriage, and Death Records." For Manuel and Christina Ferreira, and Manuel Ferreira, Jr.

National Archives. "U. S., World War II, and Korean Conflict Veterans Interred Overseas." For Joseph Ferreira. Found online.

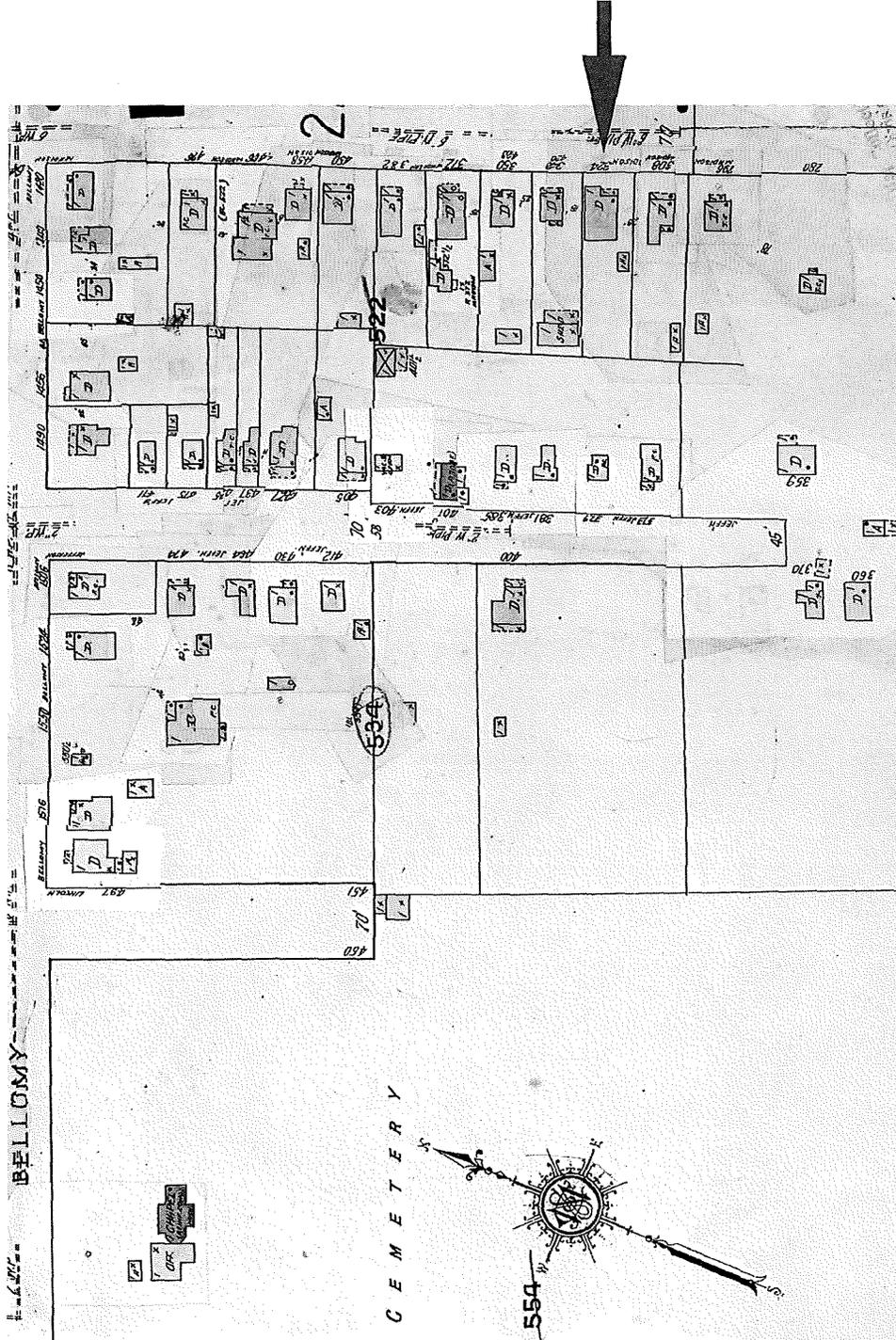
Stephanie Tran. Email to this writer, June 9, 2021, regarding Ferreira family history. She acquired this information from a granddaughter of Manuel and Christina Ferreira.

Dan Mosier. Telephone conversation April 8, 2021 regarding J. Pessagno and Sons and their Interlocking Time Company, of Fremont.

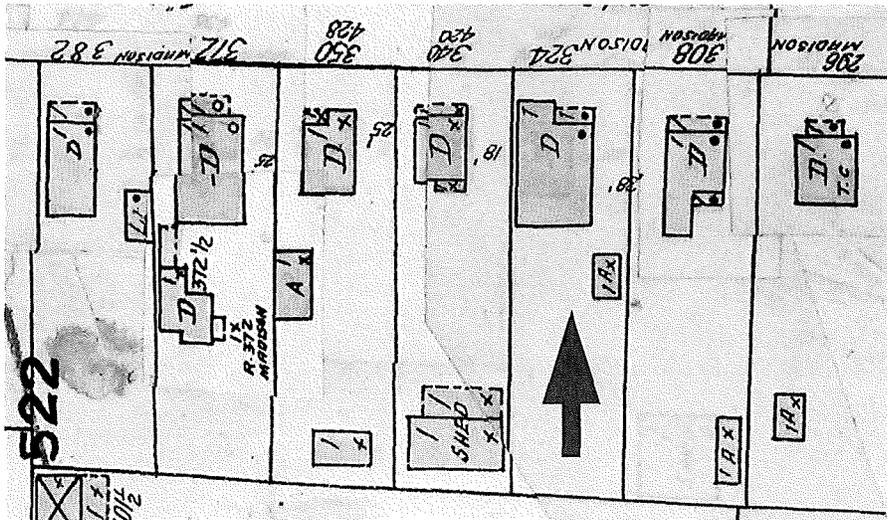
**Sanborn insurance maps**



1915 Sanborn map, page 212. Red arrow points to the previous house at the subject site.  
It was one story in height, narrow in width, and had a full-width front porch.

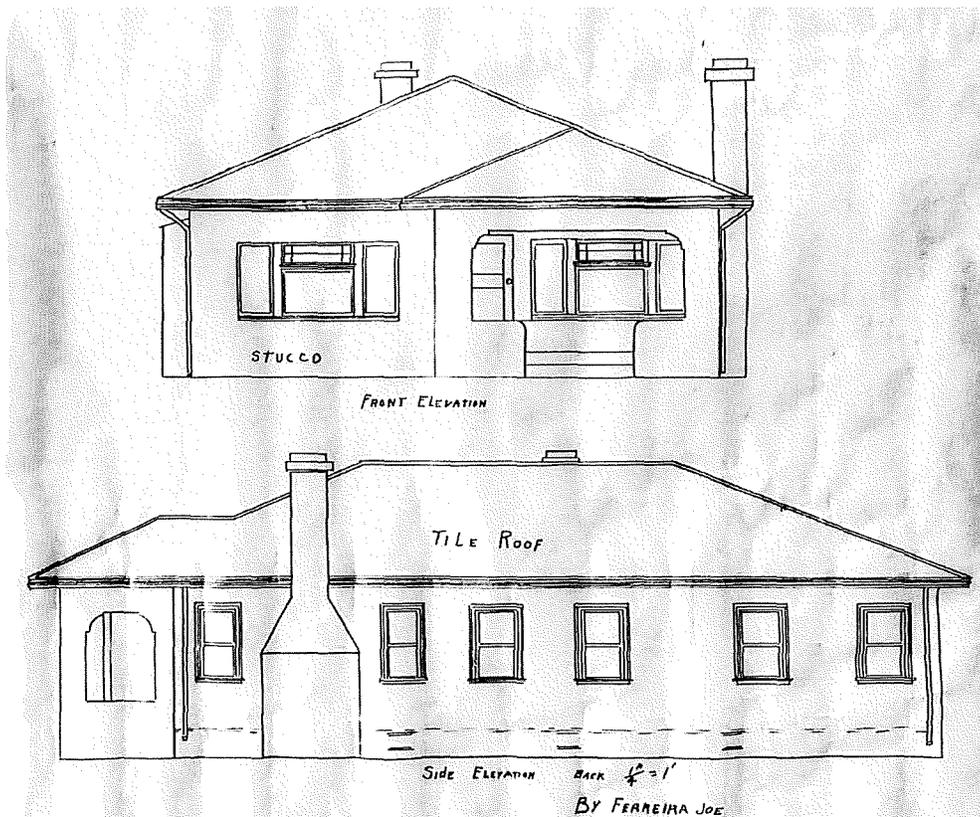


1950 Sanborn map, page 212, showing the current house.



At left: Enlarged detail of the 1950 Sanborn map.

**Front and side elevations of 324 Madison Street by Joseph Ferreira**  
Given to the owners by the Ferreira family.



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Recorded by William Kostura

\*Date September 2021     Continuation     Update

### Photographs of the subject house



Two views of the front of the house.

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Perspective view from the right



The front yard is a lawn bisected by a concrete path.

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\*Date September 2021     Continuation     Update



Tripartite window facing the porch. Note the dividing mullions and upper sash divided by muntins.

The window to the left of the porch is the same.

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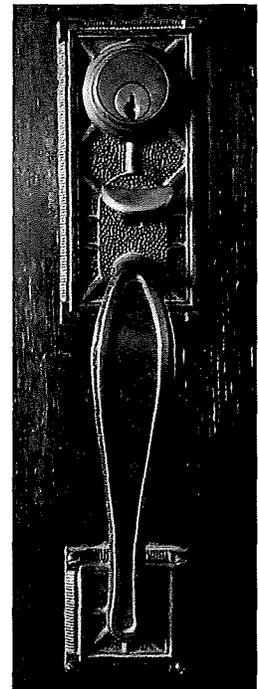
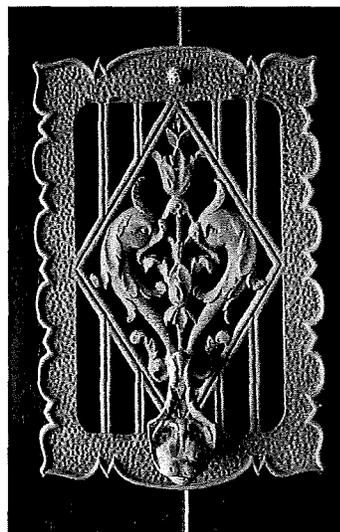
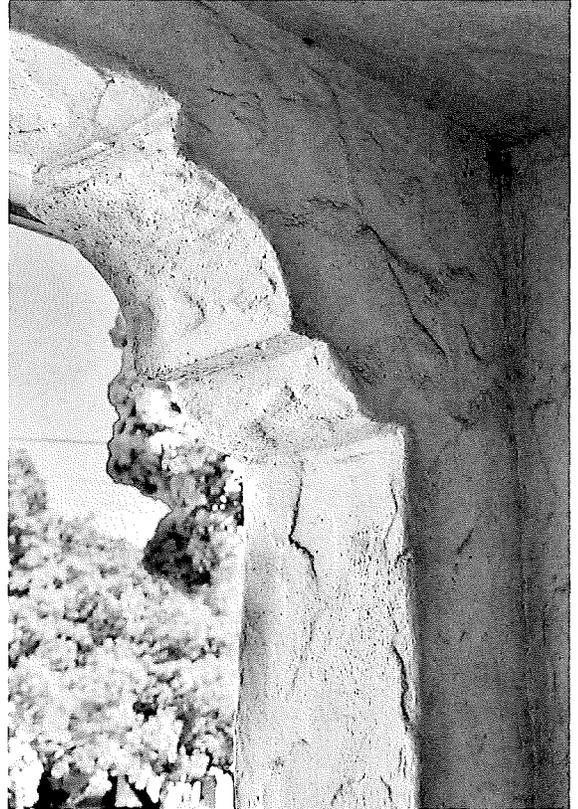
Resource Identifier: 324 Madison Street

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\*Date September 2021     Continuation     Update

At right: This photo of the curvilinear bracket at the top of a porch post illustrates the very rough texturing of the stucco surface on this house. This texturing is one of the several features that distinguishes this house from other stucco houses of the 1920s and 1930s in Santa Clara.

Below: Front door with ornamental grille and hardware. These are very fine features.



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Resource Identifier: 324 Madison Street

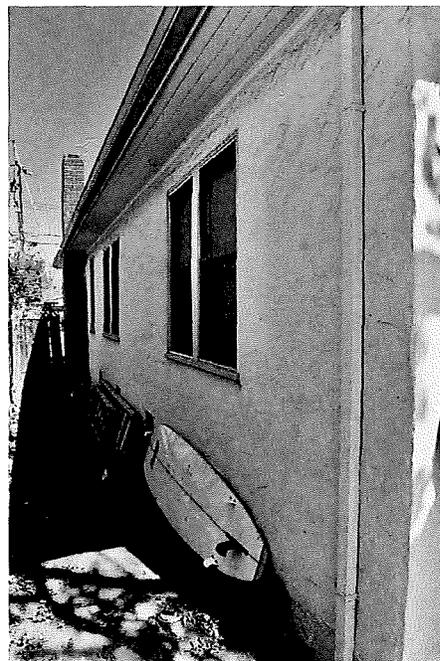
Recorded by William Kostura

\*Date September 2021     Continuation     Update



Above: The base of the porch. Its polished concrete deck and steps contrast with the rough texture of the stucco.

At right: The right side of the house, looking toward the street.

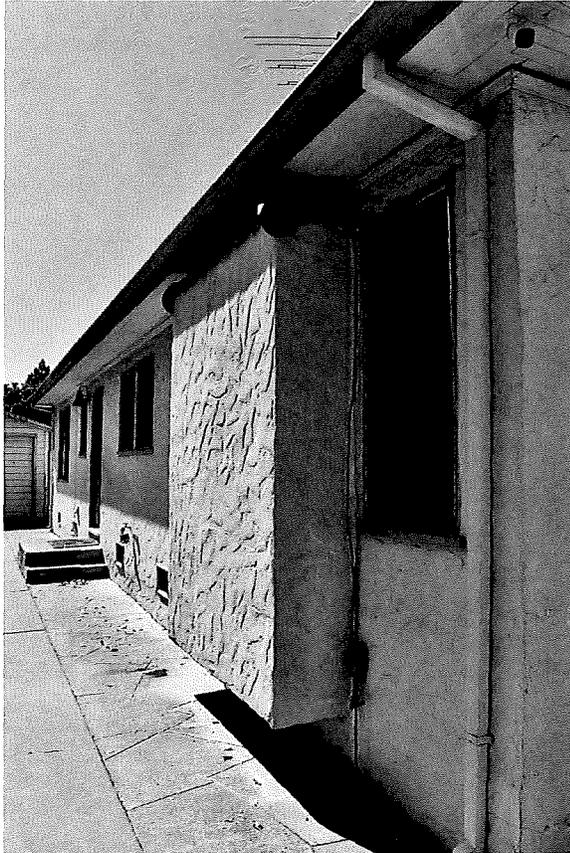


Page 22 of 33

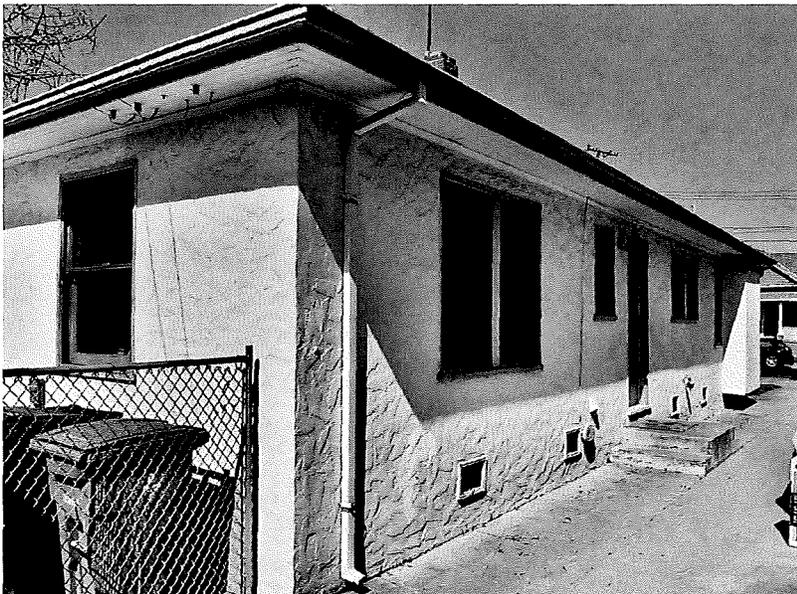
Resource Identifier: 324 Madison Street

Recorded by William Kostura

\*Date September 2021     Continuation     Update



Three photos of the left side of the house. Top left: Looking toward the rear. Bottom left: Looking toward the front. Above: Terra cotta cap to the projection from the living room.



Page 23 of 33

Resource Identifier: 324 Madison Street

Recorded by William Kostura

\*Date September 2021     Continuation     Update



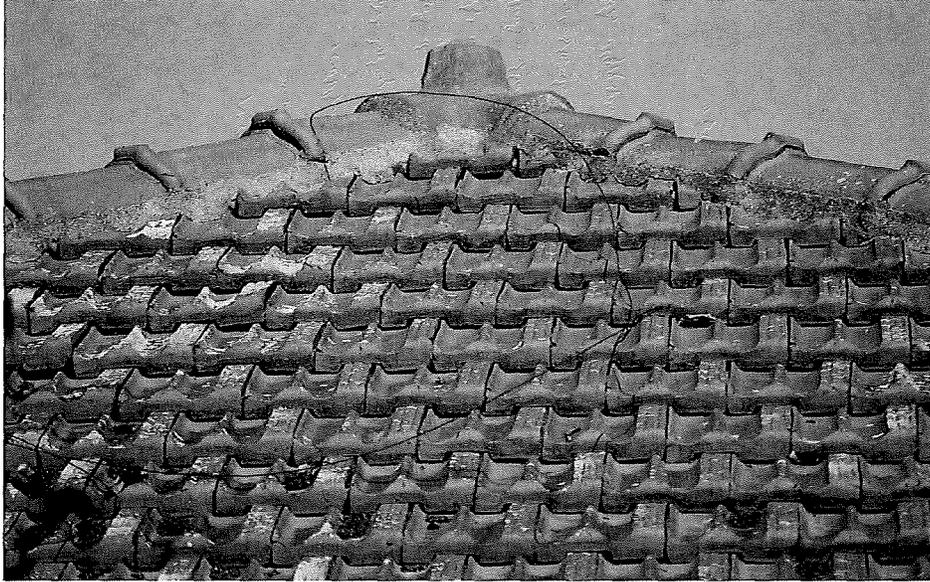
Three views of the roof from the front. The clay tiles by J. Pessagno and Sons, of Niles, also known as the Interlocking Roof Tile Co., are molded so they fit snugly together and guide rainwater effectively. They add to the drama of the roofline.

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Resource Identifier: 324 Madison Street

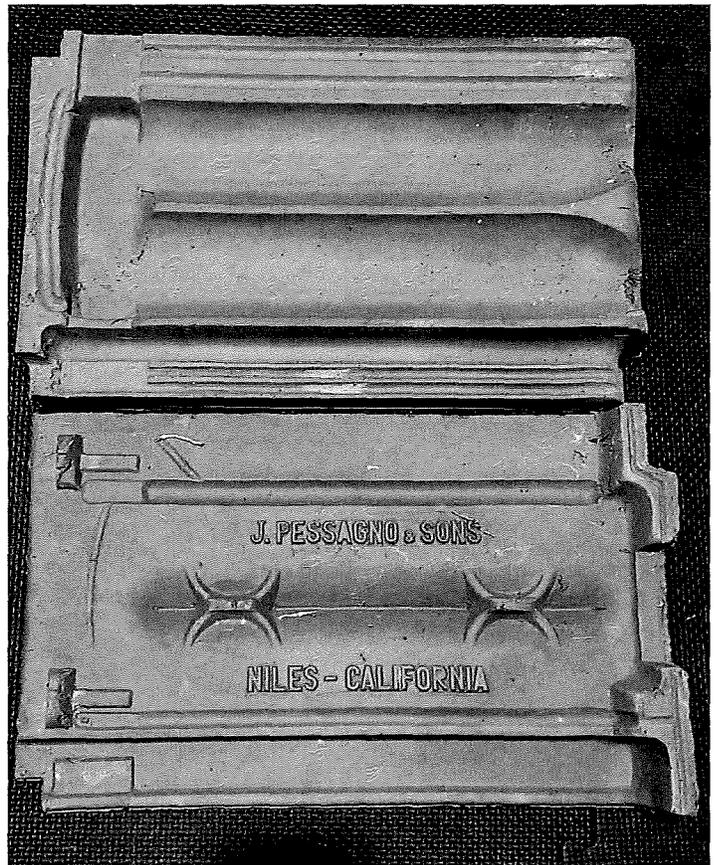
Recorded by William Kostura

\*Date September 2021     Continuation     Update



Top: Another roof detail.

At right: These spare roof tiles were found on the property by the current owners. They are stamped J. Pessagno and Sons.



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Resource Identifier: 324 Madison Street

Recorded by William Kostura

\*Date September 2021  Continuation  Update



Above: Boxed roof eaves.

At right: Chimney on the right side of the house.



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Resource Identifier: 324 Madison Street

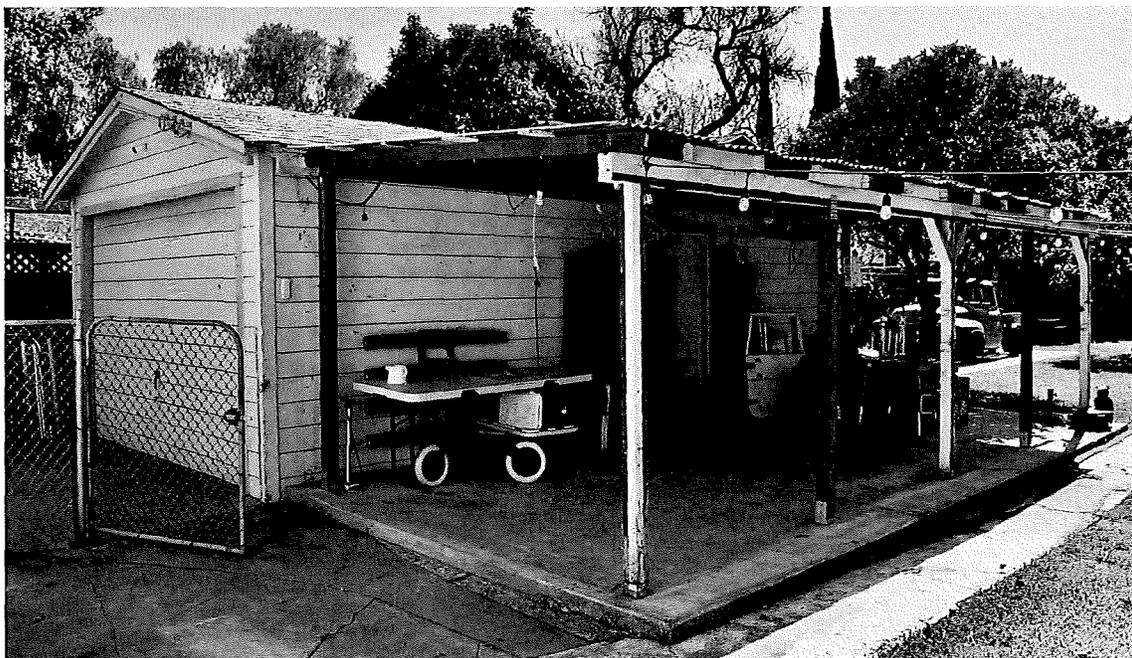
Recorded by William Kostura

\*Date September 2021     Continuation     Update

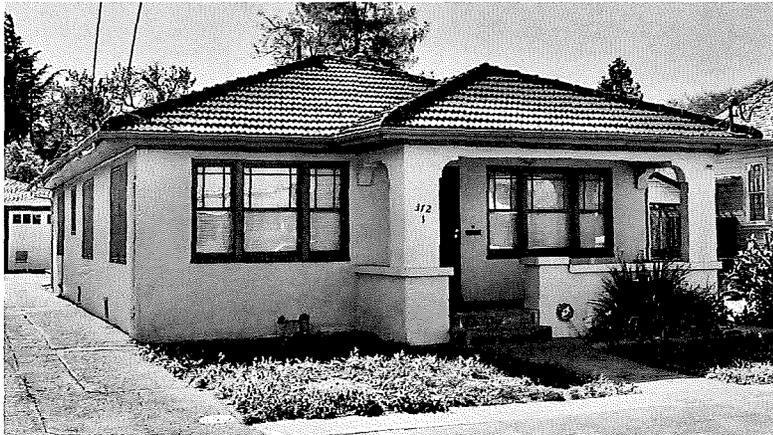


Above: The rear wall and roof of the house.

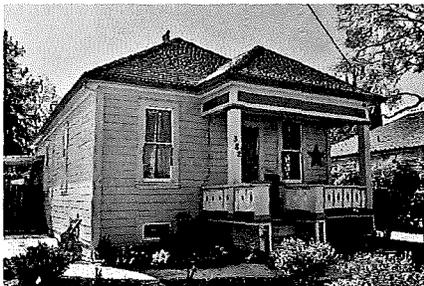
Below: The garage.



**A sampling of other old houses on the 300-400 block of Madison Street**



372 Madison Street. This house appears to predate the subject house but closely resembles it in its form, composition, fenestration, and use of roof tiles. The main difference is its smooth, instead of textured, stucco surface. It seems likely that Joe Ferreira used it as a model when he drew plans for the subject house.



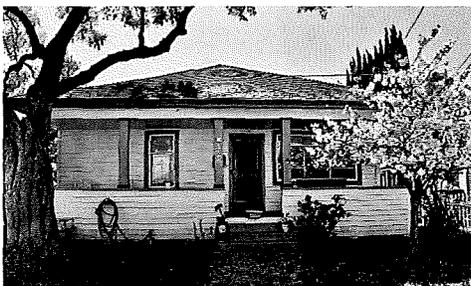
382 Madison



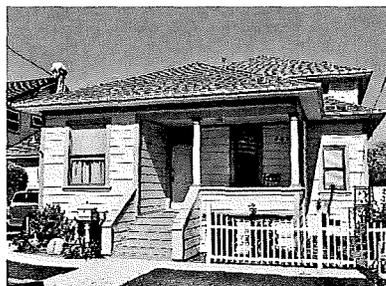
395 Madison



421 Madison



426 Madison



463 Madison



466 Madison

### Other stucco-clad houses from about the 1920s-1930s in Santa Clara's Old Quad

For purposes of comparison with the subject house, the author of this report has informally surveyed the Old Quad area looking for stucco-clad houses that appear to date to the 1920s and 1930s. The examples shown below exhibit a range of architectural quality. With a few exceptions, the construction dates are unknown; the inclusion of houses on these pages is based mainly on their architectural appearance.

#### Best examples

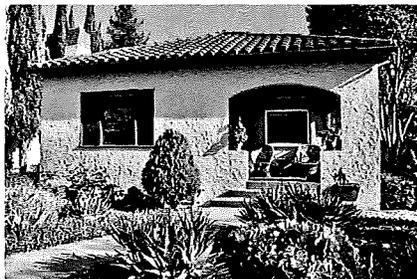


1310 Lincoln Street



1436 Main Street

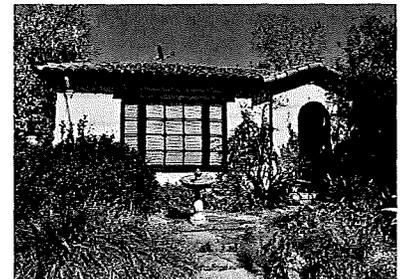
#### Examples comparable in quality to 324 Madison Street



828 Benton



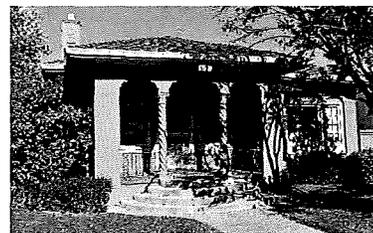
936 Fremont (1937)



1185 Main



1220 Main (1931)



625 Washington

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Resource Identifier: 324 Madison Street

Recorded by William Kostura

\*Date September 2021 ■ Continuation □ Update

Examples comparable in quality to 324 Madison Street (continued)



1285 Main Street (1926). As mentioned in the text above, this house is similar in its design to 324 Madison. It is perhaps slightly wider. Other differences are the composition asphalt roof tiles and smooth stucco. This house has been approved for the Mills Act.

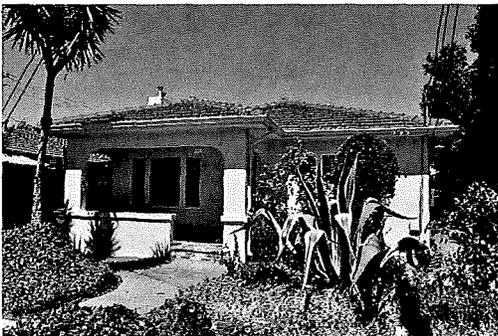
Lesser but still notable examples



673 Park Court



853 Benton



481 Monroe (resembles 324 Madison)  
Has smooth instead of textured stucco.  
Roof tiles look like Pessagno and Son's.

Page 30 of 33

Resource Identifier: 324 Madison Street

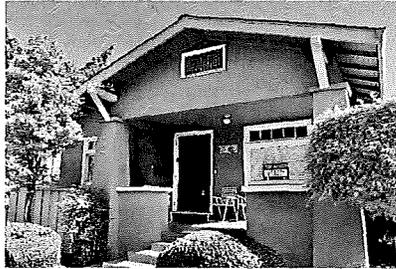
Recorded by William Kostura

\*Date September 2021     Continuation     Update

Lesser and plain examples



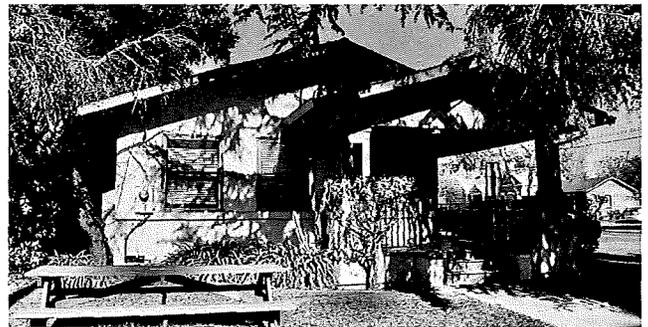
665-669 Washington



896 Bellomy



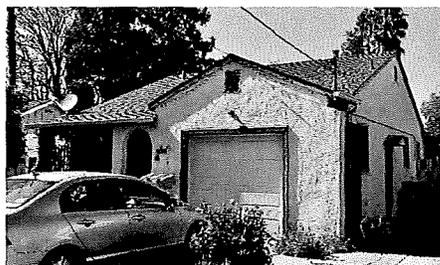
587 Washington



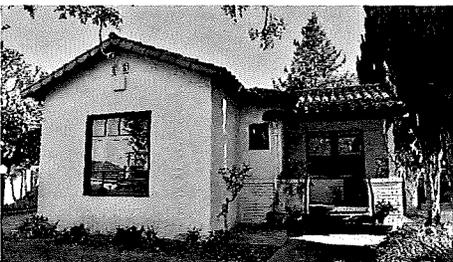
605 Washington



441 Madison



1395 Market



At left: 820 Benton

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Resource Identifier: 324 Madison Street

Recorded by William Kostura

\*Date September 2021     Continuation     Update

### Houses in Fremont with J. Pessagno and Sons roof tiles

Dan Mosier, of the Museum of Local History, Washington Township (Fremont), has identified for this writer some houses in Fremont for which Pessagno and Sons made roof tiles. For purposes of historical context, some of these houses are shown below. The older houses and those with broader roofs are particularly effective. These photos were taken in 2012 by this writer for another project.



Above: Gene Pessagno residence, 35583 Mission Boulevard



Above: 35651 Mission Boulevard



At left: Joseph and Nick Pessagno residence, 35687 Mission Boulevard



Below: 34240 Fremont Boulevard, since demolished

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Resource Identifier: 324 Madison Street

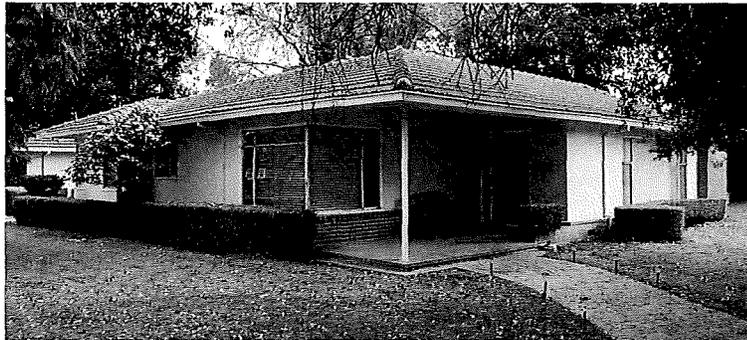
Recorded by William Kostura

\*Date September 2021 ■ Continuation □ Update

**Houses in Fremont with J. Pessagno and Sons roof tiles, continued**



34254 Fremont Blvd, since demolished



210 Hillview Drive



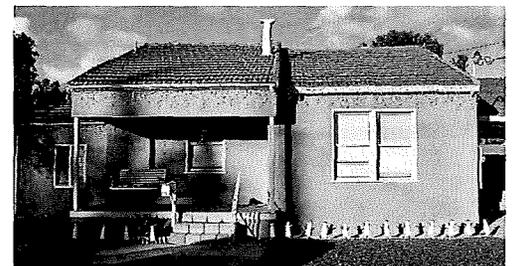
34618 Fremont Boulevard



37587 Second Street, Niles



2912 Decoto Road

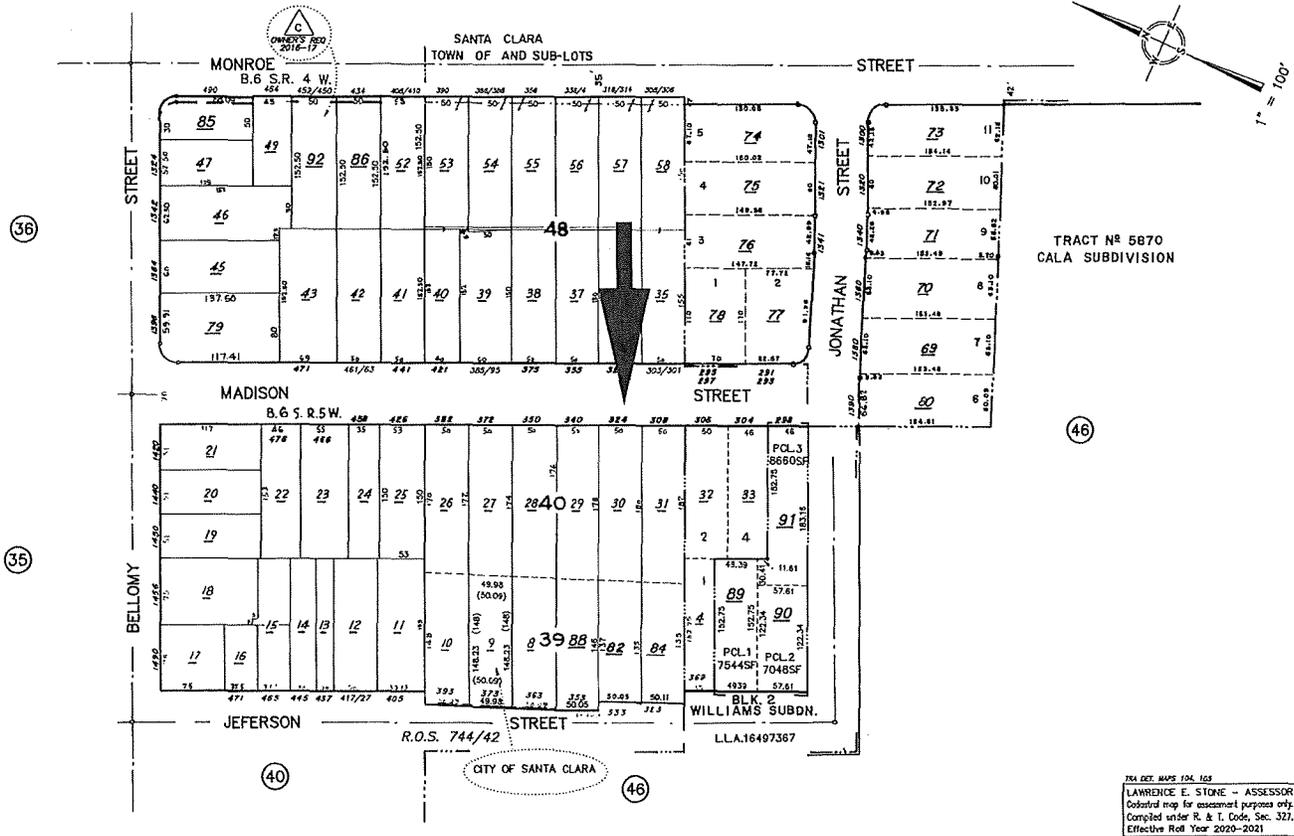


36708 Niles Boulevard  
(roof tiles since removed)

**Assessor's Parcel Map**

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK **269** PAGE **41**



754 DET. MAPS 104, 105  
 LAWRENCE E. STONE - ASSESSOR  
 Colored map for assessment purposes only.  
 Compiled under R. & T. Code, Sec. 327,  
 Effective Roll Year 2020-2021

# Exhibit C

## Secretary of Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## Exhibit D

# 10 Year Restoration Maintenance Plan

September 8, 2022 (rev. 11/9/22)

Tommy and Stephanie Tran  
324 Madison Street  
Santa Clara, CA 95050

Dear Planning Staff and Historic & Landmark Commissioners,

The following is our proposed 10-year plan for the restorations and maintenance of our historic home at 324 Madison St. All items to meet the Secretary of Interiors standards for Treatment of Historic Properties:

### YEAR 1-4 (2023-2026)

Repair damaged wood structure due to termite

- Roof truss between 1<sup>st</sup> and 2<sup>nd</sup> bedroom
- Truss above electrical panel in attic
- Truss above back bedroom by the bathroom

Foundation: Repair chimney foundation due to poor drainage.

