



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, November 19, 2025

4:00 PM

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

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

- o Via Zoom:
- o <https://santaclaraca.zoom.us/j/92950218717>
Meeting ID: 929 5021 8717
- o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

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CALL TO ORDER AND ROLL CALL

25-1639 [Declaration of Procedures](#)

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

CONSENT CALENDAR

1. 25-1616 [Development Review Hearing Meeting Minutes of October 15, 2025](#)

Recommendation: Approve the Development Review Hearing Meeting Minutes of the October 15, 2025, Meeting.

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. 25-958 [Public Hearing: Determination of Consistency with the Adopted Mitigated Negative Declaration and Action on the Architectural Review \(File # PLN24-00474\) to Allow the Development of 142 Residential Units and Associated On- and Off-Site Improvements for the Property Located at 1400 Coleman Avenue. CEQA Status: Adopted Mitigated Negative Declaration.](#)

Recommendation: **Determine** the project to be consistent with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) and **Approve** the Architectural Review to allow the development of 142 residential units and associated on-and off-site improvements for the property located at 1400 Coleman Avenue, subject to the findings and conditions of approval.

3. 25-1101 [Public Hearing: Action on an Architectural Review \(PLN25-00227\) for a 959 Square Foot Second Story Accessory Dwelling Unit Addition to an Existing One-Story Single-Family Residence on a 5,724 Square Foot Lot at 749 Clara Vista Avenue. CEQA Status: Exempt from CEQA per Section 15332.](#)

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 939 square foot second floor addition to create a 939 square foot second story Accessory Dwelling Unit in an existing one-story single-family residence on a 5,724 square foot lot at 749 Clara Vista Avenue, subject to findings and conditions of approval.

4. **25-1564** Public Hearing: Action on the Architectural Review (PLN25-00355) for an 800 Square Foot Two Story Accessory Dwelling Unit to an Existing 2,069 Square Foot One-Story Residence located at 4939 Avenida De Los Arboles. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for an 800-square-foot, two-story attached accessory dwelling unit (ADU), including a 105-square-foot second-story rear balcony, proposed at the rear of an existing 2,069-square-foot one-story residence.

5. **25-1572** Public Hearing: Action on an Architectural Review (PLN25-00267) for the Demolition of an Existing Residential Building to Construct a 2,282 Square Foot Four-Bedroom, Three-Bathroom Two-Story Single-Family Residence with a 400 Square Foot Attached Garage on a 5,012 Square Foot Lot at 3037 Harding Avenue. CEQA Status: Exempt from CEQA per Section 15332.

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage on a 5,012 square foot lot at 3037 Harding Avenue, subject to findings and conditions of approval.

6. **25-1589** [Public Hearing: Action on an Architectural Review \(PLN25-00295\) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332.](#)

Recommendation: **Determine** the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, December 10, 2025 at 4 p.m. in the Council Chambers and via Zoo.

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.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
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Agenda Report

25-1639

Agenda Date: 11/19/2025



The Hearing Officer for this agenda will be Sheldon Ah Sing on behalf of and delegated by the Director of Community Development Afshan Hamid.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.



City of Santa Clara

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Agenda Report

25-1616

Agenda Date: 11/19/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Development Review Hearing Meeting Minutes of October 15, 2025

RECOMMENDATION

Approve the Development Review Hearing Meeting Minutes of the October 15, 2025, Meeting.



City of Santa Clara

Meeting Minutes

Development Review Hearing

10/15/2025

4:00 PM

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

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o Via Zoom:

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CALL TO ORDER AND ROLL CALL

Development Review Officer Sheldon Ah Sing called the meeting to order at 4:00 p.m.

[25-911](#)

Declaration of Procedures

Development Review Officer Sheldon Ah Sing read the Declaration of Procedures.

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

None.

CONSENT CALENDAR

1. [25-1522](#) Development Review Hearing Meeting Minutes of October 1, 2025 Special Meeting

Recommendation: Approve the Development Review Hearing Meeting Minutes of the October 1, 2025, Special Meeting.

Action: Development Review Officer Sheldon Ah Sing approved the consent calendar.

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [25-1029](#) Action on the Architectural Review (PLN25-00275) for the Interior Remodel and Reconfiguration of a Bedroom to a Fifth Bathroom, Closets and Enlarged Living Areas in an Existing 2,234 Square Foot One-Story Residence located at 2655 Bonnie Drive. CEQA Status: Exempt from CEQA per Section 5301(e)(1) (Class 1 -- Existing Facilities).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 -- Existing Facilities) and **Approve** the Architectural Review for the reconfiguration of interior space within the existing 2,234 square foot single story residence to remove one bedroom, add a fifth bathroom and walk in closets, and enlarge an existing bedroom and the living room resulting in a four-bedroom five-bathroom house.

Assistant Planner Summer Foss provided the staff presentation.

Architect Jeff Guinta spoke about the project.

Public Comments: **None.**

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation with an added condition that the wainscoting color be changed for more contrast.

3. [25-1049](#) Action on the Architectural Review (PLN25-00150) for an 870 Square Foot First Floor Addition and 904 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,245 Square Foot Two-Story Residence located at 1783 Berna Street. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

Recommendation: **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for an 870 Square Foot First Floor Addition and 904 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,245 Square Foot Two-Story Residence located at 1783 Berna Street, subject to the findings and conditions of approval.

Assistant Planner Summer Foss provided the staff presentation.

Public Speaker:

Vicky Fang

Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.

ADJOURNMENT

The meeting adjourned at 4:24 p.m.

The next regular scheduled meeting is on Wednesday, November 19, 2025 at 6 p.m. in the City Hall Council Chambers.

The meeting recording is available on the City's website:
<https://santaclara.legistar.com/calendar.aspx>

MEETING DISCLOSURES

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Agenda Report

25-958

Agenda Date: 11/19/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Determination of Consistency with the Adopted Mitigated Negative Declaration and Action on the Architectural Review (File # PLN24-00474) to Allow the Development of 142 Residential Units and Associated On- and Off-Site Improvements for the Property Located at 1400 Coleman Avenue. CEQA Status: Adopted Mitigated Negative Declaration.

File No.: PLN24-00474

Location: 1400 Coleman Avenue; one parcel with a total area of 3.8 acres, located on the north side of Coleman Avenue and 300 feet west of Brokaw Road; APN: 230-05-021; Zoned: High-Density Residential (R4)

Applicant: City Ventures

Owner(s): Grant Associates LP

Request: Architectural Review to allow the development of 142 residential units and associated on-and off-site improvements for the property located at 1400 Coleman Avenue.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The applicant/developer (City Ventures) applied to redevelop the subject 3.8-acre parcel as a residential for-sale townhouse community "project", with 142 units and associated on- and off-site improvements.
- The site currently is developed with a two-story office building, a one-story light industrial building, and a surface parking lot. The site is currently occupied with commercial tenants. It is across the street from Costco on the south and is bounded by Commercial and Industrial uses on all three sides.
- The subject property is within the Santa Clara Station Area Focus Area. The Specific Plan is currently in development as part of a multi-year effort and has not yet been formally adopted. At the time of application submittal, the site had a General Plan land use designation of Santa Clara Station Regional Commercial and the zoning for the project site was Commercial Regional (CR).
- The proposal would construct 142 "for-sale" townhouses, spread out in 12 four-story townhouse-style buildings with 0.45-acre common recreational space available for residents.
- Per Santa Clara Code Section 18.112.020, implementation of this request requires review by the Planning Commission and approval by the City Council for General Plan, Rezone and Subdivision requests. On August 13, 2025, the Planning Commission recommended approval to the City Council and on September 23, 2025, City Council took the following actions:
 1. Adopted the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhome project.

2. Approved a General Plan amendment from Regional Commercial to High Density Residential.
 3. Approved a Rezone of the property from Commercial Regional (CR) to High Density Residential (R4).
 4. Approved a Vesting Tentative Subdivision Map for two-lot subdivision for residential condominium purposes to accommodate a project with 142 units, vehicular driveways, parking, and common and private open spaces.
- Per the Santa Clara City Code Section 18.120.020(D)(2) & (3), the request also requires Architectural Review approval through a Development Review Hearing because the project includes a residential tentative subdivision map and is a new multi-family residential project.
 - The proposal conforms to the City's Community Design Guidelines in that it improves the aesthetics of the site, creates a mix of uses by providing residential in proximity to the existing commercial uses, enhances bike and pedestrian connections, and is designed to be compatible with the existing surrounding development.
 - Since the initial submittal, the applicant worked with the staff to address concerns about massing and the streetscape along Coleman Avenue. The applicant revised the initial proposal, which included two podium-style buildings fronting Coleman Avenue with townhouses at the rear, to the present proposal of an all-townhouse development.

In response to staff's comments regarding architectural style and design details, the applicant:

1. Added additional fenestration at the ground level along the Coleman Avenue elevation;
 2. Provided refined and complete elevations with material specifications and light fixture details;
 3. Incorporated windows into the garage doors;
 4. Enhanced façade articulation, refined the color palette, and provided a materials board;
 5. Submitted an updated street view along Coleman Avenue;
 6. Provided a complete landscape plan identifying tree locations and
 7. Included a detailed layout of the front landscaping along Coleman Avenue.
- While the details outlined above have helped refine the plans and the get the project closer to meeting the required findings for approval, staff offers the following comments and recommendations to further enhance the project design:
 1. At the first level, provide a landscape planter and metal trellis for vines along the brick façade for buildings facing Coleman Avenue to provide visual interest and an enhanced pedestrian experience.
 2. Proposed stucco texture will be smooth that has a more modern appearance.
 3. Submit detailed specifications and drawings for all windows, cornices, and railings, clearly indicating the materials, colors, and finishes.
 4. All windows should be recessed at least six inches from the façade.
 5. The final color scheme will be determined following the review and approval of the materials board.
 6. Add windows to the dark brown garage doors as well.
 7. The site plans show landscaping between the garage doors, include that detail on the elevations.
 - With the above recommendations incorporated into the project design, the proposed project would

meet the required findings set forth in Santa Clara City Code 18.120 Architectural Review.

- There are no active City code enforcement cases for this property.
- Consistent with the City's Public Outreach Policy for Planning Applications, public outreach meetings were conducted by the Property Owner/Applicant on October 10, 2024 (in-person) and on March 31, 2024 (virtual), to engage the neighborhood community in the planning process. These meetings provided the community opportunities to review and comment on the proposal. Key topics at these meetings included the site plan, consistency with the Station Area Specific Plan, rideshare drop off/pick up and deliveries location, affordability, relocation of existing commercial tenants, and project timeline.
- A neighborhood notice was distributed within a 1,000-foot radius of the subject site for this project review to 265 owners/tenants.

Site Layout and Design

- The project features twelve four-story residential buildings, each with seven to twenty townhouse units. Shared recreational spaces will provide a variety of amenities for residents, including community open space, barbecue areas, a community garden, a dog run, and multiple seating areas.
- The application includes a two-lot subdivision for residential condominium purposes approved previously by the City Council.
- Each building would have a maximum height of 50 feet. Each townhouse would have a one- or two-car garage on the ground floor, accessed by a shared driveway, and each residential unit would include entry doors opposite the garage door on the same floor. The buildings vary in size and unit configuration. In total, the project will provide 30 studio units, 22 one-bedroom units, eight two-bedroom units, and 82 three-bedroom units.
- The site plan has been designed to provide one large open space and consistent with the future bike and pedestrian connections envisioned in the Santa Clara Station Area Plan.

Building Architecture

- The project features a modern architectural style that incorporates a variety of building materials and textures to enhance visual interest and appeal. Proposed materials include brick veneer, vertical siding, stucco, and metal railings and awnings.
- The two buildings fronting Coleman Avenue integrate unit entries oriented toward the street, creating an active streetscape. Similarly, the buildings located at the rear of the site have units oriented toward the private street, with surface parking discreetly tucked behind them.
- Building facades at the pedestrian level or base of the building are treated with brick veneer with fenestrations to provide visual breaks.
- The building façade is further refined by providing articulations and variations through textures, color palate, and building materials as shown on the attached development plans. Variation in the height of roof forms, materials, overhang details, and variation in the eave profile and trim bands for further distinction in the styles.

Circulation and Parking

- Primary access to the project site is via a new 26-foot wide, two-way directional driveway on Coleman Avenue connecting to private alleys with townhouses on both sides.

- The project would construct an eight-foot-wide separated sidewalk with a six-foot landscape strip along the project frontage. A Class IV protected bikeway was approved by Council on the east side of Coleman Avenue along the project frontage.
- Interconnected pedestrian paths connect through various courtyards and green spaces connecting to the public sidewalk fronting the site and neighboring properties.
- The project provides a total of 235 parking spaces (194 garage spaces and 40 surface parking spaces), whereas the code requires 201 parking spaces. The proposed parking exceeds the parking requirement per Zoning Code Section 18.38, Table 3-3 (one parking space for each of the studio and one-bedroom units and 1.5 parking spaces for each of the two-bedroom units).
- Loading zones would be provided for each building. Consistent with the City Code, the project would provide one secure private bicycle parking space per unit located in the five parking garages with electrical outlets (142 Class I bicycle parking spaces), seven short-term, public Class II bike racks, and a do-it-yourself bicycle repair station (e.g., air pump and basic tools) so cyclists can conduct repairs as needed.

Landscaping and Open Space

- The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within courtyards, green common areas and along the project perimeter.
- The proposed buildings are articulated with open landscaped courtyards and setbacks allowing for additional trees and ground cover. The proposed development plan includes landscaping of the site and the project street frontage with a variety of plant and tree species. All the 59 existing trees on site would be removed and 64 new trees will be planted on-site. Additional trees would also be planted offsite by collecting an in-lieu fee to meet the minimum replacement ratio of 2:1 as required by the General Plan.
- The project includes approximately 0.45-acre common recreational space available for residents, although it is not eligible for credit against the project's parkland dedication requirement.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*

- The development provides a total of 235 on-site parking spaces, including guest parking spaces. This exceeds the Zoning code requirement for 201 parking spaces per Section 18.38, Table 3-3, requiring one parking space for studio or one-bedroom units and 1.5 parking spaces for two- and three-bedroom units.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*

- The proposed project would generate less than 100 net new peak hour trips. The number of vehicles entering/exiting the site at any time would be minimal and would not disrupt traffic flow in the existing neighborhood. The project did not meet the threshold for additional evaluation for vehicle miles traveled or a local transportation analysis study.
- The proposed project utilizes the existing curb cut along Coleman Avenue and does not add any additional curb cuts.
- The project includes pedestrian improvements by constructing a new eight-foot sidewalk along Coleman Avenue.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*

- The development includes 12 four-story buildings that provide building setbacks to transition the proposed four-story residential development on the site from adjacent commercial properties.
- The proposed project is a land use change on the site from commercial to residential. General Plan Policy 5.4.3 P2 directs for residential development to be maximized within walking distance of the Station. While the proposed Santa Clara Station High Density Residential land use designation (37-50 du/acre) is not the highest density in the Station Area, it is in the midrange of the densities. The project at a density of 37.4 dwelling units per acre will provide for a diversity in unit types for the area.
- The project introduces a new residential land use in the neighborhood enhancing all modes of transportation and making it a more vibrant neighborhood.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health safety and general welfare.
- The use, scale, and design of the development, as conditioned, are overall consistent with the General Plan policies and Santa Clara Station Area Plan and is therefore compatible with the existing and future land uses in the surrounding area.
- The project proposes 20 percent (29 units) of the total units for households as very low-, low- and moderate-income units. Affordable units shall be reasonably dispersed throughout the project and contain the same number of bedrooms as market rate units.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- The proposed design and form of the building is consistent with the City's General Plan policies and Community Design Guidelines.
- The project provides for an attractive and functional site arrangement of the buildings and other improvements on the site providing a high-quality architectural and landscape design.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 4.