Grading & Drainage: Correct grading and drainage along the North side of the house with the chimney. Pooling of water when it rains has caused the chimney to shift and pull away from the house and cause cracking in the stucco along the lower portion of the house on this side.

Stucco: Repair cracked/damaged stucco due to the chimney pulling away from the house.

Plumbing: replace all galvanized plumbing throughout the house

Addition: A rear addition to the residence to accommodate: a master bedroom with ensuite bathroom (a second bathroom as there currently is only one) and walk-in closet and a laundry room to adapt the home to meet the homeowners growing family needs (adaptive reuse of a historic structure).

### YEAR 5 (2027)

Electrical: Update all electrical systems including replacing knob and tube wiring.

### YEAR 6-7 (2028-2029)

Window Restoration: Restore / Repair existing historic wood window sashes. Where windows sashes are inoperable from being painted shut or where pulley ropes have been they will be restored to working order by cutting the paint and installing new pulley ropes where required. Any minor dry rot areas on the window sashes shall be repaired with epoxy filler and repainted to match. Where elements of the existing window sashes have excessive rot (stiles or rails) they shall be replaced with salvaged or custom milled wood to match. Glazing putty, where cracked, shall be replaced and the window sash shall be painted to match existing.

**YEAR 8-9 (2030-2031)**

**Roofing:** Replace ~24 broken historic clay roof tiles with similar tiles from salvage yard. Replace gutters and downspouts to period specific style. The current downspouts are detaching from the gutters. Meanwhile the gutters are showing their age. Downspouts will also be tied into sub-surface drain lines to avoid saturating ground along the foundation.

**Kitchen remodel:** Replace flooring, counter tops, fixtures, and backsplash with period-specific finishes. Replace cabinets with shaker style cabinets

**YEAR 10 (2032)**

**Painting:** Repaint entire exterior of residence, including all exterior eaves, gutters, downspouts, windows, doors and associated trim. Any minor dry rot or pest/rodent damaged areas found shall be repaired with epoxy filler and repainted to match. Where wood material is excessively damaged it shall be replaced with salvaged or custom milled wood to match the profile of the original.

We are excited about restoring and rehabilitating our wonderful historic home so that it can be preserved and enjoyed for many years to come.

Sincerely,

Tommy & Stephanie Tran



## Agenda Report

23-1252

Agenda Date: 12/7/2023

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### SUBJECT

Consideration of an Environmental Impact Report for the Demolition of a Potentially Significant Structure to Construct a Residential Development with 22 Detached Single-Family Dwellings at 1957 Pruneridge Avenue

#### BACKGROUND

On September 6, 2022, SCS Development Company filed an application for a Planned Development (PD) Rezoning to construct a single-family residential development consisting of 22 detached two-story homes, a private street, and associated on- and-off site improvements at 1957 Pruneridge Avenue. The proposal requires a rezone of the 2.47-acre property from Public, Quasi-Public, Public Park or Recreation (B) to PD Planned Development and a Vesting Tentative Tract Map to subdivide the property into individual for-sale lots and a common lot for use as a utility corridor and vehicle access. Redevelopment of the property as proposed includes the demolition of all existing structures and site improvements. The proposal is consistent with the Very Low Density Residential General Plan designation assigned to the property which allows residential development up to 10 dwelling units per acre (du/ac). The proposal provides nine du/ac.

The existing site was developed for assembly uses (religious worship and education) and is consistent with the current zoning of the property. The site contains the St. Mark's Episcopal Church complex, including a single-story parish hall and administration building connected to a two-story classroom building constructed between 1955-1958 and a church building constructed in 1964. The buildings are concentrated in the center of the site and are surrounded by a surface parking lot to the north, west, and east and a landscaped setback fronting Pruneridge Avenue to the south. The property borders commercial development to the east and west and single-family residential tracts to the north. Across Pruneridge Avenue to the south are a mix of commercial development and single-family residences.

The parish hall / administration / classroom building was constructed in phases and has undergone alterations over time. It is a wood framed U-shaped structure with stucco finish and mix of mid-century modern and Spanish colonial architectural styles. The parish hall has a pitched red tile roof with broad eaves and gable roof. Stacked glass panel windows are arranged in a vertical pattern on the south and east elevations. Varied window styles are located horizontally on the north elevation. The administration building links the parish hall and classroom. It has a shingled pitched roof with broad eaves and knee braces. The windows are arranged horizontally along the west and east elevation and includes a row of colored glass windows on the west elevation. The two-story classroom section has a flat roof and exterior staircase with metal railing that provides access to the second-floor balcony. Windows are symmetrically arranged along the first and second floor elevations.

The church building is rectangular and is considered unique for its structural system and architectural style. It consists of eight concrete arch frames with side wings that extend outside the building to support the roof eaves. Inside, the arches span across the interior of the building. Side walls between the concrete arches are designed with vertical panes of glass separated by wood mullions and glazed with rectangular pieces of colored glass in abstract patterns. A pictorial colored glass window is mounted above two wood-hinged doors on the west building elevation / front entrance to the church. Paired vertical panels of colored glass are present at the east end of the building on the north and south sides of the building and a small Blenko-style colored glass panel is present on the rear wall on the church facing east. The building architecture is a blending of mid-century modern, brutalist and Spanish colonial with a pitched red tile roof and stucco cladding on the exterior elevations.

In accordance with Section 18.106.060 of the Historic Preservation Ordinance, the proposed demolition permit application and EIR are being referred to the HLC for a recommendation on whether to grant, modify, or disapprove the demolition permit application. The HLC recommendation will be forwarded to the City Council.

### **DISCUSSION**

The existing buildings are greater than 50 years in age and were evaluated for potential historical and architectural significance in accordance with the California Environmental Quality Act (CEQA). A Department of Recreation Form 523 ("DPR") was prepared by Bonnie and Marvin Bamburg of Urban Programmers to record and evaluate the building complex, landscape features, and historic context in March 2023. A peer review of the analysis was conducted by Patricia Kallan of Archeological/Historical Consultants in May 2023. These two documents are combined and provided as Attachment 2 and incorporated for analysis in the preparation and publication of the Draft Environmental Impact Report (DEIR) for the project.

The criteria for evaluation are those of the National Register of Historic Places, the California Register of Historical Resources (CRHR) and the City of Santa Clara's Historical Preservation Element for local significance. The analysis concluded that the buildings are not eligible for listing on the National Register of the Historic Places as they are not associated with an event or entity significant in the history of Santa Clara, the State, or the Nation; and that the National Register may not consider the history of religious facilities to avoid any appearance by government as to the validity of any religious belief, except in circumstances of very significant architecture. Applying the CRHR criteria, the analysis concluded that the buildings are not eligible for listing as a significant resource as they are not associated with people or events of significance in history; that the site has been disturbed/redeveloped such that it is not likely to yield information important to the prehistory or history of the local area, California or the Nation; and that the existing buildings are a mix of architectural styles that do not represent a specific architectural style or period of construction.

Based on the City's local criteria, Saint Mark's complex of religious buildings does not meet the criteria for significance under the Santa Clara Criteria. However, Saint Mark's Episcopal Church, as an individual building, is eligible for designation as a qualified historic resource due to its unique structural system and mix of materials in construction.

Based on the project's consistency with the General Plan and the development of needed for-sale housing units, staff recommends that the HLC recommend approval to the City Council to certify the EIR for the proposed demolition and development of the 22-unit residential project.

**ENVIRONMENTAL REVIEW**

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website and circulated for a 45-day review on November 17, 2023 and ending on January 2, 2024, in accordance with CEQA requirements.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts on biological, cultural resources, and geology and soils. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. Although mitigation measures will be implemented regarding the demolition of the eligible resource, the mitigation will not reduce the impact to less than significant. Therefore, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church building. All other resource areas would experience a less than significant impact with project development.

When considering a project, CEQA requires decision-makers to balance economic, legal, social, and technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. To approve a project that has a significant unavoidable environmental impact, decision-makers must make findings, supported by substantial evidence, that the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable environmental effects. In accordance with CEQA Guidelines 15124 (b), the applicant has identified project objectives for evaluation of the proposed project and the City has considered a range of alternatives in the DEIR for consideration in the findings or statement of overriding considerations. Statements of overriding considerations may include the need to develop additional housing at a time when housing is in great need.

**PUBLIC CONTACT**

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and mailed to property owners within 1,000 feet of the project site boundaries. Consistent with AB 52, formal notification of the proposed project and consultation request was provided to the Native American Tribes listed by the Native Heritage Commission with association to the area. The City did not receive a response from the Tribal representatives requesting consultation. At the time of preparation of this report, the Planning Division has not received any public or agency comments.

**RECOMMENDATION**

Staff recommends that the Historical and Landmarks Commission recommend that the City Council certify the Environmental Impact Report for the proposed demolition and new residential development with 22 detached single-family dwellings at 1957 Pruneridge Avenue.

Prepared by Debby Fernandez, Associate Planner  
Reviewed by: Rebecca Bustos, Principal Planner  
Approved by: Lesley Xavier, Planning Manager

**ATTACHMENTS**

1. [Link to Draft Environmental Impact Report](#)

2. DPR Evaluation
3. Development Plans
4. FBA Structural Observation Summary 3-17-23
5. Ohlone College Donation

# 1975 Pruneridge Avenue Residential Project

## Environmental Impact Report

[https://www.santaclaraca.gov/Home/Components/BusinessDirectory/  
BusinessDirectory/483/3649](https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/483/3649)



ARCHAEOLOGICAL/HISTORICAL CONSULTANTS

609 AILEEN STREET, OAKLAND, CA 94609 / 510.224.4076 / AHC-HERITAGE.COM

Patrick Kallas  
David J Powers and Associates  
1871 The Alameda, Suite 200  
San José, CA 95126

May 30, 2023

## **Re: Peer Review of DPR 523 forms for 1957 Pruneridge Avenue, Santa Clara**

### *Introduction*

This memorandum presents a peer review of the DPR 523 form prepared by Bonnie Bamberg of Urban Programmers (UP) for the building complex and landscape features at St. Mark's Episcopal Church, 1957 Pruneridge Avenue, Santa Clara, California. The building complex consists of the church, classrooms, and parish hall buildings, all constructed between 1955 and 1964.

This peer review will address the following topics:

- organization, clarity, and formatting of the DPR 523 forms;
- adequacy of the building description;
- adequacy of the historic context research;
- adequacy and accuracy of the National Register of Historic Places, California Register of Historic Resources and Santa Clara Criteria for Local Significance evaluations for the property; and
- editorial suggestions.

### *Organization and Clarity*

A historic resources evaluation (HRE) usually consists of a stand-alone report on the history of a property and its structures, with an evaluation of whether any historical resources are present on the property as defined in the CEQA Guidelines (at §15064.5). Historical resources may include archaeological sites, historic architecture, and historic landscapes that are eligible for the California Register of Historical Resources.

An HRE report is usually accompanied by California Department of Parks and Recreation (DPR) 523 forms, which are the standard format for recording historic resources in California. When prepared as an appendix to a longer HRE report, DPR 523 forms usually present a short form of the historic context, building description, and CRHR evaluation contained in the longer report. Sometimes, as in this project, DPR 523 forms are submitted to clients in lieu of a separate report, and in these cases they typically include a fuller historic context discussion and more detailed CRHR evaluation.

For this project, UP prepared DPR 523 forms and a cover letter, but not a separate HRE report. Generally, the prose is clear and readable, the forms are well-organized, and all of the necessary fields are filled out. We would suggest combining the historic context discussions into one section for clarity. There are also many errors in spelling and formatting that should be addressed in a revision. Please see "Editorial Suggestions" below for specific details.

### *Building Description*

The Urban Programmers DPR 523 forms provide a good description of the building complex and landscape features at St. Mark's Episcopal Church. The character-defining features list is useful and seems appropriate.

However, the educational building's former use as a preschool is not mentioned and should be noted. It was operating as St. Mark's preschool from the mid 1990s to at least 2015.

If the authors want to add additional detail, the March 17, 2023 letter report by FIBA Structural Engineers also provides a more detailed description of the structural system of the church.

### *Historic Context Research*

The historic context statement is used to establish the context in which the buildings should be evaluated. In this DPR 523 form, the context is split between page 25 ("Architectural Context") and page 29 ("Historical Context and Theme"). It would be more effective to have a single historic context statement.

The historic context provides detailed information on the history of the parish and a biography of William May, while providing an outline history of Santa Clara and of mid-century modern building techniques. Many of the details presented in the history section lack citations, making it impossible to verify the information presented. The authors should cite their sources when revising the DPR 523 forms.

With respect to the architectural context (p.25-26), it would be useful to discuss changes taking place in church architecture during this period. The 1950s and 1960s saw the uses of new material and mid-century idioms in many churches, and sometimes changes in layout (the "church in the round"), along with a shift in focus from exterior to interior space that tracked with trends in residential and commercial construction during this period. This was a period of significant theological change, with many denominations seeking to modernize worship and some becoming involved in progressive social reforms during this period (see comments below). The most relevant academic source on this appears to be Geva (2019), but popular articles by Florian (2022) and Henderson (2022) provide a good overview.

The history of St. Mark's Parish (p.26-27) provides a detailed overview of the construction history, but does not clearly cite the sources used by the authors. (The pamphlet and directory cited are not in the bibliography.) It should be noted that the 1988 St. Mark's History and Directory names John Galagan as the first Vicar, followed by John Haverland, with Ward McCabe arriving in 1959. McCabe himself is worthy of more discussion: he served as Rector from 1959-1984, throughout the period of potential significance. McCabe was known for social, political, and economic justice activism in the local community and had letters frequently published in local and national newspapers. He was among the first Episcopal priests to train women for the priesthood. His obituary and that of his wife, Evelyn, provide additional information (*Mercury News* 2004, 2011), and numerous articles in the *News* and *Mercury* covered his activities during his period of rectorship.

The biography of William May (p.27-28) provides many interesting details of his life, though again the source for some of this information is unclear and should be cited. The DPR 523 forms also indicate on page 28 that "although research was conducted in several repositories, there was no listing for any other building designed by Bill May." Later on page 28 the following statement also appears: "research did not uncover any other architectural project that was directly associated with William N. (Bill) May."

Although the Urban Programmers evaluators were unable to locate evidence of any other works of architect William May, Archaeological/Historical Consultants' preliminary research for this project found mention of many other works by May in local newspapers, along with coverage of awards that May had won, including the 1971 "Certificate of Merit" from the American Plywood Association and the 1965-66 Western Home Awards Program sponsored by Sunset Magazine and AIA. A list of 13 of May's works and citations are included as an

attachment to this memorandum; further research may identify more. He was an active local architect, and his works should be discussed to provide a basis for evaluating the significance of his work under Criterion 3.

The historical context provided for Santa Clara (p.29-30) also lacks any citations. It would be useful to discuss the dates and architectural character of nearby subdivisions and commercial districts, in order to determine whether St. Marks is part of any potential historic district in the area.

### *National Register Evaluation*

The proposed project does not have a Federal nexus, and therefore criteria for identifying historic resources for compliance with the California Environmental Quality Act (CEQA) is the California Register of Historical Resources. An evaluation under National Register of Historic Places criteria is not required for this report and should be deleted.

### *California Register Evaluation*

#### *Criterion 1*

While it does not appear that important events occurred at St. Mark's Episcopal Church, it is not clear to the reviewers that "suburbanization and retail growth" are the only patterns of history that apply to the property. Christian social movements of the mid-20<sup>th</sup> century might be another appropriate pattern to discuss.

#### *Criterion 2*

This section should discuss whether the building is significant for its associations with Ward McCabe and William May. McCabe appears to have had some local reputation for his social justice activism and to have been involved in national movements such as the ordination of women priests in the Episcopal Church. May was a locally active architect whose life was closely associated with the church, as evidenced by his role as an active member and his burial on-site. While we think it unlikely, the discussion should consider whether the careers of these individuals and their association to the property are significant enough for eligibility under this criterion.

#### *Criterion 3*

The DPR 523 forms indicate that none of the buildings at St. Mark's Episcopal Church are eligible under Criteria 3 because they do not "embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possess high artistic value" (page 33).

In the context of Archaeological/Historical Consultants' historical research about William May and his architecture outlined below, we recommend that the evaluator reconsider their conclusion that the church is not eligible for the California Register under Criterion 3. Apparently May had designed other buildings that, like St. Mark's Episcopal Church, exhibited innovative sculptural forms and engineering (referred to stylistically as Brutalism or Expressionism), such as the 1961 "Circle House" in Los Gatos which consists of three overlapping circles with a kitchen in the middle to take advantage of the views. The St. Mark's Episcopal Church building by itself may "embody the distinctive characteristics of a type, period, region, or method of construction."

Moreover, the Criterion 3 evaluation should consider the church building in the context of the development of religious architecture during the 1950s and 1960s, where major changes in spatial organization in many churches corresponded with the use of modernist materials and idioms. Is May's work typical of this period and type of architecture?

#### ***Criterion 4***

Information potential in a historic resource can also include information about building materials and construction techniques. If a building itself contains information that is not otherwise accessible through documentary sources, it is possible that it may be eligible under this criterion. While this is unlikely to be the case for this project, we would recommend including a statement about the information potential of the building itself.

We would recommend removing the language about archaeological potential, since the authors do not appear to have prepared an archaeological study for this project.

#### ***Santa Clara Local Register***

We agree with the authors' evaluation of the property under the Santa Clara Criteria for Local Significance.

#### ***Editorial Suggestions***

##### ***General***

The DPR 523 forms have many errors in spelling and punctuation that should be corrected. A few examples include “alter” for “altar”, “NTHP” for “NRHP”, “Dioses” for “Diocese”, and the spacing between the comma and “Santa Clara” in the header on most pages. Double spaces, missing parentheses, inconsistent fonts, and orphan sentence fragments should also be corrected.

##### ***Page 1***

- The NRHP status code should also be on the Primary Record.
- In *P3b: Resource Attributes*, HO2 is not a valid code for DPR523 forms. The appropriate code appears to be HP16 (Religious Building).
- The Primary Record states that Bonnie Bamberg prepared the forms, while the Building, Structure, and Object Record lists three authors. Please clarify.

##### ***Page 2***

- For “alter” read “altar”
- The page starts with a sentence fragment; it looks like something is missing.

##### ***Page 4***

- Photograph 1 should have each building labeled, and a north arrow would be helpful.

##### ***Page 5***

- There is a sentence fragment at the bottom of the page.

##### ***Page 25***

- For “NTHP” read “NRHP”
- The map on the Building, Structure, and Object record (page 25) is not a sketch map, but rather shows the vicinity of the building. The DPR 523 form should include at minimum a sketch map of the project area. Preferable would be a full-page site plan indicating the locations of each building with text labels, a north arrow, and a scale.

##### ***Page 27***

- Mention that the memorial garden dates to the 1990s (church dedication plaque dates it to 1994).
- For “Dioses” read “Diocese”

**Page 28**

- The name of May's wife is spelled two different ways in this section. Her obituary suggests that it should be "Edmonds" rather than "Edmondson".
- An architectural draftsman is typically a full-time employee. It is a professional position, not held only by interns.

**Page 39**

- For "alter" read "altar" (several locations)

**References Cited**

Geva, Anat

2019 *Modernism and American mid-20th century sacred architecture*. London: Routledge.

Henderson

2022 "The Theological Angle of the Mid-Century Modern Craze." *Common Good Magazine*. Available at: <https://commongoodmag.com/the-theological-angle-of-the-mid-century-modern-craze/>; accessed May 30, 2023.

Florian, Maria-Cristina

2022 "Sacred Modernity: An Exploration of the Modernist Movement in Mid-Century Holy Architecture." *Architecture Daily*, 27 June 2022. Available at: <https://www.archdaily.com/984046/sacred-modernity-an-exploration-of-the-modernist-movement-in-mid-century-holy-architecture>, Accessed 30 May 2023.

*Mercury News*

- 2004 "William Ward McCabe, fought for social justice – South Bay minister helped get hospital for poor build in S.J." November 23, 2022. Available at: [https://infoweb.newsbank.com/apps/news/openurl?ctx\\_ver=z39.88-2004&rft\\_id=info%3Asid/infoweb.newsbank.com&svc\\_dat=AMNEWS&req\\_dat=0ED7205AB93FC626&rft\\_val\\_format=info%3Aofi/fmt%3Akev%3Amtx%3Actx&rft\\_dat=document\\_id%3Anews%252F10082EEF8ACA56F7](https://infoweb.newsbank.com/apps/news/openurl?ctx_ver=z39.88-2004&rft_id=info%3Asid/infoweb.newsbank.com&svc_dat=AMNEWS&req_dat=0ED7205AB93FC626&rft_val_format=info%3Aofi/fmt%3Akev%3Amtx%3Actx&rft_dat=document_id%3Anews%252F10082EEF8ACA56F7), accessed November 23, 2022.
- 2021 "Evelyn Dull McCabe." April 11, 2021. Available at: [https://infoweb.newsbank.com/apps/news/openurl?ctx\\_ver=z39.88-2004&rft\\_id=info%3Asid/infoweb.newsbank.com&svc\\_dat=AMNEWS&req\\_dat=0ED7205AB93FC626&rft\\_val\\_format=info%3Aofi/fmt%3Akev%3Amtx%3Actx&rft\\_dat=document\\_id%3Anews%252F181CC0E4285F6360](https://infoweb.newsbank.com/apps/news/openurl?ctx_ver=z39.88-2004&rft_id=info%3Asid/infoweb.newsbank.com&svc_dat=AMNEWS&req_dat=0ED7205AB93FC626&rft_val_format=info%3Aofi/fmt%3Akev%3Amtx%3Actx&rft_dat=document_id%3Anews%252F181CC0E4285F6360), accessed November 23, 2022.

Attachment: Works by William May

*Works & Awards*

- 1958 The Brookside Club, Saratoga. May was the architect of the first tennis and swim club in Saratoga, built on three acres with a pool, three courts, and play and leisure areas. May is photographed with the Saratoga mayor at the groundbreaking ceremony (Los Gatos Times 1958; San Jose Mercury News 1958a-b; San Jose Evening News 1958).
- 1958 Red Cottage Motel, El Camino Real, Menlo Park. This 26-unit “luxury garden-type motel” was designed by May while he was with the firm of Kurt Gross and built by John E. McCarthy and Sons (The Peninsula Times Tribune 1958; San Mateo Times 1958).
- c. 1961 The Circle House, 17681 Foster Rd, Los Gatos. May designed this house for the Rosen family. It consists of three overlapping circles with a kitchen in the middle to take advantage of the views and was built using reinforced concrete masonry with wood accents throughout the house. This house was featured in the San Francisco Examiner and San Jose Mercury News (Blum 1964; Befame 1965)
- 1964-5 San Jose State Kappa Gamma Sorority Chapter House, 360 S 11<sup>th</sup> Street, San Jose. May was the consulting architect on the three-story, Georgian colonial style house, designed by Francis Schmitz (San Jose Mercury News 1964; Marquardt 1965).
- c. 1965 Harveys Residence, Magdalena Ave, Los Altos. May designed this house for the Harveys family. It consists of three pagoda-style buildings linked by trellises set amongst oak trees. This house was featured in the San Jose Mercury News (Befame 1965a).
- 1965 William May of San Jose won a Special Award in the 1965-66 Western Home Awards Program sponsored by Sunset Magazine and AIA. Winners were to be featured in the Oct 1965 issue of Sunset (San Mateo Times 1965).
- c. 1967 Gray Vacation Home, Lake Berryessa. May designed this vacation retreat on the lake for the Gray family. It was a three-story building with a steeply pitched roof, glass walls, and three deck areas that were stepped down so as not to obstruct views. This house was featured in the San Jose Mercury News (Befame 1967).
- c. 1968 Johnston Residence, 13434 Old Oak Way, Saratoga. May designed this two-story house for the Johnston family on a steep site surrounded by oak trees. It had a chopped gable roof, L-shaped floor plan, and floor-to-ceiling windows, and the exterior was stained to match the surrounding oaks. This house was featured in the Los Gatos Times-Saratoga Observer and the Sunday Mercury-News (Befame 1973; Tennison 1973).
- 1968 The firm of William May & W.G. McElhinney of San Jose won runner up in a design contest for a new Palo Alto Airport. The firm won a prize of \$2,000 (Palo Alto Times 1968).
- c. 1973 Cypress Point Apartments and Villas, Mountain View. William May and William McElhinney designed this 300 plus-unit development for Thrust IV. Described as surrounded by lawns and man-made pools and lagoons, the apartments were clad in plywood with simple single-sloped roofs. May and McElhinney received from the American Plywood Association a Plywood Design Awards Citation of Merit, Residential/Multi-Family Category, for “outstanding structural and aesthetic uses of plywood.” This project also received an award from the City of Mountain View for its outstanding design (San Mateo Times 1973; Palo Alto Times 1973, 1975; San Jose Mercury News 1976b).

- c. 1975 Whalers Cove Development, Schwan Lake, Santa Cruz. May designed 28 split-level villas for this Thrust IV development. The villas had vaulted wood plank and beam ceilings with skylights (San Jose Mercury News 1975).
- c. 1976 Cypress Point Woods Townhouses, Mountain View. May designed two-bedroom and three-bedroom plans for this approximately 80-unit Thrust IV development (Palo Alto Times 1975; San Jose Mercury News 1976b).
- c. 1976 Sylvan Avenue Development, Mountain View. This Thrust IV development was announced in 1976 and planned 45 single family homes designed by William May (San Jose Mercury News 1976a).

## References

Befame, Jeannette

- 1965a A Tree House In 3 Sections. *San Jose Mercury News* 10 January:6-7.
- 1965b Hilltop Home is Built In-The-Round. *San Jose Mercury News* 21 March:12-13.
- 1967 Vacation Retreat Or Second Home. *San Jose Mercury News* 31 December:6-7.
- 1973 Seeing The House For The Trees. *Sunday Mercury-News* [San Jose] 24 June:California Today 10-11.
- 1976a Thrust IV Planning Mountain View Homes. 4 January:100.
- 1976b Pre-Construction Sale Begins For Townhouses. *San Jose Mercury News* 10 July:91.

Blum, Walter

- 1964 Circles and Scenery. *San Francisco Examiner* 6 December: Pictorial Living 26-30.

*Los Gatos Times*

- 1958 Club has ground breaking. 14 October:7.

Marquardt, Reed

- 1965 There's No Place Like Home. *San Jose Mercury News* 17 October:99.

*Palo Alto Times*

- 1968 Palo Alto firm wins airport design prize. 24 January:2.
- 1973 Cypress Point wins design award. 24 April:8.
- 1975 Developer buys land in Mt. View. 9 September:26.

*Peninsula Times Tribune [Palo Alto]*

- 1958 \$250,000 motel started in MP. 10 March:6.

*San José Mercury News*

- 1958a Saratoga Club Plans Described. 1 May:3.
- 1958b Saratogans Cut Ground For New Brookside Club. 19 October:57.
- 1964 Sorority Starts Residence Hall. 23 April:50.
- 1975 Whalers Cove Down To 3. 21 September:131.

*San Jose Evening News*

- 1958 Private Saratoga Club Gets City Use Permit. 1 May:13.

*San Mateo Times*

- 1958 "Red Cottage Motel groundbreaking." 11 March: 21.
- 1965 Foster City Homes Capture Award; 443 Contest Entries. 25 September:21, 26.
- 1973 Architects, Designer Win Merit Citations. 12 May:13.

Tennison, Debbie

- 1973 Unique Saratoga home reflects family's lifestyle. *Los Gatos Times-Saratoga Observer* 11 September:2.

State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other  
 Review Code

Reviewer

Date

Listings

Page 1 of 39 \*Resource Name or #: (Assigned by recorder) 1957 Pruneridge Ave. Santa Clara

P1. Other Identifier: Saint Mark's Episcopal Church

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_; R \_\_\_;  of \_\_\_  of Sec \_\_\_; \_\_\_\_\_ B.M.

c. Address 1957 Pruneridge Ave. City Santa Clara Zip 95051

d. UTM: (Give more than one for large and/or linear resources) Zone 10S,, 5392832.72 mE/ 4132031.11 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 303-03-025

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The parcel contains a complex of buildings developed for St. Mark's Episcopal Congregation for religious worship and education. Buildings constructed prior to 1968 are modest, utilitarian designs, with red tile facing the courtyard and broad eaves, as a nod to the Spanish Colonial and California Mission style in one and two-story buildings. The sanctuary, constructed in 1968, is an unusual building set apart and distinct from the others, with landscaping to fit the religious values of the congregation.

Buildings c.1955-1958. The attached wood-framed buildings form a "U" in plan with a two-story building on one side, a single-story in the center and a slightly taller hall building at the other side. The parish hall faces the open end of the "U", with a courtyard side entrance.



\*P3b. Resource Attributes: (List attributes and codes) HO 2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front façade December 21, 2022

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

\*P7. Owner and Address: SCS Development Company 404 Saratoga Ave. # 100 Santa Clara CA 95050

\*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg Urban Programmers 10710 Ridgeview Ave. San Jose CA 95127

\*P9. Date Recorded: 3/15/2023

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

## CONTINUATION SHEET

Page 2 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

\*Recorded by: Urban Programmers \*Date 3/15/2023  Continuation  Update

with stucco siding. The two-story classroom building is a rectangular form with a flat roof and parapet facing into the courtyard. Below the parapet, a shed roof with red tile covers an exterior walkway on the second level. This stylistic detail supported by square posts give the building a minor nod to Spanish Colonial style. Windows and doors are standard sliding systems with intragryal frames.

The center administration building has similar windows. The pitched roof is covered with shingles and has a wide overhang eave on the east facing into the courtyard. The eaves cover the walkway in front of the building and are supported by square posts.

At the other end is the Parish hall that served as the sanctuary before the church was constructed. This building has a pitched roof with shingles and stucco siding. Glass panels are in the east end and on the rear (west) wood strips form a simple vertical pattern. A cross is on the ridge of the roof. It appears that Kriss, Goudt & Kriss provided the conceptual designs. Ruth and Going was the engineer for the project.

In 1964 a new sanctuary was permitted and completed in 1968.<sup>1</sup> The building was constructed to face toward the older buildings. The building sits on an exposed aggregate pad that extends to the front creating a patio or gathering space. The church building was designed with an unusual structural system consisting of eight concrete arche frames with side extensions (wings). The arches have their footings below the slab floor of the church. The wings on the arches extend outside to support the eaves of the roof acting like large rafters. The red tile roof dominates the building. Inside, the arches span across the interior of the rectangular building. A keystone element in the top of the arch suggests the two sides were cast separately and joined in the center.<sup>2</sup> The interior wood ceiling does not reveal how the arches are structurally connected. The front entrance wall exhibits a pictorial colored-glass window above sets of hinged wood doors with narrow insets of colored glass. The side walls between the arches have a long window opening that are divided with wood mullions and glazed with rectangular pieces of colored glass in abstract patterns. A raised alter area is at the east end of the space. A pipe organ was removed from this area leaving the wall unfinished. The rear of the building houses administrative and utilitarian functions and its exterior is sheathed in stucco. A utilitarian rear door and a small Blenko-style colored-glass panel exist in the otherwise blank wall.<sup>3</sup>

The building was designed at the end of the Mid-century Modern era and captures

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<sup>1</sup> Santa Clara Building Permit 1964-27592

<sup>2</sup> Architectural plans were not available

<sup>3</sup> Marc Haeger, Haeger Stained Glass Studio, was asked to visit the building and evaluate the glasswork. During an interview on March 14, 2023, he said the glass was not unusual and was currently available from glass supply companies. The wood mullions looked tight and of good craftsmanship. However, the structure to hold the glass pieces in place is deteriorating in several places. <sup>3</sup>

## CONTINUATION SHEET

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the melding of the Brutalist style with heavy concrete forms that were beginning to be seen in the late 1960s-70s in architectural design. At the same time there is a sense of Spanish Colonial of the early California missions in the arches and spaces. The church design blends the heavy concrete with the warmth and light quality provided by the colored glass walls. The overall design and mix of materials is unusual in the religious architecture of Santa Clara.

The landscaping was designed as part of the religious program. Although it is overgrown, and has lost some of the character, there are numerous small statues and markers along a winding path. The stand of mature trees create spaces for the winding path where small concrete benches and biblical sayings are etched or applied to several concrete boxes with religious art that appear to have been lighted. The design appears to have been created by a professional landscape architect.

### Character-defining Features

#### Classroom Building and Parish Hall

##### The two-story Classroom

- Form and mass
- smooth stucco
- Exterior corridor on the second floor
- Square posts
- Red tile roof

##### Parish Hall

- Rectangular gable-end building
- Knee-braces under the eaves
- Vertical windows under the gable
- Smooth stucco

##### Church Building

- Exposed aggregate base and patio space
- Rectangular form and scale
- Low sloping roof of red tile, curved ends
- 8 concrete formed arches extending beyond the eaves
- Front doors with colored glass insets
- Pictorial Window above entry doors
- Wood Mullions on side windows
- Colored glass windows on both sides of the building.

## CONTINUATION SHEET

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\*Recorded by: Urban Programmers \*Date 3/15/2023  Continuation  Update

P5b continued: Photographs.



Photograph 1 1957 Pruneridge Avenue, Santa Clara  
View: aerial photograph of the Saint Mark's Episcopal Church complex.  
Source: Google Earth Pro, 2022

## CONTINUATION SHEET

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\*Recorded by: Urban Programmers \*Date 3/15/2023  Continuation  Update



Photograph 2 1957 Pruneridge Avenue, Santa Clara

View: Front façade showing the aggregate front patio and pad with the Concrete arch forming the covered entrance. Red tile curves over the eaves along the gable.

lower wall.

## CONTINUATION SHEET

Page 6 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

\*Recorded by: Urban Programmers \*Date 3/15/2023  Continuation  Update



Photograph 3 1957 Pruneridge Avenue, Santa Clara  
View: North façade showing the heavy mullions in the windows and smooth stucco.

## CONTINUATION SHEET

Page 7 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

\*Recorded by: Urban Programmers \*Date 3/15/2023  Continuation  Update



Photograph 4 1957 Pruneridge Avenue, Santa Clara  
View: North façade showing rear portion of the building with smooth stucco and vertical windows.

## CONTINUATION SHEET

Page 8 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 5 1957 Pruneridge Avenue, Santa Clara  
View: Side (South) facade showing the ends of the arches and window pattern.

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Photograph 6 1957 Pruneridge Avenue, Santa Clara  
View: Rear (East) façade showing the stucco wall with the former landscaped area under the trees.

## CONTINUATION SHEET

Page 10 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 7 1957 Pruneridge Avenue, Santa Clara  
View: Front of the Church showing the artistic entry doors and pictorial window above.

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Photograph 8 1957 Pruneridge Avenue, Santa Clara  
View: Interior (south wall) of the church showing the arches, ceiling and window pattern.

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Page 12 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 9  
View: Interior (north wall.

1957 Pruneridge Avenue, Santa Clara

## CONTINUATION SHEET

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Photograph 10 1957 Pruneridge Avenue, Santa Clara  
View: Windows of the rear portion of the building with grilles for security.

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Page 14 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 10 1957 Pruneridge Avenue, Santa Clara  
View: window detail. On the left is a Blenko-style vertical window in a concrete setting. On the right is a section of the side window with wood mullions and wood frames.

## CONTINUATION SHEET

Page 15 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 11 1957 Pruneridge Avenue, Santa Clara  
View: Looking east at the rear of the classroom and parish hall complex.

## CONTINUATION SHEET

Page 16 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 12 1957 Pruneridge Avenue, Santa Clara  
View: Interior of courtyard showing the administration wing and two-story classroom building.

## CONTINUATION SHEET

Page 17 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 13 1957 Pruneridge Avenue, Santa Clara  
View: Courtyard next to the Parish hall with a broad overhanging roof covering the walkway.

## CONTINUATION SHEET

Page 18 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 14 1957 Pruneridge Avenue, Santa Clara  
View: The two-story classroom building that faces south in the courtyard.

## CONTINUATION SHEET

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Photograph 15 1957 Pruneridge Avenue, Santa Clara  
View: Single-story admin building on the south side of the courtyard.

## CONTINUATION SHEET

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Photograph 16 1957 Pruneridge Avenue, Santa Clara  
View: South side of the Parish hall.

## CONTINUATION SHEET

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\*Recorded by: Urban Programmers \*Date 3/15/2023  Continuation  Update



Photograph 17 1957 Pruneridge Avenue, Santa Clara  
View: East end of the Parish hall with broad overhanging eaves with angular downspouts on the south façade.

## CONTINUATION SHEET

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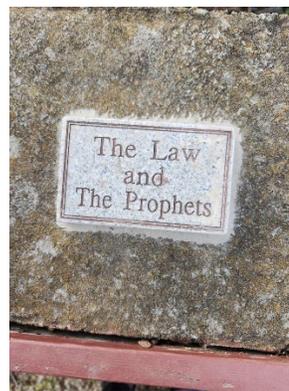


Photograph 18 1957 Pruneridge Avenue, Santa Clara  
View: East of the Church landscaped area with mature trees religious  
statuary and benches.

# CONTINUATION SHEET

Page 23 of 39 \*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. ,Santa Clara

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Photograph 19 1957 Pruneridge Avenue, Santa Clara  
View: Artifacts from the overgrown landscaping.





State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 1957 Pruneridge Ave. Santa Clara \*NRHP Status Code 5B

Page 25 of 39

B1. Historic Name: Saint Mark's Episcopal Church

B2. Common Name: Saint Mark's Episcopal Church and School

B3. Original Use: Religious Education and Worship B4. Present Use: Vacant

\*B5. Architectural Style: Modern Variation with Spanish Colonial and Brutalist elements

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
School and Social Hall complex 1955-1958 Church Sanctuary 1968

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
Mature trees, landscaping, memorial Garden

B9a. Architect: School Unknown Church William N. May Builder: Don Gordon Construction Co.

\*B10. Significance: Theme Architecture-Religious Area Santa Clara  
 Period of Significance 1968-2020 Property Type Church Applicable Criteria NA  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Saint Mark's Episcopal Church complex is not eligible for listing in the California Register of Historical Resources or NTHP. The complex is not eligible as a historic resource in Santa Clara, however Saint Mark's Church is eligible for designation as a separate building under the Santa Clara Historical Resource Criteria for architectural significance. The building meets the criteria for a qualified historic resource.

Saint Mark's Church (1968 sanctuary) is an unusual building due to the structural system of 8 concrete arch forms joined at the roof allowing the light frame walls of colored glass. The modern design, using concrete arches with footings set in a slab foundation, is in the Brutalist style, yet the sculptural design of the arches is graceful and overall the building has an element of historicism in the Colonial architecture of the California Missions. The system is not found in other religious buildings in Santa Clara. The architect, William May, was a member of the congregation and had a history of employment with structural engineering firms that may have influenced the design.

Architectural Context: Santa Clara was growing in population and with both commercial and industrial development. Many of the industrial buildings were constructed of

B11. Additional Resource Attributes: (List attributes and codes) HP16

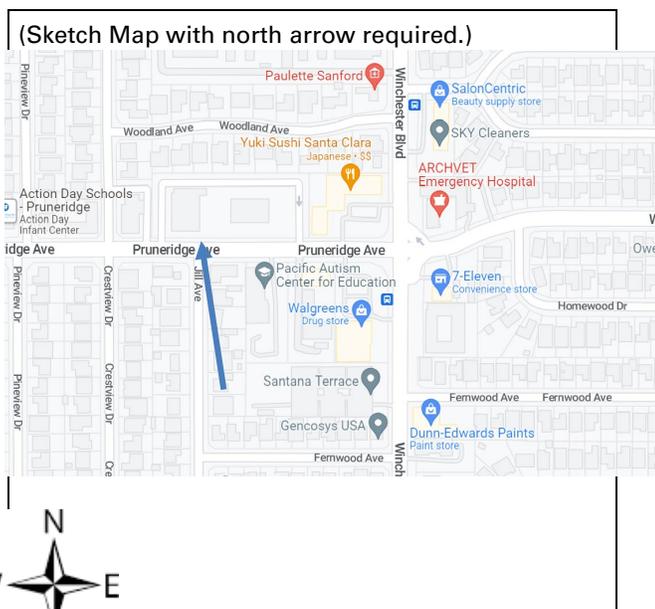
\*B12. References:  
See attached

B13. Remarks:

\*B14. Evaluator: Bonnie Bamburg, Marvin Bamburg  
AIA, William Zavlaris MUP

\*Date of Evaluation: 3/15/2023

(This space reserved for official comments.)



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B 10 Significance continued:

concrete panels or structural systems that were fabricated before being installed. Concrete was an efficient material that allowed larger spaces to be free of columns and replaced the wood framing or poured-in-place concrete of the pre-WWII era. Architects were moving toward the Brutalist era that began in England in the 1950's and to California in the 1960's. Brutalism focused on exhibiting the structure, usually appearing heavy and long lasting. In this style, materials have little additional ornamentation and rely on the structure to provide light patterns.

### History of Saint Mark's Episcopal Parish and Buildings.

The congregation was founded in 1955 as an outreach mission sponsored by Trinity Episcopal Church in San Jose. At that time, the City of Santa Clara had a population of 22,000 and was expected to grow significantly. The congregation from Trinity purchased 3 acres of an apricot orchard with a house for \$10,000 to develop the new facility. Initially the house was used for services, but it was inadequate and the group moved to the American Legion Hall for services. Within a year Saint Mark's congregation had acquired plans for a religious complex of three buildings - a two-story school, a single-story administration building and a meeting hall that would serve as the church sanctuary. Records from the congregation show the membership volunteered to do much of the construction. Over the decade 1955-1965, alterations and expansions were made to the original buildings.<sup>1</sup> The congregation continued growing. In 1959 Rev. Ward McCabe became the first Vicar, and a part-time secretary was hired. In 1962, St. Marks was established as a Parish, no longer a Mission of Trinity Church. The next year the congregation made plans to construct a church building. In 1964, building permit 1964-27592 was issued by the City to build a new church building (sanitary).

William May, a member of the congregation, was selected as the architect for the new building. May was a partner with William McElhinney. Ruth and Going were the civil engineers, and Don Gordon, General Contractor, was selected to build the church. Building permit 1964-27595 was issued in 1964. The building was completed and a formal consecration ceremony was held in 1968.<sup>2</sup>

The complex of buildings that was Saint Mark's Episcopal Church at 1957 Pruneridge were developed and used exclusively for religious purposes, including education, social welfare and programs that furthered the religious mission of the Episcopal Church. In addition to the church

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<sup>1</sup> Santa Clara Building Permits are listed at the end of this section.

<sup>2</sup> St. Mark's History- a pamphlet of the Congregation .

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building, Saint Mark's created a Memorial Garden for the parish to inter the cremated remains of parishioners. The area to the north of the sanctuary building appears to have been the Memorial Garden, and to the east (rear of the building), the area was landscaped with a winding path and religious statuary and icons. The exterior wall held small plaques listing those who were interred in the Memorial Garden.

In 1980 there were approximately 96 members of the Parish, many were single women, and few were families with young children.<sup>3</sup> By 2010 the congregation had declined, until it was no longer able to accept the financial burden of the clergy and property. In 1980, Saint Mark's became part of the El Camino Dioses that extends from Palo Alto south to San Louis Obispo. In meetings with the congregation and Dioses, the decision was made to close St. Mark's Parish. On February 20, 2022 a deconsecration ceremony was held; it was the last time the congregation would meet at Saint Mark's Church. The property reverted to the El Camino Dioses. In 2022 the property was placed for sale and was purchased by SCS Development company. Plans have been submitted to the City of Santa Clara for a residential subdivision on the property.

Architect William N. May. William Norman(Bill) May was born on January 17, 1923, in Queens Long Island, New York. From his early life he was surrounded by building construction; his father was an engineer, and by 1930, when the U.S. Census was enumerated, the family was living in Illinois and his older brother was a carpenter. While living in Illinois, William attended Southern Illinois University where he studied architecture and met Georgia Edmondson - his future wife. His education was disrupted by WWII, and he joined the U.S. Marine Corps. In 1944, while stationed in Fredrick, Oklahoma, he married Georgia Edmonds, who he met in Illinois. The next year he spent in Italy as a draftsman in the military. At the completion of his military service, he joined his wife in Berkeley California where she had worked in the nearby shipyard as a welder during the war.<sup>4</sup> Bill May finished his architectural degree at the University of California Berkeley in 1948. During his student years, he belonged to Scabbard and Blade the Military Fraternity.<sup>5</sup> While a student and after he graduated, May worked as a draftsman for a structural engineering firm.<sup>6,7</sup> During the family's time in Berkeley, a son and daughter were born. The family moved to the lower peninsula in 1952, and purchased a house in Sunnyvale in 1954. After moving south, Bill May worked for the firm of

<sup>3</sup> 1980 St Mark's Directory.

<sup>4</sup> Obituary Georgia Edmondson May, San Jose Mercury News, May 4, 2006

<sup>5</sup> Blue & Gold, University of California Berkeley Yearbook, 1948

<sup>6</sup> Berkeley City Directory, 1945-1948, U.S. Census 1950

<sup>7</sup> U.S. Census 1950 Berkeley California

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Kriss, Goudt & Kriss with offices in San Jose.<sup>8</sup> In 1957 he was working as a draftsman (architectural intern) for Kurt Gross Architect, 363 Park Avenue, San Jose. Bill May opened his architectural office at 1565 The Alameda and moved to 919 The Alameda in 1963 only to return to 1565 The Alameda the following year. From 1967 to 1974 he was in a partnership, May & McElhinney, with offices at 914 Hedding Street, San Jose. Prior to the partnership, William Glen McElhinney had worked for Bender and Curtis, Architects in San Jose. The partnership dissolved and McElhinney opened his own office in Palo Alto. Subsequently Bill May had a partnership with Leonard Winston.<sup>9</sup> Bill May retired before 1980; afflicted with Alzheimer's disease, he passed away at his home in Sunnyvale on October 27, 2001.<sup>10</sup> His ashes were interred at Saint Mark's Church Memorial Garden. His name plaque has been removed from the building.

Although research was conducted in several repositories, there was no listing for any other building designed by Bill May.

### Research methodology:

Standard research methods were used in compiling the history of Saint Mark's Episcopal Church, 1957 Pruneridge Avenue, Santa Clara, and information about the architect William Norman (Bill) May and the architecture of the building.

Repositories included, Santa Clara Library, California Room of the Dr. Martin Luther King Main Library, San Jose, San Jose building permits. San Jose Mercury News collection, and Santa Clara Valley Chapter of the American Institute of Architects scrapbooks that are archived at History San Jose. The internet was used in accessing Ancestry.com and the California Newspaper collection maintained by U.C. Riverside. Contributing to this Architectural assessment and description were Marvin Bamburg AIA Historic Architect, and William Zavlaris MUP and Architectural Historian for several surveys in Santa Clara. Additional research was attempted by interviewing architects who worked in the Winston & May office. Pam Yoshida was interviewed by phone and follow up email. We also sent letters to the children and granddaughter of Bill and Georgia May requesting information about buildings he had designed (January 2023). No response to the letters has yet been received. Research did not uncover any other architectural project that was directly associated with William N. (Bill) May.

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<sup>8</sup> San Jose City Directory

<sup>9</sup> Email, Pan Yoshida who worked with Bill May during the partnership Winston -May..

<sup>10</sup> Obituary, Georgia Edmonson May, San Jose Mercury News, May 4, 2006

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### EVALUATION OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

For the purposes of this report, the criteria used to evaluate the property are those of the National Register of Historic Places, the California Register of Historical Resources, and the City of Santa Clara's Historic Preservation Element in the General Plan and the Zoning Ordinance.

### HISTORICAL CONTEXT AND THEME

The historical context (an element of the City's history and heritage) with the theme of architecture during the period of 1960-2000 was used to evaluate the subject property, buildings, and site. The context contains a time, theme, and categories by which to consider potential historic resources.

In the decades following WWII, the population of the City grew as new residents were attracted to the emerging high-tech companies in and around Santa Clara. It was also a time when veterans started or returned to college using the G.I. Bill and often settled in the area. People who had been sent to internment camps returned to claim property or start new lives. Families needed housing and the agricultural lands offered flat terrain that easily accepted subdivisions for homes, commercial and industrial development. By the mid-1950s, the population of Santa Clara, like the rest of what became Silicon Valley, was growing. The City was developing to meet the needs and desires of the population for goods and services, schools, parks and religious facilities. Along major transit corridors, El Camino Real, Stevens Creek Blvd, and lesser throughfares like Pruneridge Avenue and Homestead Road, orchards were replaced with development, housing tracts, strip centers, schools and churches. Larger centers included department stores such as The Emporium and mid-sized anchors like Mervyns.

What came to be known as the "strip center" was often only small businesses grouped in a line facing the street with several diverse businesses that served the local community. They occasionally contained a grocery market, "destination" retail, or single-purpose retail such as furniture sales that drew customers from a much larger area. Churches and schools were thought of as augmenting residential neighborhoods and were stand-alone developments that were sprinkled throughout the City.

The study area. Pruneridge Avenue between N. Winchester and Crestview

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is typical of the mix of uses on an important corridor, retail, religious and residential.

### EVALUATION OF HISTORICAL SIGNIFICANCE

The evaluation considers, Saint Mark's Episcopal Church facilities as a group, but divides the development with the 1955-1958 buildings in one group and the 1968 church considered as a separate building due to the difference in age and architectural design. The architecture and existing conditions were evaluated during a field survey conducted in December 2022 and again in March 2023.

### EVALUATION USING THE NATIONAL REGISTER CRITERIA

#### National Register of Historic Places - Standards (Criteria)

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the Nation. Historic resources may be considered important at the local, state, or national level. To apply the standards the resource must be considered within significant historical contexts. The standards, age, and integrity statements are as follows:

1. A property must be fifty years old or meet additional criteria.
2. The resource must retain architectural and historical integrity from the period of significance.
3. The resources must meet at least one of the following four criteria.
  - a. are associated with events that have made a significant contribution to the broad patterns of our history; or
  - b. are associated with the lives of persons significant in our past; or
  - c. embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
  - d. have yielded, or may be likely to yield, information important in prehistory or history.

Criterion of age: The buildings were constructed in 1955-1968 and are over fifty years old.

Evaluation of Integrity: The subject property retains the original aspects of location, materials, workmanship, design, setting, and the sense of feeling of a Mid-century religious complex. Some alterations have

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occurred, however these have not been significant. The aspect of association is not met because the property is not associated with an event or entity significant in the history of Santa Clara, the State, or the Nation.

The category is Religion - a religious facility.

The National Register may not consider the history of religious facilities to avoid any appearance of judgement by government as to the validity of any religious belief. Religious facilities may only be considered for listing if they exhibit very significant architecture or high artistic quality.<sup>11</sup>

Criterion a: The era of suburbanization and population growth that occurred from the mid-1950s and into the 1980s is represented in the development of this property. However, the National Register further clarifies the broad events with the word significant "*with events that have made a significant contribution to the broad patterns of our history.*" The subdivision and subsequent development of this individual property, without other events associated with the property, is not considered to have exceptional individual significance at the level required by the National Register of Historic Places. Further, the National Register may not consider the religious history of a property

Criterion b: Research did not uncover any sectarian event associated with a person of importance.

Criterion c: The complex of buildings is designed in an efficient layout and style for religious services and education. The classroom and parish hall group is of minor architectural design with a small influence of Spanish Colonial. The church building is a mix of late Mid-century Modern and Brutalist influences, however, this is not sufficient for the National Register. The Register requires "*buildings embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.*" The religious complex is not eligible for the National Register of Historic Places under *Criterion C.or Criteria Consideration C Religious Property.*

Criterion d: The property has been extensively redeveloped, which disturbed the shallow soil cover. It is, therefore, unlikely that the property will yield additional information about history or prehistory. However, an archeological survey was not part of this evaluation.

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<sup>11</sup> Categories for significant secular associations also may apply

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Conclusion: The buildings are not eligible for individual listing in the National Register of Historic Places because they do not meet any of the four criteria.

### EVALUATION USING THE CRITERIA OF THE CALIFORNIA REGISTER

The criteria for listing in the California Register of Historical Resources are consistent with those for listing resources in the National Register of Historic Places but have been modified for state use in order to include a range of historical resources which better reflect the history of California. A historical resource must be 50 years old and significant at the local, state, or national level. The State criteria follows the National Register of Historic Places in not considering the history of a religious property unless it had association with significant secular vents or persons. The following are the four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the Nation.

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property and to convey the reason for its significance. The building constructed in the decades 1950-1970 are evaluated because there are some instances where a building that is close to 50 years old may be found to be significant when it reaches the 50-year mark.

Criterion of age: The structures on site were constructed from 1955-1968 and are over fifty years old.

Evaluation of Integrity: The subject property retains the original aspects of location, materials, workmanship, design, setting, and the sense of feeling of a Mid-century religious facility. The aspect of association is not met because the property is not associated with a secular event or person significant in the history of Santa Clara, the State, or the Nation.

Criterion 1 *It is associated with events that have made a significant*

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*contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The era of suburbanization and commercial growth that occurred in the mid-1950s is represented in the development of this property. However, the subdivision and subsequent development of a religious facility without a significant secular association is not considered individually significant within the broad pattern of suburbanization and retail growth at the level required by the California Register of Historical Resources.

Criterion 2. *It is associated with the lives of persons important to local, California, or national history.*

Research did not uncover a significant secular person associated with the religious property in a manner that was completely different from the religious purpose of the property. The property is not associated with people whose influence was significant, and that is required under criterion 2.

Criterion 3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.*

The complex of buildings is designed in an efficient layout and style for religious services and education. The classroom and parish hall group is of minor architectural design with a minor influence of Spanish Colonial. The church building is a mix of late Mid-century Modern and Brutalist influences with an unusual structural system. The California Register of Historical Resources requires "It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values" The buildings in the Saint Mark's religious facility do not meet criterion 3.

Criterion 4 *It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the Nation.*

The property has been extensively redeveloped, and therefore, the shallow soil cover has been disturbed. Therefore, it is unlikely that the property will yield additional information about history or prehistory. This study did not include an archaeological records search.

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Conclusion. The religious facility or any building does not appear eligible for individual listing in the California Register of Historical Resources under any of the four criteria.

### INTEGRITY OF THE BUILDINGS AND SITE

When a property is determined eligible for listing in the California Register or the National Register it is necessary to evaluate the integrity based upon 7 aspects, location, design, craftsmanship, materials, setting, feeling and association. The buildings on the subject property were not determined eligible for either register. They were not evaluated further for individual integrity.

### CITY OF SANTA CLARA GENERAL PLAN regarding Historic Properties:

The Santa Clara General Plan provides that *Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them.*

The Municipal Code Section 18.58.030 - Designation

*...the historical Landmarks Commission shall consider the listings in the National Register of Historic Places, the California Historical Landmarks Program, the Santa Clara County Preliminary Inventory of Historic Landmarks, and City's historical survey, and other compilations of historical buildings and sites. The Commission shall evaluate the proposed landmark for its historical or cultural uniqueness or as an outstanding local example of an architectural style or building techniques.*

*The Santa Clara Municipal Code does not exclude religious property from being designated a historic landmark if it meets the criteria adopted by the City Council.*

### Criteria for Local Significance (Adopted by the City Council on April 8, 2004):

#### Qualified Historic Resource

*Any building, site, or property in the City that is 50 years old or older and meets certain criteria of architectural, cultural, historical, geographical, or archeological significance is potentially eligible.*

#### Criteria for Historical or Cultural Significance

*To be historically or culturally significant, a property must meet at*

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*least one of the following criteria:*

- 1. The site, building, or property has character, interest, integrity, and reflects the heritage and cultural development of the City, region, State, or Nation.*
- 2. The property is associated with an historical event.*
- 3. The property is associated with an important individual or group who contributed in a significant way to the political, social, and/or cultural life of the community.*
- 4. The property is associated with a significant industrial, institutional, commercial, agricultural, or transportation activity.*
- 5. A building is directly associated with broad patterns of local area history, including development and settlement patterns, early or important transportation routes or social, political, or economic trends and activities. Included is the recognition of urban street pattern and infrastructure.*
- 6. A notable historical relationship between a site, building, or property's site and its immediate environment, including original native trees, topographical features, outbuildings, or agricultural setting.*

### **Criteria for Architectural Significance**

**To be architecturally significant, a property must meet at least one of the following criteria:**

- 1. The property characterizes an architectural style associated with a particular era and/or ethnic group.*
- 2. The property is identified with a particular architect, master builder, or craftsman.*
- 3. The property is architecturally unique or innovative.*
- 4. The property has a strong or unique relationship to other areas potentially eligible for preservation because of architectural significance.*
- 5. The property has a visual symbolic meaning or appeal for the community.*
- 6. A building has unique or uncommon building materials or a historically early or innovative method of construction or assembly.*
- 7. A building has notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork, or functional layout.*

### **Criteria for Geographic Significance**

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To be geographically significant, a property must have at least one of the following features:

1. A neighborhood, group, or unique area that is directly associated with broad patterns of local area history.
2. A continuity and compatibility with adjacent buildings and/or visual contribution to a group of similar buildings.
3. An intact, historical landscape or landscape features associated with an existing building.
4. A notable use of landscaping design in conjunction with an existing building.

### **Evaluation considering the criteria for local significance.**

Criteria for historical or cultural significance: The buildings do not meet the criteria for significance under Historical or cultural significance.

Criteria for architectural significance: 2,3,6.

2. The property is identified with a particular architect, master builder, or craftsman.

St. Mark's Church was designed by and is identified with William n. (Bill) May AIA- Architect. Bill May practiced architecture in the local area and was a member of St. Mark's Episcopal Church

3. The property is architecturally unique or innovative.

St. Mark's Church is unique and innovative in the use of cast concrete arches for a religious building.

6. A building has unique or uncommon building materials or a historically early or innovative method of construction or assembly.

St. Mark's has an uncommon use of formed concrete arches in the structural system of the building.

7. The property is architecturally unique or innovative. A building has notable or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, details, fenestration, ornamentation, artwork, or functional layout.

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St. Mark's Church has a notable aesthetic in the fenestration inset with rectangles of colored glass in an abstract pattern.

### Criteria for Geographic Significance:

The religious complex does not appear to have any geographic significance.

**Conclusion of the evaluation for Local significance.** Saint Mark's complex of religious buildings does not meet the criteria for significance under the Santa Clara Criteria. However, Saint Mark's Episcopal Church, as an individual building, meets 4 criteria elements under Architectural Significance and is eligible for designation as a qualified historic resource.

### **SOURCES CONSULTED:**

In addition to the R.L. Polk Publishing Company City Directories, official records of the Santa Clara County Recorder, and those of the Santa Clara County Assessor, the following resources were consulted. Publications are listed in the footnotes.

### **Records of St, Marks.**

Pamphlets and notes from the administration of St. Mark's were used during the research.

### **PUBLISHED WORKS**

City of Santa Clara - General Plan

Caughey, John W., CALIFORNIA, Prentice Hall Inc., Englewood, NY, 1953.

Lichenstein, Bea, Images of America Santa Clara, Arcadia Publishing Co., San Francisco, 2004.

Polk, R. L. Publishing company, City Directories for Santa Clara & San Jose, Oakland and Berkeley; 1870-1984

Rifkind, C. A Field Guide to American Architecture, Times Mirror, New York, 1980.

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Sanborn Insurance Publishing Company - Maps 1887, 1891, 1915-1966

Santa Clara Historical and Landmarks Commission, Tour of Historical Santa Clara, undated

Santa Clara Chamber of Commerce, website for economic data business categories

State of California, Office of Historic Preservation, Instructions for Nominating Historical Resources to the California Register of Historical Resources, 1997.

State of California, California Register of Historical Resources (data listing)

Sheuh, Sam Images of America Silicon Valley, Arcadia Publishing Co., San Francisco, 2009.

Thomson & West, 1876 Historical Atlas of Santa Clara County. California.

United States Department of the Interior, National Register Bulletin - How to Apply the National Register Criteria for Evaluation, 1997.

### Official Records-

Notice of Completion: November 10, 1955

Notice of occupancy June 1968

05/04/2018

BLD1989-077960

Building Permit

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Received

BLD1988-077598

Building Permit

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Received

11/17/2011

BLD2011-27210

Building Permit

Remove existing roof. Add IB roof system PVC 60 mil. Add two roof membrane vents. Install new gutters - 108 ft. (C of O is B-2 as of 1964)

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finaled

11/15/2000

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BLD2000-14438

Building Permit

RENEWED\*\*\*\*\*REPLACING EXISTING SIGN / NEW FOOTING

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Expired



07/07/1998

BLD1998-118576

Building Permit

2 POLE LIGHTS, 4 FLOOD LIGHTS; ADD ELEC

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



07/16/1997

BLD1997-114303

Building Permit

ADD 6 CEIL. LIGHT/FANS; ALTER INTERIOR

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



06/24/1992

BLD1992-093178

Building Permit

ALTER A 2 STORY 480 SF (EXIST) INTERIOR TYPE VN GROUP E3 MF = 2

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



06/29/1988

BLD1988-077960

Building Permit

ALTER BUILDING FOR ORGAN TYPE VN GROUP A2 ADD LIGHTS

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



11/12/1986

BLD1986-72740

Building Permit

ADD A 144 SF STORAGE SHED TYPE VN GROUP M2

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled



02/13/1964

BLD1964-27592

Building Permit

ERECT A 1 STORY CHURCH BUILDING TYPE V IHR GROUP B-2 CO = #1661

1957 PRUNERIDGE AV, SANTA CLARA CA 95050

Finalled

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09/24/1958  
BLD1958-17035  
Building Permit  
ERECT A 2 STORY SUNDAY SCHOOL BUILDING TYPE V-B3  
1957 PRUNERIDGE AV, SANTA CLARA CA 95050  
Finaled



12/28/1955  
BLD1955-11424  
Building Permit  
ERECT PARISH HALL AND CLASSROOMS, TYPE 5  
1957 PRUNERIDGE AV, SANTA CLARA CA 95050  
Finaled



**DEVELOPER**

SCS DEVELOPMENT COMPANY  
 404 SARATOGA AVENUE, SUITE 100  
 SANTA CLARA, CA 95050  
 (408) 985-6020  
 CONTACT: CORY KUSICH

**CIVIL ENGINEER**

CARLSON, BARBEE & GIBSON INC.  
 2633 CAMINO RAMON, SUITE 350  
 SAN RAMON, CA 94582  
 (925) 866-0322  
 CONTACT: LEE ROSENBLATT

**LANDSCAPE ARCHITECT**

RIPLEY DESIGN GROUP  
 1615 BONANZA STREET  
 WALNUT CREEK, CA 94596  
 (925) 938-7377  
 CONTACT: ANNIKA CARPENTER

**ARCHITECT**

DANIELIAN ASSOCIATES  
 60 CORPORATE PARK  
 IRVINE, CA 92606  
 (949) 474-6030  
 CONTACT: VICTOR ALVAREZ-DURAN

**SHEET INDEX**

NO.		NO.		NO.	LANDSCAPE PLANS	NO.	ARCHITECTURAL PLANS	NO.		NO.		NO.		NO.								
1	COVER SHEET	7	C5.0	STORMWATER CONTROL PLAN	12	L1	LANDSCAPE SITE PLAN	20	A0.0	CONCEPTUAL STREET SCENE	28	A2.2	P2B BUILDING ELEVATIONS REAR NEIGHBOR SIDE	36	A3.4	PLAN BMR WITH PORCH	44	D1.0	ARCHITECTURAL DETAILS	52	AR8	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE
2	P1.0 DEVELOPMENT PLAN	8	C5.1	STORMWATER BMP PLAN	13	L2	LANDSCAPE DETAILS	21	A1.1	P1A BUILDING ELEVATIONS REAR NEIGHBOR SIDE	29	A2.3	PLAN 2A + ADU	37	A4.1	COLOR SCHEME 1	45	AR1	CONCEPT RENDERING - AT REAR NEIGHBOR	53	AR9	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE
	<u>CIVIL PLANS</u>	9	C6.0	FIRE ACCESS PLAN	14	L3	LANDSCAPE TYPICAL LOTS	22	A1.2	P1B BUILDING ELEVATIONS REAR NEIGHBOR SIDE	30	A2.4	PORCH CONDITION P2A BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	38	A4.2	COLOR SCHEME 2	46	AR2	CONCEPT RENDERING - AT PRUNERIDGE ROAD	54	AR10	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE
3	C1.0 EXISTING CONDITIONS			<u>JOINT TRENCH PLANS</u>	15	L4	LANDSCAPE HYDROZONE PLAN	23	A1.3	P1A BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	31	A2.5	PORCH CONDITION P2B BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE W/ ENHANCED SIDE ELEVATION	39	A4.3	COLOR SCHEME 3	47	AR3	CONCEPT RENDERING - ALONG BIORETENTION AREA	55	AR11	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE
4	C2.0 SITE PLAN	10	INT1	JOINT TRENCH INTENT TITLE SHEET	16	L5	TREE MITIGATION PLAN	24	A1.4	PLAN 1A + ADU	32	A2.6	PLAN 2B & ADU	40	A5.1	SHADOW STUDIES - MARCH 21	48	AR4	CONCEPT RENDERING - INTERIOR COURTYARD DAY AT BMR			
5	C3.0 GRADING PLAN	11	INT2	JOINT TRENCH INTENT	17	L6	TREE AND UTILITY PLAN	25	A1.5	P1B BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	33	A3.1	BMR BUILDING ELEVATIONS REAR NEIGHBOR SIDE	41	A5.2	SHADOW STUDIES - JUNE 21	49	AR5	CONCEPT RENDERING - INTERIOR COURTYARD NIGHT AT PLAN 1			
6	C4.0 UTILITY PLAN				18	L7	TREE PROTECTION PLAN	26	A1.6	PLAN 1B + ADU	34	A3.2	PLAN BMR	42	A5.3	SHADOW STUDIES - FEBRUARY 3	50	AR6	CONCEPT RENDERING - PRUNERIDGE PORCH SPACE			
					19	L8	LANDSCAPE PLANTING PALETTE	27	A2.1	P2A BUILDING ELEVATIONS REAR NEIGHBOR SIDE	35	A3.3	BMR WITH PORCH BUILDING ELEVATIONS	43	A5.4	SHADOW STUDIES - SEPTEMBER 21	51	AR7	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE			

MAY 19, 2023



# 1957 PRUNERIDGE AVENUE

REZONING APPLICATION & PLANNED DEVELOPMENT  
 SANTA CLARA, CALIFORNIA



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
- - - - -	—	BOUNDARY
- - - - -	—	PROPERTY LINE
- - - - -	—	RIGHT-OF-WAY
▨	▨	CURB, GUTTER & SIDEWALK
▨	▨	PAVEMENT
▨	▨	BIORETENTION
→	→	DIRECTION OF TRAVEL

**UNIT MIX**

PLAN	BUILDING FOOTPRINT (SF)	TOTAL	%
1	1,778	11	50%
2	1,805	8	36%
3 (BMR)	1,337	3	14%
<b>TOTAL</b>		<b>22</b>	<b>100%</b>

NOTE: ALL SQUARE FOOTAGES AND PRODUCT MIX IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.