ENVIRONMENTAL REVIEW

The potential environmental impacts of the project are addressed in a Mitigated Negative Declaration (MND) the City prepared in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Intent to Adopt were posted on the City's website and were circulated for 20-day review on July 11, 2025, and closed on July 30, 2025, in accordance with CEQA.

The MND analyzed the project's impact in the various environmental topics covered by CEQA. Most topics were found to have less than significant impact or no impact. The following topics were found to have potential impacts that could be reduced to less than significant with mitigation: air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. In support of greenhouse gas emission reductions, the project will implement an all-electric design. The mitigations and responsible parties for mitigation are included in the mitigation monitoring and reporting program (MMRP) (Attachment 3).

As part of their action on the project's General Plan Amendment, Rezone and Tentative Subdivision Map, the Council adopted the MND and MMRP. The Architectural Review component of the project is consistent with the adopted MND.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 1,000-foot radius of the project site on November 6, 2025, to 265 owners/tenants. As of the writing of this report, planning staff has received public comments for the project, and they are available as attachment 5.

Community Meetings

Consistent with the City's Public Outreach Policy for Planning Applications, public outreach meetings were conducted by the Property Owner/Applicant on October 10, 2024 (in-person) and on March 31, 2024 (virtual), to engage the neighborhood community in the planning process. Notices of the meetings were mailed by the Property Owner/Applicant to properties within 1,000 feet of the project site boundaries (to 265 owners/tenants) and a recording and meeting minutes were posted on the City's website.

These meetings provided the community opportunities to review and comment on the proposal. Six members of the Community attended the first in-person Community Meeting, and 13 members of the Community attended the second Community Meeting. Key topics at these meetings included the site plan, consistency with the Station Area Specific Plan, rideshare drop off/pick up and deliveries location, affordability, relocation of existing commercial tenants, and project timeline. To address some of these concerns, the applicant worked closely with staff to disperse the proposed affordable units on site and to provide a variety of affordable unit types. In addition, the applicant also added a bedroom on the first floor of five units to better accommodate

residents of all ages and to develop a community allows aging in place. The property owner is also coordinating with existing commercial tenants to establish a timeline for vacating the building and facilitating relocation.

RECOMMENDATION

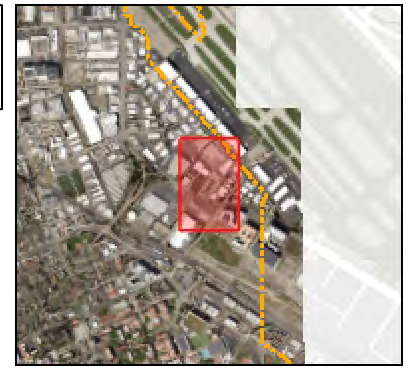
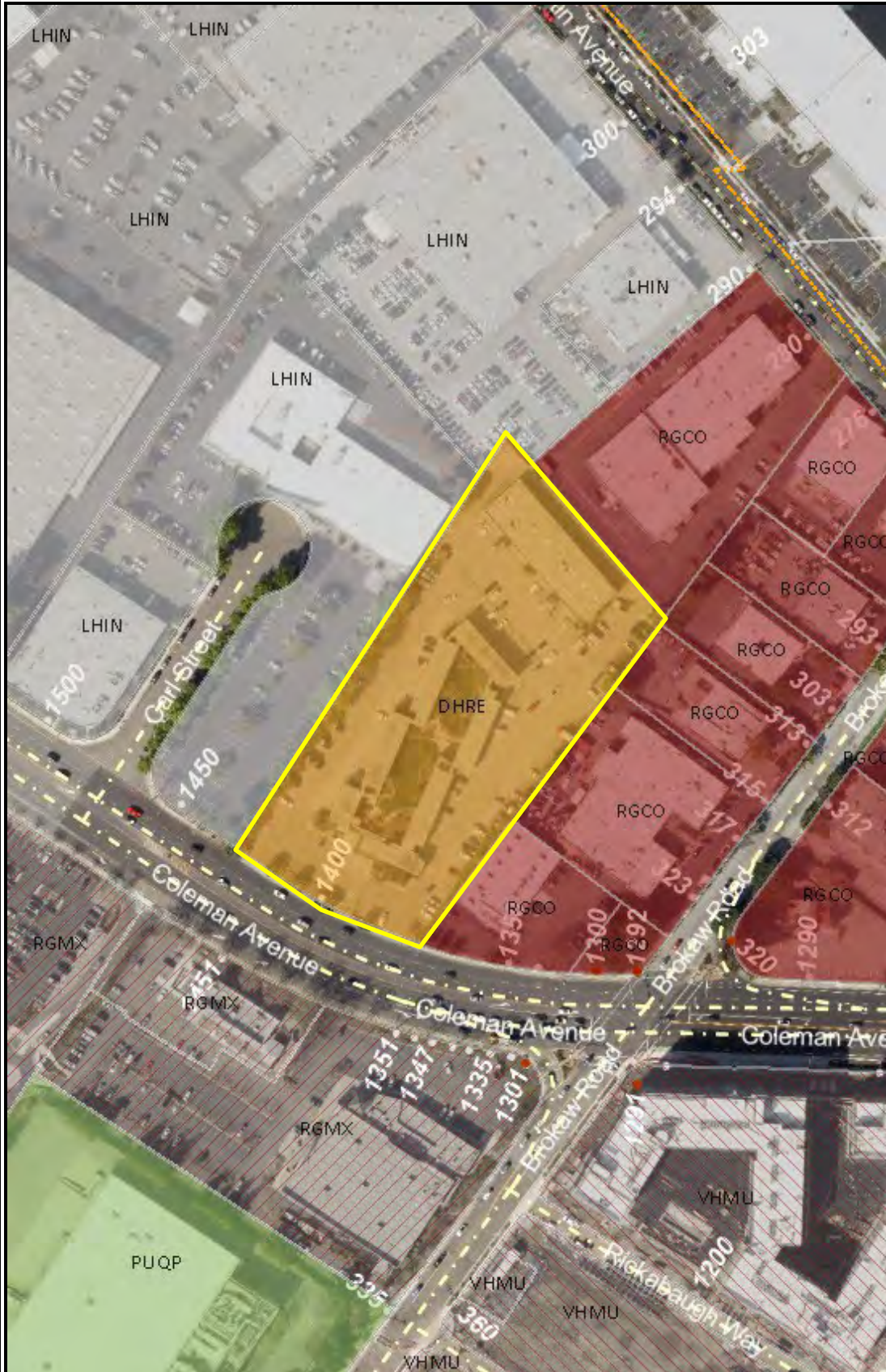
Determine the project to be consistent with the adopted Initial Study/Mitigated Negative Declaration (IS/MND) and **Approve** the Architectural Review to allow the development of 142 residential units and associated on- and off-site improvements for the property located at 1400 Coleman Avenue, subject to the findings and conditions of approval.

Prepared by: Nimisha Agrawal, Senior Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development
Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Web Links- Project & CEQA Websites and City Council Staff Report of September 23, 2025
4. Conditions of Approval
5. Public Comments
6. Development Plans



Legend

General And Specific Plans

Specific Plan Boundaries

 Santa Clara Station

General and Specific Plans

 High Density Residential

 Regional Commercial

 Regional Mixed Use

 Very High Density Mixed Use

 Parks / Open Space

 Light Industrial



Notes

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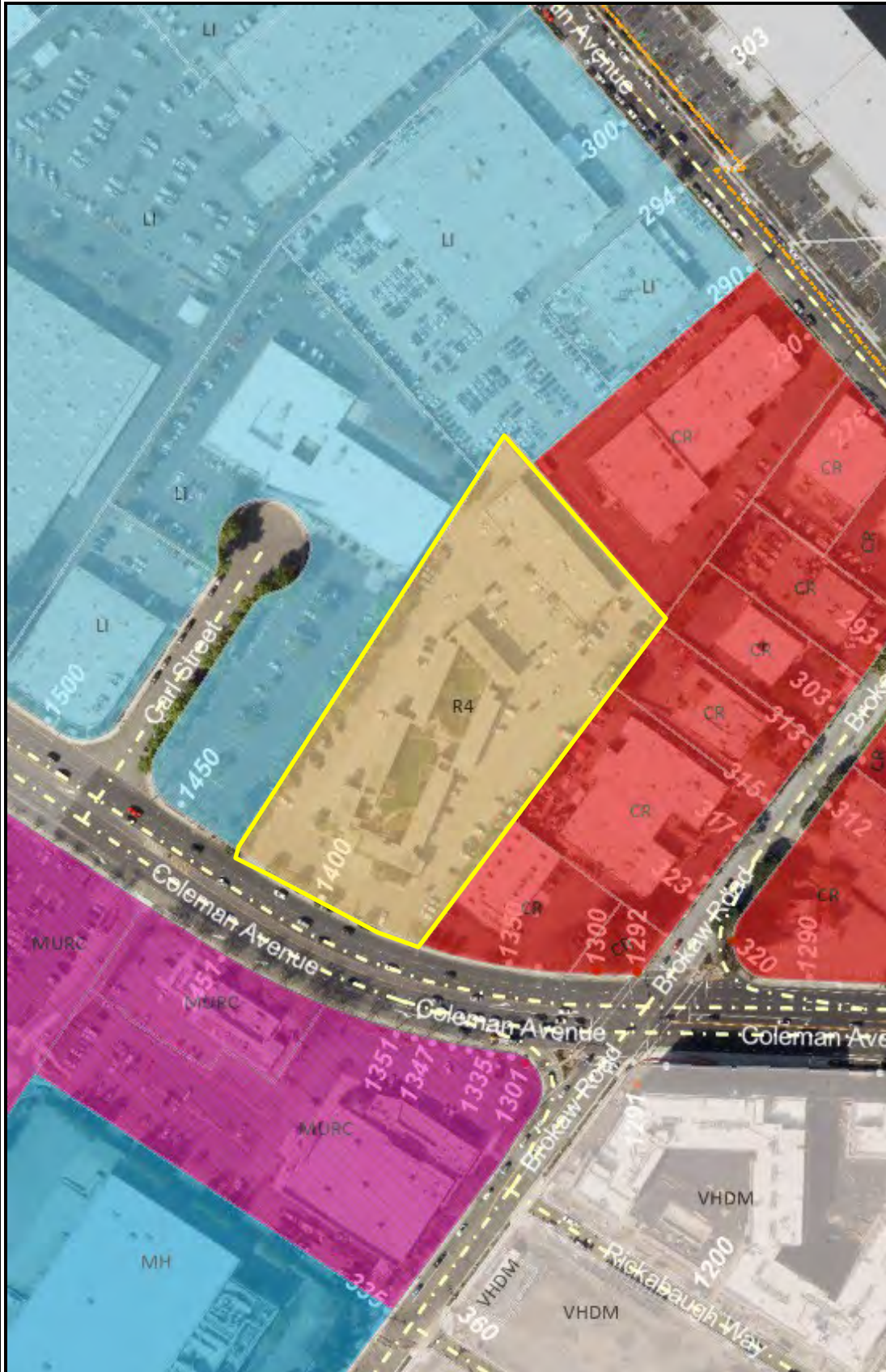
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

Zoning

Land Parcels

- CR - Commercial Regional
- LI, ML - Light Industrial
- MH, HI - Industrial Heavy
- MURC - Mixed Use-Regional Commercial
- R4 - High Density Residential



Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 6: Project Data/Compliance

Project Address: 1400 Coleman Avenue
Zoning: High Density Residential (R-4)

Project Number: PLN25-00474

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	3.8 acres	3.8 acres	8,500	Y
Lot Area per Dwelling Unit (SF):	--	1,176	--	--
Building Square Footage (SF)				
Main Building:	45,072	241,530	--	--
Basement:	--	--	--	--
Accessory Building:	--	--	--	--
Porches/Patios:	--	--	--	--
Total:	45,072	241,530	--	--
Building Coverage (%)				
Building Coverage (All):	12,719 (7.8%)	40,126 (25.3%)	--	--
Rear Yard Accessory Building Coverage:	--	--	--	--
Main Building Setbacks (FT)				
Front:	--	14	10	Y
Side (left): (right):	--	5 5	10 10	N
Side, Corner:	--	--	--	--
Rear:	--	20	3	N
Accessory Building Setbacks (FT)				
Front:	--	--	--	--
Side (left): (right):	--	--	--	--
Side, Corner:	--	--	--	--
Rear:	--	--	--	--
From main building:	--	--	--	--
Height (FT)				
Main building:	One and two story	50 four story	80 Eight story	Y
Accessory building:	--	--	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-Street:	--	196	0	Y
Guest:	--	39	--	Y
Class 1 Bicycle:	--	142	142	Y
Class 2 Bicycle:	--	7	7	Y

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Landscaping				
Open Landscaped Area:	--	--	--	--
Landscape Buffer:	--	--	--	--
Private recreation space:	--	--	60 per unit for 50% units	N
Common recreation space (per unit):	--	17,600	28,400 @ 200 per unit	N

Web Links- Project Website, City Council Report of September 23, 2025, and Mitigated Negative Declaration (MND) and Mitigation Monitoring or Reporting Program (MMRP)

- **Project Website:**

Here you will find a summary of the project and information regarding past community meetings and prior plan submittals.

[1400 Coleman Avenue - Coleman Village | Projects Listing | City of Santa Clara](#)

- **City Council Staff Report of September 23, 2025**

[City of Santa Clara - File #: 25-764](#)

- **Environmental Website:**

Here you will find environmental assessment of the project.

[1400 Coleman Avenue Residential Project \(CEQA\) | CEQA Pending Approvals Directory | City of Santa Clara](#)

Link to the MND and MMRP prepared for the current proposal.

<https://www.santaclaraca.gov/home/showpublisheddocument/87436/638876663987870000>

Response to Comments:

<https://www.santaclaraca.gov/home/showpublisheddocument/87697>

These documents are available for viewing in the Community Development Department



CONDITIONS OF APPROVAL

**1400 Coleman Avenue APNs: 230-05-021
PLN24-00267, PLN24-00332 PLN25-00474**

Project Description: *Initial Study and Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, Vesting Tentative Subdivision Map (PLN24-00267 and PLN24-00332), and Architectural Review (PLN25- 00474) for the Property Located at 1400 Coleman Avenue to Allow the Development of 142 Townhome Units and Associated On- and Off-Site Improvements.*

OTHER AGENCIES: AIRPORT LAND USE COMMISSION (ALUC)

- 1) The 4/17/2023 plan set identifies a proposed maximum building height (top of roof) of 50 feet above ground level (AGL) / 105 feet above mean sea level (AMSL).

Federal regulations applicable to this project site require that any proposed structure higher than approximately 17 feet AGL / 74 feet AMSL must be submitted to the FAA for airspace safety review via applicant filings of a "Notice of Proposed Construction or Alteration" (FAA Form 7460-1).

- The Airport recommends that the applicant file Form 7460-1 notices with the FAA for each roof-top corner and the top point of the structure (if not coincident with a roof-top corner). The location and elevation data on the forms should be prepared by a licensed civil engineer or surveyor at a "1-A" accuracy standard using NAD83 latitude/longitude coordinates out to hundredths of seconds and NAVD88 elevation rounded off to net highest foot.
 - In conformance with Santa Clara General Plan policy (5.10.5-P33), FAA "Determinations of No Hazard" should be issued prior to issuance of a building permit for vertical construction.
 - Note: The Airport strongly encourages applicants to file and receive a "Determination of No Hazard" prior to site development permit approval, as potential conditions set forth in the FAA determinations include roof-top obstruction lighting, limits on the maximum height of the building, and construction-related notifications.
- 2) If the proposed project is approved, permit conditions of approval to be fulfilled prior to issuance of a building permit would include property owner dedication of an Avigation Easement (City of Santa Clara General Plan policy 5.10.5-P32) to the City of San Jose, as this project is located within the Santa Clara County Airport Land Use Commission, Airport Influence Area (AIA).
 - 3) Federal regulations applicable to this project require that any proposed temporary structure (construction cranes or similar) must also be submitted to the FAA for airspace safety review via applicant filings of a "Notice of Proposed Construction or Alteration" (FAA Form 7460-1).

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within two years of original grant or within the period of any authorized extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. **The expiration date is November 19, 2027.**
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning

Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.

- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.
- G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.
- a. During construction retaining a single company to install all fire related penetrations is highly recommended.
 - b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
 - c. All stair shafts shall be minimum 1-hour rated.
 - d. All elevator shafts shall be minimum 1-hour rated.
 - e. All trash chute shafts shall be minimum 1-hour rated.
 - f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - g. Any trash rooms shall be minimum 1-hour rated all sides and above.
- G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- G8. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- a. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.
- G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.
- P2. **Separated Sidewalk:** The project shall construct a separated sidewalk consistent with Gateway Crossings project across the street, including an 8-foot sidewalk and 6-foot landscape strip.
- P3. **Tree Replacement (Alternative Means).** Trees permitted by the City for removal are required to be replaced on-site at a ratio of 2:1 (SCC 12.35.090). The project removes 59 trees and plants 64 trees on-site. Pursuant to an alternative plan approved by the Director of Community Development. (SCC

12.35.090), an in-lieu fee for remaining 54 trees shall be paid by the developer at the Building permit stage.

- P4. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

- P5. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P6. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P7. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. 36 parking spaces shall be made available. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)
- P8. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

OPERATIONAL CONDITIONS

- P9. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P10. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P11. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.
- P12. **Transportation Demand Management (TDM) Program (Residential Project).** The owner or designee shall implement the project TDM program that includes elements to reduce vehicle miles traveled (VMT) by 20 percent with 10% through active TDM measures per the City's 2022 Climate Action Plan. A final TDM plan shall be submitted to the Director of Community Development or designee prior to Building Permit Final by the Planning Division. The property owner or designee shall monitor the project TDM program and submit an annual report to the Director of Community Development or designee. Monitoring and reporting requirements may be revised in the future if the minimum reduction is not achieved through the measures and programs initially implemented.
- P13. A Covenant, Conditions, and Restrictions (CC&R) document shall be submitted to the City for review and approval, incorporating all operational conditions required by this ap conditions.

ENVIRONMENTAL CONDITIONS

AIR QUALITY

- P14. Install air filtration for the dwelling units that border Coleman Avenue. Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors (i.e., residents), this ventilation system, whether mechanical or passive, shall filter all fresh air that would be circulated into the dwelling units.
- P15. The ventilation system shall be designed to keep the building at positive pressure when doors and windows are closed to reduce the intrusion of unfiltered outside air into the building.
- P16. As part of implementing this measure, an ongoing maintenance plan for the buildings' heating, ventilation, and air conditioning (HVAC) air filtration system shall be required that includes regular filter replacement.
- P17. Ensure that the use agreement and other property documents: (1) require cleaning, maintenance, and monitoring of the affected buildings for air flow leaks, (2) include assurance that new owners or tenants are provided information on the ventilation system, and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed.

HAZARDOUS MATERIALS

- P18. In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site building(s) to determine the presence of ACSMs and/or LBP.
- P19. During demolition activities, all building materials containing LBP shall be removed in accordance with Cal/OSHA Lead in Title 8, California Code of Regulations (CCR), Section 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing LBP or coatings shall be disposed of at landfills that meet acceptance criteria for the type of lead being disposed.
- P20. All potentially friable ACMs shall be removed in accordance with NESHAP guidelines prior to demolition or renovation activities that may disturb ACMs. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8, CCR, Section 1529, to protect workers from asbestos exposure.
- P21. A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
- P22. Materials containing more than one-percent asbestos shall also be removed in accordance with Air District requirements and notifications.

HYDROLOGY AND WATER QUALITY

- P23. Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains.
- P24. Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
- P25. All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary.
- P26. Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
- P27. All trucks hauling soil, sand, and other loose materials shall be required to cover all trucks or maintain at least two feet of freeboard.
- P28. All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
- P29. Vegetation in disturbed areas shall be replanted as quickly as possible.

- P30. All unpaved entrances to the site shall be filled with rock to knock mud from truck tires prior to entering City streets. A tire wash system may also be employed at the request of the City.

NOISE

- P31. The project applicant shall prepare final design plans that incorporate building design and acoustical treatments to ensure compliance with State Building Codes and City noise standards. A project-specific acoustical analysis shall be prepared by a qualified acoustical consultant to ensure that the design incorporates controls (i.e., forced-air mechanical ventilation systems) to reduce interior noise levels to 45 dBA CNEL or lower within the residential units. The project applicant shall conform with any special building construction techniques requested by the City's Building Department, which may include sound-rated windows and doors, sound-rated wall constructions, and acoustical caulking.

MITIGATION MEASURES

- P32. **Mitigation Monitoring and Reporting Program.** The Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

- BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- BD2. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
- <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.

BD4. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

BD5. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

COMMUNITY DEVELOPMENT - HOUSING DIVISION

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

H1. In accordance with the Santa Clara City Code Chapter 17.40, this project is subject to the affordable housing requirements for the proposed 142 units for-sale residential development. The Applicant proposes to provide 29 affordable units at affordable sales prices to extremely low, very low, low and/or moderate-income households to satisfy the affordable housing requirements per 17.40. Specifically, 8 units will be affordable to moderate income households, 13 units to low income households, and 8 units affordable to very low income households. A summary of the affordable units is provided in the table below, and their locations are shown in Sheet SP1.2.

<i>Total No</i>	<i>Building</i>	<i>Units Within Bldg</i>	<i>Unit Size</i>	<i>Affordability Level</i>
1	A	1	3 BD/2 Bath	Moderate
2	B	1	3 BD/2 Bath	Moderate
3	D	1	3 BD/2 Bath	Moderate
4	E	1	3 BD/2 Bath	Moderate
6	F	2	Studio/1 Bath	Very Low Income
7		1	1 BD/ 1 Bath	Low Income
8		1	2 BD/1 Bath	Low Income
9	G	1	Studio/1 Bath	Very Low Income
10		1	1 BD/ 1 Bath	Low Income
11		1	2 BD/1 Bath	Low Income
12		1	3 BD/2 Bath	Moderate
13	H	1	3 BD/2 Bath	Moderate
14	J	1	3 BD/2 Bath	Moderate
15	K	1	Studio/1 Bath	Very Low Income
16		1	1 BD/ 1 Bath	Low Income
17		1	2 BD/1 Bath	Low Income
19	L	2	Studio/1 Bath	Very Low Income
20		1	1 BD/ 1 Bath	Low Income
22		2	2 BD/1 Bath	Low Income
24	M	2	Studio/1 Bath	Very Low Income
27		3	1 BD/ 1 Bath	Low Income
28		1	2 BD/1 Bath	Low Income
29	N	1	3 BD/2 Bath	Moderate

- H2. All sales prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). The Applicant is responsible for costs incurred under the California Building Standards (California Code of Regulations, Title 24) for the each affordable for-sale residential unit. Affordable units must be reasonably dispersed throughout the project, have an average number of bedrooms comparable the market-rate units, and match the market-rate units in appearance, material, and finished quality. Affordable units must have the same access to project amenities and recreational facilities as market-rate units. Additionally, the Developer will cover the cost of the BMP Program to process each BMP homebuyer, at a rate of 2.5% of the Affordable Sales Price per unit.
- H3. Prior to issuance of Building Permits, the Developer must enter into an Affordable Housing Agreement (AHA) with the City, which will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation will be documented in the AHA, to the satisfaction of the Director of Community Development. There is a fee of \$4,352 for AHA preparation, due prior to execution of the AHA.

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
- F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight managers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at fchun@santaclaraca.gov for more information.

- F2. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.

- F3. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.
- F4. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.
- F5. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:
- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the “entire” face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.
 - For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-

retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.

- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed along fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to “be recorded” with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE’s) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

- F6. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F7. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.
- F8. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to be obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8’ - 10’) above grade.
- F9. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.
- F10. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.
- F11. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- F12. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.
- F13. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

PARKS & RECREATION DEPARTMENT

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

- PR1. **Park Impact Fees.** This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 273 residents (1.92 persons/household x 142 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.8179-acres. The equivalent fee due in lieu of parkland dedication is \$5,509,884.
- PR2. **Building Permit - Payment of In-Lieu Fees.** Any in-lieu fees imposed under this Chapter shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.
- PR3. The applicant is “proposing a concession on Municipal Code 17.25.040 to set the fair market value of the property by utilizing the actual purchase price of the land per acre.” However, City Code Section 17.35.040 establishes the required formula for calculating fees in lieu of land dedication. If the applicant disagrees with the City’s determination of fair market value, they may exercise their right under Section 17.35.040(b)(2), which allows the value to be established through an appraisal. If this option is chosen, the applicant must deposit with the City an amount sufficient to cover the cost of the appraisal. The City will then coordinate the appraisal, which must be completed prior to approval of the tentative or parcel map. Please advise this department if the applicant wishes to proceed with this option. If so, the appraisal must be completed prior to approval of the tentative or parcel map, and the resulting appraised value will be used to calculate the applicable in-lieu fees.
- PR4. **Building Permit - Dwelling Unit Tax.** A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 30 studio units, 22 one-bedroom units, 8 two-bedroom units, and 82 three-bedroom units [\$15 x 142 bedrooms) + (\$5 x 172 additional bedrooms)] for a total DUT of \$2,990.

POLICE DEPARTMENT

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- PD1. The developer shall meet the City of Santa Clara’s guidelines established for radio signal penetration, detailed in the Communications Department’s Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.
- PD2. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City Of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)

PUBLIC WORKS DEPARTMENT - ENGINEERING

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

- E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

- E2. **Subdivision Map.** After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
- E3. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.
- E4. **Design.** The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined that there should be enough SS conveyance capacity to accommodate the proposed development without adding it to the City's Sanitary Sewer Hydraulic Model (SSHM).

DURING CONSTRUCTION

- E5. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E6. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E7. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E8. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E9. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E10. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.
- E11. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E12. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
- E13. **Encroachment Permit.** Pavement treatment shall be 2" grind and overlay with digouts for the full street width of Coleman Avenue along the project frontage.

- E14. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E15. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E16. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

PUBLIC WORKS DEPARTMENT - STORMWATER

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

- ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.
- ST2. **3rd Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.
- ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).
- ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.
- ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.
- ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:
 - a. Direction of roof runoff into cisterns or rain barrels
 - b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
 - c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces

Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.
- ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST10. **Architectural Copper.** The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

- ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).
- ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants.
- ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3rd party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
- ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVURPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).
- ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

PRIOR TO FINAL OF BUILDING PERMIT

- ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
- ST19. **3rd Party Concurrence Letter.** 3rd Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3rd party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3rd party inspection report on the C.3 stormwater facility installation.
- ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
- ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

PUBLIC WORKS DEPARTMENT - TRANSPORTATION

DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE

- TR1. **Design.** A local transportation analysis is not required for this project as it doesn't generate over 100 net new trips.

DURING CONSTRUCTION

- TR2. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.
- TR3. **Encroachment Permit.** Project shall comply with the mitigations, if any, identified from the VMT analysis.

- TR4. **Encroachment Permit.** Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
- TR5. **Encroachment Permit.** Design and construct driveway in accordance with City Standard Detail ST-8.
- TR6. **Encroachment Permit.** Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- TR7. **Encroachment Permit.** Design and construct a minimum 5-foot sidewalk on Coleman Avenue.
- TR8. **Encroachment Permit.** A Class IV protected bikeway was approved by City Council in October 2024. A two-way Class IV protected bikeway has been approved along the east side of Coleman Avenue between Brokaw Road and Reed Street to be installed by the City. For more information regarding the proposed bikeway, visit City website: De La Cruz Boulevard/Coleman Avenue Bikeway Planning Study | City of Santa Clara (<https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/de-la-cruz-boulevard-coleman-avenue-bikeway-planning-study>). Thus, trash pickup location and loading/unloading zone shall be located on-site and per Resolution No. 24-9380 no parking will be allowed along this section of roadway.
- TR9. **Encroachment Permit.** Along the Coleman Avenue project frontage, install “No Stopping” R28S (CA) signs with double arrow to implement parking removal approved by Council for the De La Cruz/Coleman Avenue bicycle planning project.
- TR10. **Building Permit.** Bicycle parking requirements shall be per the City of Santa Clara Zoning Code. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.