**SETBACK SUMMARY**

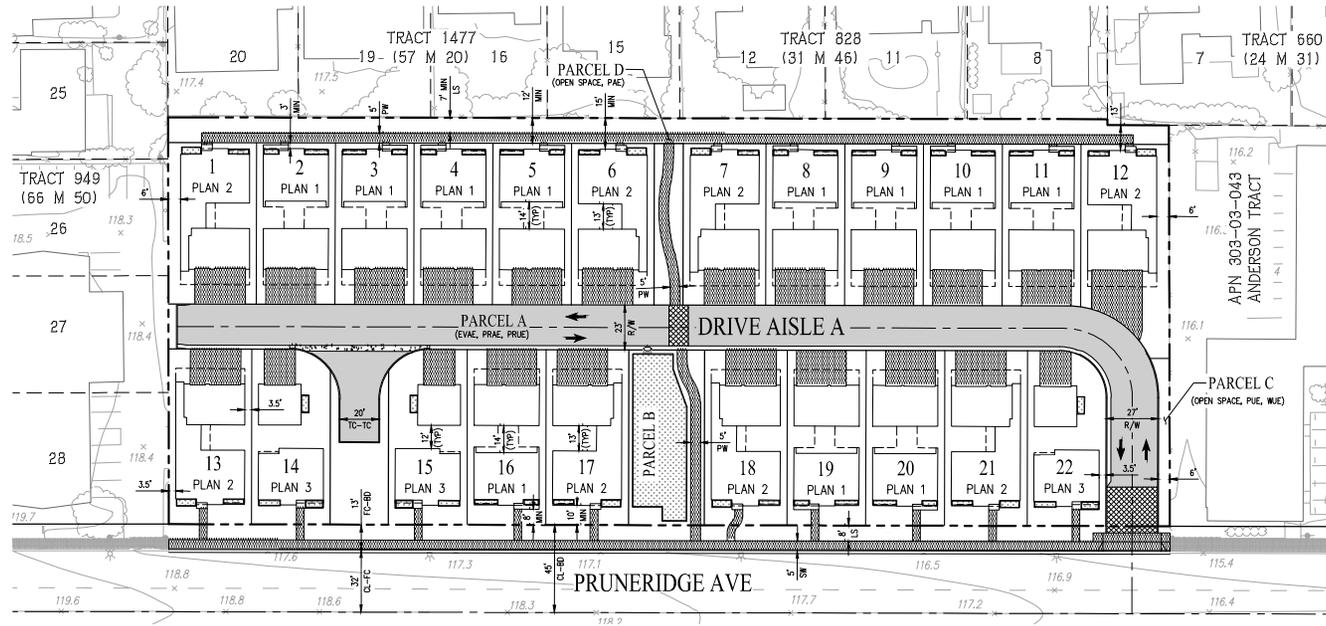
SETBACK	DIMENSION (MINIMUM)
GARAGE	18'
2ND STORY	10'
FRONT	3'
FRONT (PRUNERIDGE)	10'
PORCH	1'
PORCH (PRUNERIDGE)	8'
SIDE	3.5'

**PARCEL AREA SUMMARY**

PARCEL NAME	USE	PARCEL AREA (SF)
PARCEL A	ROW, EVAE, PRAE, PRUE	16,626±
PARCEL B	BIORETENTION, PRAE, PRUE	3,512±
PARCEL C	OPEN SPACE, PRUE, WUE	521±
PARCEL D	OPEN SPACE, PRAE, PRUE	7,840±

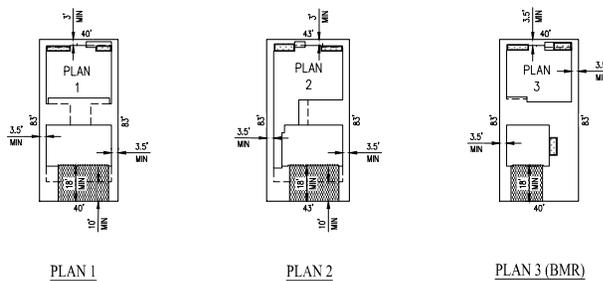
**LOT COVERAGE SUMMARY**

LOT NO.	PLAN	LOT SIZE (SQ FT±)	GROSS BUILDING FLOOR AREA (SQ FT±)	LOT COVERAGE (SQ FT±)	LOT COVERAGE (%)
1	2	3,762	2,925	1,805	48%
2	1	3,362	2,616	1,778	53%
3	1	3,362	2,616	1,778	53%
4	1	3,362	2,616	1,778	53%
5	1	3,362	2,616	1,778	53%
6	2	3,508	2,925	1,805	51%
7	2	3,508	2,925	1,805	51%
8	1	3,362	2,616	1,778	53%
9	1	3,362	2,616	1,778	53%
10	1	3,362	2,616	1,778	53%
11	1	3,363	2,616	1,778	53%
12	2	4,356	2,925	1,805	41%
13	2	3,840	2,925	1,805	47%
14	3	3,577	1,750	1,337	37%
15	3	3,577	1,750	1,337	37%
16	1	3,647	2,616	1,778	49%
17	2	3,627	2,925	1,805	47%
18	2	3,627	2,925	1,805	47%
19	1	3,647	2,616	1,778	49%
20	1	3,647	2,616	1,778	49%
21	2	3,627	2,925	1,805	50%
22	3	3,523	1,750	1,337	38%



**ABBREVIATIONS**

BD	BOUNDARY
CL	CENTER LINE
DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
LS	LANDSCAPE
MIN	MINIMUM
PL	PROPERTY LINE
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PW	PATHWAY
RW	RIGHT-OF-WAY
SW	SIDEWALK
TYP	TYPICAL
WUE	WATER UTILITY EASEMENT



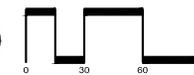
**TYPICAL SETBACK DETAILS**

SCALE: 1" = 20'

**REZONING APPLICATION  
DEVELOPMENT PLAN  
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023



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CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**P1.0**

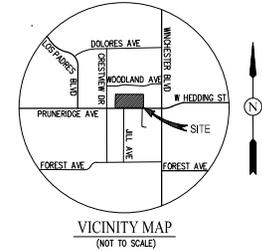
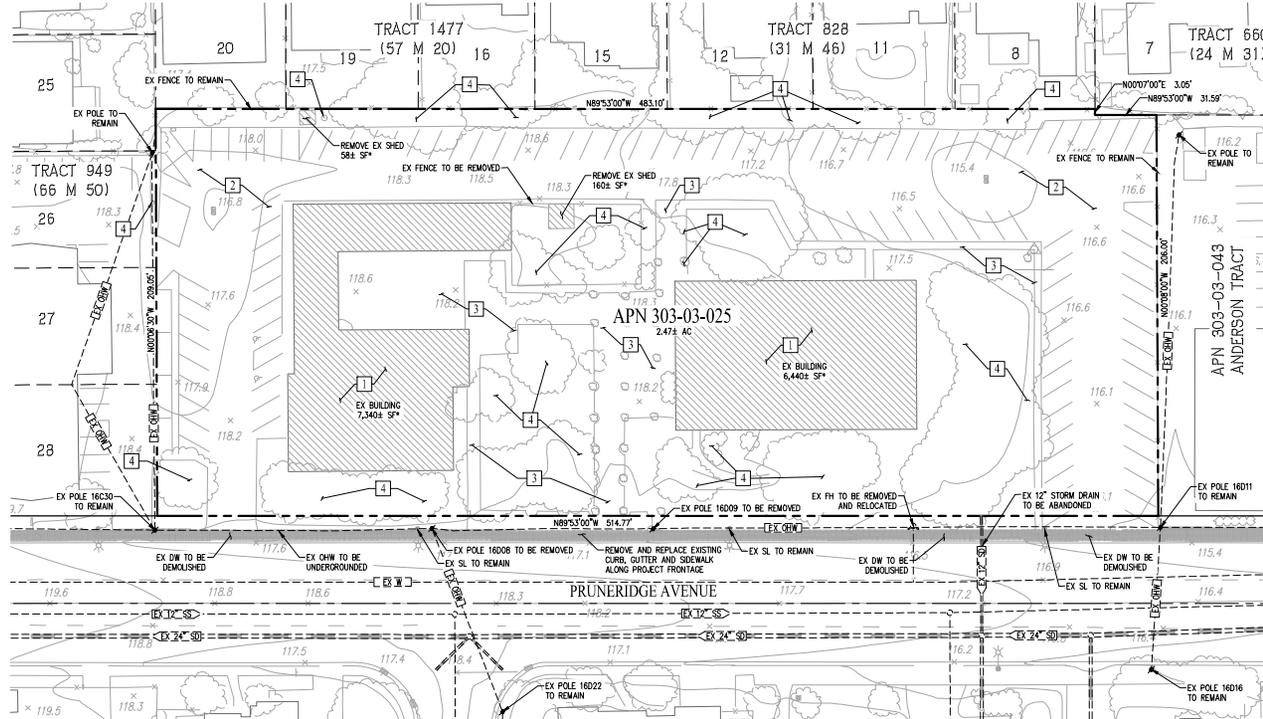
JOB NO.: 3656

**CONTACTS:**

1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY  
404 SARATOGA AVENUE, SUITE 100  
SANTA CLARA, CA 95050  
(408) 985-6020  
CORY KUSCH
2. ENGINEER: CARLSON, BARBEZ & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583  
(925) 866-0322  
LEE ROSENBLATT, RCE 65469

**GENERAL NOTES**

- ASSESSORS PARCEL NO. 303-03-025
- SITE AREA: 2.474 ACRES
- LOTS: RESIDENTIAL: 22 (LOTS 1-22)  
PRIVATE ROADWAY CIRCULATION 1  
WATER QUALITY: 1
- DWELLING UNITS: 22
- SITE DENSITY: 8.9 DU/AC
- EXISTING GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL  
PROPOSED GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
- EXISTING ZONING: PUBLIC, QUAS PUBLIC, AND PUBLIC PARK OR RECREATION (P)  
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
- BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS VALLEY WATER BENCHMARK BM669, BEING A BRASS DISK ON TOP OF CONCRETE TRAFFIC ISLAND AT THE NORTHEAST CORNER OF SAN TOMAS EXPRESSWAY AND PRUNERIDGE AVENUE, HAVING AN NAVD88 ELEVATION OF 112.31 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89 53 00W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
- STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE=0.25)
- TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
- STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL).
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060850022H  
DATE: MAY 18, 2009
- UTILITIES:  
WATER(OFF-SITE): CITY OF SANTA CLARA  
WATER(ON-SITE): PRIVATE  
FIRE: PRIVATE  
SEWER (OFF-SITE): CITY OF SAN JOSE  
SEWER (ON-SITE): PRIVATE  
STORM DRAIN (OFF-SITE): CITY OF SANTA CLARA  
STORM DRAIN (ON-SITE): PRIVATE  
ELECTRIC: SILICON VALLEY POWER  
TELEPHONE: AT&T  
CABLE TV: COMCAST
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP

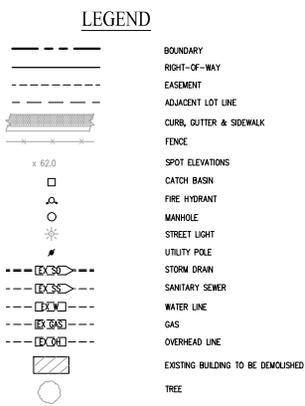


**SHEET INDEX**

Sheet Number	Sheet Title
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	STORMWATER CONTROL PLAN
C5.1	STORMWATER BMP PLAN
C6.0	FIRE ACCESS PLAN

**ABBREVIATIONS**

DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
JT	JOINT TRENCH
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
SW	TYPICAL
W	WATER

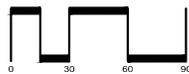


**DEMOLITION NOTES**

- NOTE DESCRIPTION
- REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
  - REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER
  - REMOVE EXISTING CONCRETE
  - REMOVE EXISTING TREE AND SHRUBS
- \*EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.

**REZONING APPLICATION  
EXISTING CONDITIONS  
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1"=30' DATE: MAY 2023



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SHEET NO.  
**C1.0**  
OF 7 SHEETS

JOB NO: 3656

**ABBREVIATIONS**

AC	ACRES
BBC	BACK OF BEVELED CURB
BC	BACK OF CURB
BO	BOUNDARY
BW	BACK OF WALK
CL	CENTERLINE
DW	DRIVEWAY
DU	DWELLING UNITS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
LS	LANDSCAPE
PL	PROPERTY LINE
PRAE	PRIVATE ACCESS EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PW	PATHWAY
RW	RIGHT-OF-WAY
SW	SIDEWALK
TC	TOP OF CURB
TYP	TYPICAL
USEE	UNDERGROUND ELECTRICAL EASEMENT
WUE	WATER UTILITY EASEMENT

**LEGEND**

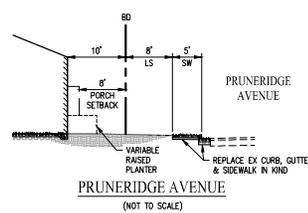
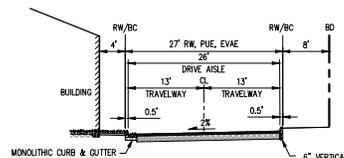
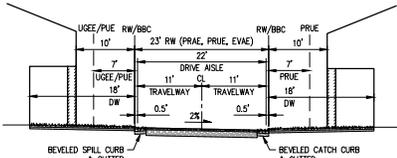
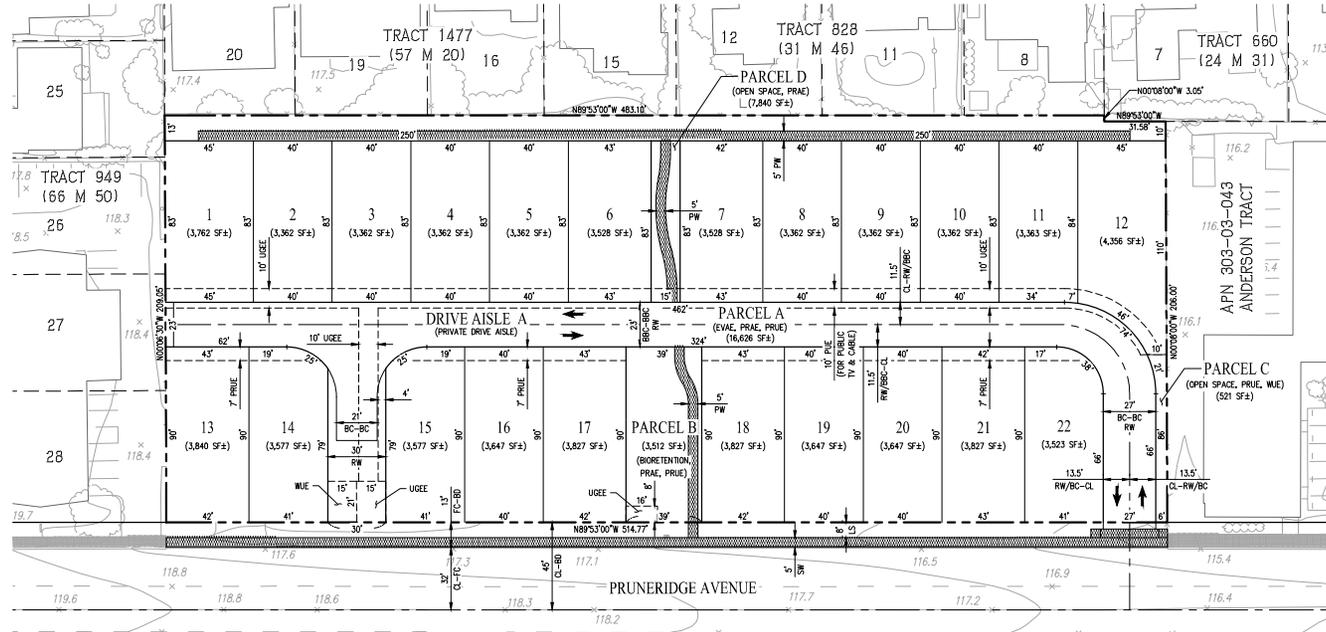
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	CENTERLINE
---	---	PROPERTY LINE
---	---	RIGHT-OF-WAY
---	---	EASEMENT
---	---	CURB, GUTTER & SIDEWALK
---	---	DIRECTION OF TRAVEL

**PARKING SUMMARY**

PARKING TYPE	RATIO	NUMBER OF SPACES
GARAGE	2.9 SPACES/DU	63 SPACES
DRIVEWAY (GUEST)	2.9 SPACE/DU	63 SPACES
<b>TOTAL</b>		<b>126 SPACES</b>

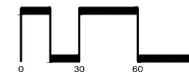
**SITE DENSITY**

UNIT COUNT	SITE AREA	SITE DENSITY
RESIDENTIAL	22 UNITS	2.47 AC
		8.9 DU/AC



**REZONING APPLICATION  
SITE PLAN  
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1"=30' DATE: MAY 2023

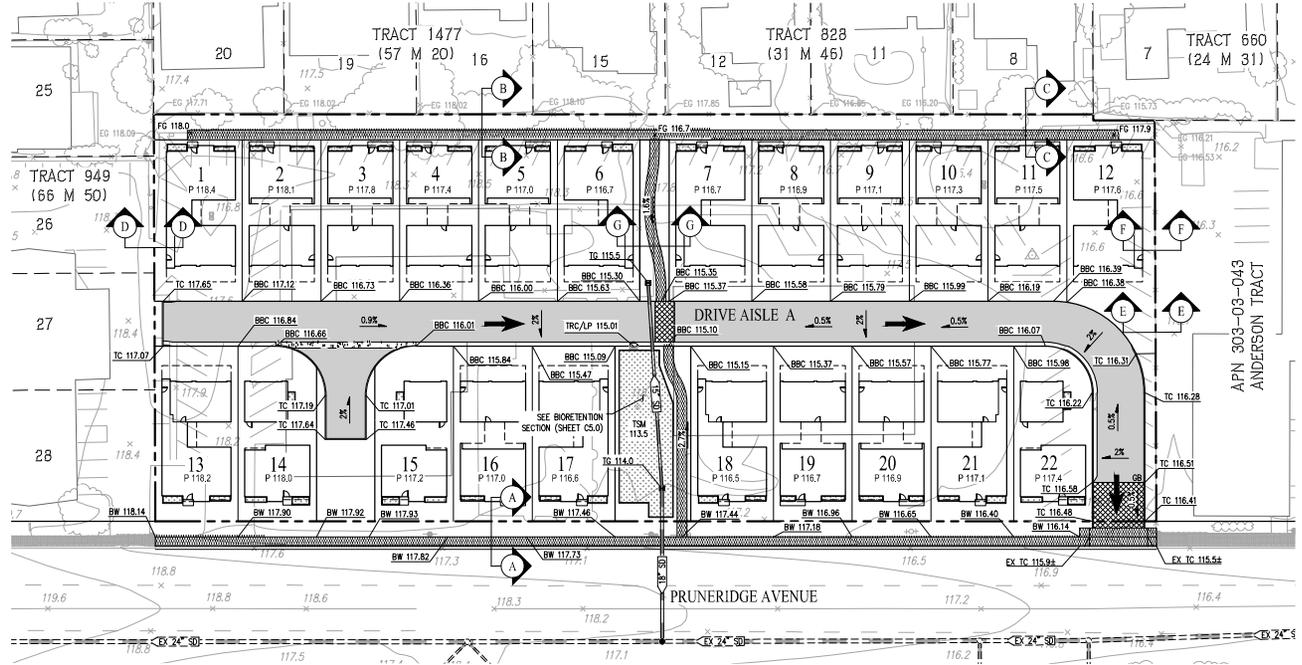
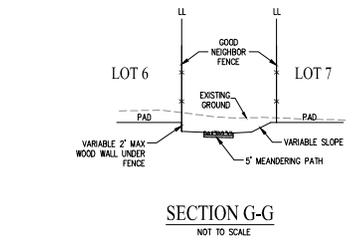
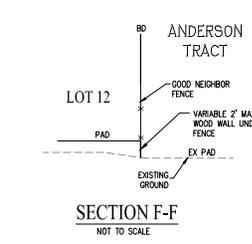
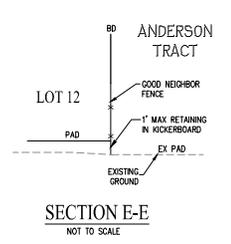
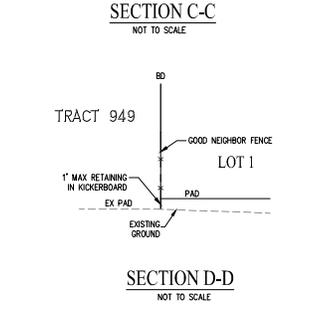
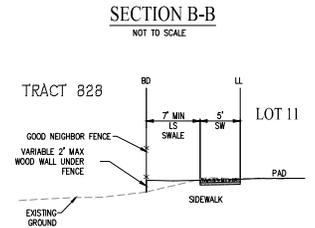
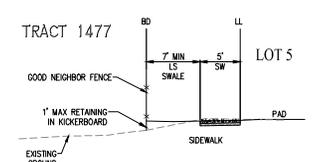
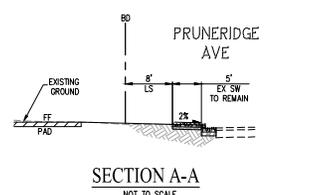
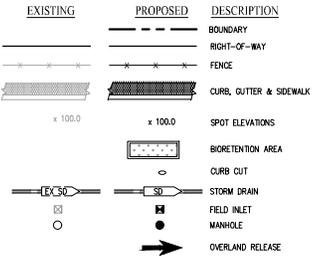


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SHEET NO.  
**C2.0**  
OF 7 SHEETS

JOB NO: 3656

**LEGEND**



**PAVEMENT DESIGN CHART**

STREET	T1	R	HOT MIX ASPHALT (HSM)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
DRIVE AISLE A	5.5	6.0	3"	10"	13"

**EARTHWORK SUMMARY**

DESCRIPTION	CUT	FILL
ROUGH GRADING	4,400 C.Y.	750 C.Y.
TOTAL	3,650 C.Y.	

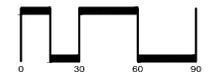
NOTE:  
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.  
2. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.  
3. EARTHWORK QUANTITIES DO NOT INCLUDE REUSING ROCK GENERATED FROM EXISTING PARKING AREA OR BUILDING FOUNDATION, APPROXIMATELY 2,700 C.Y. OF ROCK WILL BE GENERATED IN THIS WAY DURING DEMOLITION.

**ABBREVIATIONS**

- BBC BACK OF BEVELED CURB
- BO BOUNDARY
- BW BACK OF WALK
- CC CURB CUT
- CL CENTERLINE
- DRV DRIVEWAY
- EX EXISTING
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- LS LANDSCAPE
- P PL
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SW SIDEWALK
- TC TOP OF CURB
- TG TOP OF GRATE
- TSW TOP OF SOIL MAT
- TYP TYPICAL

**REZONING APPLICATION  
GRADING PLAN  
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1"=30' DATE: MAY 2023



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SHEET NO.  
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OF 7 SHEETS

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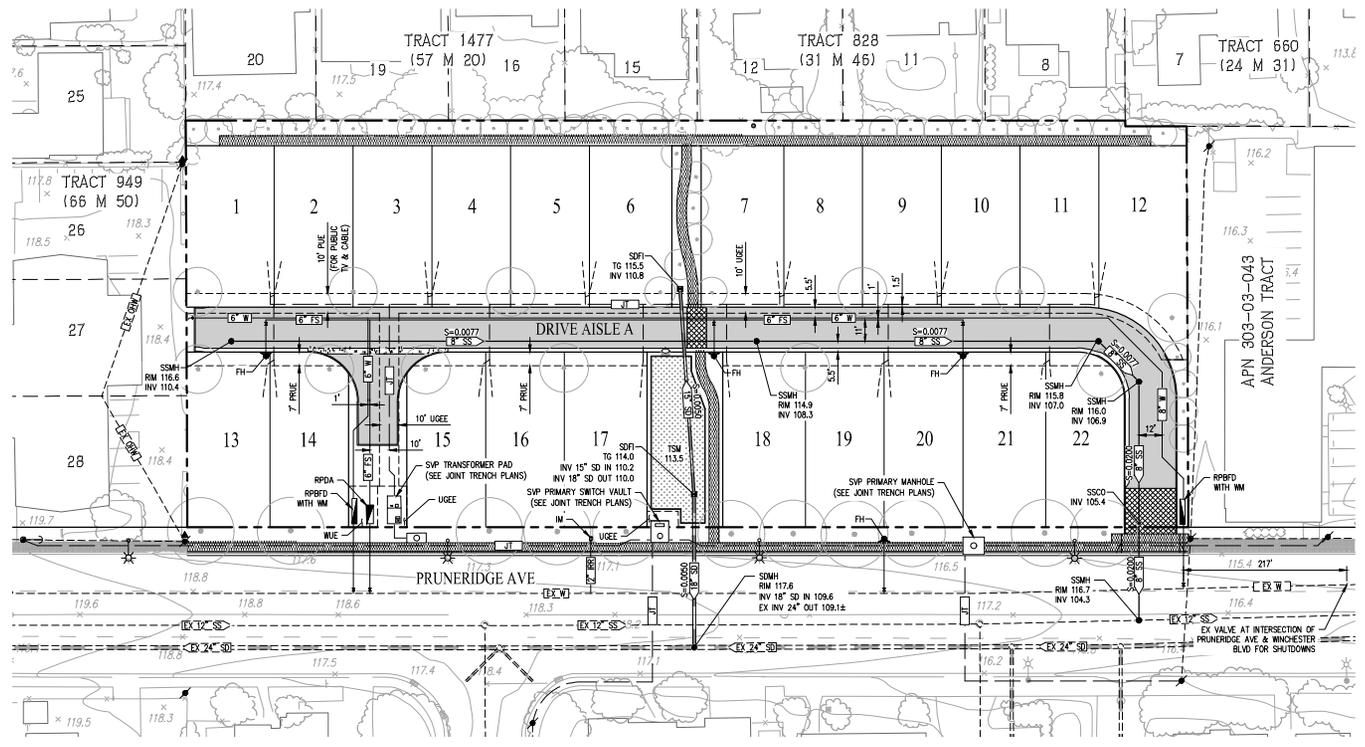
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**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER & SIDEWALK
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	FIRE SERVICE
---	---	IRRIGATION SERVICE
---	---	WATER LINE
---	---	WATER VALVE
---	---	JOINT TRENCH
---	---	FIRE HYDRANT
---	---	FIELD INLET
---	---	MANHOLE
---	---	STREET LIGHT
---	---	BIORETENTION AREA
---	---	CURB CUT
---	---	TREES

**ABBREVIATIONS**

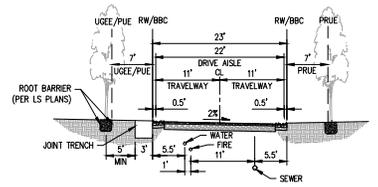
BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
DW	DRIVEWAY
FH	FIRE HYDRANT
FT	FINISH FLOOR
FI	FIELD INLET
M	IRRIGATION METER
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
LS	LANDSCAPE
DHW	OVERHEAD WIRE
P	PAD
PL	PROPERTY LINE
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RPFBD	REDUCED PRESSURE BACKFLOW PREVENTER
RPA	REDUCED PRESSURE DETECTOR ASSEMBLY
RWD	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TSM	TOP OF SOIL MIX
TYP	TYPICAL
UGE	UNDERGROUND ELECTRICAL EASEMENT
W	WATER
WM	WATER METER
WUE	WATER UTILITY EASEMENT



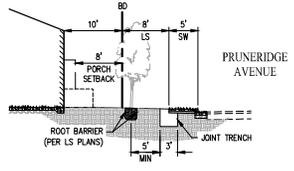
**UTILITY NOTES:**

- STORM DRAIN:**
  - PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE.
  - MINIMUM SLOPE OF THE STORM DRAIN PIPE IS 0.005.
  - MINIMUM COVER IS 2'.
- SEWER:**
  - PROPOSED SEWER FACILITIES WITHIN PRIVATE ROADWAYS WILL BE PRIVATE.
  - MINIMUM SLOPE OF THE SEWER PIPE IS 0.005.
  - MINIMUM PIPE SIZE IS 8".
  - ALL SANITARY SEWER PIPE TO BE PVC SDR-26.
  - MINIMUM COVER FOR SANITARY SEWER PIPES TO BE 2.5'.
  - 10' HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES UNLESS ROOT BARRIER IS INSTALLED, THEN 5' FROM ROOT BARRIER.
- WATER/FIRE:**
  - PROPOSED WATER & FIRE FACILITIES WILL BE PRIVATE.
  - ALL WATER & FIRE PIPE TO BE PVC SDR-26.
  - THERE SHALL BE ONE WATER METER PER LOT.
  - 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES.
  - 10' HORIZONTAL CLEARANCE FROM SANITARY SEWER AND RECYCLED WATER UTILITIES.
  - 8' FROM STORM DRAIN UTILITIES.
  - 5' FROM THE EDGE OF EXISTING OR PROPOSED DRIVEWAYS.
- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.

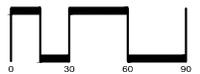
**REZONING APPLICATION**  
**UTILITY PLAN**  
**1957 PRUNERIDGE AVENUE**  
 CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA  
 SCALE: 1"=30'    DATE: MAY 2023



**DRIVE AISLE A**  
(NOT TO SCALE)



**PRUNERIDGE FRONTAGE**  
(NOT TO SCALE)



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SHEET NO.  
**C4.0**  
 OF 7 SHEETS

JOB NO: 3656

**LEGEND**

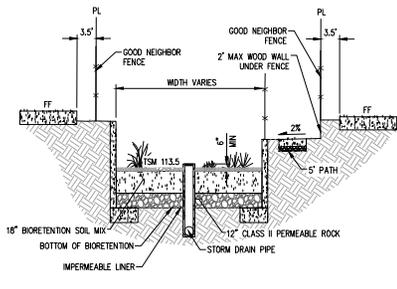
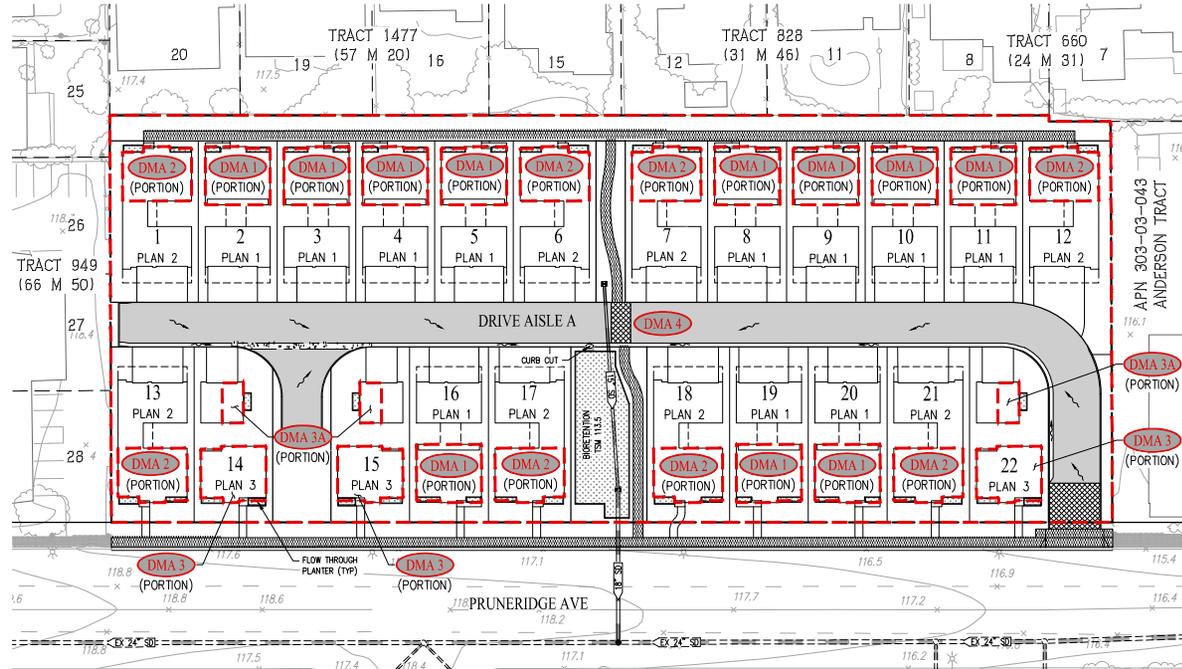
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER & SIDEWALK
---	---	STORM DRAIN
○	●	FIELD INLET
○	●	MANHOLE
*	*	STREET LIGHT
---	---	BIORETENTION AREA
---	---	DRIVE AISLE
---	---	DRIVEWAY
---	---	DECORATIVE PAVEMENT
---	---	BARE EARTH
---	---	CURB CUT
---	---	DIRECTION OF FLOW
---	---	DRAINAGE MANAGEMENT AREA BOUNDARY
---	---	DRAINAGE MANAGEMENT AREA

**ABBREVIATIONS**

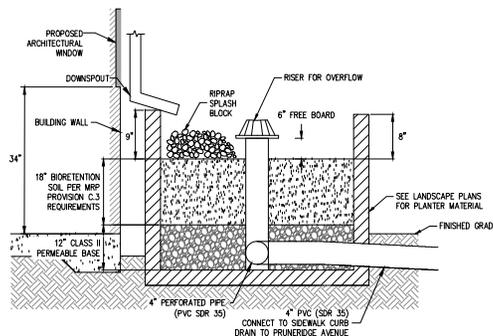
BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
FI	FIELD INLET
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TSM	TOP OF SOIL MIX
TYP	TYPICAL

**CITY OF SANTA CLARA  
C.3 CONSTRUCTION NOTES**

- THIRD PARTY REVIEW AND CERTIFICATION OF INSTALLATION AND COMPLETED STORMWATER TREATMENT MEASURES IS REQUIRED. THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE LOCATED AT [WWW.SANTACLARACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/63908350413382972](http://WWW.SANTACLARACA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/63908350413382972).
- AT BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION.
- THE 3RD PARTY SHALL REVIEW ALL INSTALLED STORMWATER TREATMENT MEASURES AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS.
- SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVORPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLES WITH OR EXCEEDS, SPECIFIED REQUIREMENTS.
- PERMEABLE DRAIN ROOF SHALL BE CLASS 2 PERM ROOF PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIALS.
- PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
- INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA, (NOT RELEVANT FOR THIS PROJECT)
- INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.
- FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
- SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.



TYPICAL BIORETENTION DETAIL  
NOT TO SCALE



TYPICAL FLOW THROUGH PLANTER DETAIL  
NOT TO SCALE

**PRELIMINARY STORM WATER TREATMENT**

AREA ID	DESCRIPTION	TREATMENT TYPE	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (IN.)
DMA 1	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 1 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	10,920	10,920	437	616	6
DMA 2	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 2 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	7,605	7,605	305	400	6
DMA 3	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 ROOF AREAS (EXCLUDING DETACHED GARAGES) THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	2,740	2,740	110	120	6
DMA 3A	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 DETACHED GARAGE ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	685	685	30	60	6
DMA 4	REMAINDER OF PROJECT AREA NOT INCLUDED IN DMA# 1, 2 & 3	BIORETENTION	37,743	47,817	51,592	2,065	2,105	6

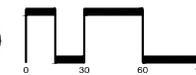
\* TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% RULE.  
NOTES:

- ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCVORPPP C.3 HANDBOOK.
- DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A COMBINATION OF CURB CUTS & AREA DRAINS.
- 18" BIO-TREATMENT SOIL MIX PER C.3 SPECIFICATIONS. INFILTRATION RATE MIN 5"/HR-MAX 10"/HR.

**REZONING APPLICATION  
STORMWATER CONTROL PLAN  
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023



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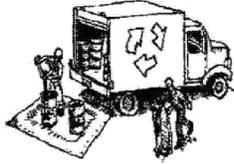
SHEET NO.  
**C5.0**  
OF 7 SHEETS

JOB NO: 3656

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rise water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleaning methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (809) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Burned barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain into a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



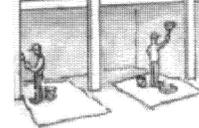
### Paving

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

### Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

## Painting & Paint Removal



### Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



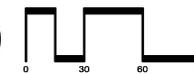
**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

## REZONING APPLICATION STORMWATER BMP PLAN

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

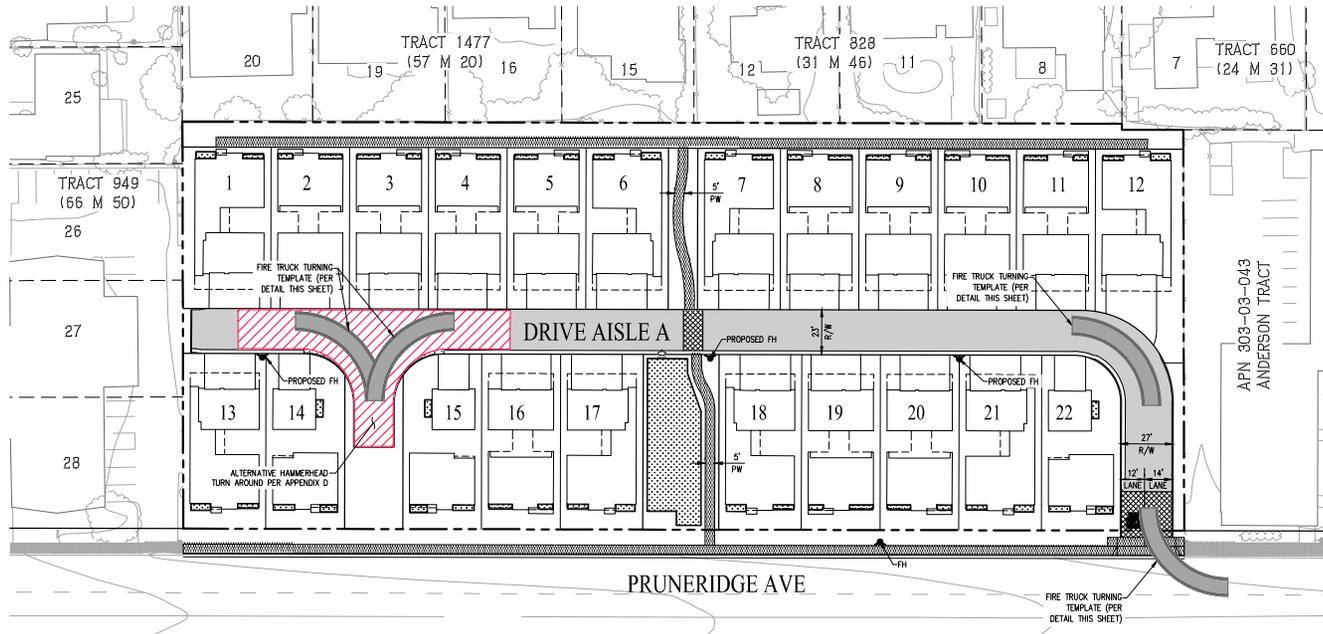


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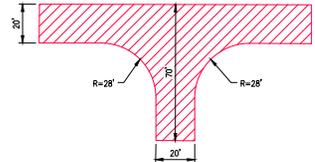


EXISTING	PROPOSED	DESCRIPTION
- - - - -	—————	BOUNDARY
- - - - -	—————	PROPERTY LINE
- - - - -	—————	RIGHT-OF-WAY
▨	▨	CURB, GUTTER & SIDEWALK
●	●	FIRE HYDRANT

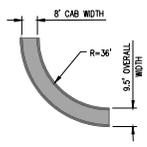


TYPICAL CURB STRIPING

NOTE: NO STREET PARKING ALLOWED ON SITE. CURB TO BE PAINTED RED THROUGHOUT.



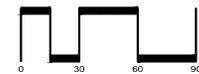
ALTERNATIVE 120°  
HAMMERHEAD PER APPENDIX D  
NOT TO SCALE



FIRE TRUCK  
TURNING TEMPLATE  
NOT TO SCALE

# REZONING APPLICATION FIRE ACCESS PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 1"=30' DATE: MAY 2023

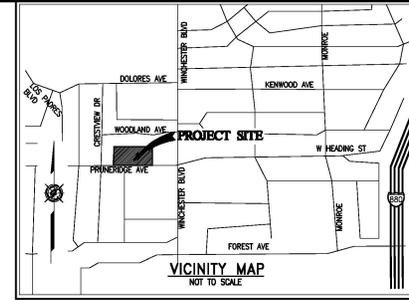


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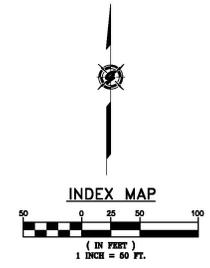
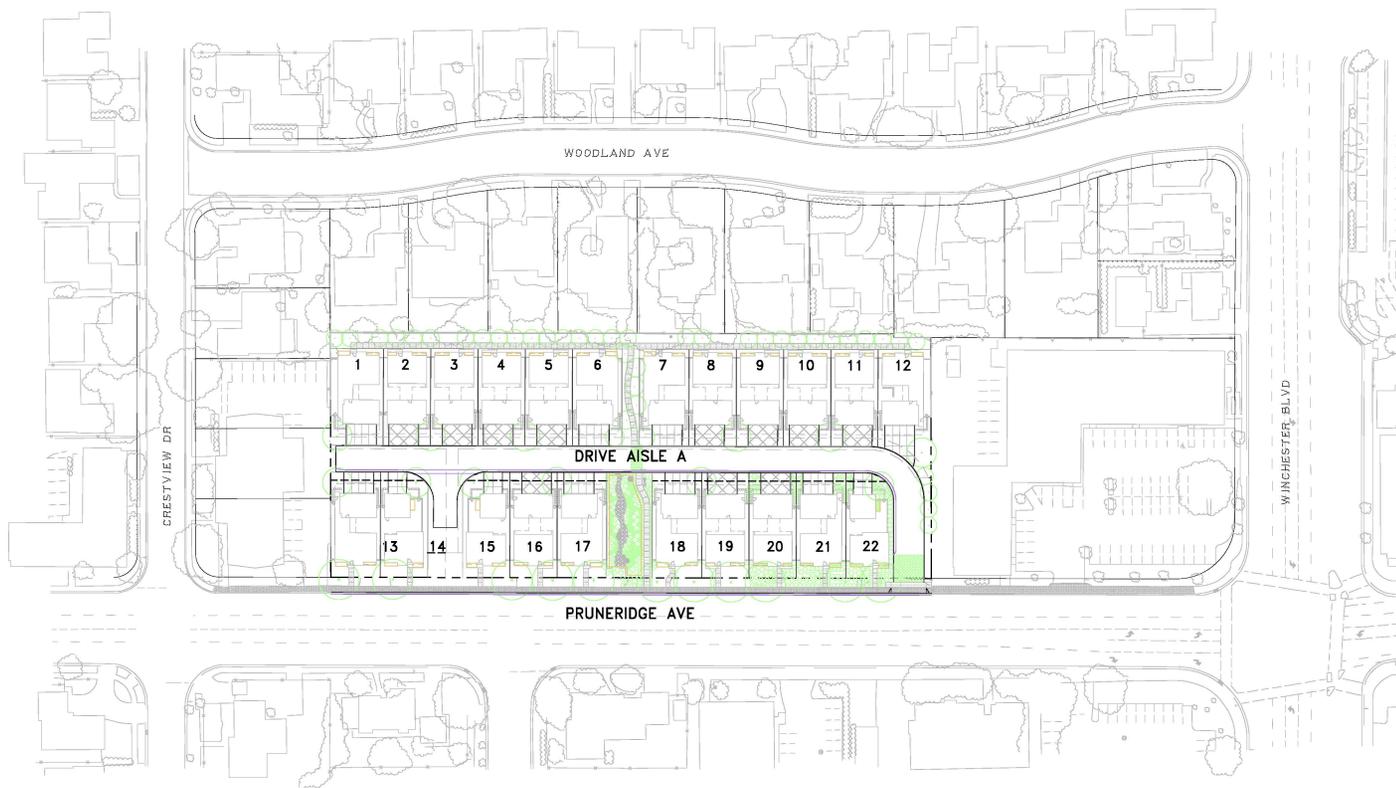
SHEET NO.  
**C6.0**  
OF 7 SHEETS

JOB NO.: 3656

**SCS DEVELOPMENT  
1957 PRUNRIDGE AVE  
SANTA CLARA, CALIFORNIA  
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)**



REVISIONS	DATE	DESCRIPTION	APPROVED



**NOTE**  
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

**NOTE TO UTILITIES:**  
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

**GIACALONE**  
DESIGN SERVICES, INC.  
3000 STRANDE WALK, SUITE 200 | PALMDALE, CA 91368  
TEL: 818.341.1111 | WWW.GIACALONE.COM

**JOINT TRENCH INTENT TITLE SHEET**  
SCS DEVELOPMENT  
1957 PRUNERIDGE AVE  
SANTA CLARA CALIFORNIA

PROJECT MANAGER:  
B. FULLINGTON  
DRAWN BY:  
A. VERNER  
CHECKED BY:  
D. CROWFOOT (P.E.)  
SCALE:  
1"=50'  
JOB NUMBER:  
22-226  
DATE LAST MODIFIED:  
05-19-23  
SHEET  
**INT1**  
OF 2 SHEETS

PROJECT TEAM CONTACTS		
COMPANY:	CONTACT:	PHONE:
SCS DEVELOPMENT	KEN PERRY	408-985-6045
CBG	LEE ROSENBLATT	925-866-0322
PG&E	TBD	
AT&T	JERRY SCHEMBRI	408-635-8900
QUANTA - SANTA CLARA	BEN LOPEZ	408-661-8928
GIACALONE DESIGN SERVICES INC	BRETT FULLINGTON	925-467-1740

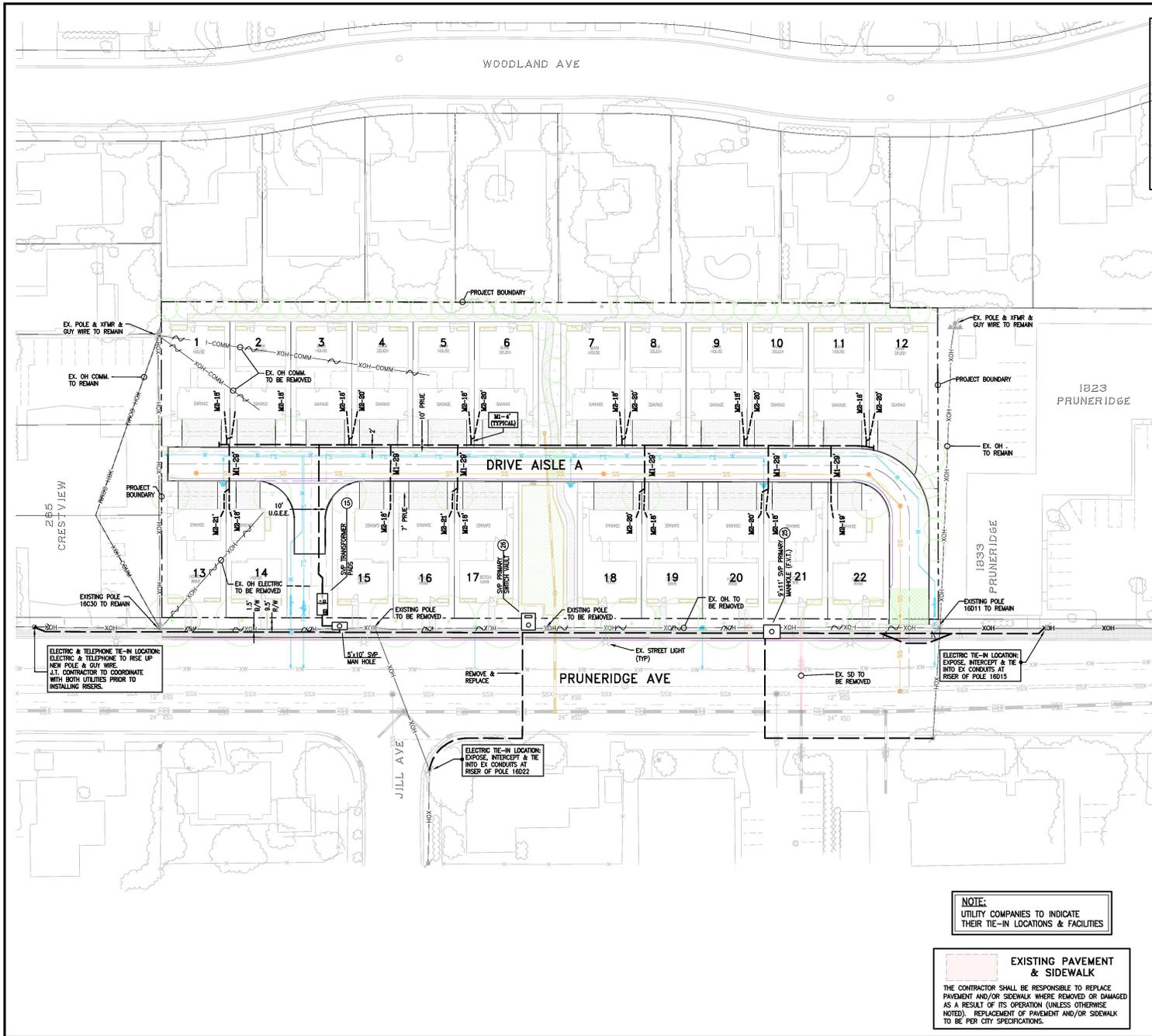
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RELOC:

LATEST FILES RECEIVED			
DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN			
ELECTRIC DESIGN			
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS - PUBLIC			
STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	04-19-23	

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

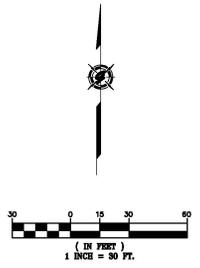
PROJECT DESCRIPTION & SCOPE
<ul style="list-style-type: none"> <li>• PROVIDE NEW ELECTRIC, GAS, TELE., &amp; CATV SERVICE TO 22 SFD</li> <li>• ELECTRIC COORDINATION</li> <li>•</li> <li>•</li> <li>•</li> </ul>

SHEET INDEX	
SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT



### LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPICE BOX
- 9'x11' SWP PRIMARY MANHOLE (F.V.T.)
- SWP TRANSFORMER PAD
- SWP PRIMARY SWITCH VAULT (F.V.T.)



ELECTRIC & TELEPHONE TIE-IN LOCATION:  
ELECTRIC & TELEPHONE TO RISE UP  
NEW POLE & OH WIRE.  
I.T. CONTRACTOR TO COORDINATE  
WITH BOTH UTILITIES PRIOR TO  
INSTALLING RISERS.

ELECTRIC TIE-IN LOCATION:  
EXPOSE, INTERCEPT & TIE  
INTO EX CONDUITS AT  
RISER OF POLE 16022

**NOTE:**  
UTILITY COMPANIES TO INDICATE  
THEIR TIE-IN LOCATIONS & FACILITIES

**EXISTING PAVEMENT  
& SIDEWALK**  
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE  
PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED  
AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE  
NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK  
TO BE PER CITY SPECIFICATIONS.

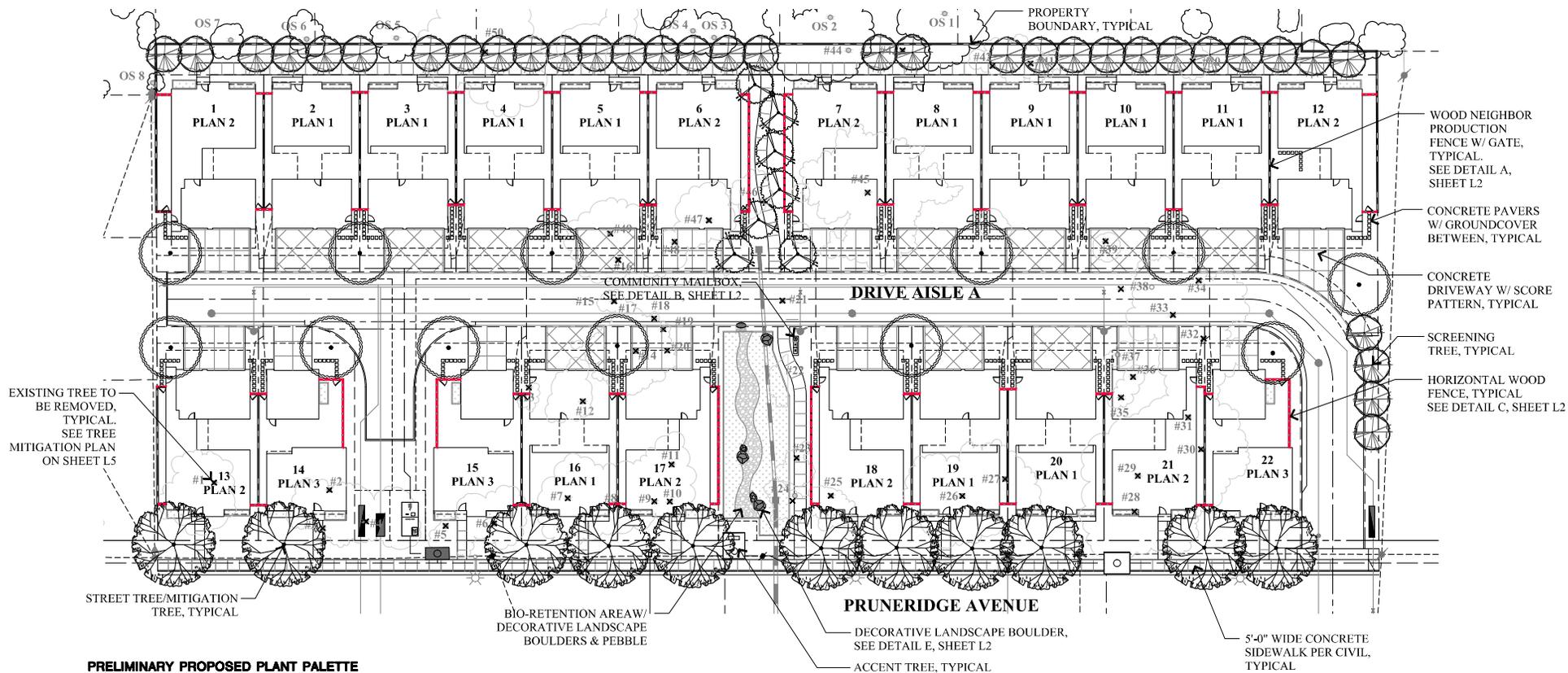
**NOTE**  
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CONTACT THE PROJECT MANAGER IN OUR  
OFFICE.

**NOTE TO UTILITIES:**  
PLEASE INDICATE TIE-IN  
POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS  
NOT FOR CONSTRUCTION**

TWO DAYS BEFORE YOU DIG  
CALL USA TOLL FREE  
**811**  
CALL BEFORE YOU DIG

APPROVED:	
REVISIONS:	
SYMBOL:	DATE:
 2020 STRANDBERG WAY, SUITE 200   FULFINGTON, CA 94988 (415) 351-1000	
<b>JOINT TRENCH INTENT</b> SCS DEVELOPMENT 1957 PRUNERIDGE AVE SANTA CLARA CALIFORNIA	
PROJECT MANAGER: B. FULLINGTON DRAWN BY: A. VERNER CHECKED BY: D. CROWFOOT (P.E.) SCALE: 1" = 30' JOB NUMBER: 22-226 DATE LAST MODIFIED: 05-19-23 SHEET <b>INT2</b> OF 2 SHEETS	



**PRELIMINARY PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	<b>EXISTING TREE TO BE REMOVED</b>							
	<b>EXISTING TREE TO REMAIN</b>							
	<b>ACCENT TREES / MITIGATION TREES</b>							
	<b>SCREENING TREES</b>							
	<b>STREET TREES / MITIGATION TREES</b>							
	<b>PLANT CALLOUT SYMBOL KEY</b>							
	<b>SHRUBS - FRONT YARD</b>							
	<b>SHRUBS - BIO-RETENTION</b>							
	<b>GROUNDCOVERS &amp; VINES</b>							

**NOTES:**

- ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
- TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
- LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
- ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS, USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
- ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".
- ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

**VESTING TENTATIVE MAP  
LANDSCAPE SITE PLAN**

**1957 PRUNERIDGE AVENUE**  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: AS SHOWN DATE: August 22, 2023

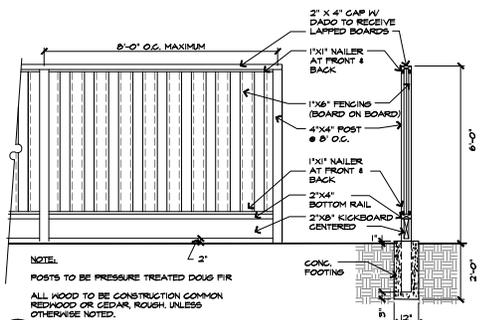
**GRAPHIC SCALE**  
0 20 40 60  
( IN FEET )  
1 inch = 20 ft.

**cbg**  
CIVIL ENGINEERS SURVEYORS PLANNERS

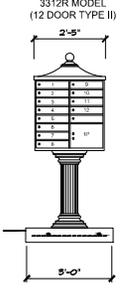
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SHEET NO.  
**L1**  
OF 3 SHEETS

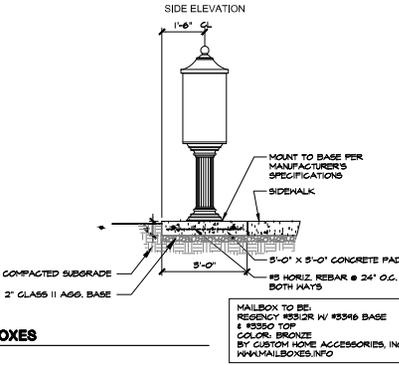
JOB NO: 3656



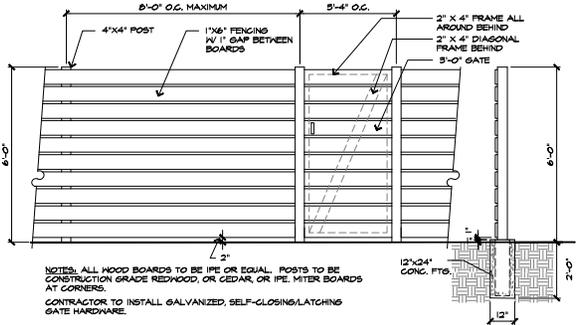
**A INTERIOR SIDERYARD WOOD FENCE W/ KICKERBOARD**  
SCALE: 1/2" = 1'-0"  
024 - 1/2" x 1'-0"



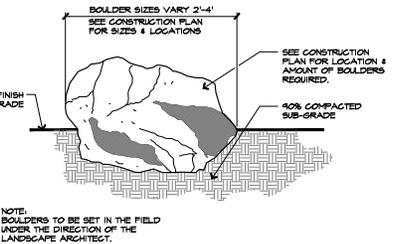
**B COMMUNITY MAILBOXES**



**D TREE PLANTING AND STAKING DETAIL**  
SCALE: 1/2" = 1'-0"  
024 - 1/2" x 1'-0"



**C 6' WOOD SCREEN & GATE**  
SCALE: 1/2" = 1'-0"  
024 - 1/2" x 1'-0"



**E BOULDER INSET FINISHED GRADE**  
N.T.S.  
000 - 8/0

**CITY OF SANTA CLARA TREE PRESERVATION NOTES:**

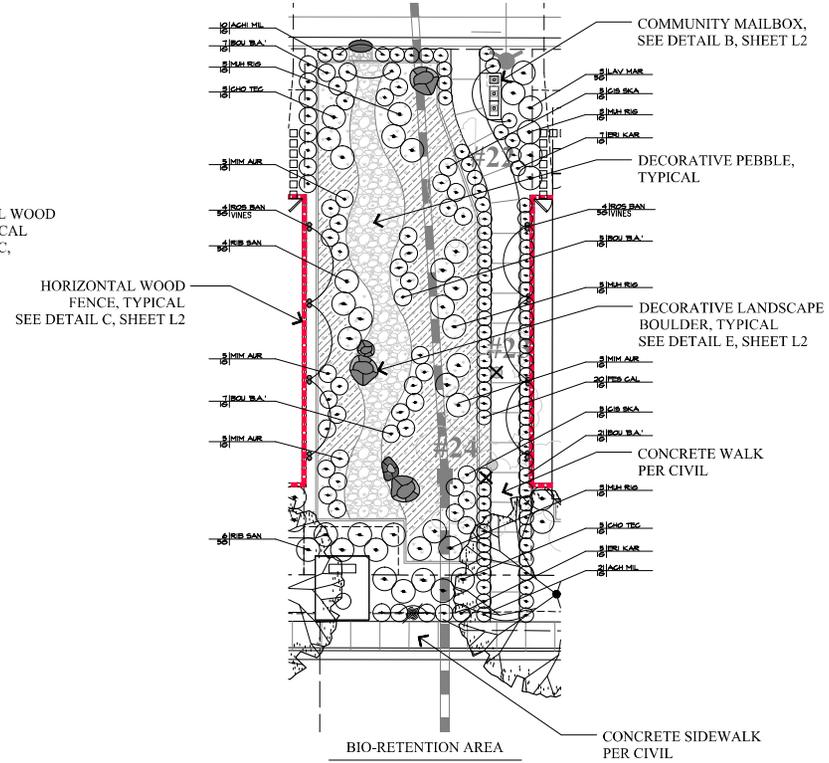
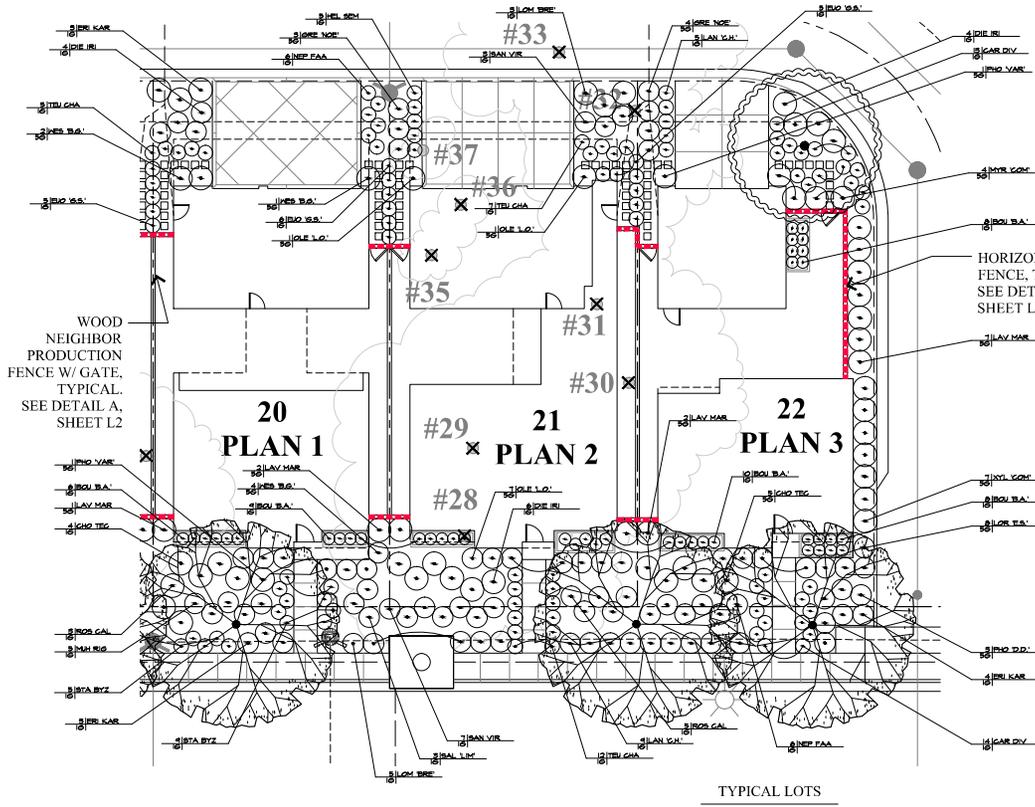
- NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).
- NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST.
- WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.
- REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80° OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL, MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL, MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCEUM IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.
- WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. CRUSHED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.
- CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES.
- A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 30' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SIGN SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.
- MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.
- FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM 6" x 12" AND CLEARLY STATE "WARNING- TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORIST/PROJECT ARBORIST". FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAW WADDE UP TO THE FIRST MAIN BRANCH, AND THEN WRAP SNOW FENCING AROUND THE WADDE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.
- NO TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. OPEN TRENCHING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCHING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCHING ON THE TREE WILL BE NEGLIGIBLE.
- ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST.
- GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.
- ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.
- WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.
- TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORESEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.
- REPLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.
- BORE PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

**VESTING TENTATIVE MAP LANDSCAPE DETAILS**

**1957 PRUNERIDGE AVENUE**  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: AS SHOWN DATE: August 22, 2023

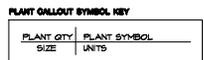
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SHEET NO.  
**L2**  
OF 8 SHEETS



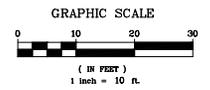
**PRELIMINARY PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE			
<b>ACCENT TREES / MITIGATION TREES</b>																
CERIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	(Symbol)	CAREX DWLSA	EUROPEAN GREY SEDGE	1 GALLON	LOW	(Symbol)	ACH MIL.	ACHILLEA MILEFOLIUM	COMMON YARROW	1 GALLON	LOW		
LAGERSTROEMIA I. 'CATAWBA'	GRAPE MYRTLE STND.	24" BOX	LOW	(Symbol)	CIS SIA	CISTUS X SWANBERGII	1 GALLON	LOW	(Symbol)	BOV B'A.	BOULEDOU G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	1 GALLON	LOW		
<b>SCREENING TREES</b>																
LAURUS NOBILIS SARATOGA	SARATOGA LAUREL	24" BOX	LOW	(Symbol)	CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW	(Symbol)	CIS SKA	CISTUS X SWANBERGII	ROCKROSE	1 GALLON	LOW	
<b>STREET TREES / MITIGATION TREES</b>																
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE	24" BOX	LOW	(Symbol)	DE IR	DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW	(Symbol)	CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	LOW		
QUERCUS COCCINEA	SCARLET OAK	36" BOX	LOW	(Symbol)	ERI KAR	ERIGERON KARVINKSIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	(Symbol)	ERI KAR	ERIGERON KARVINKSIANUS	SANTA BARBARA DAISY	1 GALLON	LOW	
<b>SHRUBS - FRONTIARY</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	EUD 'GS'	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW	(Symbol)	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	LOW	
<b>SHRUBS - MID-WHOLE</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	GRE 'YOB'	GREVILLEA 'NOELLI'	WOOLY GREVILLEA	1 GALLON	LOW	(Symbol)	MUH AUR	MINKLUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	LOW	
<b>SHRUBS - BIO-RETENTION</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	HEL SEM	HELIOTROPION SEMPERVIRENS	CHAPL. WEL. LANTANA	1 GALLON	LOW	(Symbol)	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	LOW	
<b>GRASSES</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	LAV MAR	LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW	(Symbol)	RIB SAN	RIBES SANQUERAM	RED FLOWERING CURRANT	1 GALLON	LOW	
<b>WOODLAND PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	LOW 'BIB'	LONANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GALLON	LOW	(Symbol)	RHA 'LS'	RHAMNUS CALIFORNICA 'LITTLE SUR'	COFFEEBERRY	1 GALLON	LOW	
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	LOS 'E.S'	LOROPETALUM EMERALD SNOW	CHINESE PRINCE FLOWER	5 GALLON	LOW	(Symbol)	NATIVE FESCUES			LOW		
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	MFR 'YOM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW	(Symbol)	AVAILABLE FROM DELTA BLUE GRASS			LOW		
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	NEP FAA	NETPETA FASSENII	CATWING	1 GALLON	LOW	(Symbol)	<b>VINES</b>			LOW		
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	OLE 'L.O.'	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE DWARF OLIVE	5 GALLON	LOW	(Symbol)	00 ROSA BANKSIAE			LADY BANKS ROSE	5 GALLON	LOW
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	PHO 'D.O.'	PHORUM DARK DELIGHT	NEW ZEALAND FLAX	5 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	PHO YAR'	PHORUM T. 'VARIEGATUM'	CALIFORNIA WILD ROSE	5 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	ROS CAL	ROSA CALIFORNICA	MEXICAN SAGE	1 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	SAL 'LM'	SALVIA MEXICANA 'LIMELIGHT'	GREEN LAVENDER COTTON	1 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	SAN VPR	SANTOLINA VIRENS	BIG EARS LAMBS EAR	1 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	STA BYZ	STACHYS BYZANTINA 'BIG EARS'	GERMANDER	1 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	TEU CHA	TEUCRIUM CHAMAZEDRY'S	BLUE SEW WESTINGIA	1 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	WES 'RG'	WESTRINGIA FRUTICOSA 'BLUE GEM'	COMPACT XYLOSMA	5 GALLON	LOW	(Symbol)						
<b>WATER PLANTS</b>																
(Symbol)	(Symbol)	(Symbol)	(Symbol)	(Symbol)	XYL 'COM'	XYLOSMA C. 'COMPACTA'		5 GALLON	LOW	(Symbol)						



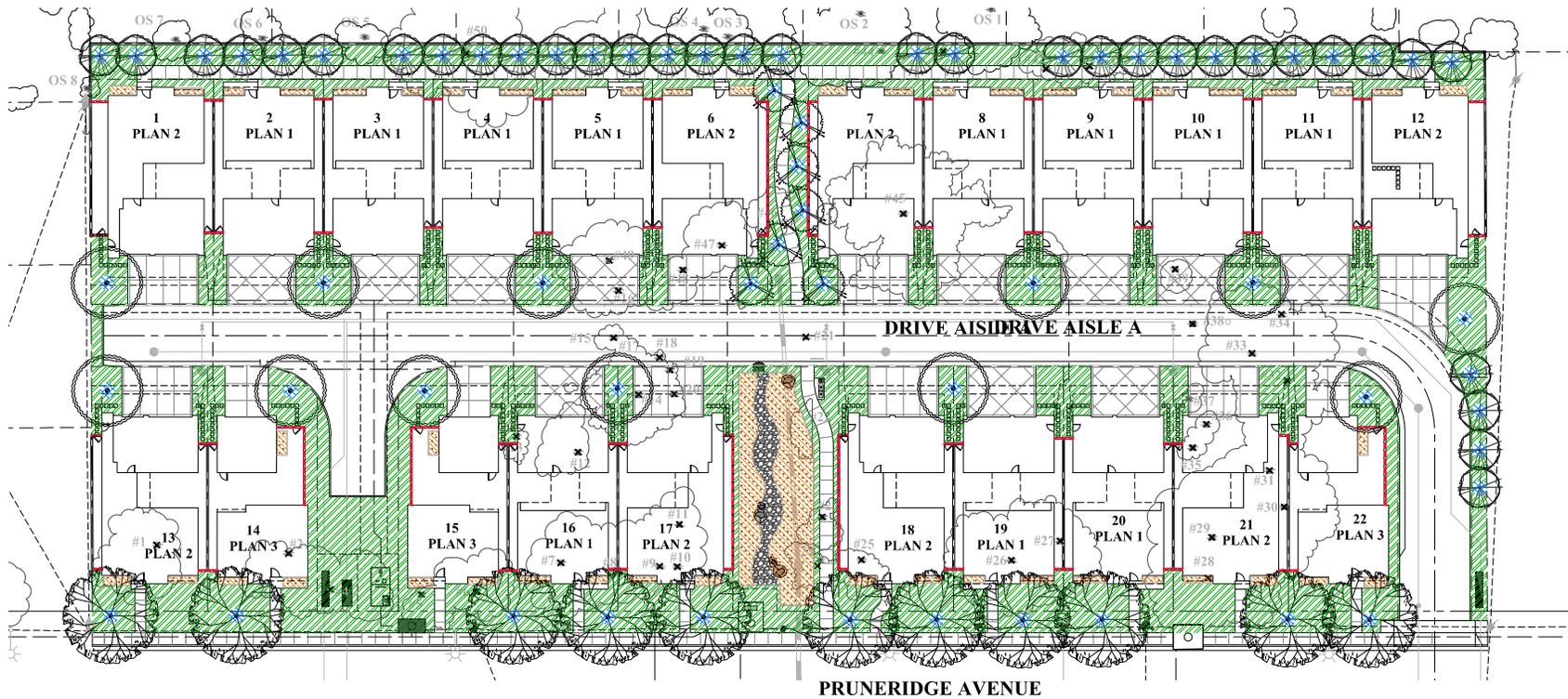
**VESTING TENTATIVE MAP  
LANDSCAPE TYPICAL LOTS**

**1957 PRUNERIDGE AVENUE**  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: AS SHOWN DATE: August 22, 2023



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**LANDSCAPE HYDROZONE LEGEND**

-  ZONE A: PARTIAL TO FULL SUN, DROUGHT TOLERANT SHRUB & GROUNDCOVER PLANTING WITH DRIP EMITTERS, LOW WATER USE.
-  ZONE B: PARTIAL TO FULL SUN, TREES WITH BUBBLERS, LOW WATER USE.
-  ZONE C: BIO-RETENTION AREA PLANTING WITH DRIP EMITTERS, LOW WATER USE.