STREETS DIVISION

Right of Way Landscape

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- L1. **Tree Preservations Specifications.** Include [City of Santa Clara Tree Preservation/City Arborist specifications](#) on all improvement plans.
- L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
- L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

DURING CONSTRUCTION OR OPERATION

- L4. **No Public Root Cutting.** No cutting of any part of *public*, 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).

PRIOR TO FINAL OF BUILDING PERMIT

- L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

Solid Waste

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.
- SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or

access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.

- SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.
- SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

DURING CONSTRUCTION OR OPERATION

- SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

PRIOR TO FINAL OF BUILDING PERMIT

- SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy for a building, individual weight tickets for all materials generated for discard or reuse related to that building during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SILICON VALLEY POWER

GENERAL

- SVP1. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.
- SVP2. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.
- SVP3. **SVP Equipment Clearances:**
- Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
 - Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
 - Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
 - Barrier pipes:** (on sides accessible to vehicles)
 - Thirty (30) inches from equipment sides.
 - Forty-Eight (48) inches in front of access doors. (use removable bollards)
- SVP4. **SVP Conduit Clearances:**
- Longitudinal:** Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.

- b. **Vertical:** Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
- c. **Poles/Posts:** Three (3) foot six (6) inches clearance required from poles (electroliner, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
- d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
- e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
- f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).

SVP5. **SVP Vault/Manhole Clearances:**

- a. Ten (10) foot minimum between adjacent Vaults or Manholes.
- b. Three (3) foot minimum from face of curb. (bollards required for vaults).

SVP6. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.

SVP7. **Tree Clearances:**

- a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
- b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
- c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
- d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.
- e. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.

SVP8. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).

- a. UG1000 - Installation of Underground Substructures by Developers
- b. UG1250 – Encroachment Permit Clearances from Electric Facilities
- c. UG0339 – Remote Switch Pad
- d. OH1230 – Tree Clearances from Overhead Electric Lines
- e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- f. UG1225 – Pad mounted Equipment Clearances and Protection
- g. UG0250 – High Density Residential Metering Requirements
- h. FO-1901 – Fiber Optic Splicing and Testing Methods
- i. SVP Rules and Regulations – Latest Edition

SVP9. **SVP Standards, Miscellaneous:**

- a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka “real dirt”) and cannot be supported on parking garage ceilings or placed on top of structures.
- b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
- c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP10. Meter Locations:

- a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP11. Underground Service Entrance

- a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
- b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
- c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

SVP12. Code Sections:

- a. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210**.
- b. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050**.
- c. The applicant shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Applicant will dedicate the improvement to the City subject to City’s acceptance the work. The applicant shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a applicant to the electrical supply system of and by the City. After completion of the facilities installed by the Applicant, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system per Santa Clara City Code chapter **17.15.210 (2)**.

SVP13. Existing Facilities:

- a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- b. Any relocation of existing electric facilities shall be at Applicants expense.

- SVP14. **Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be “Open-Transition-Mode”, unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

DESIGN / PERFORMANCE – PRIOR TO ISSUANCE OF BUILDING PERMIT

- SVP1. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.
- SVP2. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA’s must be met, or variance approvals must be granted by SVP. The developers’ work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.
- SVP3. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an **approved** SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications.
- SVP4. **Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP’s meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.
- SVP5. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- SVP6. **Easements:** Prior to the City’s issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5’ minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP7. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.
- SVP8. **Applicants Switchgear:** Applicants’ switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP9. **Electric Facilities:** Prior to the City’s issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.
- SVP10. **Municipal Fees:** Prior to electric service energization, all applicable fees per the City of Santa Clara’s Municipal Fee Schedule shall be paid by the applicant.
- SVP11. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

OPERATIONAL CONDITIONS – AFTER OCCUPANCY

SVP12. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

WATER & SEWER DEPARTMENT

DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT

- W1. **Recycled Water Use.** Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. This project is required to extend and connect to the City's existing Recycled Water System.
- W2. **On-site Recycled Water Construction.** Construction and installation of all on-site recycled water system equipment shall not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site designs are generally not the same as the Building Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.
- W3. **On-site Recycled Water Inspection.** Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email watercompliance@santaclaraca.gov or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.
- a. Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W4. **Potable Water Main.** The applicant shall replace the existing water main on the Coleman frontage of the project site. The water main replacement shall begin and end at a valve connection and shall extend, at a minimum, from Carl Street to the furthest water service connection along the property's frontage or as determined by the Development Impact Analysis.
- W5. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W6. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained. Any changes to the foregoing are subject to the review and approval of the Director of Water and Sewer.
- W7. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation,

biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.

- W8. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W9. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W10. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W11. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W12. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W13. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.
- W14. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W15. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W16. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

DURING CONSTRUCTION

- W17. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department

Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.

W18. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W19. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

- a. prohibiting the installation of new potable water irrigation services, new irrigation connections, construction, and dust control.
- b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at www.santaclaraca.gov/waterconservation.

PRIOR TO FINAL OF BUILDING PERMIT

W20. **Record Drawings.** Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy for the final unit, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W21. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

KEY:

G = General

P = Planning Division

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

ST = Stormwater

SVP = Silicon Valley Power

W = Water & Sewer Department

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

From: [Karina Brackett](#)
To: [Nimisha Agrawal](#)
Subject: City Ventures Santa Clara Project Support
Date: Monday, August 4, 2025 8:45:14 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello Nimisha,

As a proud graduate of Santa Clara University, I'm writing in support of the proposed 143-unit townhome development at 1400 Coleman Avenue, especially its inclusion of affordable for-sale homes.

During my time at SCU, I saw firsthand how difficult it was for faculty, staff, and students to live near campus. Friends and mentors often had to commute long distances or make difficult choices about their future in Santa Clara simply because affordable housing wasn't available. That disconnect affects not only individuals, but also the strength and stability of our university community.

Creating attainable homeownership opportunities in a well-planned, thoughtful development like this one is exactly the kind of progress our city needs. It would offer real pathways for educators, young professionals, and longtime residents to live where they work and build roots in the community.

Thank you for your leadership on this issue and for considering projects that help create a more inclusive and sustainable future for Santa Clara.

Sincerely,
Karina Brackett
Santa Clara University, Class of 2021

From: [REDACTED]
To: [Nimisha Agrawal](#)
Subject: 1400 Coleman Ave - Townhome Housing Project Support City Ventures
Date: Monday, August 4, 2025 3:28:38 PM

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Good afternoon Nimisha,

I hope you are doing well.

I am writing to share my support for 1400 Coleman Avenue. As a former student of Santa Clara University I know how expensive housing is in this area, and I know how desperately this area needs additional housing. I believe this project's focus on affordable for-sale homes will address a critical need in this city.

The housing crisis in the South Bay has had a deep impact on students, recent graduates, and young professionals. Despite earning degrees and securing jobs locally, many of us are priced out of the communities we want to serve and contribute to. Without more housing options, cities like Santa Clara risk losing the next generation of teachers, engineers, entrepreneurs, and civic leaders.

This development is a step in the right direction. It offers stable homeownership opportunities in a location close to jobs, transit, and community assets — exactly what thoughtful urban planning should prioritize.

I urge you to support this proposal and continue championing projects that make Santa Clara a place where people at all stages of life can afford to live and thrive.

Thank you,
Adam Foley
Former Santa Clara University Student Class of 2021

[REDACTED]

Details about the personal data CBRE collects and why, as well as your data privacy rights under applicable law, are available at [CBRE – Privacy Policy](#).

From: [Aria Amirbahman](#)
To: [Nimisha Agrawal](#)
Subject: Santa Clara subdivision development
Date: Tuesday, July 29, 2025 2:38:18 PM

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Dear Ms. Agarwal,

As Chair and Professor in the Department of Civil, Environmental, and Sustainable Engineering at Santa Clara University, I write in strong support of the proposed 143-unit townhome project at 1400 Coleman Avenue, which includes a substantial number of affordable for-sale homes.

The lack of attainable housing near our campus continues to be a serious barrier for faculty, staff, and students alike. The high cost of living in Santa Clara County makes homeownership out of reach for many in our university community, often resulting in long commutes and discouraging long-term settlement in the region. These conditions hinder both faculty retention and our ability to recruit new academic talent.

Developments like this one are critical to creating pathways to homeownership for educators and other local professionals. The project is thoughtfully planned and aligns with the City's vision for the neighborhood.

I urge you to approve this proposal. It would provide direct support for the higher education community and foster stronger connections between Santa Clara's institutions and the broader region. Thank you for your consideration and for your commitment to addressing the region's housing challenges.

Best regards,

Aria Amirbahman, PhD, PE
Sukhmander Singh Professor and Chair
Department of Civil, Environmental and Sustainable Engineering
Santa Clara University
Santa Clara, CA 95053-0563, USA
[REDACTED]

From: [Srinath](#)
To: [Nimisha Agrawal](#)
Subject: Re: Re Coleman Ave and Affordable Housing
Date: Thursday, March 20, 2025 8:53:00 AM
Attachments: [image001.png](#)

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi

Another consideration wrt Affordable Housing

At some point in time the family size reduces to 3 then 2 and finally only 1

So for seniors, singles, and disabled (for whom marriage is not an option)

We need affordable housing

If most new affordable housing starts with minimum of 2 bedrooms and minimum household size of 2
singles including disabled, widows, widowers, elderly etc cannot qualify

Either the minimum household requirement must be relaxed or we should also build 1 bedroom units

Either way single level no stairs inside ADU friendly and Aging in Place friendly construction is needed

Best wishes

On Thu, Mar 20, 2025 at 8:40 AM Nimisha Agrawal <NAgrawal@santaclaraca.gov> wrote:

Good Morning Srinath,

Thank you for sharing your comments. I will also send these to the developer.

Thanks,

Nimisha Agrawal | Senior Planner

Community Development Department

1500 Warburton Avenue | [Santa Clara, CA 95050](#)

O:408.615.2450 | D: 408.615.2467



**City of
Santa Clara**
The Center of What's Possible

From: [Srinath](#)
To: [Nimisha Agrawal](#)
Subject: Re: Re Coleman Ave and Affordable Housing
Date: Thursday, March 20, 2025 2:54:55 PM
Attachments: [image001.png](#)

I am extremely disappointed that the planning commission voted for the new homes at Bishop ranch still under construction and sales and NONE of them are single level - They are SFH or multi level townhomes (2 and even 3 levels OUCH!!)

(I am not finding fault, but it seems unfortunate that such an important requirement was missed out)

In South Fremont where there is new construction there is a mix of town homes and single level condos

Thanks once again for listening

On Thu, Mar 20, 2025 at 8:52 AM Srinath [REDACTED] <[REDACTED]> wrote:

Hi

Another consideration wrt Affordable Housing

At some point in time the family size reduces to 3 then 2 and finally only 1

So for seniors, singles, and disabled (for whom marriage is not an option)

We need affordable housing

If most new affordable housing starts with minimum of 2 bedrooms and minimum household size of 2

singles including disabled, widows, widowers, elderly etc cannot qualify

Either the minimum household requirement must be relaxed or we should also build 1 bedroom units

Either way single level no stairs inside ADU friendly and Aging in Place friendly construction is needed

Best wishes

On Thu, Mar 20, 2025 at 8:40 AM Nimisha Agrawal <NAgrawal@santaclaraca.gov> wrote:

Good Morning Srinath,

Thank you for sharing your comments. I will also send these to the developer.

Thanks,

From: [Srinath](#)
To: [Nimisha Agrawal](#)
Subject: Re Coleman Ave and Affordable Housing
Date: Wednesday, March 19, 2025 4:54:00 PM

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Hi

Seniors, disabled, those with knee operations etc cannot use stairs

So rather than (or in addition to) townhome options, please ensure that there are single level no stairs (be elevators and parking garages) condo options are available under inclusive housing

Thanks

--

Regards

Gopal Srinath

From: [Matt DiNapoli](#)
To: [Nimisha Agrawal](#)
Subject: 1400 Coleman Avenue
Date: Wednesday, August 6, 2025 5:28:22 PM

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Dear Santa Clara Officials:

As a real estate professional as well as an adjunct professor of real estate at Santa Clara University's Leavey School of Business, I'm writing to express my support for the proposed 143-unit townhome development at 1400 Coleman Avenue. This project will not only help to gentrify the Coleman Avenue area, it will also include a significant number of affordable for-sale homes. Faculty, staff, and students across our institution face a common challenge: the high cost of living in Santa Clara County makes homeownership near campus extremely difficult. Many are forced to commute long distances or postpone putting down roots in the community, which directly impacts faculty retention and recruitment. This project — which combines a high quality design with attainable home ownership opportunities — can be transformative, not just for current faculty but also in helping the University attract and retain academic talent. The design is thoughtful and aligned with the City's broader goals for the neighborhood.

Thank you for your attention and leadership on this important matter.

Sincerely,

F. Matthew DiNapoli
Adjunct Professor, Santa Clara University
Leavey School of Business

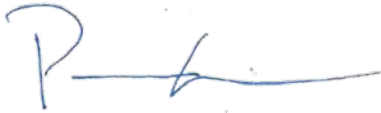
F. Matthew DiNapoli
Chief Executive Officer
DiNapoli Capital Partners [REDACTED]
[REDACTED]

Dear Nimisha,

As a former student at Santa Clara University (Class of 2005 Engineering & Class of 2013 MBA), I'm writing to express my strong support for the proposed 142-unit townhome development located at 1400 Coleman Avenue that includes a significant number of affordable for-sale homes. The area around Santa Clara University is in desperate need of new and additional housing, especially attainable for-sale opportunities. Stakeholders from across our institution face a persistent challenge: the high cost of living in Santa Clara County makes it incredibly difficult to purchase a home near campus. Many of us are forced to commute long distances or delay long-term settlement in the region, which undermines both faculty retention and recruitment. A project like this—offering attainable ownership opportunities—can be transformative, not just for current faculty but also in helping the University attract future academic talent committed to this community. This project is well designed and fits with the City's goals of the neighborhood. I encourage you to approve the project. Doing so would directly support higher education in Santa Clara and strengthen ties between local institutions and the broader community.

Thank you for your attention and leadership on this important matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patrick McCarthy', with a stylized flourish at the end.

Patrick McCarthy

Santa Clara University

Class of 2005 Engineering & Class of 2013 MBA

Email: [REDACTED]

Phone: [REDACTED]

From: [Katie Rafe](#)
To: [Nimisha Agrawal](#)
Subject: Santa Clara Housing Subdivision
Date: Monday, September 15, 2025 4:56:02 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Nimisha,

I hope you're doing well! I am writing as a former student of Santa Clara University (SCU) to urge your strong support for the proposed 142-unit townhome development at 1400 Coleman Avenue, which includes a significant number of affordable for-sale homes.

Staff, faculty, professors and students across our institution face a persistent challenge: the high cost of living in Santa Clara County makes it incredibly difficult to purchase a home near campus. Many of us are forced to commute long distances or delay long-term settlement in the region, which undermines both faculty retention and recruitment. A development like the one proposed at 1400 Coleman—offering attainable ownership opportunities—can be truly transformative. It will not only provide essential housing stability for our current dedicated faculty but will also be a vital tool in helping the University attract the next generation of academic talent committed to embedding themselves in this community.

This well-designed project aligns with the City's neighborhood goals. By approving it, you will directly support higher education in Santa Clara and strengthen the essential ties between our local institutions and the broader community.

Thank you for your attention and leadership on this important matter.

Best,

Katie (Carlson) Rafe
Santa Clara University
Class of 2003

From: [Becky Biniek](#)
To: [Nimisha Agrawal](#)
Subject: SCU -- Housing Subdivision
Date: Wednesday, September 17, 2025 6:15:44 PM

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Dear Nimisha,

As a proud Santa Clara University alum, I'm writing to express my strong support for the proposed 142-unit townhome development located at 1400 Coleman Avenue that includes a significant number of affordable for-sale homes.

Staff, faculty, professors and students across our institution face a persistent challenge: the high cost of living in Santa Clara County makes it incredibly difficult to purchase a home near campus. Many are forced to commute long distances or delay settling in the region, which undermines both faculty retention and recruitment. A project like this, which offers attainable ownership opportunities, can be transformative for current faculty but also in helping the University attract future academic talent committed to this community. This project is well designed and fits with the City's goals of the neighborhood.

I encourage you to approve the project. Doing so would directly support higher education in Santa Clara and strengthen ties between local institutions and the broader community.

Thank you for your attention and leadership on this important matter.

Sincerely,
Becky Biniek
Santa Clara University
Class of 2004



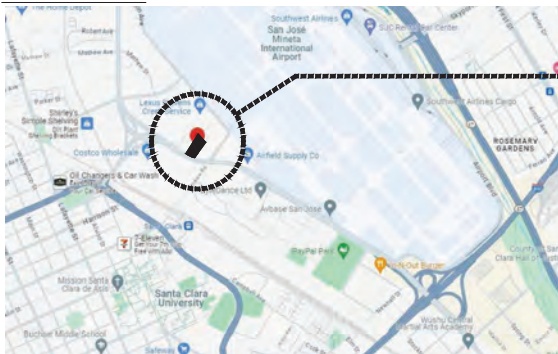
COLEMAN VILLAGE

1400 COLEMAN AVENUE.

SANTA CLARA, CALIFORNIA

DESIGN REVIEW SUBMITTAL DATE: 10.27.2025

LOCATION MAP



SITE
LOCATION

APPLICANT:
CITY VENTURES
1185 MASON STREET
SAN FRANCISCO, CA 94123
CONTACT: PAMELA NIETING
E-MAIL: pnieting@cityventures.com
www.cityventures.com

LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: CHRIS FORTUNATO
PHONE: 949.542.7703
E-MAIL: cfortunato@c2collaborative.com

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
<https://www.hunthalejones.com/>

UTILITY CONSULTANTS:
TARRAR
813 FIRST ST.
BRENTWOOD, CA 94513
CONTACT: ALFONSO REYES
PHONE: 949.240.2595
E-MAIL: areyes@tarrar.com
<https://www.tarrar.com/>

ENGINEER:
KIER + WRIGHT ENGINEERS
3350 SCOTT BLVD, BUILDING 22
SANTA CLARA, CA 95054
CONTACT: MARK KNUDSEN
Principal
PHONE: 408.727.6665
E-MAIL: mknudsen@kierwright.com
<https://www.kierwright.com/>

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- A2.2.5 - CONCEPTUAL ROOF PLAN 8-PLEX
- A2.3.1 - CONCEPTUAL 1ST FLOOR 10-PLEX
- A2.3.2 - CONCEPTUAL 2ND FLOOR 10-PLEX
- A2.3.3 - CONCEPTUAL 3RD FLOOR 10-PLEX
- A2.3.4 - CONCEPTUAL 4TH FLOOR 10-PLEX
- A2.3.5 - CONCEPTUAL ROOF PLAN 10-PLEX
- A2.4.1 - CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO
- A2.4.2 - CONCEPTUAL RP_10 PLEX W-STUDIO
- A2.5.1 - CONCEPTUAL 1ST BP_14 PLEX
- A2.5.2 - CONCEPTUAL 2ND BP_14 PLEX
- A2.5.3 - CONCEPTUAL 3RD BP_14 PLEX
- A2.5.4 - CONCEPTUAL 4TH BP_14 PLEX
- A2.5.5 - CONCEPTUAL RP_14 PLEX
- A2.6.1 - CONCEPTUAL 1ST BP_18 PLEX
- A2.6.2 - CONCEPTUAL 2ND BP_18 PLEX
- A2.6.3 - CONCEPTUAL 3RD BP_18 PLEX
- A2.6.4 - CONCEPTUAL 4TH BP_18 PLEX
- A2.6.5 - CONCEPTUAL RP_18 PLEX
- A2.7.1 - CONCEPTUAL 1ST_2ND BP_20 PLEX
- A2.7.2 - CONCEPTUAL 3RD_4TH BP_20 PLEX

A2.7.3 - CONCEPTUAL RP_20 PLEX

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- A3.1.1 - CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS
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- A3.1.3 - CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS
- A3.2.1 - CONCEPTUAL PLAN 2
- A3.2.2 - CONCEPTUAL PLAN 2 ADA
- A3.4.1 - CONCEPTUAL UNIT PLANS 4 AND 5
- A3.4.1B - CONCEPTUAL 4-BEDROOM OPTION
- A3.4.2 - CONCEPTUAL UNIT PLAN 5 (ADA)
- A3.4.2 B - CONCEPTUAL PLAN 4_AEGING IN PLACE PLAN

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- TM-1.0 COVER SHEET
- TM-2.1 EXISTING CONDITIONS PLAN
- TM-2.2 PRELIMINARY DEMOLITION PLAN
- TM-3.1 VESTING TENTATIVE MAP
- TM-4.1 PRELIMINARY CIVIL SITE PLAN
- TM-5.1 PRELIMINARY GRADING AND DRAINAGE PLAN
- TM-6.1 PRELIMINARY UTILITY PLAN
- TM-7.1 PRELIMINARY STORMWATER QUALITY CONTROL PLAN
- TM-7.2 PRELIMINARY STORMWATER QUALITY CALCULATIONS
- TM-8.1 PRELIMINARY SITE FIRE ACCESS PLAN
- TM-9.1 REFUSE COLLECTION ACCESS EXHIBIT -ENTER
- TM-9.2 REFUSE COLLECTION ACCESS EXHIBIT -EXIT

LANDSCAPE

- L-1 CONCEPT IMAGERY
- L-2 CONCEPTUAL LANDSCAPE PLAN
- L-3 CONCEPTUAL LANDSCAPE ENLARGEMENTS
- L-4 CONCEPTUAL WALL AND FENCE PLAN
- L-5 CONCEPTUAL CIRCULATION PLAN
- L-6 CONCEPTUAL PLANTING PALETTE
- L-7 CONCEPTUAL ARBORIST REPORT AND TREE REMOVAL
- L-8 CONCEPTUAL LANDSCAPE PLAN (WELO)

JOINT TRENCH

- JT1 CONCEPTUAL JOINT TRENCH AND STREET LIGHTING PLAN

PROJECT OVERVIEW

CITY VENTURES TO PRESENT OUR PROPOSAL OF A PREMIER DEVELOPMENT LOCATED AT 1400 COLEMAN AVE IN THE CITY OF SANTA CLARA. THIS COMMUNITY IS DESIGNED TO ENGAGE THE URBAN SETTING WITH THE CREATION OF COLEMAN VILLAGE. THE ARCHITECTURE, URBAN IN NATURE HISTORICALLY REFERENCES THE AREAS INDUSTRIAL AND COMMERCIAL HERITAGE TO SANTA CLARA, WILL OFFER MULTIPLE LIVING EXPERIENCES. THE PROPOSED DEVELOPMENT WILL CAPTURE AN URBAN STYLE FOR FAMILIES TO GROW AND THRIVE. PASEOS AND PRIVATE SPACES HAVE BEEN THOUGHTFULLY DESIGNED TO PROVIDE CONNECTIVITY FOR ALL RESIDENTS TO ENJOY. THE OUTDOOR SPACE WILL PROVIDE A SERENE ENVIRONMENT FOR RESIDENTS TO RELAX, SOCIALIZE, AND ENJOY OUTDOOR ACTIVITIES. CITY VENTURES IS REQUESTING AN ARCHITECTURAL REVIEW, VESTING TENTATIVE TRACT MAP PERMIT, GENERAL PLAN AMENDMENT, REZONING AND DENSITY BONUS CONCESSION AND WAIVERS

PROPERTY DESCRIPTION

THE PROPERTY LOCATED AT 1400 COLEMAN AVENUE CONSISTS OF APPROXIMATELY 3.78 ACRES. IT IS SURROUNDED BY COMMERCIAL USES CONSISTING OF LARGE FORM 1-2 STORY BUILDINGS AND ASPHALT PARKING LOTS ON ALL SIDES. ACROSS COLEMAN AVENUE AND THE PROPERTY EXISTS A SMALL RETAIL CENTER AND COSTCO. THE PROJECT IS LOCATED WITHIN 0.5 MILES OF THE SANTA CLARA CALTRAIN STATION, A MAJOR TRANSIT STOP AS DEFINED IN SECTION 2115 OF THE PUBLIC RESOURCES CODE, AND PROVIDES TRANSIT CONNECTIONS TO VALLEY TRANSPORTATION AUTHORITY, THE CAPITAL CORRIDOR AND THE ALTAMONT CORRIDOR EXPRESS. THE PROPERTY IS WITHIN THE SANTA CLARA STATION AREA PLAN AS OF THE DATE OF THIS LETTER, THE SANTA CLARA STATION AREA PLAN IS STILL UNDER DEVELOPMENT BY THE CITY OF SANTA CLARA, AND HAS A GENERAL PLAN USE DESIGNATION OF REGIONAL COMMERCIAL AND IS ZONED LIGHT INDUSTRIAL. THE EXISTING USE OF THE SITE COMMERCIAL AND INCLUDES TWO LARGE COMMERCIAL BUILDINGS THAT ENCUMBER ROUGHLY 32% OF THE SITE. THE LARGEST BUILDING SITS AT THE CENTER OF THE SITE WITH THE SECOND RECTANGULAR STANDALONE BUILDING AT THE FAR NORTH END OF THE SITE. THE BUILDINGS ARE SURROUNDED BY ASPHALT PARKING.

PROJECT PROPOSAL

THE PROJECT WILL HOST A WIDE RANGE OF HOME OPTIONS TO HELP ATTRACT ENTRY LEVEL AND THE MISSING MIDDLE HOMEOWNERS WITH 142 FOR-SALE SOLAR ALL-ELECTRIC ATTACHED 4-STORY TOWNHOME STYLE HOMES. THE TOWNHOMES RANGE IN SIZE FROM 377 SQUARE FEET TO 2,003 SQUARE FEET. THE HOMES INCLUDE ONE AND TWO-CAR PRIVATE GARAGE AND THE SITE WILL INCLUDE SURFACE PARKING FOR ITS RESIDENTS AND GUESTS. ACCESS TO THE PROJECT WILL BE VIA A 26-FOOT-WIDE PEDESTRIAN ORIENTED URBAN STREETSCAPE WITH BENCHES, PAVENS AND TREES LOCATED AT THE CENTER OF THE PROJECT. SMALLER DRIVE AISLES AND LANDSCAPED PASEOS CONNECT TO THE URBAN STREETSCAPE TYING ALL THE HOMES BACK TO COLEMAN FOR A SEAMLESS CONNECTION. THE PROJECT CONTAINS SEVERAL CURATED COMMUNITY GATHERING PLACE FOR ITS RESIDENTS. AT THE NORTHEAST QUADRANT OF THE SITE, A COMMUNITY GARDEN WITH RAISED PLANTER AND A STONE FRUIT ESPALIER WILL BE PROVIDED. AN ENCLOSED DOG PARK WILL BE INCLUDED ADJACENT TO COMMON AREA LANDSCAPE. ALONG THE SOUTHEAST QUADRANT OF THE SITE AN OUTDOOR SEATING AREA WITH A SHADE STRUCTURE AND BARBECUES WILL BE PROVIDED. LASTLY, AT THE CENTER OF THE SITE, A LANDSCAPE COMMON AREA IS PLANNED OFF THE URBAN STREETSCAPE FOR GENERAL COMMUNITY PROGRAMMING.

LAND USE

THE PROJECT IS PROPOSING A GENERAL PLAN (GP) AMENDMENT FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (37-50 UNITS/ACRE) AND A REZONE FROM ML-LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL R4 (37-60 UNITS/ACRE). THE PROJECT IS A HOUSING DEVELOPMENT PROJECT WITHIN THE MEANING OF GOVERNMENT CODE SECTION 65889.5(H)(2) AND HAS BEEN DESIGNED TO COMPLY WITH VISION OF THE AREA. THE PROJECT QUALIFIES FOR A MITIGATED NEGATIVE DECLARATION CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS THE PROJECT WOULD NOT RESULT IN A SIGNIFICANT AND UNAVOIDABLE IMPACT UNDER PUBLIC RESOURCES CODE SECTION 21064.5 AND QUALIFIES TO BE EXEMPT FROM PARKING REQUIREMENTS PER ASSEMBLY BILL NO. 2097 AND GOV. CODE SECTION 65863.2.