**WATER USE CALCULATIONS:**

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:  
 $MAWA = (ET_{0.62} \times 0.25 \times LA)$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:  
 $ETWU = (ET_{0.62} \times (E_{P} \times HA) + SLAI)$

ET<sub>0</sub> = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)  
 LA = LANDSCAPE AREA  
 HA = HYDROZONE AREA (SQUARE FEET)  
 PF = PLANT FACTOR FROM WINDSOLS  
 IE = IRRIGATION EFFICIENCY (0.8)  
 0.25 = ET ADJUSTMENT FACTOR  
 0.62 = CONVERSION FACTOR (TO GALLONS)

**WATER BUDGET CALCULATIONS:**

LOW WATER USE SHRUB PLANTING AREA = 26,783 SF  
 LOW WATER USE BIO-RETENTION SHRUB PLANTING AREA = 1,009 SF  
 LOW WATER USE TREE PLANTING AREA = 462 SF  
 TOTAL PLANTING AREA = 28,354 SF

ESTIMATED TOTAL WATER USE:  
 $ETWU \text{ (LOW WATER USE)} = (44.2) \times (0.62) \times \frac{(0.2 \times 28,354)}{0.8} = 191,855 \text{ GAL/YR}$

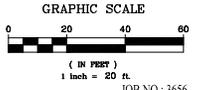
TOTAL ETWU = 191,855 GAL/YR

MAXIMUM APPLIED WATER ALLOWANCE:  
 $MAWA \text{ (TOTAL LANDSCAPED AREA)} = (44.2) \times (0.62) \times (0.45 \times 28,354) = 349,656 \text{ GAL/YR}$

**NOTE:**  
 ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

**VESTING TENTATIVE MAP  
 LANDSCAPE HYDROZONE PLAN**

**1957 PRUNERIDGE AVENUE**  
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
 SCALE: AS SHOWN DATE: August 22, 2023

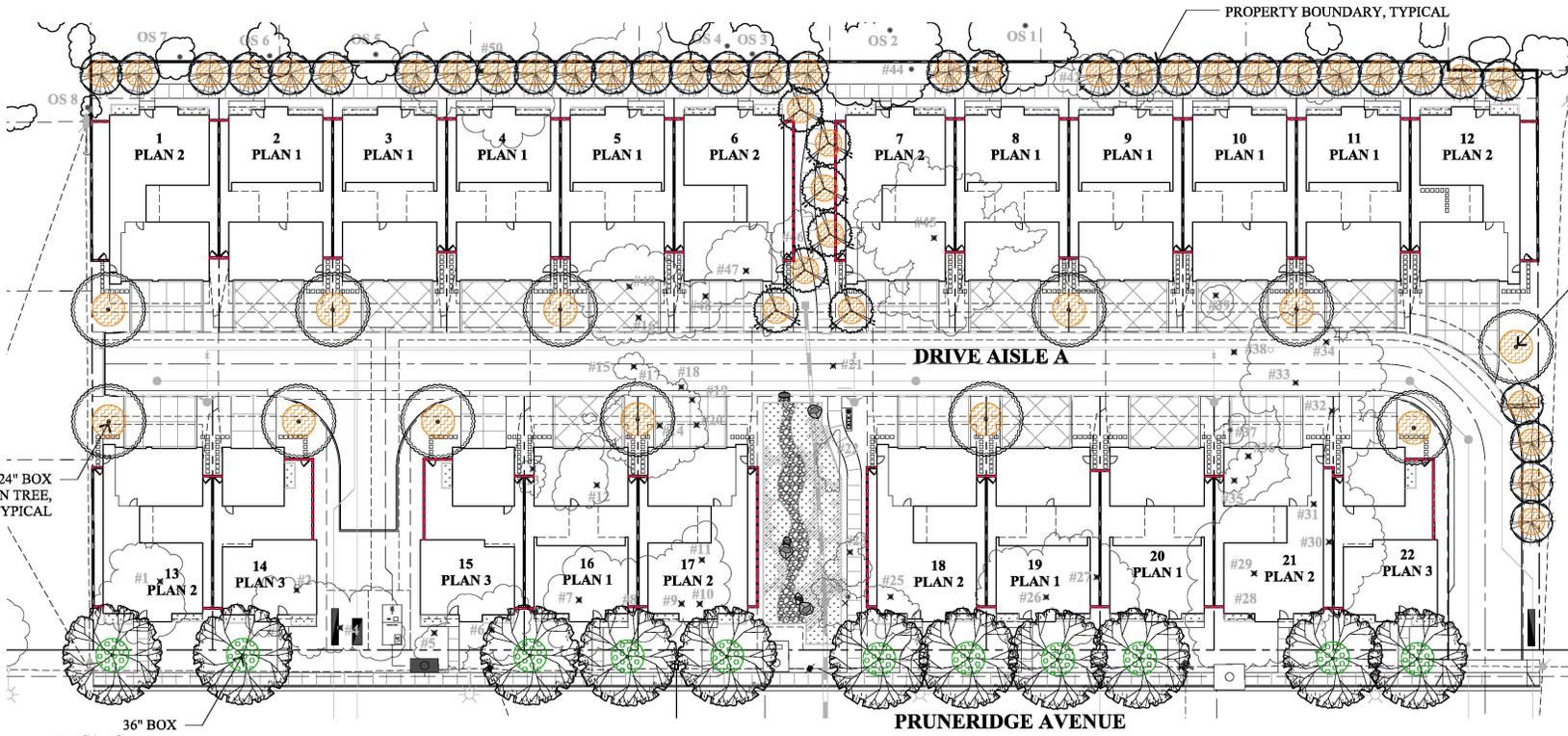


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**L4**  
 OF 8 SHEETS

JOB NO.: 3656



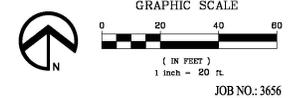
**TREE REPORT EVALUATION**  
(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

ID#	COMMON NAME	SCIENTIFIC NAME	DBH	HT	TRUNK	BRNCH	FRUIT	PROPOSED	REMARKS
1	Chickadee	Quercus	102	110	100	4	None	OS1	OS1
2	Chickadee	Quercus	102	110	100	4	None	OS2	OS2
3	Chickadee	Quercus	102	110	100	4	None	OS3	OS3
4	Chickadee	Quercus	102	110	100	4	None	OS4	OS4
5	Chickadee	Quercus	102	110	100	4	None	OS5	OS5
6	Chickadee	Quercus	102	110	100	4	None	OS6	OS6
7	Chickadee	Quercus	102	110	100	4	None	OS7	OS7
8	Chickadee	Quercus	102	110	100	4	None	OS8	OS8
9	Chickadee	Quercus	102	110	100	4	None	OS9	OS9
10	Chickadee	Quercus	102	110	100	4	None	OS10	OS10
11	Chickadee	Quercus	102	110	100	4	None	OS11	OS11
12	Chickadee	Quercus	102	110	100	4	None	OS12	OS12
13	Chickadee	Quercus	102	110	100	4	None	OS13	OS13
14	Chickadee	Quercus	102	110	100	4	None	OS14	OS14
15	Chickadee	Quercus	102	110	100	4	None	OS15	OS15
16	Chickadee	Quercus	102	110	100	4	None	OS16	OS16
17	Chickadee	Quercus	102	110	100	4	None	OS17	OS17
18	Chickadee	Quercus	102	110	100	4	None	OS18	OS18
19	Chickadee	Quercus	102	110	100	4	None	OS19	OS19
20	Chickadee	Quercus	102	110	100	4	None	OS20	OS20
21	Chickadee	Quercus	102	110	100	4	None	OS21	OS21
22	Chickadee	Quercus	102	110	100	4	None	OS22	OS22
23	Chickadee	Quercus	102	110	100	4	None	OS23	OS23
24	Chickadee	Quercus	102	110	100	4	None	OS24	OS24
25	Chickadee	Quercus	102	110	100	4	None	OS25	OS25
26	Chickadee	Quercus	102	110	100	4	None	OS26	OS26
27	Chickadee	Quercus	102	110	100	4	None	OS27	OS27
28	Chickadee	Quercus	102	110	100	4	None	OS28	OS28
29	Chickadee	Quercus	102	110	100	4	None	OS29	OS29
30	Chickadee	Quercus	102	110	100	4	None	OS30	OS30
31	Chickadee	Quercus	102	110	100	4	None	OS31	OS31
32	Chickadee	Quercus	102	110	100	4	None	OS32	OS32
33	Chickadee	Quercus	102	110	100	4	None	OS33	OS33
34	Chickadee	Quercus	102	110	100	4	None	OS34	OS34
35	Chickadee	Quercus	102	110	100	4	None	OS35	OS35
36	Chickadee	Quercus	102	110	100	4	None	OS36	OS36
37	Chickadee	Quercus	102	110	100	4	None	OS37	OS37
38	Chickadee	Quercus	102	110	100	4	None	OS38	OS38
39	Chickadee	Quercus	102	110	100	4	None	OS39	OS39
40	Chickadee	Quercus	102	110	100	4	None	OS40	OS40
41	Chickadee	Quercus	102	110	100	4	None	OS41	OS41
42	Chickadee	Quercus	102	110	100	4	None	OS42	OS42
43	Chickadee	Quercus	102	110	100	4	None	OS43	OS43
44	Chickadee	Quercus	102	110	100	4	None	OS44	OS44
45	Chickadee	Quercus	102	110	100	4	None	OS45	OS45
46	Chickadee	Quercus	102	110	100	4	None	OS46	OS46
47	Chickadee	Quercus	102	110	100	4	None	OS47	OS47
48	Chickadee	Quercus	102	110	100	4	None	OS48	OS48
49	Chickadee	Quercus	102	110	100	4	None	OS49	OS49
50	Chickadee	Quercus	102	110	100	4	None	OS50	OS50

**TREE MITIGATION NOTE:**  
TOTAL OF (64) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (49) EXISTING TREES TO BE REMOVED, (11) OF THE MITIGATION TREES ARE UPSIZED TO BE 36" BOX.  
\* REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES, RATIO 1:1 FOR POOR CONDITION TREES. (34) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (15) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.  
REQUIRED TOTAL MITIGATION TREES: 34 X 2:1 = 83



**VESTING TENTATIVE MAP**  
**TREE MITIGATION PLAN**  
**1957 PRUNERIDGE AVENUE**  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: AS SHOWN DATE: August 22, 2023

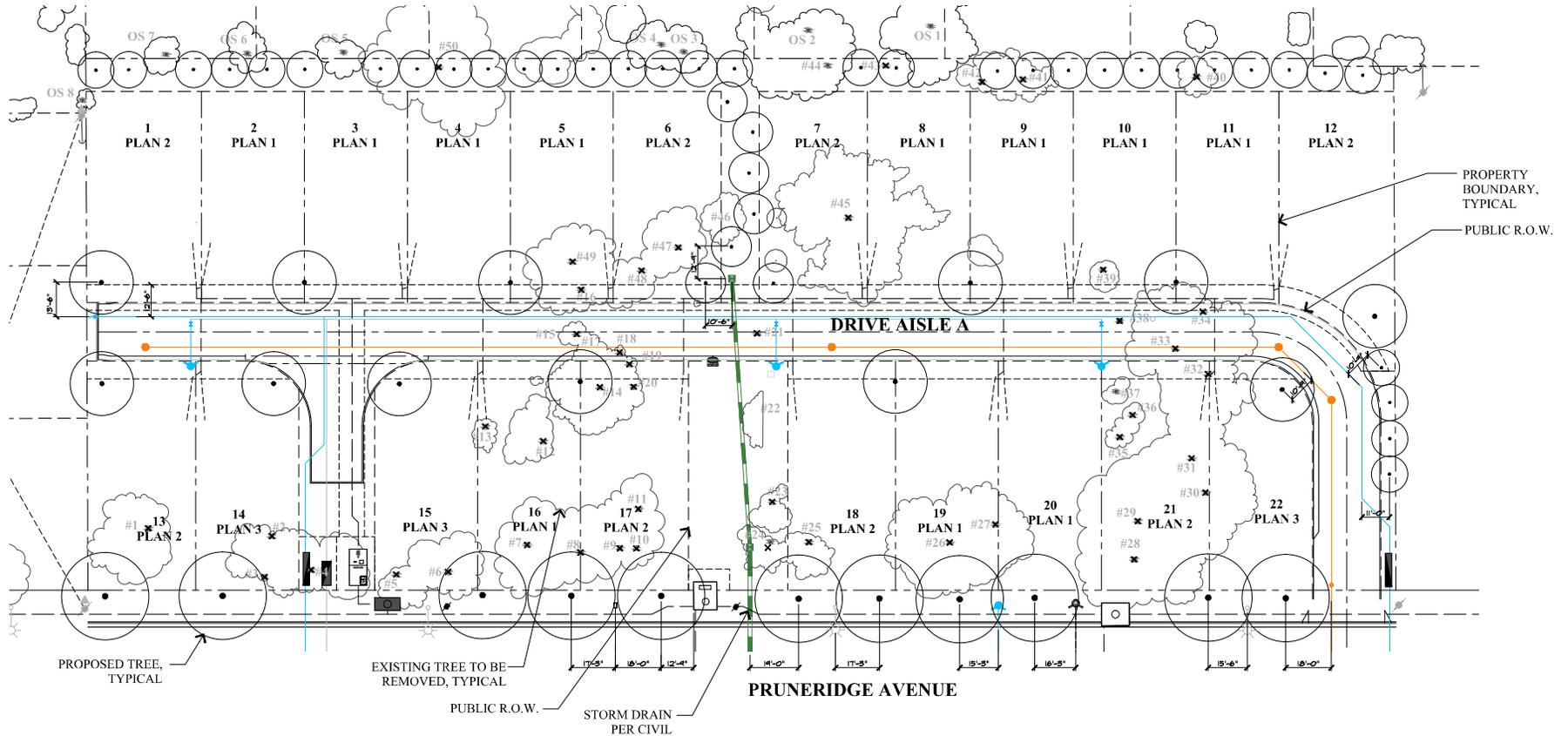


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SHEET NO.  
**L5**  
OF 8 SHEETS

JOB NO.: 3656

X DESIGNATES TREES TO BE REMOVED.



**LEGEND**

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY TO BE REMAIN
- PROPOSED TREE CANOPY REFER TO SHEET L1 FOR SIZE AND SPECIES
- SANITARY SEWER PER CIVIL
- WATER PER CIVIL
- STORM DRAIN PER CIVIL

**NOTES:**

ALL PROPOSED TREES ARE DESIGNED TO MAINTAIN A MINIMUM 10'-0" HORIZONTAL CLEARANCE FROM UTILITIES.

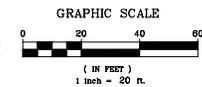
TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM BASE OF TREE. TREES 5' TO 10' FROM BASE OF TREE TO INCLUDE INSTALLATION OF A ROOT BARRIER.

**VESTING TENTATIVE MAP**

**TREE AND UTILITY PLAN**

**1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: AS SHOWN DATE: August 22, 2023

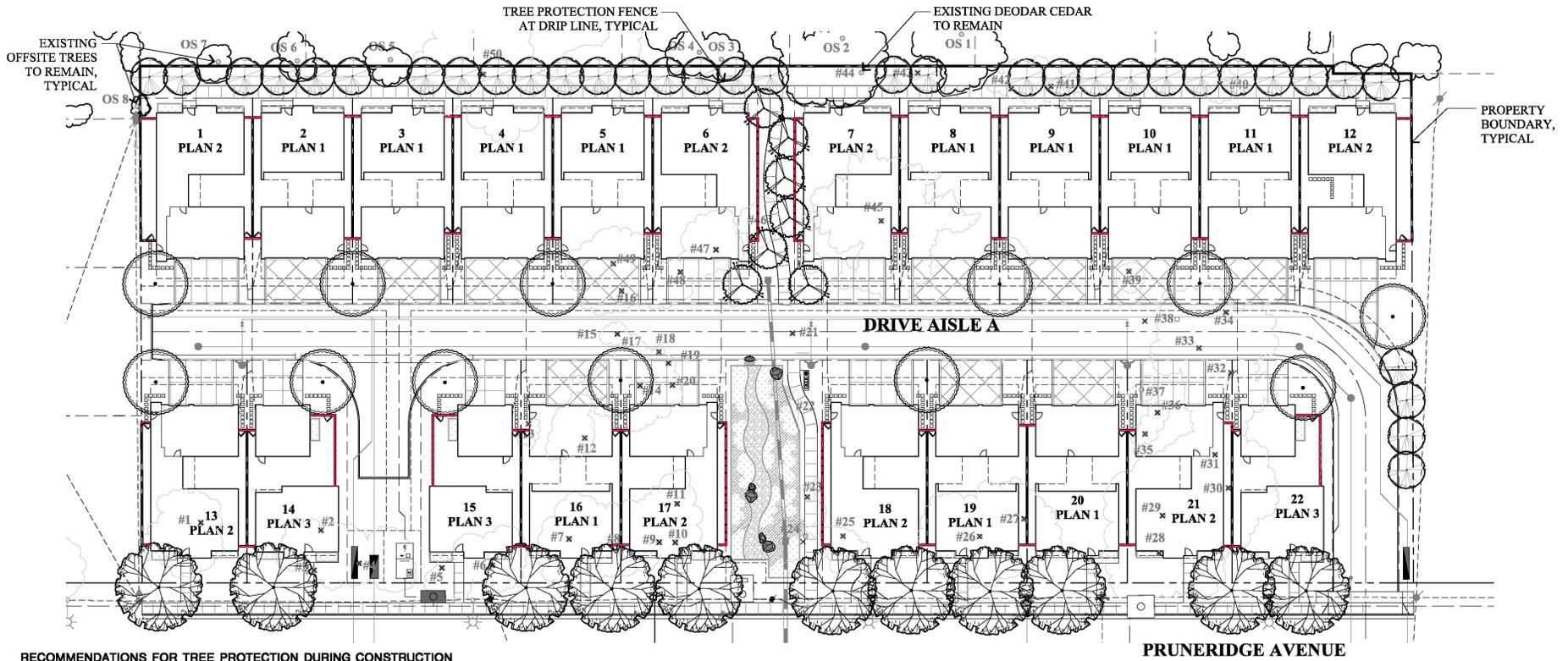


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JOB NO.: 3656



**RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION**

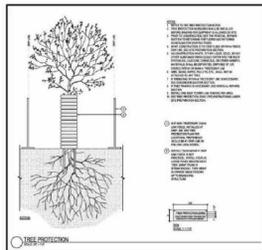
**SITE PREPARATION:** ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE, DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIFLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED 1/2-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN, IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

**ACTIVE CONSTRUCTION:** ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIFLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL. OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

**GRADING/EXCAVATING:** ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURL UP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

**REMEDIAL REPAIRS:** AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES; PRUNING AND ANSI ADOPT PART 1 STANDARD PRACTICES; PRUNING, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

**FINAL INSPECTION:** UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.



(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

**NOTES:**

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST. TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION/CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).

**LEGEND**

- #X EXISTING ONSITE TREE
- X EXISTING OFFSITE TREE
- X DESIGNATES TREES TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE AT DRIP LINE PER ARBORIST REPORT

**VESTING TENTATIVE MAP  
TREE PROTECTION PLAN**

**1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE



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WESTRINGIA FRUTICOSA 'BLUE GEM'  
BLUE GEM WESTRINGIA



OLEA EUROPAEA 'LITTLE OLLIE'  
LITTLE OLLIE DWARF OLIVE



LAVATERA MARITIMA  
TREE MALLOW



XYLOSMA CONGESTUM 'COMPACTA'  
COMPACT XYLOSMA



MYRTUS C. 'COMPACTA'  
DWARF MYRTLE



CAREX DIVULSA  
EUROPEAN GREY SEDGE



STACHYS BYZANTINA 'BIG EARS'  
BIG EARS LAMB'S EAR



CHONDROPETALUM TECTORUM  
SMALL CAPE RUSH



BOUPELOUA G. 'BLONDE  
AMBITION'  
BLUE GRAMA GRASS



RHAMNUS C. 'LITTLE SUR'  
COFFEEBERRY



EUONYMUS J. 'GREEN SPIRE'  
GREEN SPIRE EUONYMUS



PHORMIUM T. 'VARIEGATUM'  
NEW ZEALAND FLAX



SALVIA MEXICANA 'LIMELIGHT'  
MEXICAN SAGE



GREVILLEA 'NOELLI'  
WOOLY GREVILLEA



MUHLENBERGIA RIGENS  
DEER GRASS



LOMANDRA LONGIFOLIA 'BREEZE'  
DWARF MAT RUSH



SANTOLINA VIRENS  
GREEN LAVENDER COTTON



LANTANA 'CHAPEL HILL YELLOW'  
CHAPEL HILL LANTANA



CISTUS X SKANBERGII  
ROCKROSE



ROSA CALIFORNICA  
CALIFORNIA WILD ROSE



NEPETA FAASSENII  
CATMINT



DIETES IRIDIOIDES  
FORTNIGHT LILY



LOROPETALUM 'EMERALD SNOW'  
CHINESE FRINGE  
FLOWER



RIBES SANGUINEUM  
RED FLOWERING CURRANT



PHORMIUM 'DARK DELIGHT'  
NEW ZEALAND FLAX



ACHILLEA MILLEFOLIUM  
COMMON YARROW



TUECRIUM CHAMAEDRYS  
GERMANDER



FESTUCA CALIFORNICA  
CALIFORNIA FESCUE



MIMULUS AURANTIACUS  
STICKY MONKEY FLOWER



STACHYS BYZANTINA 'BIG EARS'  
BIG EARS LAMB'S EAR



ERIGERON KARVINSKIANUS  
SANTA BARBARA DAISY

## VESTING TENTATIVE MAP

### LANDSCAPE PLANTING PALETTE

## 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: AS SHOWN DATE: August 22, 2023



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PLAN BMR

PLAN 1B

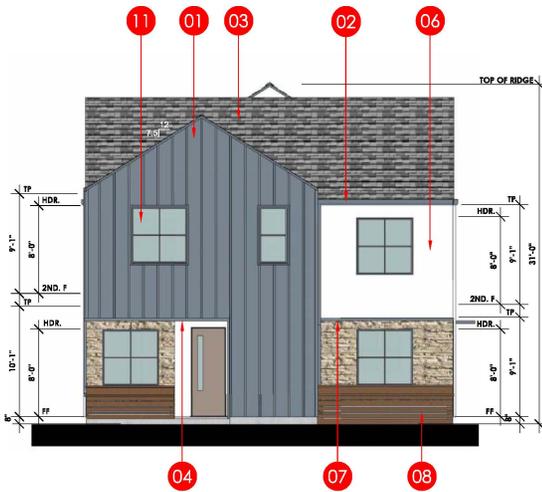
PLAN 2B

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

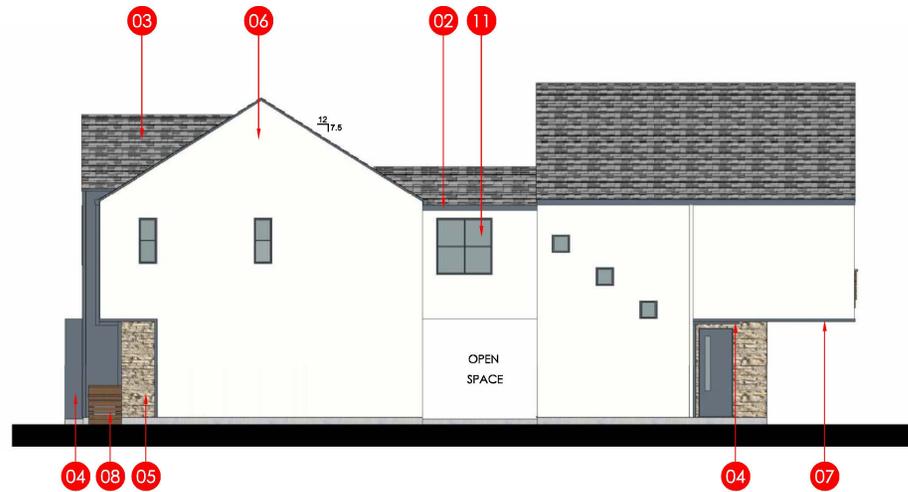
**CONCEPTUAL STREET  
SCENE**

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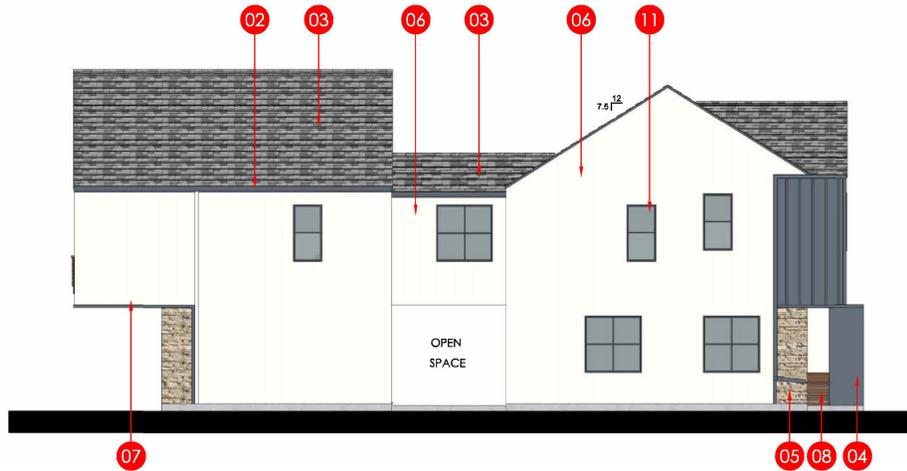
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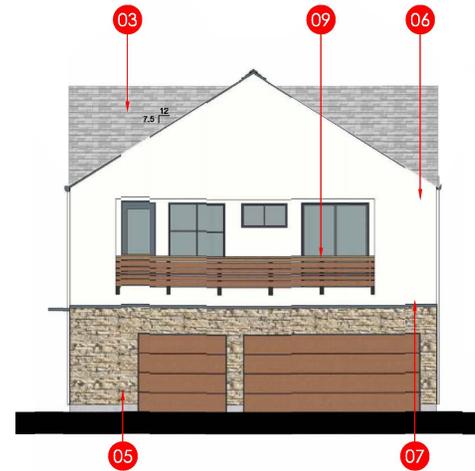
**FRONT ELEVATION**  
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**RIGHT ELEVATION**  
SCALE: 3/16"=1'-0"



**LEFT ELEVATION**  
SCALE: 3/16"=1'-0"

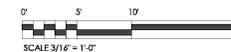


**REAR ELEVATION**  
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW / PANEL
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

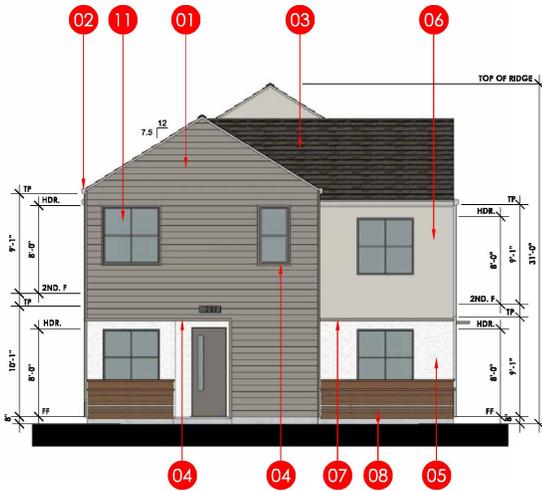
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P1A BUILDING ELEVATIONS  
REAR NEIGHBOR SIDE  
COLOR SCHEME 3 SHOWN**



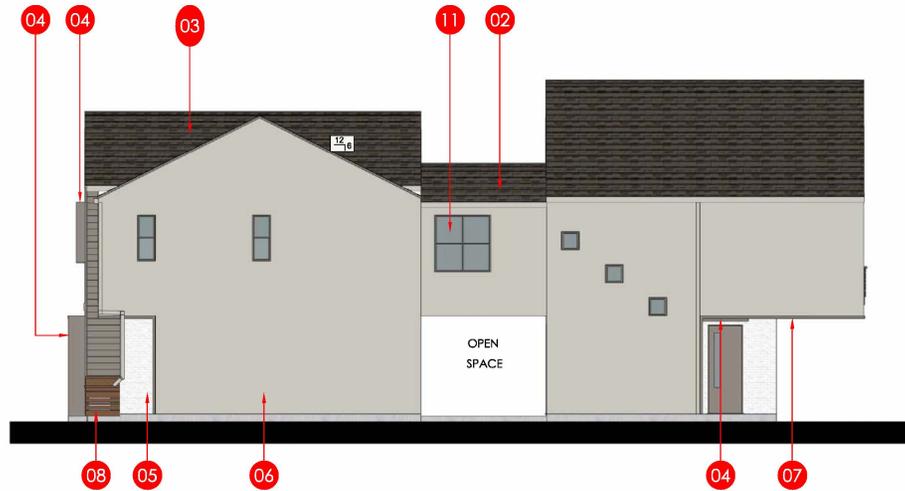
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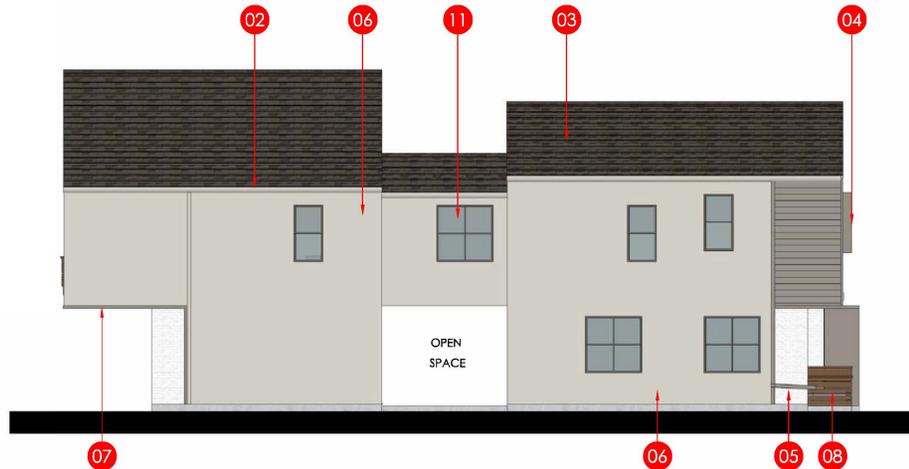
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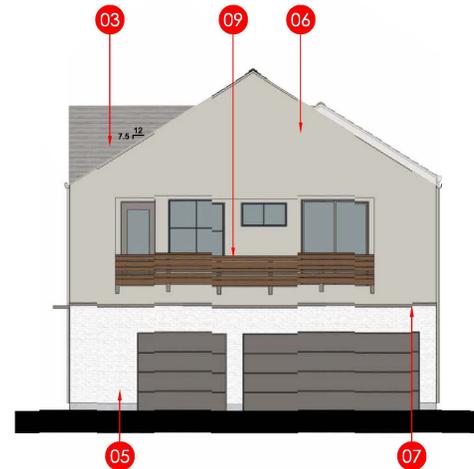
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LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

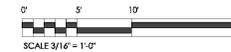
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 HORIZONTAL SIDING
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW / PANEL
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENSION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

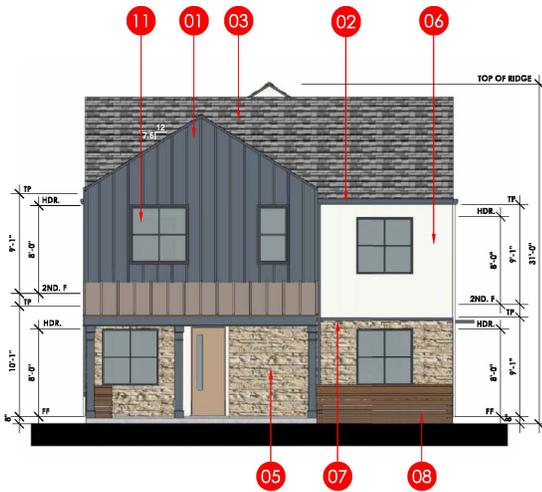
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

P1B BUILDING ELEVATIONS  
REAR NEIGHBOR SIDE COLOR  
SCHEME 1 SHOWN

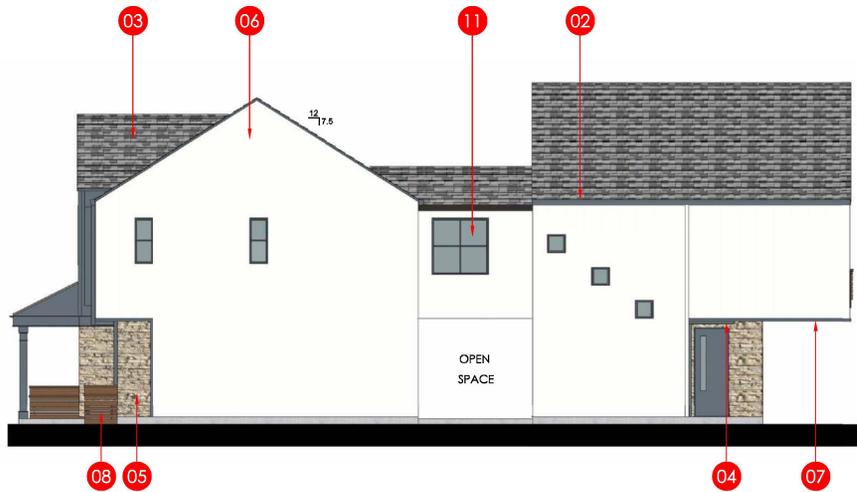


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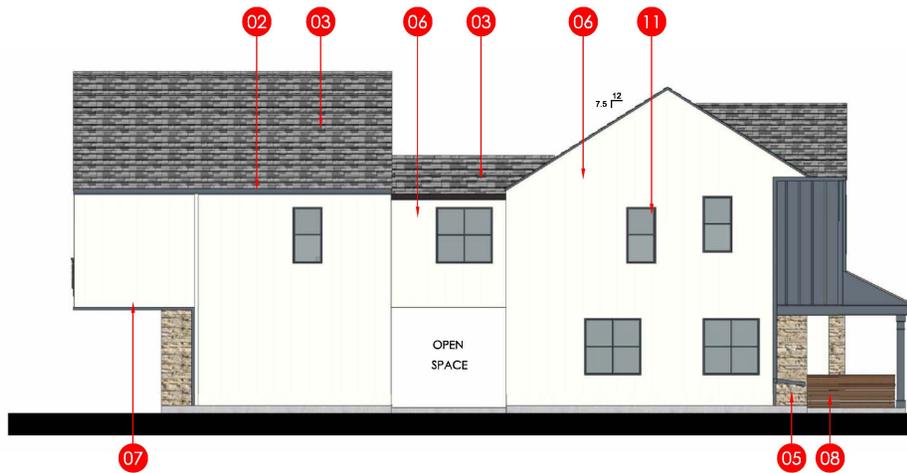
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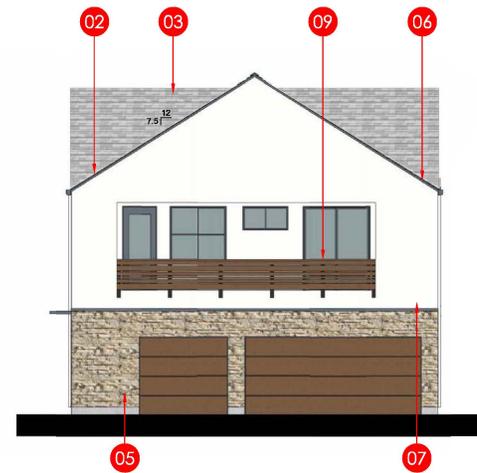
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**RIGHT ELEVATION**  
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**LEFT ELEVATION**  
SCALE: 3/16"=1'-0"

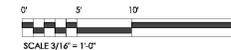


**REAR ELEVATION**  
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

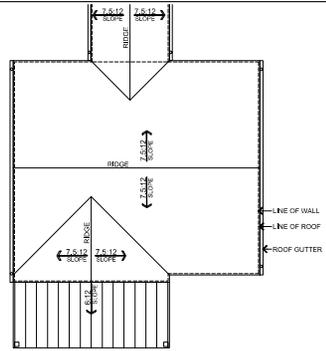
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P1A WITH PORCH BUILDING  
ELEVATIONS PRUNERIDGE ROAD SIDE  
COLOR SCHEME 3 SHOWN**

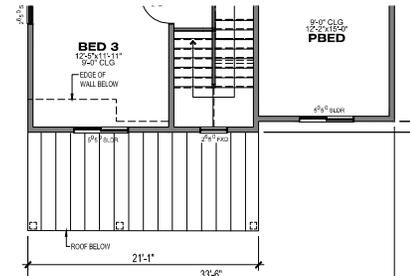


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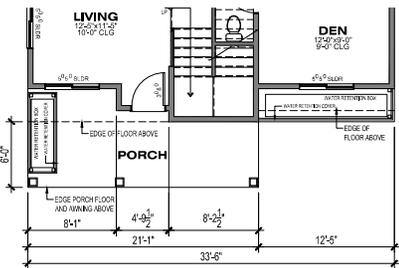
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OF 14 SHEETS



**ROOF PLAN**  
SCALE: 1/8"=1'-0"



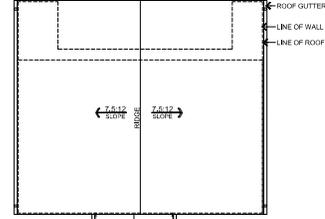
**2ND FLOOR**



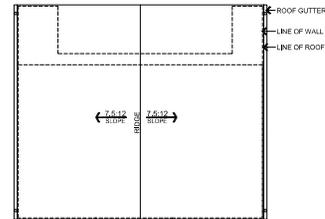
**1ST FLOOR**  
**PLAN 1A**  
**WITH OPT PORCH**

PRUNERIDGE ROAD SIDE  
1957 PRUNERIDGE AVENUE

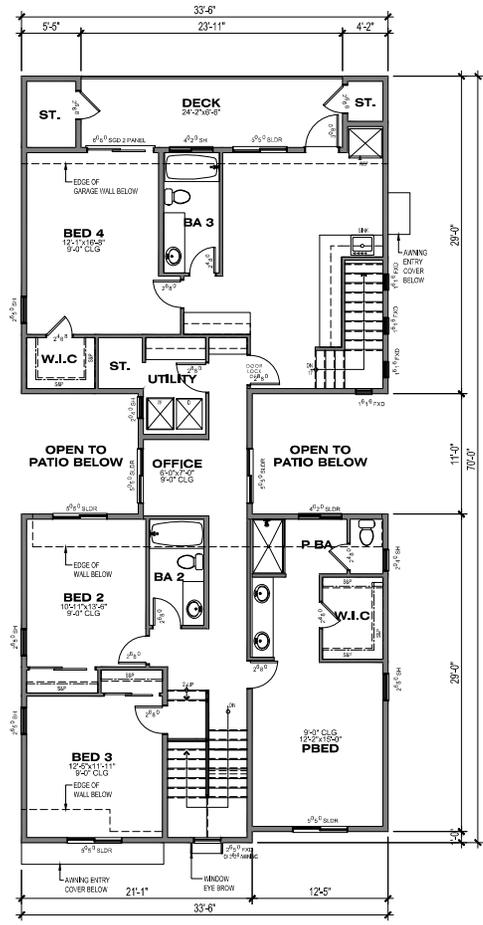
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 3/16"=1'-0" DATE: 21 SEPTEMBER 2023



**ROOF PLAN 1A**  
SCALE: 1/8"=1'-0"



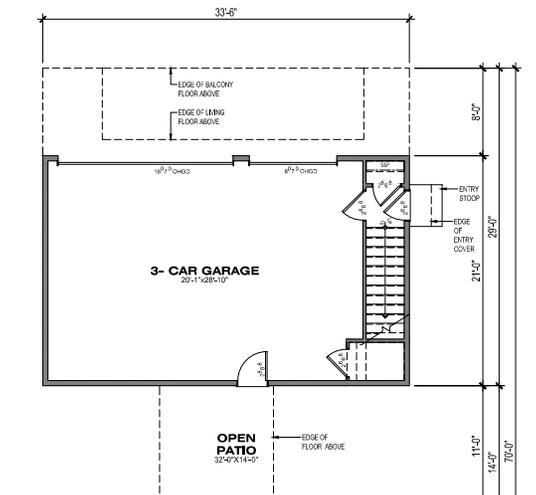
**ROOF PLAN 1B**  
SCALE: 1/8"=1'-0"