AFFORDABLE HOUSING AND STATE DENSITY BONUS LAW

THE PROJECT WILL BE PROVIDING ON-SITE AFFORDABLE HOUSING 20% OF THE FOR-SALE DWELLING UNITS BEING RESTRICTED FOR VERY LOW, LOW- AND MODERATE-INCOME HOUSEHOLDS. AS A RESULT OF THE INCLUSION OF AT LEAST 10% OF THE UNITS IN THE FOR-SALE DEVELOPMENT RESTRICTED TO MODERATE INCOME, THE PROJECT IS ELIGIBLE FOR WAIVERS AND REDUCTIONS TO DEVELOPMENT STANDARDS THAT HAVE THE EFFECT OF PHYSICALLY PRECLUDING THE CONSTRUCTION OF A DEVELOPMENT (GC SECTION 65915(B)(1)) AND INCENTIVES OR CONCESSIONS (GC SECTION 65915(D)(1)) PURSUANT TO STATE DENSITY BONUS LAW. CITY VENTURES IS PROPOSING WAIVERS AND A CONCESSION AS DEFINED ON PROJECT OVERVIEW SHEETS, WHILE RESERVING THE RIGHT TO USE ADDITIONAL WAIVERS IN THE FUTURE.

WE ARE EXCITED TO COLLABORATE WITH THE CITY OF SANTA CLARA TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND MUCH-NEEDED HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION. WE LOOK FORWARD TO WORKING WITH THE CITY TO ADDRESS THE CRITICAL NEED FOR NEW HOUSING WITH SOLAR ALL ELECTRIC TOWNHOME STYLE UNITS.

DENSITY BONUS		
CONCESSIONS	APPLICANT RESERVES THE RIGHT TO REQUEST ADDITIONAL INCENTIVES AND WAIVERS AS ALLOWED UNDER SDBL	
WAIVERS	SANTA CLARA CITY CODE 18.10 R-4 DEVELOPMENT STANDARDS	
	REQUIRED	PROPOSED
SIDE SETBACK	10 FT.	5 FT.
REAR SETBACK	20 FT.	9 FT.
LENGTH OF DRIVEWAY	20 FT.	3 FT.
PRIVATE OPEN SPACE	60 SQ. FT. / UNIT	PLANS 1 & 2 PROVIDE NO OPEN SPACE
COMMON OPEN SPACE	200 SQ. FT. / UNIT = 28,600 SQ. FT.	19,600 SQ. FT.
	SANTA CLARA CITY CODE 18.38 OFFSTREET PARKING REGULATIONS	
TWO AND THREE BEDROOM UNITS (0.5) SPACES/ UNIT UNBUNDLED	98 UNITS X 0.5 = 49	2 SPACES

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



PROJECT OVERVIEW & SHEET INDEX

PO-1

SCALE: N.T.S.
DATE: 10.27. 2025
PROJECT: 317082

PROJECT DATA					
1400 COLEMAN AVENUE, SAN CLARA, CA 945050 APN: 230-05-021					
	EXISTING - REQUIRED		PROPOSED		
GENERAL PLAN	REGIONAL COMMERCIAL		HIGH DENSITY RESIDENTIAL		
ZONING	ML - LIGHT INDUSTRIAL		HDR / R-4		
SITE AREA	8500 SQ. FT.		GROSS:3.79 AC/165,092 SF(NET: 3.2 AC)		
STRUCTURE COVERAGE (> 10,000 SF)	12,719 SQ. FT. = 7.8%		40,126 SQ. FT. = 25.3%		
DENSITY	37-50 DUA = 141 UNITS MIN.		142 UNITS / 37.7 DUA GROSS		
TOTAL DWELLING UNITS	142 UNITS				
NO. EXST'G BLDGS /NO. PROPOSED BLDGS	(1) EXISTING BUILDING / (12) PROPOSED BUILDINGS				
FEMA FLOOD ZONE	ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE				
OCCUPANCY	-				
RESIDENTIAL /GARAGE	R2 / U				
CONSTRUCTION TYPE	-				
4- STORY RESIDENTIAL	VA				
ACCESSIBLE UNITS	10% OF MULTISTORY DWELLING UNITS =10% (142) = 15 UNITS		15 UNITS LOCATION SEE SP		
R-4 ZONING STANDARDS					
	REQUIRED		PROPOSED		
MAX. BUILDING HEIGHT	80'		±50 FT		
MAX. STORIES	8		4 STORIES		
REQUIRED SETBACKS					
	REQUIRED		PROPOSED		
SETBACKS					
FRONT	10'		14' MIN.		
SIDE INTERIOR	10'		*5'		
REAR	20'		*9'		
LENGTH OF DRIVEWAY APPROACH	20'		*3'		
RECREATION SPACE FOR MULTIFAMILY DWELLINGS					
PRIVATE RECREATION	60 SQ. FT./UNIT		*PLANS 4 & 5 MEET STANDARDS. PLANS 1 & 2 DO NOT PROVIDE PRIVATE OPEN SPACE. SEE UNIT DATA		
COMMON RECREATION SPACE	200 SQ. FT. X 142 UNITS = 28,400 SQ. FT.		9,550 + 3,860 + 4,200 = *17,600 SQ. FT.		
AUTO PARKING (SEE SHEET PI - 0.2 FOR MORE DETAILED INFORMATION)					
	REQUIRED		PROPOSED		
PRIVATE GARAGE PARKING	1 SPACE / UNIT @ STUDIO / 1BD		(82)2-CAR / (30)1- CAR= 194 TOTAL		
RESERVED OPEN SURFACE PARKING	1.5 SPACES/UNIT @ 2-3 BD		38 TOTAL		
GUEST PARKING	(1 ASSIGNED 0.5 UNBUNDLED)		1 TOTAL		
TOTAL	1.0 X 42 UNITS = 42 SPACES 1.5 X 101 UNITS = 152 SPACES 0.05 X 143 = 7 (G) SPACES 201 TOTAL SPACES REQ'D		233 TOTAL SPACES PLUS 1 EV SPACE AND 1 CAR SHARE SPACE		
BICYCLE PARKING (SEE SHEET PI - 1.1 FOR INFORMATION)					
FIRE PROTECTION - TOWNHOME UNITS					
FIRE SPRINKLER	NFPA - 13				
* STATE DENSITY BONUS LAW PROPOSED AND WAIVERS REQUESTED.					
AFFORDABLE HOUSING PLAN					
AFFORDABLE HOUSING	REQUIRED TOTAL	AFFORDABILITY LEVEL	BMR UNITS BY TYPE		UNIT TOTALS
20% DENSITY BONUS APPLICATION	(0.20 X 142 UNITS) = 29 UNITS	COMBINATION OF VERY LOW, LOW & MODERATE AREA MEDIUM INCOME	STUDIO	1BD/1BA 2 BD/1 BA 3BD/3BA	
			8	7 6 8	29

			UNIT SUMMARY												
TOWNHOMES / MARKET RATE															
PLAN NO.	BDRM	BATH	TOT. UNITS	TOT. BDRM	TOT. LIVING	COMMON STAIR/ UTILITY	GARAGE	DECKS	PARKING	UNIT LIV SF/ PLAN TYPE	GARAGE TOTAL SF	DECK TOTAL SF	GROSS SF		
PLAN 1A.1	1	1	11	11	827	343	360	0	1	9097	3960	0	13057		
PLAN 1A.2	1	1	11	11	827	0	304	0	1	9097	3344	0	12441		
PLAN 1B (ST)	0	1	22	0	377	0	0	0	0	8294	0	0	8294		
PLAN 2A	2	1	8	16	998	364	364	0	1	7984	2912	0	10896		
PLAN 2B (ST)	0	1	8	0	452	0	0	0	0	3616	0	0	3616		
PLAN 4	3	2	31	93	1532	0	461	52	2	47492	14291	1612	63395		
PLAN 4X ADA OPTIONAL BD 4	3	2.5	10	30	1843	0	652	70	2	18430	6520	700	25650		
PLAN 5 OPTIONAL BD 4	3	2.5	41	123	2003	600	461	77	2	82123	18901	3157	104181		
		TOWNHOME TOTAL		142	284					186133	49928	5469	241530		
BLDG. UNIT SUMMARY						BUILDING AREA SUMMARY									
BLDGS.		PLANS							TOTAL UNITS						
	PLAN 1A.1	PLAN 1A.2	PLAN 1B	PLAN 2A	PLAN 2B	PLAN 4	PLAN 4X	PLAN 5							
BLDG. A 10 UNITS	-	-	-	-	-	5	-	5	10						
BLDG. B 10 UNITS	-	-	-	-	-	3	2	5	10						
BLDG. D 10 UNITS	-	-	-	-	-	3	2	5	10						
BLDG. E 10 UNITS	-	-	-	-	-	3	2	5	10						
BLDG. F 14 UNITS	1	1	2	1	1	2	2	4	14						
BLDG. G 14 UNITS	1	1	2	1	1	2	2	4	14						
BLDG. H 8 UNITS	-	-	-	-	-	4	-	4	8						
BLDG. J 8 UNITS	-	-	-	-	-	4	-	4	8						
BLDG. K 10 UNITS	2	2	4	1	1	-	-	-	10						
BLDG. L 20 UNITS	4	4	8	2	2	-	-	-	20						
BLDG. M 18 UNITS	3	3	6	3	3	-	-		18						
BLDG. N 10 UNITS	-	-	-	-	-	5	-	5	10						
TOTAL	11	11	22	8	8	31	10	41	142						
BLDGS.		FIRST FLOOR		SECOND FLOOR		THIRD FLOOR		FOURTH FLOOR		TOTAL AREA					
BLDG. A 10 UNITS	5884		5900		5444		5185		22413						
BLDG. B 10 UNITS	5884		5900		5444		5185		22413						
BLDG. D 10 UNITS	5884		5900		5444		5185		22413						
BLDG. E 10 UNITS	5884		5900		5444		5185		22413						
BLDG. F 14 UNITS	5940		6190		6100		5914		24144						
BLDG. G 14 UNITS	5940		6190		6100		5914		24144						
BLDG. H 8 UNITS	4710		4723		4351		4207		17991						
BLDG. J 8 UNITS	4710		4723		4351		4207		17991						
BLDG. K 10 UNITS	2184		2356		2356		2356		9252						
BLDG. L 20 UNITS	3993		4726		4726		4726		18171						
BLDG. M 18 UNITS	4096		4409		4409		4409		17323						
BLDG. N 10 UNITS	5884		5900		5444		5185		22413						
TOTAL	40126		40703		38327		36775		241081						

NOTES:
• ALL AREAS CALCULATED ARE GROSS

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



PROJECT INFORMATION
PI-0.1

SCALE: NTS
DATE: 10.27.2025
PROJECT: 317082

PROJECT PARKING				
	CALIF. CODES	SANTA CLARA CODE	PROPOSED	NOTES
PARKING		TABLE 3.3 - RESIDENTIAL MULTIFAMILY		
STUDIO / 1BD - 52 UNITS		1 SPACE / UNIT = 52 SPACES	52 UNITS W/ 22 COVERED & 30 OPEN SURFACE ASSIGNED	52 SPACES
2 / 3 BD UNITS - 90 UNITS		1.5 SPACES PER UNIT / 1 ASSGN'D .05 UNBUNDLD (90 UNITS)(1.5) = 135 SPACES	COV.-2/UNIT @ 82 UNITS = 164 COV.- 1/UNIT @ 8 UNITS = 8 OPEN SURFACE ASSIGNED - 8 SPACES 180 SPACES	180 SPACES
GUEST		N/A	1 SPACES	1 SPACES
TOTAL PARKING		194 SPACES	194 GARAGE SPACES 39 SURFACE SPACES 246 TOTAL	234 TOTAL SPACES
ACCESSIBILITY				
ASSIGNED	CBC SECT. 1109A.4 2% OF ASSIGNED SPACES x 232 SPACES = 4.64 = 5 SPACES	N/A	5 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
UNASSIGNED	CBC SECT. 1109A.5 5% OF SPACES x 2 SPACES = 1 SPACES	N/A	1 SPACE	SEE SP
EV SPACE		-		
RESIDENTIAL				
CAPABLE	CAL GRN SECT. 4.106.4.2.2 10% OF SPACES x 234 = 23.4 SPACES = 24	-	24 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
READY	CAL GRN SECT. 4.106.4.2.2 25% OF SPACES x 234 = 59 SPACES	-	59 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
CHARGER	CAL GRN SECT. 4.106.4.2.2 5% OF SPACES x 234 = 11.7 SPACES = 12	-	12 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
BICYCLE				
RESIDENTIAL				
SHORT TERM (CLASS II VISITOR)	CAL GRN. A4.106.9.1 (VOLUNTARY) 5% OF GUEST PRKG = 5% x 2 SPACES = 0.1 = 1 SPACES	TABLE 3.4 1 PER 20 UNITS = 7.15 = 7 SPACES	7 SPACES	SEE LANDSCAPE PLANS
LONG TERM (CLASS I IN UNIT)	CAL GRN. A4.106.9.3 (VOLUNTARY) 1/ UNIT = 142 = 142 SPACES	TABLE 3.4 1 PER UNIT TOWNHOMES - 1 PER UNIT W/ ELECTRICAL OUTLET PODIUM - BIKE ROOMS REQUIRED WITH 1 OUTLET PER 10 BIKES AND A REPAIR STATION	1 SPACE / UNIT IN EACH GARAGE PROVIDED = 112 SPACES	112 SPACES WITHIN GARAGES WITH 30 STUDIOS IN SHARED GARAGE = 142

BLDG. AUTO PARKING SUMMARY					
BLDG	PLAN	COVERED GARAGE PARKING	OPEN SURFACE PARKING - ASSIGNED	TOTAL SPACES/ BUILDING	TOTAL AL BUILDINGS
8 PLEX (2 BLDGS. H & J)					
- (4) 3 BEDROOM	PLAN 4 - 2 T /UNIT	8	0	16	32
- (4) 3 BEDROOM	PLAN 5 - 2 T / UNIT	8	0		
10 PLEX (5 BLDGS. A, B, D, E & N)					
- (5) 3 BEDROOM	PLAN 4 - 2 T /UNIT	10	0	20	100
- (5) 3 BEDROOM	PLAN 5 - 2 T / UNIT	10	0		
10 PLEX W/ STUDIO (1 BLDG. K)					
- STUDIO	STUDIOS - 5 UNITS	0	5	11	11
- 1 BEDROOM	PLAN 1 - 4 UNITS	4	0		
- 2 BEDROOM	PLAN 2 -1 UNIT	1	1		
14 PLEX (2 BLDGS F & G)					
- STUDIO	STUDIO -3 UNITS	0	3	23	46
- 1 BEDROOM	PLAN 1 - 2 UNITS	2	0		
- 2 BEDROOM	PLAN 2 - 1 UNIT	1	1		
- 3 BEDROOM	PLAN 4 - 4 UNITS	8	0		
- 3 BEDROOM	PLAN 5 - 4 UNITS	8	0		
18 PLEX (1 BLDG. M)					
- STUDIO	STUDIO - 9 UNITS	0	9	21	21
- 1 BEDROOM	PLAN 1 - 6 UNITS	6	0		
- 2 BEDROOM	PLAN 2 - 3 UNIT	3	3		
20 PLEX (1 BLDG L)					
- STUDIO	STUDIO -10 UNITS	0	10	22	22
- 1 BEDROOM	PLAN 1 - 8 UNITS	8	0		
- 2 BEDROOM	PLAN 2 - 2 UNIT	2	2		
GUEST			2		1
GUEST EV					1
CAR SHARE					1
TOTAL PARKING					235

- REACH CODE ELECTRIC VEHICLE PARKING FOR MULTIFAMILY HOUSING
- OVER 20 UNITS WITH ASSIGNED PARKING ON THE PROJECT (142 UNITS)
 - FIRST 20 DWELLINGS - ONE LVL2 READY PER DWELLING
 - 25% OF REMAINING UNITS WITH ASSIGNED SPACES - LVL2 READY
 - 75% OF REMAINING UNITS WITH ASSIGNED SPACES - LP LVL2 READY
 - AFFORDABLE UNITS WITH PARKING - 10% LVL2 READY, 90% LVL1 READY

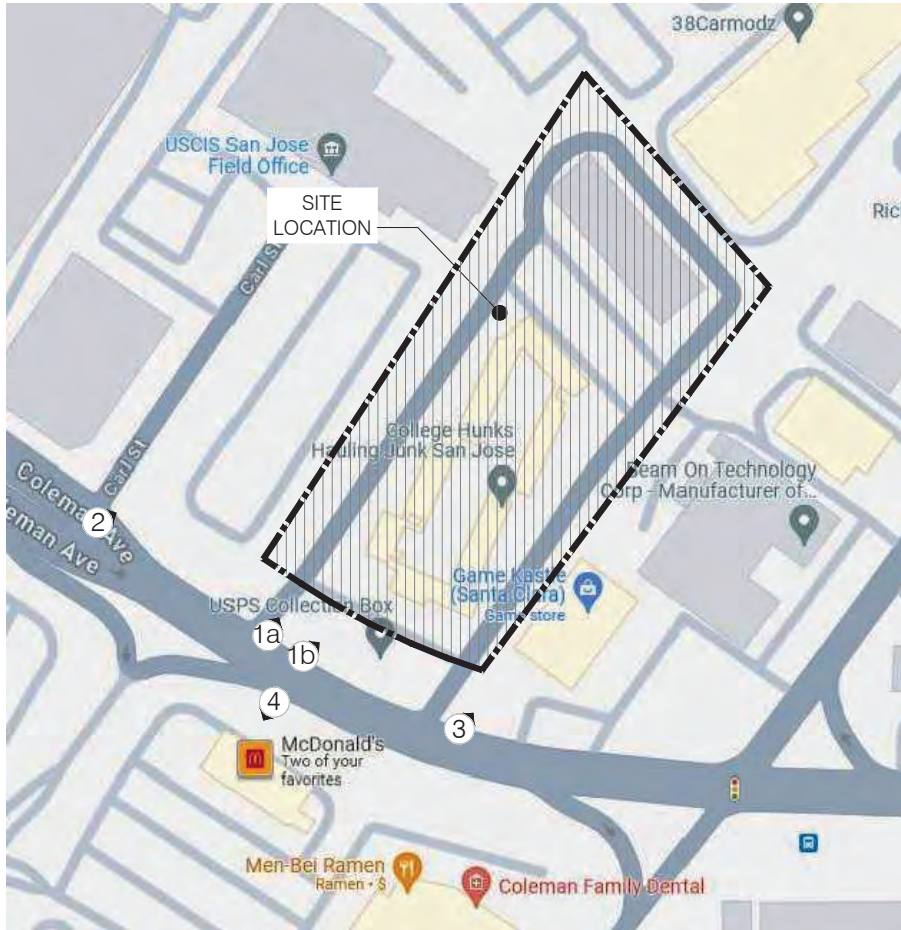
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



PROJECT INFORMATION

PI-0.2

SCALE: NTS
DATE: 10.27.2025
PROJECT: 317082



VICINITY MAP



VIEW NO. 1a - LOOK IN TO SITE LOCATION



VIEW NO. 1b - LOOK IN TO SITE LOCATION



VIEW NO. 4 - ACROSS THE STREET NEIGHBOR FROM COLEMAN AVE.



VIEW NO. 2 - RIGHT SIDE NEIGHBOR FROM CORNER OF COLEMAN AND CARL. LOOKING TO PARKING AREA



VIEW NO. 3 - LEFT SIDE NEIGHBOR FROM COLEMAN AVE. LOOKING TO JB TROPHIES & CUSTOM FRAMES

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
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VICINITY MAP & NEIGHBORHOOD PHOTOS

PH-1

SCALE: NTS
DATE: 10.27.2025
PROJECT: 317082



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

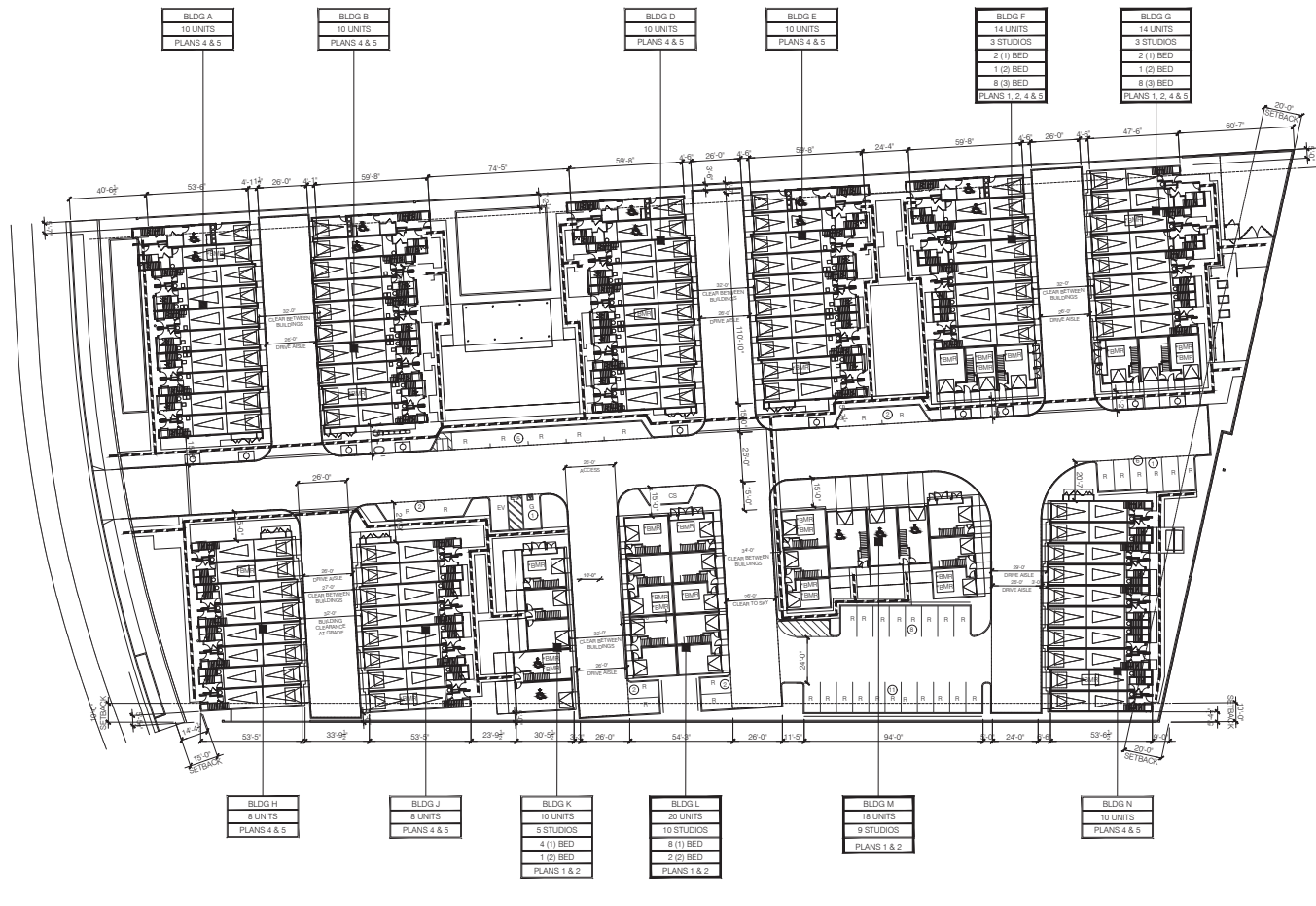
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ILLUSTRATIVE SITE PLAN

SP1.1

SCALE: NTS
DATE: 10.27.2025
PROJECT: 317082



BLDG LEGEND

BLDG	BLDG NUMBER
X UNITS	TOTAL UNIT

BLDG TYPES
RESIDENTIAL ROWHOUSE STYLE CONDOMINIUM

ADA UNIT NOTE:

- 10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
- 142 TOTAL UNITS PROPOSED X 10% = 15 ACCESSIBLE UNIT

GENERAL NOTE:

FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.
FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.

LOCATION OF BLDG UNITS
BMD: BMD INDICATE BOTH STACKED UNITS ARE BMD UNITS

LOCATION OF ACCESSIBLE UNITS

ACCESSIBLE ROUTE

UNIT SUMMARY

(22)- PLAN 1A	827 SQ. FT.	1BD
(22)- PLAN 1B	377 SQ. FT.	STUDIO
(8)- PLAN 2A	998 SQ. FT.	2-BED
(8)- PLAN 2B	452 SQ. FT.	STUDIO
(41)- PLAN 4	1,530 SQ. FT.	3-BED
(41)- PLAN 5	2,000 SQ. FT.	3-BED
(142) TOTAL UNITS		

BUILDING AND SITE SUMMARY

SITE AREA: 3.79 ACRES GROSS/3.2 ACRES NET

(1) - 20 UNIT BLDG	20 UNITS
(1) - 18 UNIT BLDG	18 UNITS
(2) - 14 UNIT BLDGS	28 UNITS
(6) - 10 UNIT BLDGS	60 UNITS
(2) - 8 UNIT BLDGS	16 UNITS
TOTAL	142 UNITS

3.79 ACRE SITE

142 UNITS / 3.79 AC = 37.46 DUA

PARKING

- EXTERIOR SURFACE PARKING
 - 30 DEDICATED TO STUDIOS
 - 8 DEDICATED TO 2-BEDROOM UNITS
 - 1 GUEST SPACES
 - 39 TOTAL SURFACE PARKING
- UNIT GARAGE PARKING
 - 30 SINGLE CAR GARAGES
 - 82 (2) CAR GARAGES (164 TOTAL)
 - 194 TOTAL GARAGE SPACES
 - 233 TOTAL SPACES
 - PLUS ONE SURFACE EV
 - PLUS ONE RIDE SHARE SPACE
 - 235 TOTAL SPACES