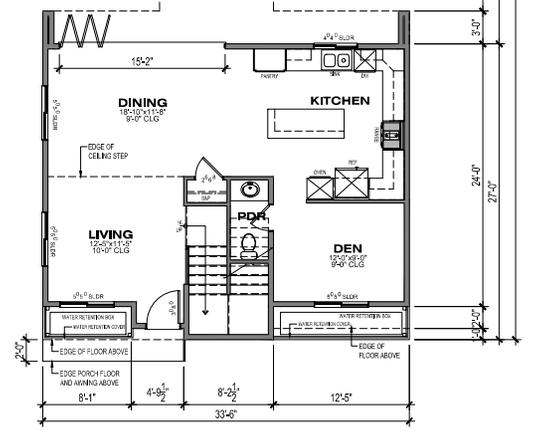
**2ND FLOOR**  
1,777.52 SF

**PLAN 1A**  
REAR NEIGHBORHOOD SIDE  
4BED/3.5BA  
AREA: 2,615.73 SF

NOTE:  
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B  
FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF  
WINDOWS AND ROOF DESIGN

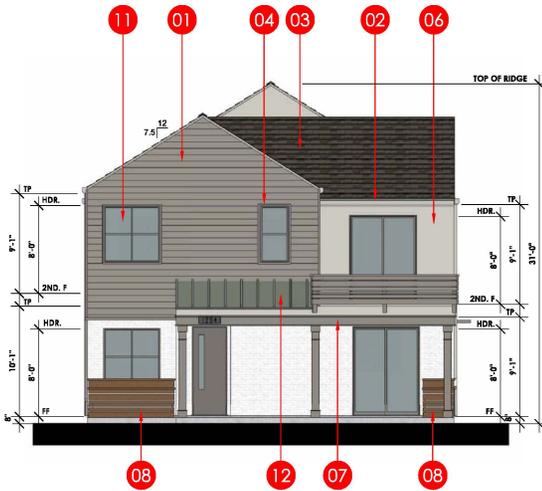


**1ST FLOOR**  
838.21 SF

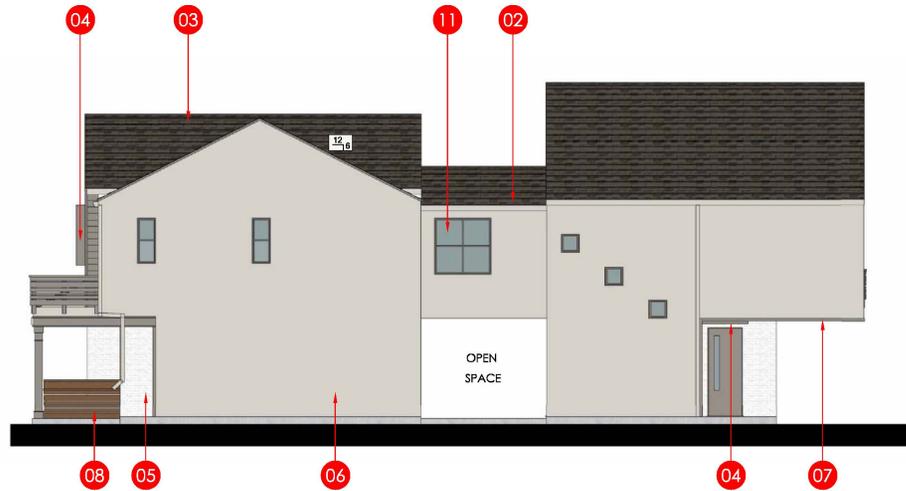


JOB NO.: 22007.00  
**DANIELIAN**  
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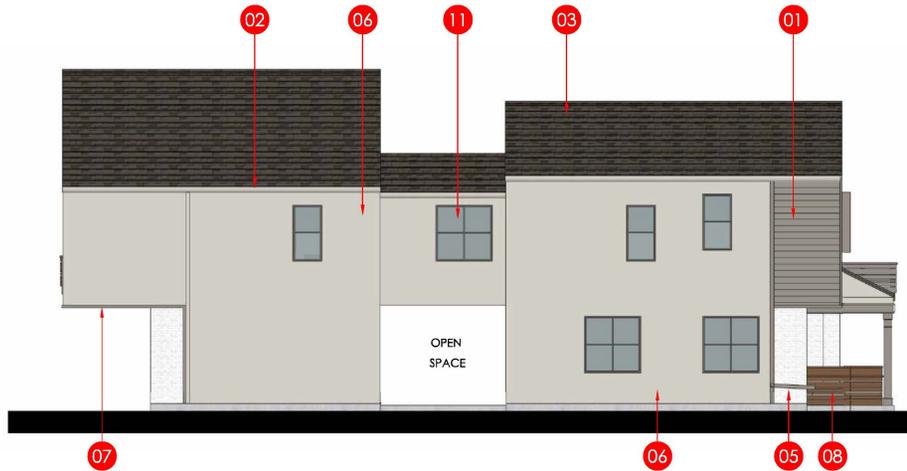
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**A1.4**  
OF SHEETS



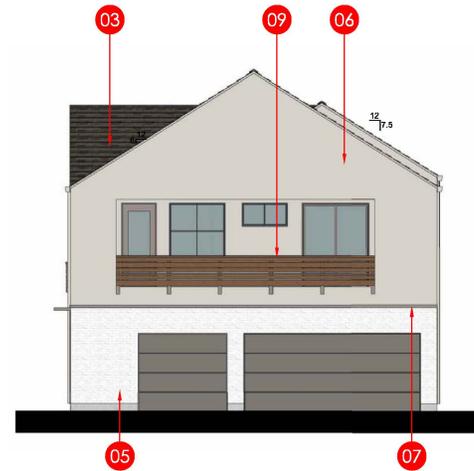
**FRONT ELEVATION**  
SCALE: 3/16"=1'-0"



**RIGHT ELEVATION**  
SCALE: 3/16"=1'-0"



**LEFT ELEVATION**  
SCALE: 3/16"=1'-0"

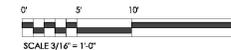


**REAR ELEVATION**  
SCALE: 3/16"=1'-0"

KEYNOTES	
01	HORIZONTAL SIDING
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

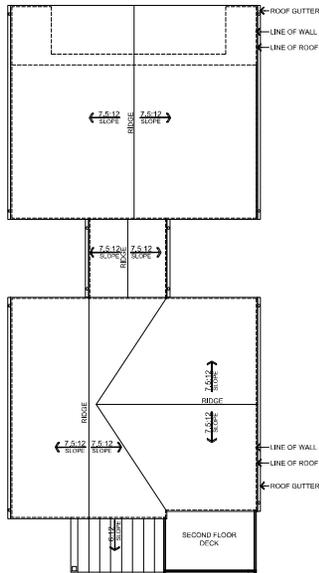
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P1B WITH PORCH BUILDING  
ELEVATIONS PRUNERIDGE ROAD SIDE  
COLOR SCHEME 1 SHOWN**

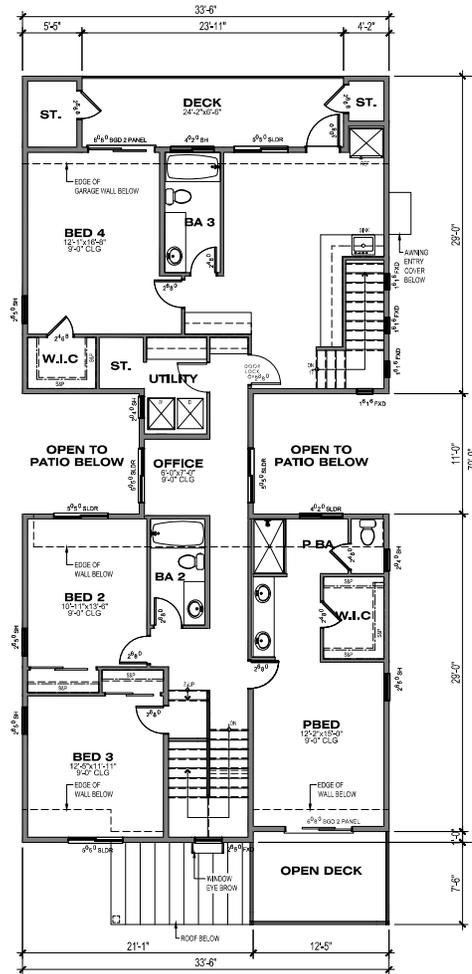


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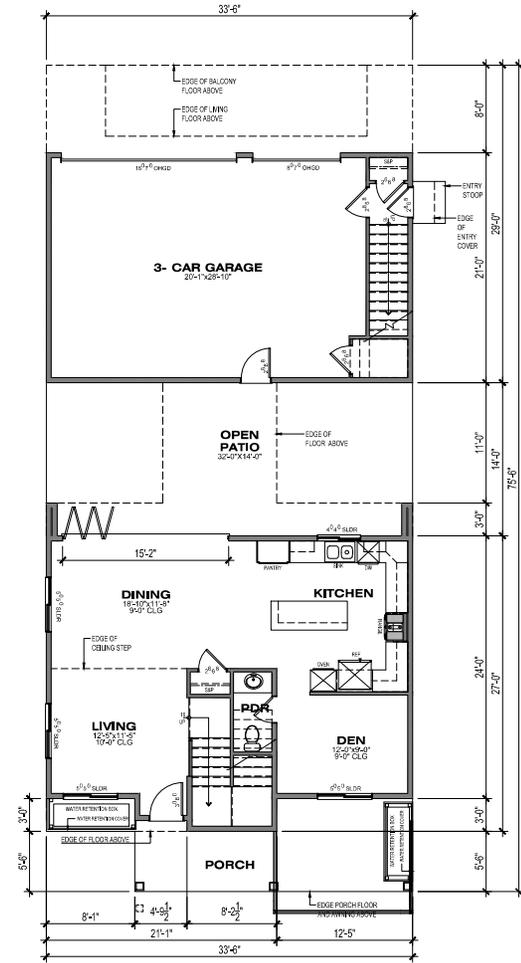
2023\_09-21  
SHEET NO.:  
**A1.5**  
OF 14 SHEETS



**ROOF PLAN 1B**  
SCALE: 1/8"=1'-0"



**2ND FLOOR**  
1,777.52 SF



**1ST FLOOR**  
838.21 SF

**PLAN 1B**  
WITH PORCH DECK  
PRUNERIDGE ROAD SIDE  
4BED/3.5BA  
AREA: 2,615.73 SF

NOTE:  
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN

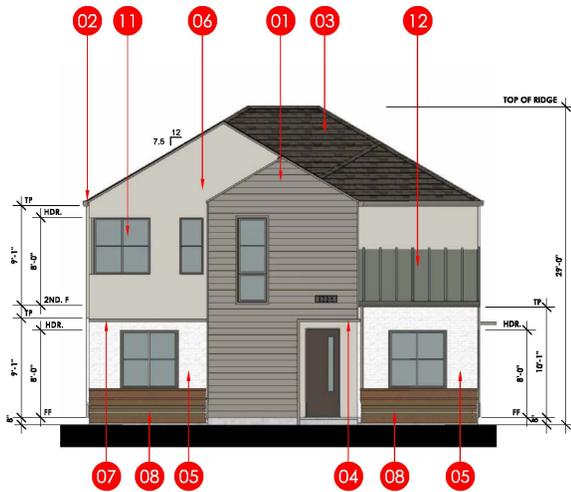


**1957 PRUNERIDGE AVENUE**

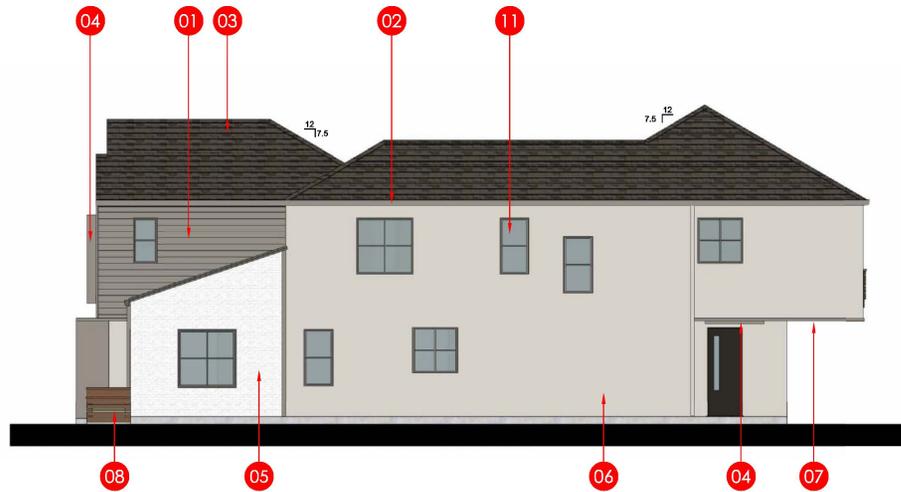
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

JOB NO.: 22007.00  
**DANIELIAN ASSOCIATES**  
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SHEET NO.  
**A1.6**  
OF SHEETS

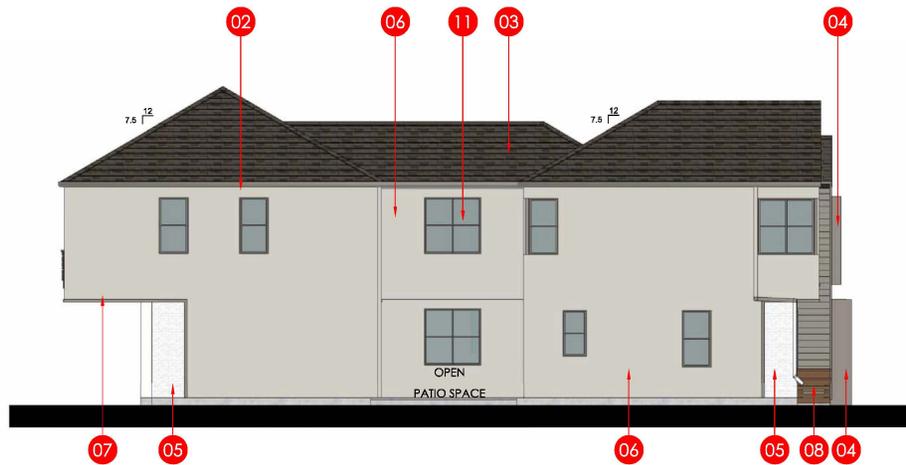


**FRONT ELEVATION**  
SCALE: 3/16"=1'-0"

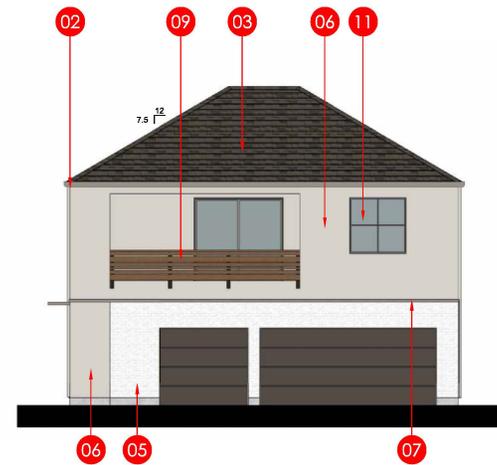


**RIGHT ELEVATION**  
SCALE: 3/16"=1'-0"

KEYNOTES	
01	HORIZONTAL SIDING
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF



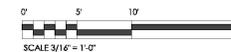
**LEFT ELEVATION**  
SCALE: 3/16"=1'-0"



**REAR ELEVATION**  
SCALE: 3/16"=1'-0"

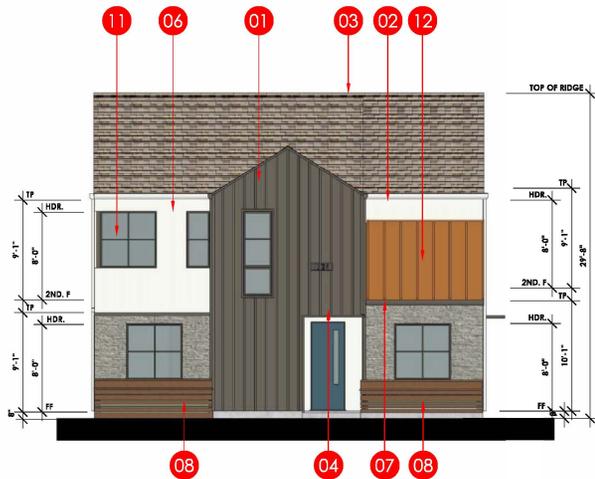
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2A BUILDING ELEVATIONS  
REAR NEIGHBOR SIDE  
COLOR SCHEME 1 SHOWN**



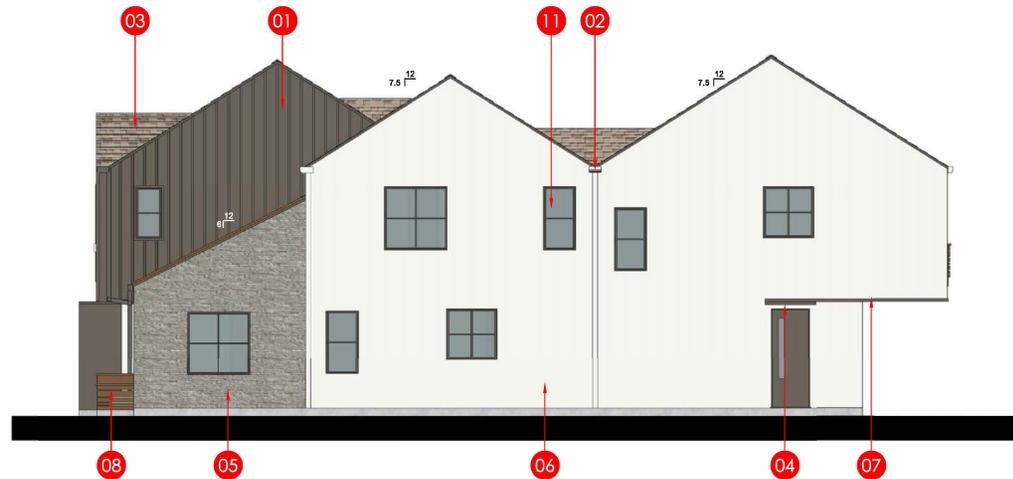
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SHEET NO.:  
**A2.1**  
OF 14 SHEETS



FRONT ELEVATION

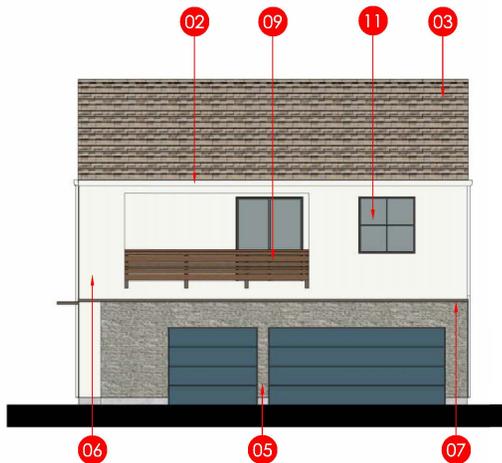
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

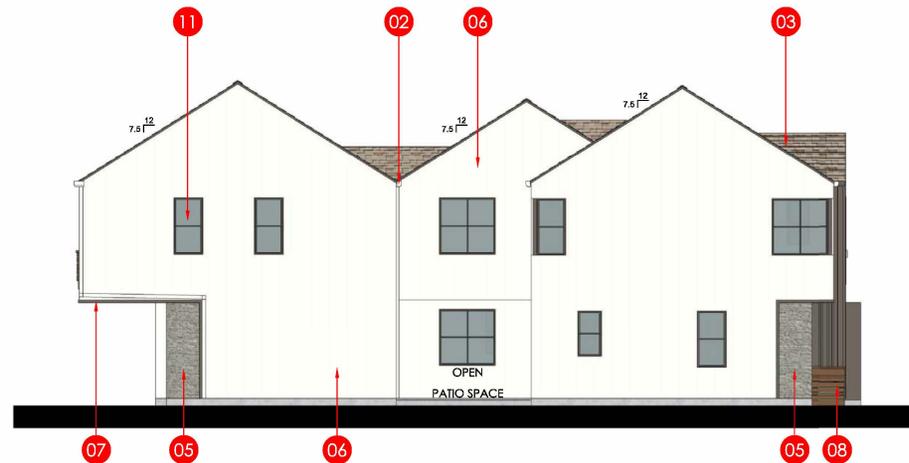
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF



REAR ELEVATION

SCALE: 3/16"=1'-0"

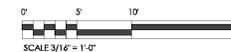


LEFT ELEVATION

SCALE: 3/16"=1'-0"

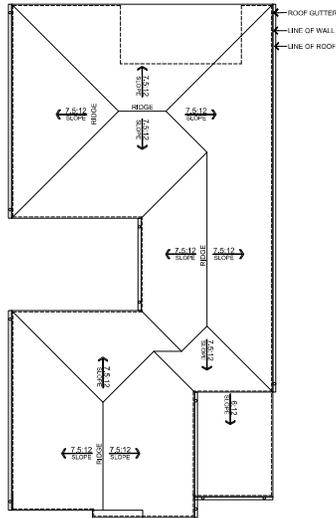
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2B BUILDING ELEVATIONS  
COLOR SCHEME 2 SHOWN  
REAR NEIGHBOR SIDE**

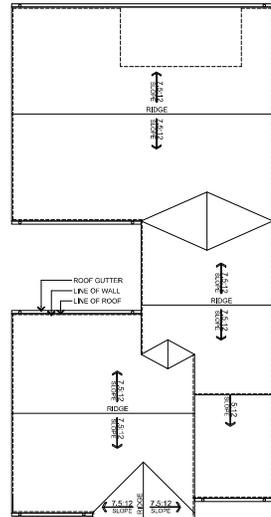


JOB NO.: 22007.00  
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SHEET NO.:  
**A2.2**  
OF 14 SHEETS



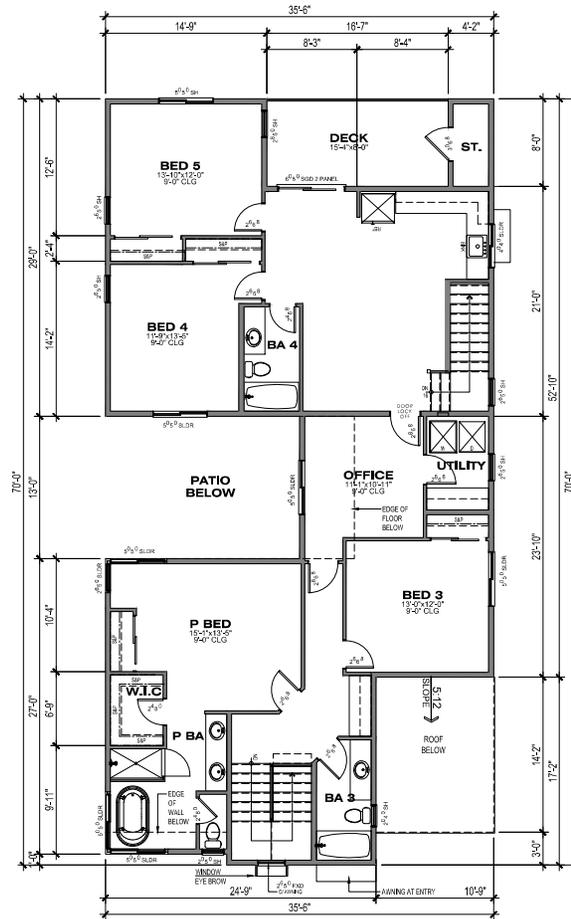
**ROOF PLAN 2A**  
SCALE: 1/8"=1'-0"



**ROOF PLAN 2B**  
SCALE: 1/8"=1'-0"

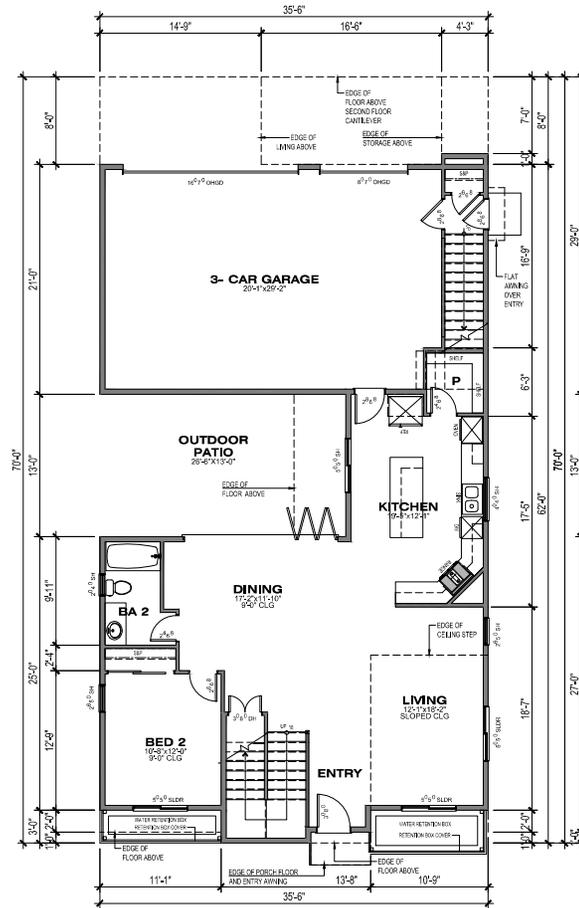
**1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



**2ND FLOOR**  
1,804.82 SF

**PLAN 2A**  
REAR NEIGHBOR SIDE  
5BED/4BA  
AREA: 2,925.25 SF



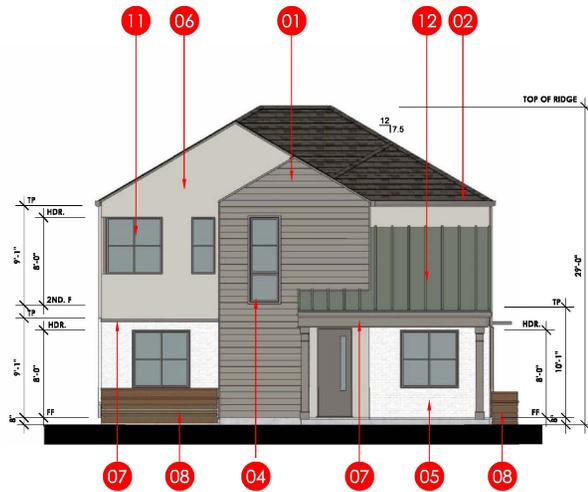
**1ST FLOOR**  
1,120.43 SF

NOTE:  
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS. PLAN 2B  
FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF  
WINDOWS AND ROOF DESIGN

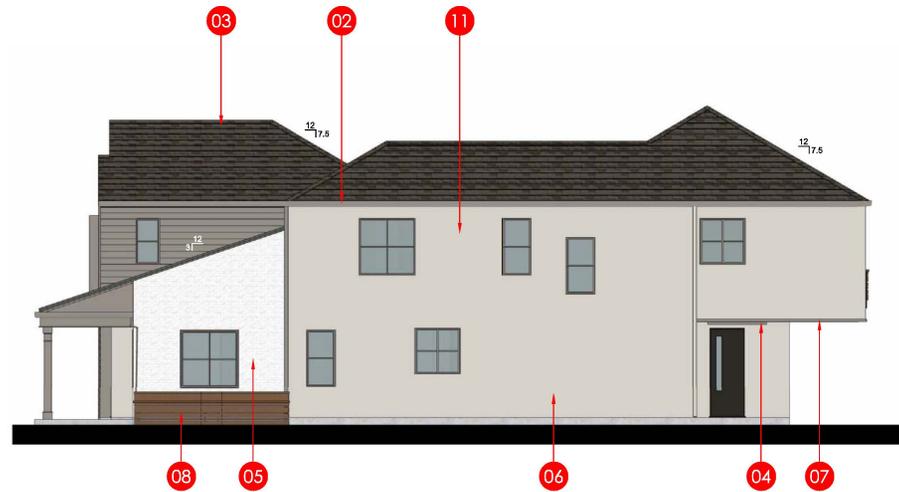


JOB NO.: 22007.00  
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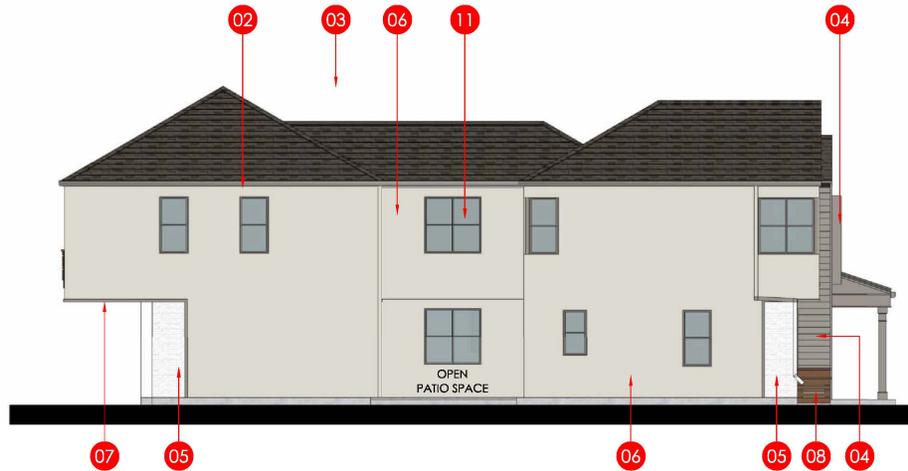
SHEET NO.  
**A2.3**  
OF SHEETS



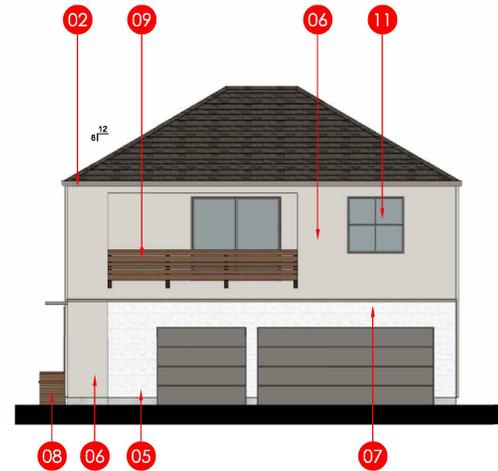
**FRONT ELEVATION**  
SCALE: 3/16"=1'-0"



**RIGHT ELEVATION**  
SCALE: 3/16"=1'-0"



**LEFT ELEVATION**  
SCALE: 3/16"=1'-0"

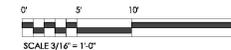


**REAR ELEVATION**  
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2A WITH PORCH  
BUILDING ELEVATIONS  
PRUNERIDGE ROAD SIDE  
COLOR SCHEME 2 SHOWN**



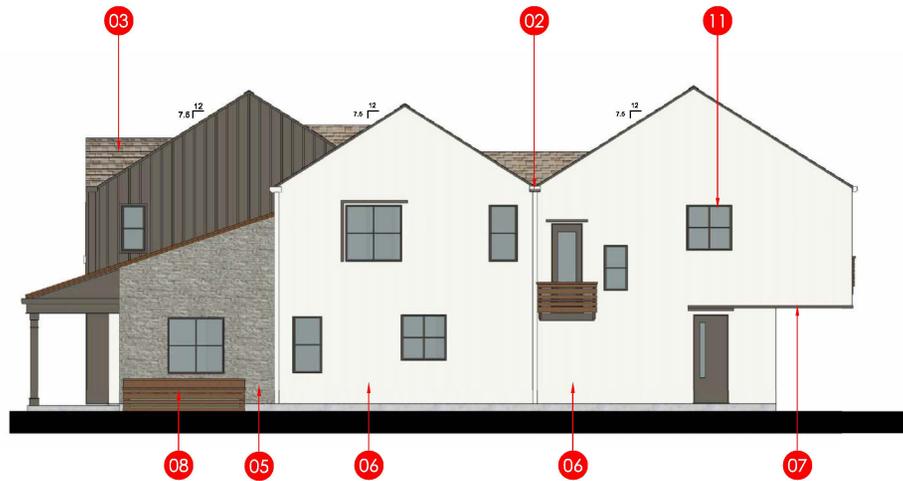
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SHEET NO.:  
**A2.4**  
OF 14 SHEETS



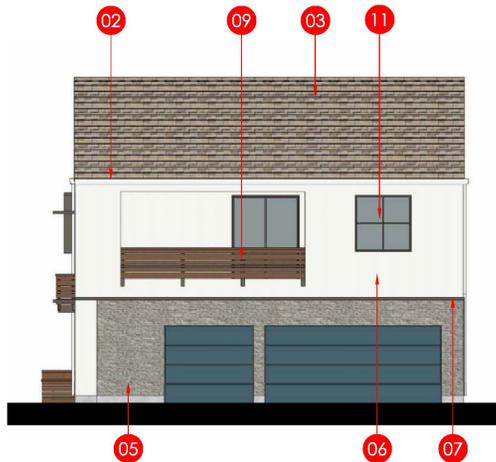
FRONT ELEVATION

SCALE: 3/16"=1'-0"



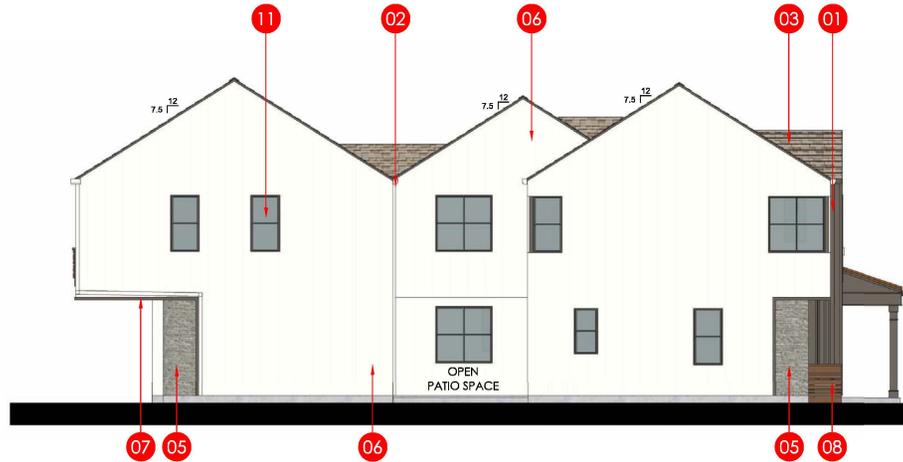
RIGHT ELEVATION (ENHANCED ELEVATION @ BIORETENSION)

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"



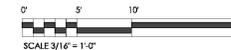
LEFT ELEVATION

SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

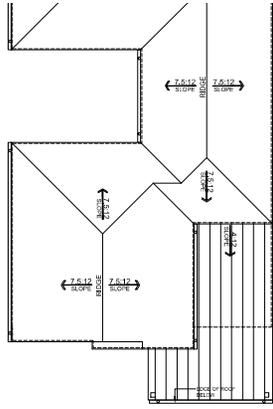
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2B WITH PORCH BUILDING  
ELEVATIONS PRUNERIDGE ROAD SIDE  
COLOR SCHEME 2 SHOWN  
WITH ENHANCED SIDE ELEVATION**

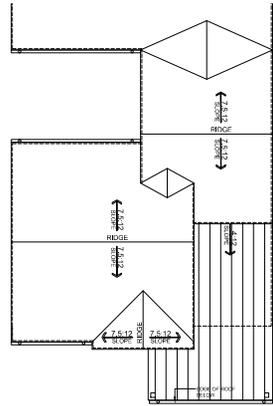


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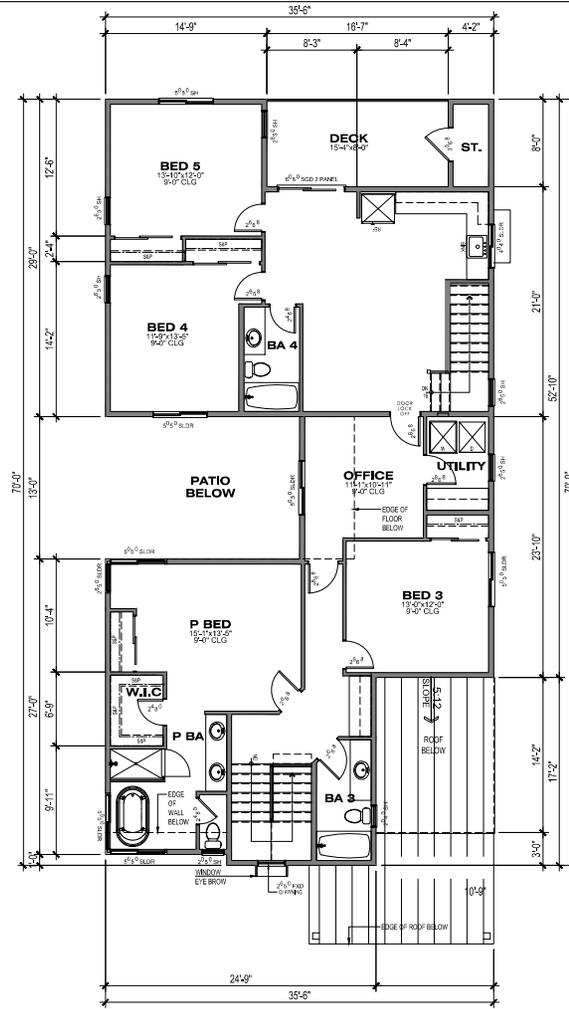
2023\_09-21  
SHEET NO.:  
**A2.5**  
OF 14 SHEETS



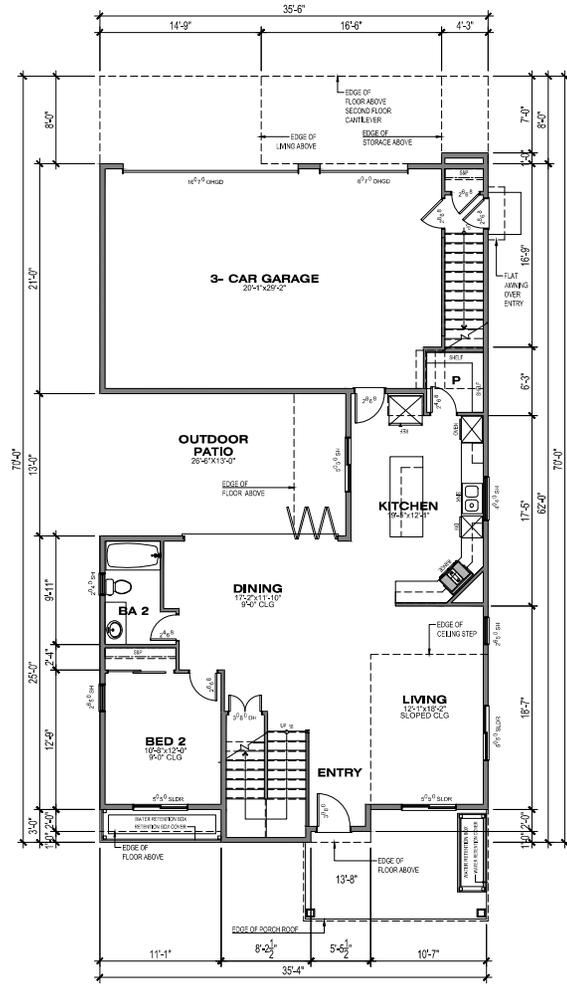
**ROOF PLAN 2A WITH PORCH**  
SCALE: 1/8"=1'-0"



**ROOF PLAN 2B WITH PORCH**  
SCALE: 1/8"=1'-0"



**2ND FLOOR**  
1,804.82 SF

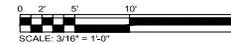


**1ST FLOOR**  
1120.43 SF

**PLAN 2B**

WITH PORCH CONDITION  
PRUNERIDGE ROAD SIDE  
5BED/4BA  
AREA: 2,925.25 SF

NOTE:  
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS WITH  
PORCH CONDITION FACING PRUNERIDGE ROAD.

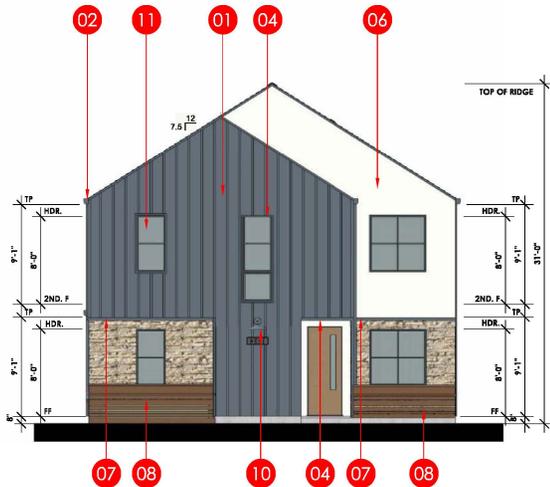


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SHEET NO.  
**A2.6**  
OF SHEETS

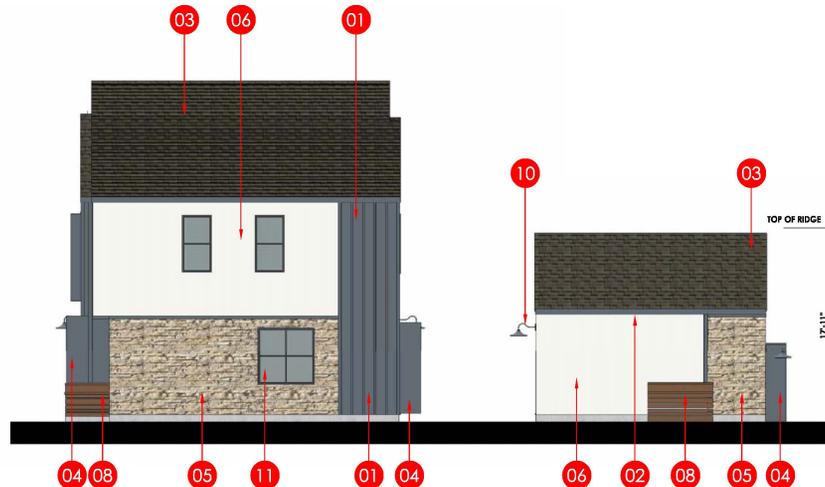
**1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



**FRONT ELEVATION**

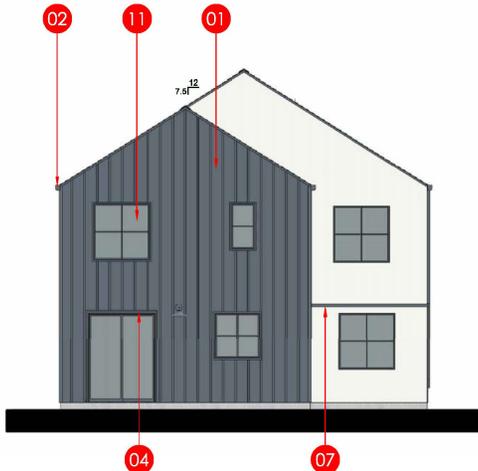
SCALE: 3/16"=1'-0"



**RIGHT ELEVATION**

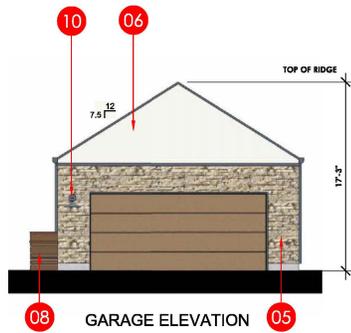
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

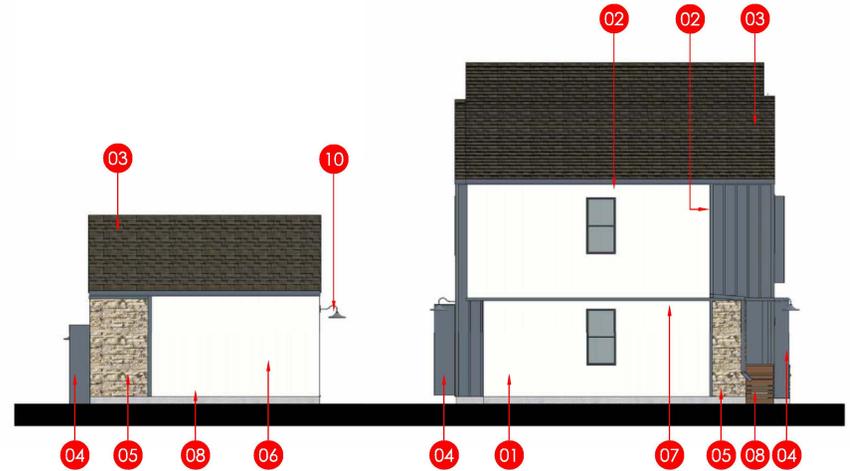


**REAR ELEVATION**

SCALE: 3/16"=1'-0"



**GARAGE ELEVATION**

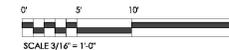


**LEFT ELEVATION**

SCALE: 3/16"=1'-0"

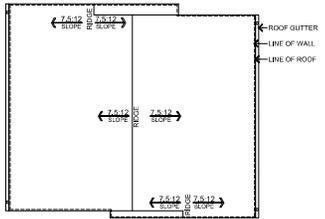
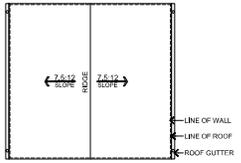
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**BMR BUILDING ELEVATIONS  
REAR NEIGHBOR SIDE  
COLOR SCHEME 3**

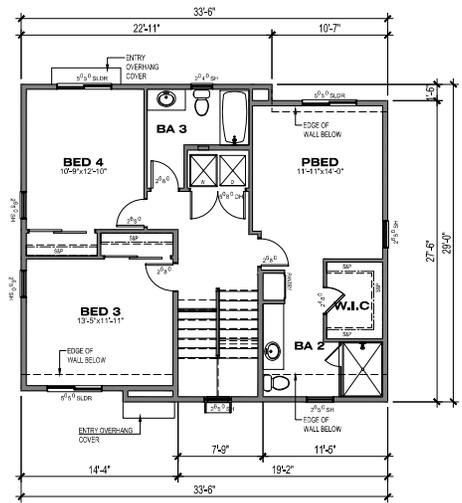
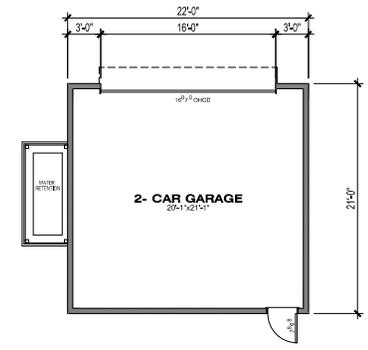
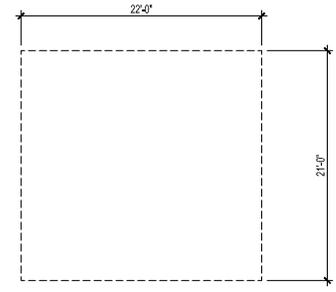


JOB NO.: 22007.00  
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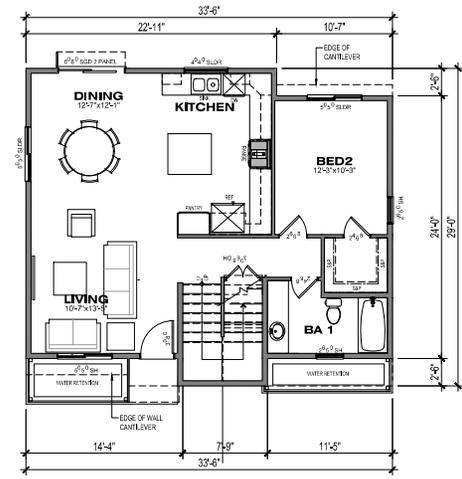
2023\_09-21  
SHEET NO.:  
**A3.1**  
OF 14 SHEETS



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



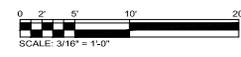
**2ND FLOOR**  
868.00 SF



**1ST FLOOR**  
881.81 SF

**PLAN BMR**  
**REAR NEIGHBOR SIDE**  
4BED/3BA  
AREA: 1,749.81 SF

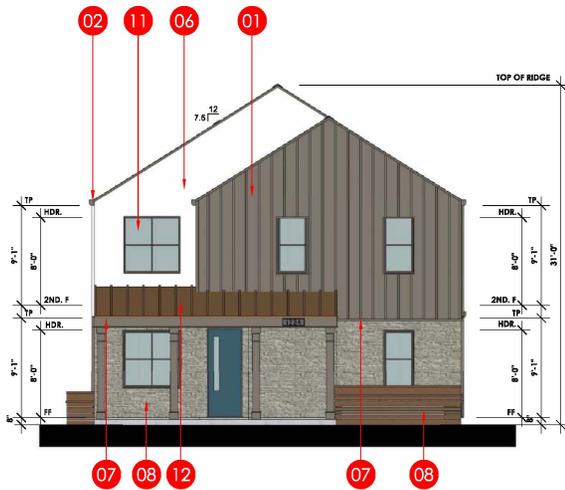
1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA  
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



JOB NO.: 22007.00  
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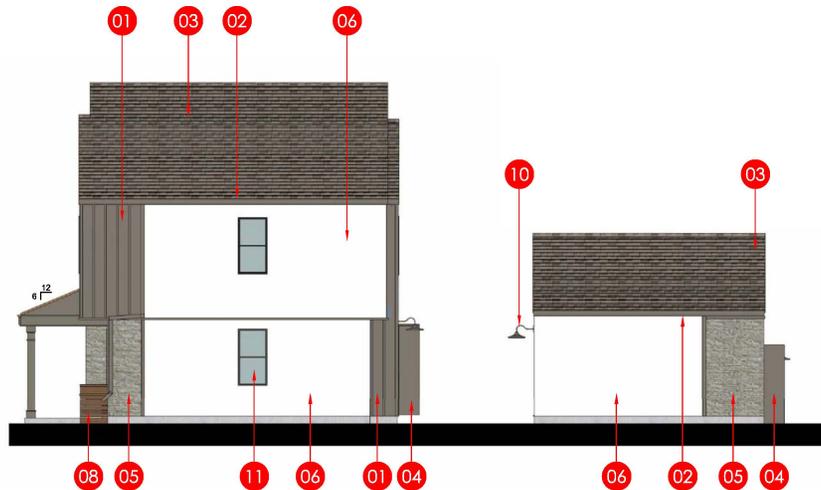
SHEET NO.  
**A3.2**  
OF SHEETS

Plot Date: 9/21/2023 9:06:07 AM; By: Victor Alvarez



FRONT ELEVATION

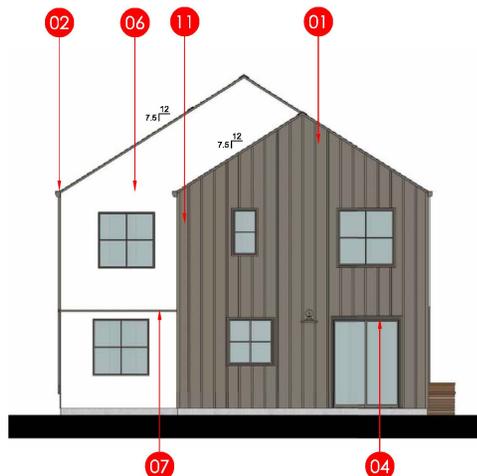
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RIGHT ELEVATION

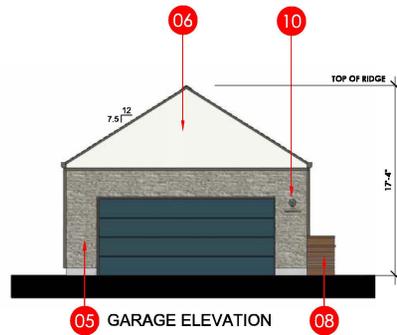
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

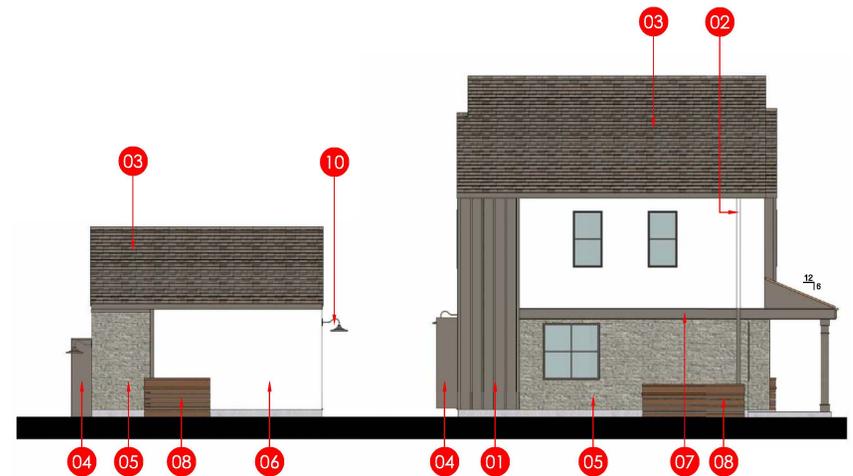


REAR ELEVATION

SCALE: 3/16"=1'-0"



GARAGE ELEVATION



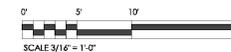
LEFT ELEVATION

SCALE: 3/16"=1'-0"

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**BMR WITH PORCH  
BUILDING ELEVATIONS**

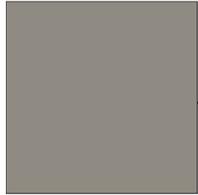
**COLOR SCHEME 2**



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SHEET NO.:  
**A3.3**  
OF 14 SHEETS

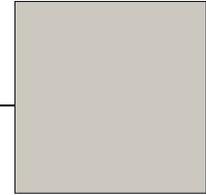




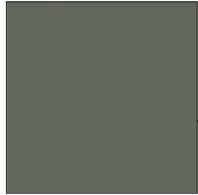
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METAL EYEBROW AWNING  
SHERWIN-WILLIAMS  
SW#7018  
DOVE TAIL



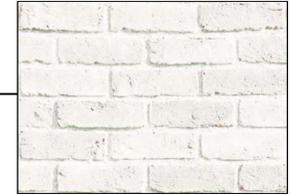
ASPHALT SHINGLES  
OWENS CORNING  
COLOR/FINISH: SUMMERWOOD



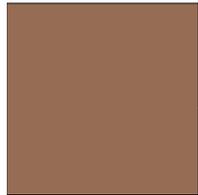
STUCCO BODY  
SHERWIN-WILLIAMS  
SW#7015  
REPOSE GRAY



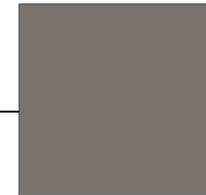
STANDING SEAM METAL ROOF  
McElroy METAL  
SHADES OF DESTINATION  
COLOR: TERRATONE



BRICK VENEER  
EL DORADO STONE  
COLOR/FINISH: TUNDRA BRICK "CHALK DUST"



DECORATIVE FENCING  
WOOD  
SHERWIN-WILLIAMS  
SW#7705  
WHEAT PENNY



ENTRY DOOR/GARAGE DOOR  
SHERWIN-WILLIAMS  
SW#7019  
GAUNHLET GRAY



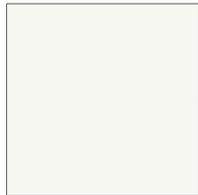
PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

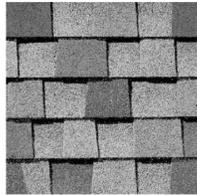
COLOR SCHEME 1

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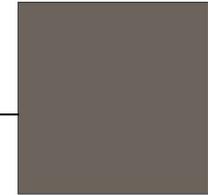
2023\_09-21  
SHEET NO.:  
**A4.1**  
OF 14 SHEETS



STUCCO BODY  
SW#7757  
HIGH REFLECTIVE WHITE



ASPHALT SHINGLES  
OWENS CORNING  
COLOR/FINISH: AMBER



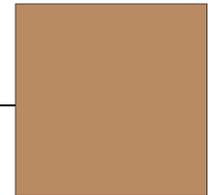
BATTEN BOARD / SIDING /  
METAL EYEBROW AWNING  
SHERWIN-WILLIAMS  
SW#7047  
PORPOISE



ENTRY / GARAGE DOOR  
SW#7620  
SEAWORTHY



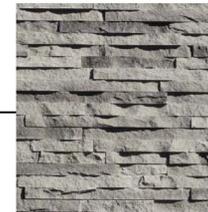
PLAN 2B WITH PORCH AS EXAMPLE



STANDING SEAM METAL ROOF  
McEroy METAL  
ARCHITECTURAL COLORS  
COLOR: COPPER PENNY METALIC



DECORATIVE FENCING  
WOOD  
SHERWIN-WILLIAMS  
SW#7705  
WHEAT PENNY



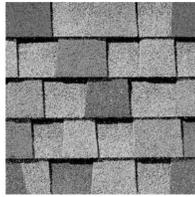
STONE VENEER  
EL DORADO STONE  
COLOR/FINISH: EUROPEAN LEGGE SIDEWALK

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

COLOR SCHEME 2



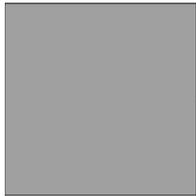
BATTEN BOARD BODY / TRIM  
SW#6250  
GRANITE PEAK



ASPHALT SHINGLES  
OWENS CORNING  
COLOR/FINISH: SIERRA GRAY



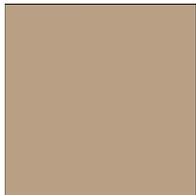
STUCCO BODY  
SW#7757  
HIGH REFLECTIVE WHITE



STANDING SEAM METAL ROOF  
MCELROY METAL  
ASH GRAY



STONE VENEER  
EL DORADO STONE  
LEDGE CUT 33 OCEAN FLOOR



ENTRY DOOR/GARAGE DOOR  
SHERWIN-WILLIAMS  
SW#610B  
LATTE



DECORATIVE FENCING  
WOOD  
SHERWIN-WILLIAMS  
SW#7705  
WHEAT PENNY



PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

COLOR SCHEME 3



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE  
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES**  
**MARCH 21**



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

### SHADOW STUDIES JUNE 21



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES  
FEBRUARY 3**



9:00 AM



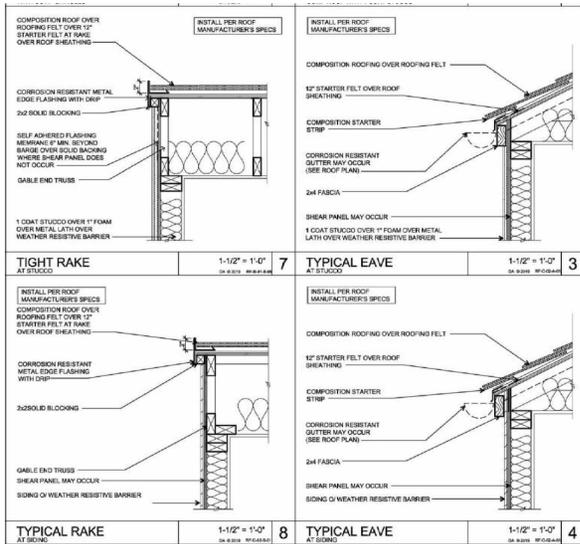
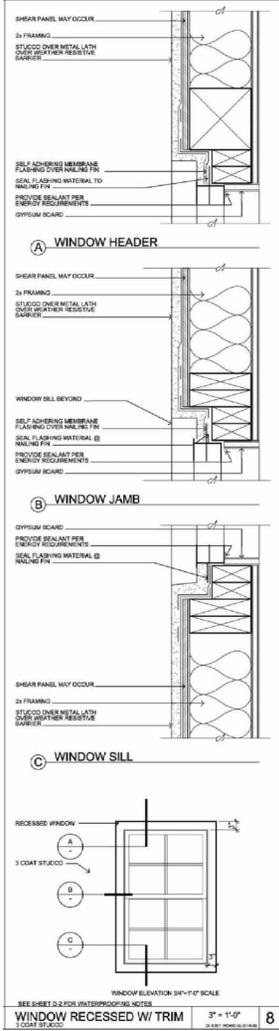
12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**SHADOW STUDIES  
SEPTEMBER 21**



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

ARCHITECTURAL DETAILS



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING  
AT REAR NEIGHBOR**

JOB NO.: 22007.00    2023\_09-21  
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**AR1**  
OF 14 SHEETS



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CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING  
AT PRUNERIDGE ROAD**

JOB NO.: 22007.00    2023\_09-21  
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SHEET NO.:
<b>AR2</b>
OF 14 SHEETS



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING  
ALONG BIORETENTION AREA**



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING  
INTERIOR COURTYARD DAY  
AT BMR**



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING  
INTERIOR COURTYARD  
NIGHT AT PLAN 1**



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING  
PRUNERIDGE PORCH SPACE**



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING**  
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00    2023\_09-21  
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SHEET NO.:
<b>AR7</b>
OF 14 SHEETS



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING**  
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00    2023\_09-21  
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ASSOCIATES  
architects ■ planners  
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SHEET NO.:
<b>AR8</b>
OF 14 SHEETS



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING**  
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00    2023\_09-21  
**DANIELIAN**  
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SHEET NO.:
<b>AR9</b>
OF 14 SHEETS



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING**  
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00    2023\_09-21  
**DANIELIAN**  
ASSOCIATES  
architects ■ planners  
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SHEET NO.:	AR10
OF 14 SHEETS	



1957 PRUNERIDGE AVENUE  
CITY OF SANTA CLARA    SANTA CLARA COUNTY    CALIFORNIA

**CONCEPT RENDERING**  
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00    2023\_09-21  
**DANIELIAN** ASSOCIATES  
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SHEET NO.: **AR11**  
OF 14 SHEETS

March 17, 2023

Mr. Brian Scott  
**SCS Development Company**  
404 Saratoga Avenue, Suite 100  
Santa Clara, CA 95050

Re: **Structural Observation Summary**  
1957 Pruneridge Avenue – Church Structure  
Santa Clara, CA

Dear Mr. Scott:

The following paragraphs summarize the scope and resulting comments of our structural observation of the church structure located at 1957 Pruneridge Avenue in Santa Clara, California on 3/2/23.

**Structural Observation Intent**

Our observation efforts are restricted to the primary concrete structural elements of the single story church building. Our intent was to observe the areas of concern described by the property owner and assess the extent and types of issues present.

**Responsibilities**

Our observation was undertaken only to assist in defining the types of issues present and assist our client in defining possible solutions. FBA has not performed any analysis or confirmation of the adequacy of the original design.

**Documents Available**

Vesting Tentative Map – CBG Civil Engineers Dated August 2022 (1 page)  
Application for Building Permit – City of Santa Clara Dated 1964

**Description of Structure**

The structure consists of a single-story at grade church structure including a wood framed roof supported by 8 equally spaced precast concrete arch frames in the transverse direction. The interior space is approximately 65' x 100' with a covered entry on the West side. The precast arches are spaced approximately 16'-0" on center and are 14" thick. The perimeter walls are a combination of stained glass and wood framing with partial height battered concrete walls on the long sides of the building. The precast arches appear to serve as the lateral system in the transverse direction and there are two concrete walls in the long direction that are approximately 16' long and of unknown thickness that appear to serve as the lateral system in the long direction. The foundation system is unknown.

### Description of Observed Conditions

1. Pitting and cracking of exposed precast concrete arches was observed at the noted locations at the West side of the building and periodically elsewhere.
  - See Photo 7 in *Attachment B*.
2. Cracking at the partial height battered retaining wall was observed periodically along the North and South sides of the building.
  - See Photo 8 in *Attachment B*.
3. Web pattern cracking of exposed precast concrete arches was observed at the noted locations at the East side of the building and periodically elsewhere.
  - See Photos 9 & 10 in *Attachment B*.
4. Cracking across exposed precast concrete arches was observed at the noted locations at the East side of the building and periodically elsewhere.
  - See Photos 11 & 12 in *Attachment B*.
5. Pitting and cracking of interior precast concrete arches was observed at the noted locations and periodically elsewhere.
  - See Photo 14 in *Attachment B*.

The locations for all photos included in *Attachment B* are indicated in the reference plan in *Attachment A*. Any photos included in *Attachment B* that aren't referenced above are views provided for general reference only.

---

### Conclusions

In general, with the exception of the items listed above, the observed structural elements appear to be in serviceable condition. The extent of observed issues is expected for structures of this age due to potential causes such as seismic events, site settlement, or long-term exterior exposure to the elements. The observed conditions can be repaired cosmetically, but to upgrade the structure to a performance level similar to that of new construction would require a significant investment in a seismic retrofit. The condition of other non-structural building components such as mechanical, electrical, plumbing, and exterior finishes are outside of the scope of this letter, but may require similar assessment. If there are pressing reasons to extend the service life of this structure, we would recommend the structural improvements noted above, but otherwise it is our professional opinion that demolition would be appropriate.

As mentioned above, the intent of our observation was to help define the type and extent of the issues observed and provide resolution alternatives to the property owner. If we can be of any further service or if there are any questions related to the contents of this letter, please do not hesitate to call or email.

### Limitations:

*The independent review, provided by this office, is limited to the following items:*

- 1) Visual observation:  
3/2/23
- 2) Documents reviewed:  
*Vesting Tentative Map – CBG Civil Engineers Dated August 2022 (1 page)*  
*Application for Building Permit – City of Santa Clara Dated 1964*

*The evaluation and conclusion provided in this letter are based on documents supplied, the best information currently available, and our experience on concrete projects with similar conditions. If additional data becomes available or is generated, indicating conditions different than those observed and described by this report, our firm should be notified so that any necessary modifications may be made to our conclusion.*

Sincerely,

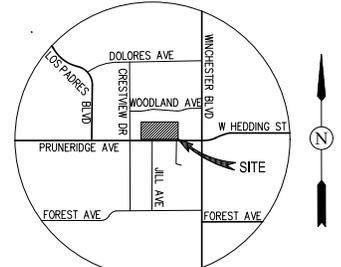
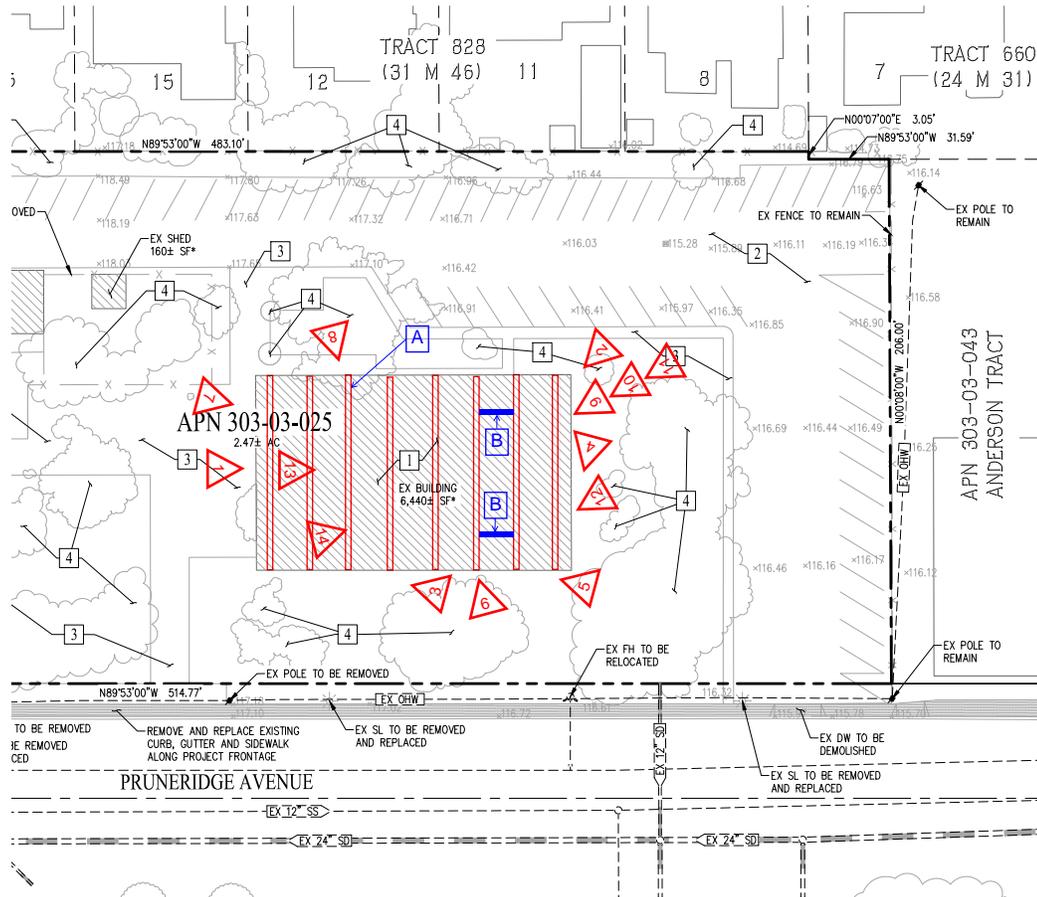
**FBA, Inc.**  
**Structural Engineers**

Adam O'Dea, S.E.



# Attachment A

## Reference Plan (not to scale)



VICINITY MAP  
(NOT TO SCALE)

SHEET INDEX	
Sheet Number	Sheet Title
TM1	EXISTING CONDITIONS
TM2	SITE PLAN
TM3	GRADING PLAN
TM4	UTILITY PLAN
TM5	STORMWATER CONTROL PLAN
TM6	FIRE ACCESS PLAN

### ABBREVIATIONS

DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
JT	JOINT TRENCH
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREETLIGHT
SS	SANITARY SEWER
SW	SIDEWALK
TYP	TYPICAL
W	WATER

### LEGEND:

Indicates photo # and orientation

14" thick precast arches (8 total)

Potential shear walls of unknown thickness

# Attachment B

## Site Photos



**Photo 1: West side main entrance**



**Photo 2: Exterior view from Southeast corner**



**Photo 3: Battered partial height concrete wall along South face (North same)**



**Photo 4: Typical wood roof framing**



**Photo 5: South face view**



**Photo 6: Typical precast arch exterior extension**



**Photo 7: Localized pitting and cracking of exterior arch at West side**



**Photo 8: Periodic cracking at partial height battered concrete walls**



**Photo 9: Webbed cracking at South side exposed precast arch**



**Photo 10: Webbed cracking at South side exposed precast arch**



**Photo 11: Cracking across exposed precast arch at South side**



**Photo 12: Cracking across exposed precast arch at South side**



**Photo 13: Interior view of roof framing and precast arches**



**Photo14: Cracking and pitting at interior precast arch**



SCS Development INC.  
ATTN: Ken Perry  
404 Saratoga Avenue Suite 100  
Santa Clara, CA 95050

Dear Ken, I would like to thank you on behalf of Ohlone Community College for your donation of **Church Organ Pipes**, equipment and supplies, as well as providing labor to assist in the removal and loading of the trucks.

The organ pipes are already in the process of being installed into our Smith Center, Jackson Theatre. They will interface with our 100-year-old Mighty Wurlitzer pipe organ. This organ was donated to use and has been part of an 8-year restoration/installation process. The work has been done by students, staff and community volunteers and is nearing completion. The pipes we received from SCS will be part of the "ECHO" division and will bring music from the back of the Theatre forward. The organ will be used for Ohlone Music department events, pre-show music and Silent Film accompaniments. Missing parts for the organ have come from all over the Bay Area down to Southern California and were made possible by donors and organ enthusiasts.

Thank You again,

Christopher Booras  
Director of Civic & Smith Center Operations  
Ohlone College- Smith Center

**PRESIDENT/SUPERINTENDENT** Charles S. Sasaki

**BOARD OF TRUSTEES** Greg Bonaccorsi, Suzanne Lee Chan,  
Betty Ho, Lance Kwan, Elisa Martinez,  
Dr. Rakesh Sharma, Dr. Richard Watters

**Ohlone Community College District / Fremont Campus**  
43600 Mission Boulevard, Fremont, CA 94539-5847

**Ohlone College Newark Center**  
39399 Cherry Street, Newark, CA 94560-4902



## Agenda Report

23-1324

Agenda Date: 12/7/2023

### REPORT TO HISTORICAL AND LANDMARKS COMMISSION

#### SUBJECT

Action on HLC Board and Committee Assignments

#### DISCUSSION

At the October 5, 2023 HLC meeting, the Commission requested that staff agendize the Board and Committee Assignments for review at an upcoming meeting.

The Commission's current Board and Committee Assignments are listed below, noting the lead Commissioner and Alternate. A new assignment for the Santa Clara Station Area Plan Task Force is also included.

- Santa Clara Arts and Historic Consortium (Leung/Romano)
- Historic Preservation Society of Santa Clara (Vargas-Smith)
- Old Quad Residents Association (Leung / Romano)
- Development Review Hearing (Romano / Vargas-Smith)
- BART/ High Speed Rail/ VTA BRT Committee (Vargas-Smith / Vacant)
- Zoning Ordinance Update (Romano / Vacant)
- El Camino Real Specific Plan Community Advisory Committee (Leung / Vacant)
- Downtown Revitalization (Vargas-Smith / Vacant)
- Santa Clara Station Area Plan Task Force (Vacant / Vacant)

#### RECOMMENDATION

There is no staff recommendation.

Reviewed by: Rebecca Bustos, Principal Planner

Approved by: Lesley Xavier, Planning Manager