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL SITE PLAN

SP1.2

SCALE: 1" = 30'-0"
DATE: 10.27.2025
PROJECT: 317082



COLEMAN AVE. STREETSCAPE

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

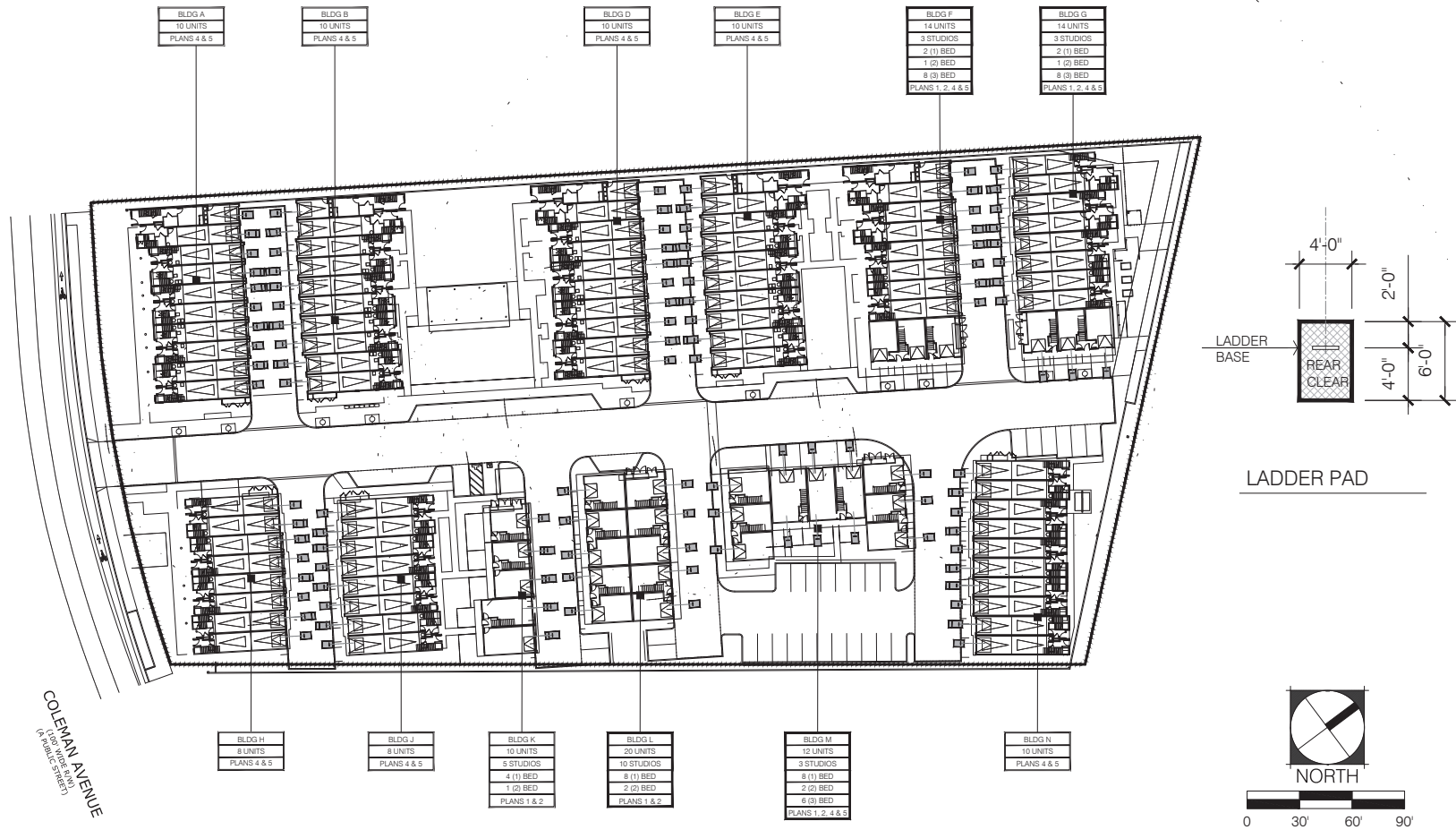
SANTA CLARA, CALIFORNIA 95050



COLEMAN AVE. CONCEPTUAL STREETSCAPE

SS-1.0

SCALE: N.T.S.
DATE: 10.27.2025
PROJECT: 317082

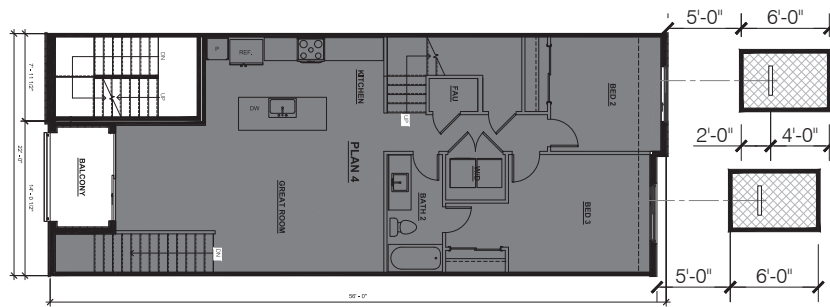
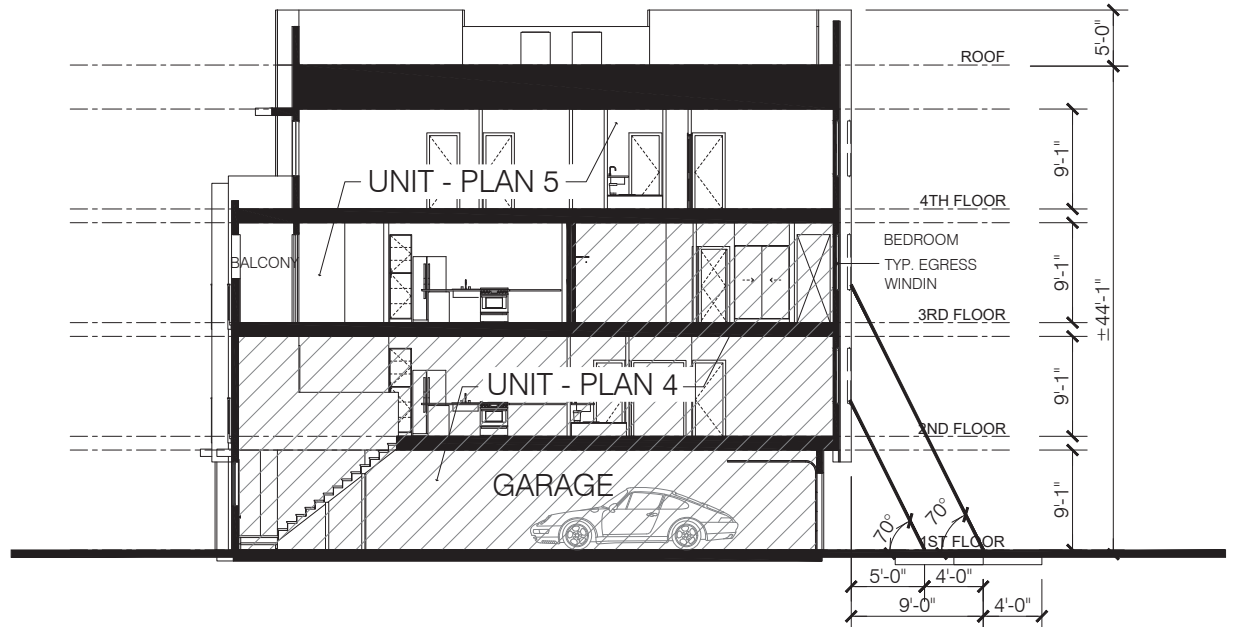
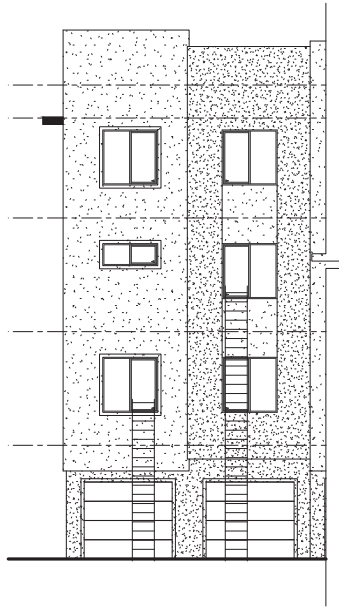


COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



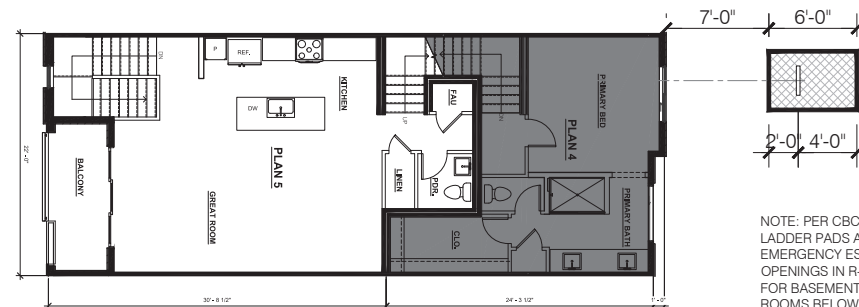
FIRE SAFETY SITE PLAN - LADDER PAD
FS-1.0

SCALE: 1" = 30'-0"
DATE: 10.27.2025
PROJECT: 317082



2ND FLOOR PLAN

PLAN 4 & 5



3RD FLOOR PLAN

PLAN 4 & 5

NOTE: PER CBC SECTION 1031.2, LADDER PADS ARE PROVIDED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN R-2 OCCUPANCIES FOR BASEMENTS & SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



FIRE SAFETY - LADDER PAD DIAGRAM

FS-1.1

SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082

ELEVATION LEGEND

- | | | | |
|---|-------------------|---|---------------------------|
| 1 | STUCCO 1 | 5 | VERTICAL SIDING 3 |
| 2 | STUCCO 2 | 6 | BRICK VENEER |
| 3 | VERTICAL SIDING 1 | 7 | METAL RAILING/ FRONT DOOR |
| 4 | VERTICAL SIDING 2 | | |

MATERIAL SPECIFICATIONS

STUCCO FINISH - 3020
 VERTICAL SIDING - TruExterior (VERTICAL NICKEL GAP)
 BRICK VENEER - McNear Cotswold
 TRIM/ PARAPET CAP - SAME AS STUCCO/ SIDING COLOR
 WINDOWS - GREY VINYL
 GARAGE DOORS - FLUSH METAL ROLL UP
 FRONT DOORS - FIBERGLASS W/ GLASS
 LIGHT FIXTURE -
 VISUAL COMFORT & CO., VEX 12 OUTDOOR WALL OR EQUAL
 NOTE: ALL MATERIAL ARE AS SPECIFIED OR EQUAL



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
 SANTA CLARA, CALIFORNIA 95050



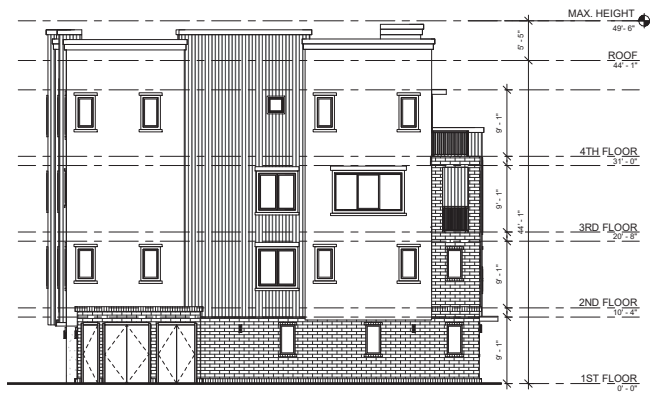
BUILDING MATERIALS & FINISHES

A1.0.1

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

Date: 10/27/2025

Project Number: 317082



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

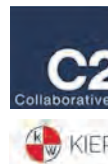


REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEVATIONS 8 PLE

A1.2.1

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

Date: 10/27/2025

Project Number: 317082



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION

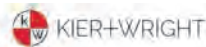


RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



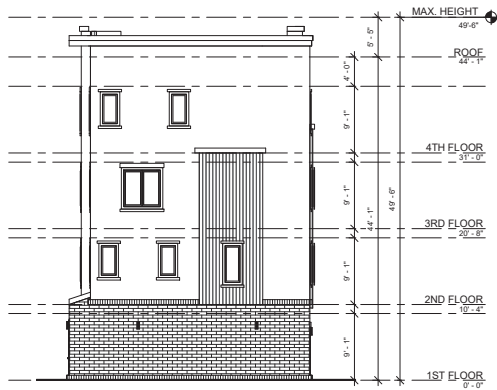
CONCEPTUAL ELEVATIONS 10 PLE

A1.3.1

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

Date: 10/27/2025

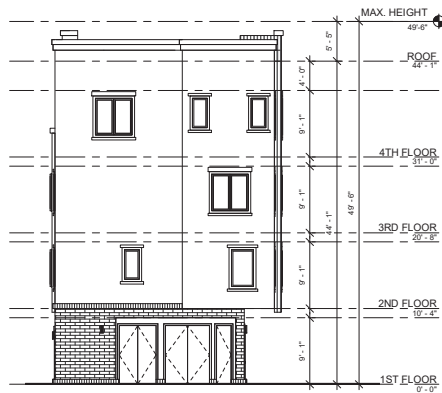
Project Number: 317082



BLDG - SIDE ELEVATION



BLDG - FRONT



BLDG - STREET ELEVATION



BLDG - REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEVATIONS 10 PLE STUDIO

A1.4.1

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

Date: 10/27/2025

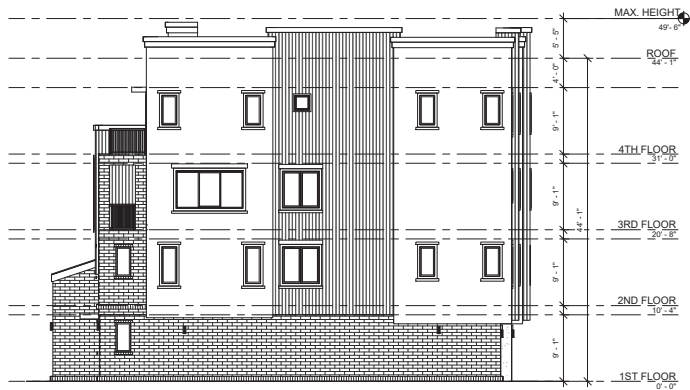
Project Number: 317082



BLDG G - RIGHT



BLDG G - FRONT



BLDG G - LEFT

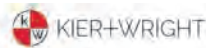


BLDG G - REAR

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEVATIONS 14 PLE

A1.5.1

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

Date: 10/27/2025

Project Number: 317082



BLDG M - LEFT ELEVATION1



BLDG M - FRONT ELEVATION



BLDG M - RIGHT ELEVATION

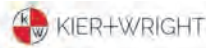


BLDG M - REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEVATIONS 18 PLE

A1. .1

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

Date: 10/27/2025

Project Number: 317082



BLDG L - SIDE ELEVATION



BLDG L - FRONT ELEVATION 2



BLDG L - STREET SIDE ELEVATION

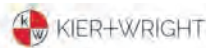


BLDG L - FRONT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



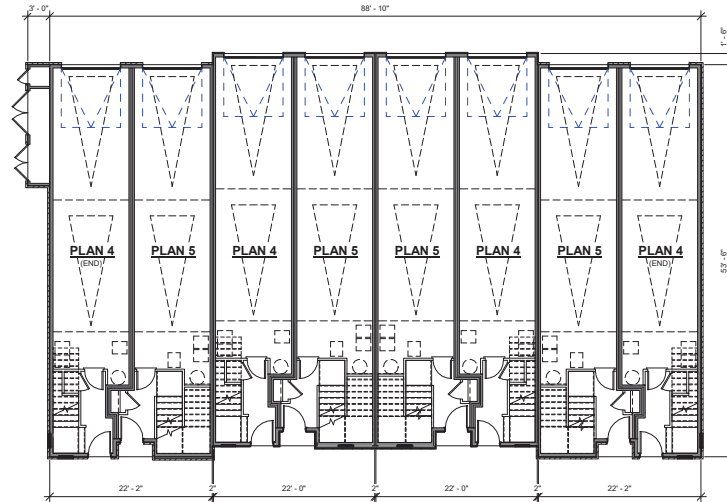
CONCEPTUAL ELEVATIONS 20 PLE

A1.7.1

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

Date: 10/27/2025

Project Number: 317082



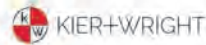
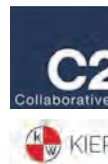
1ST FLOOR PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



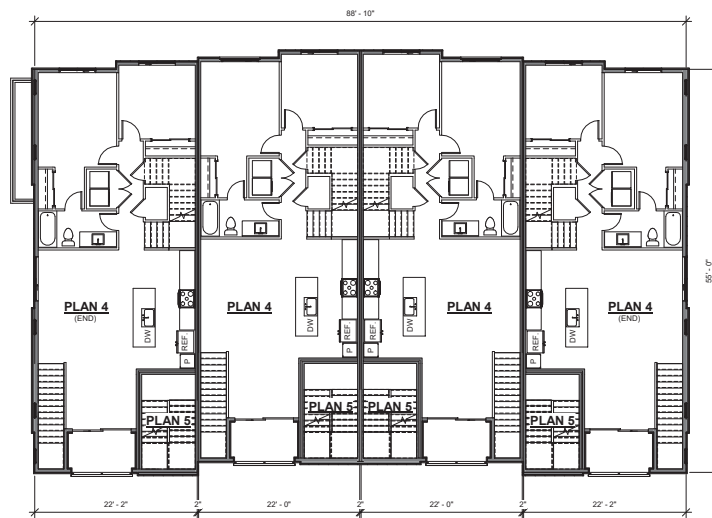
CONCEPTUAL 1ST FLOOR PLAN 8 PLE

A2.2.1

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

Date: 10/27/2025

Project Number: 317082



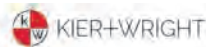
2ND FLOOR PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



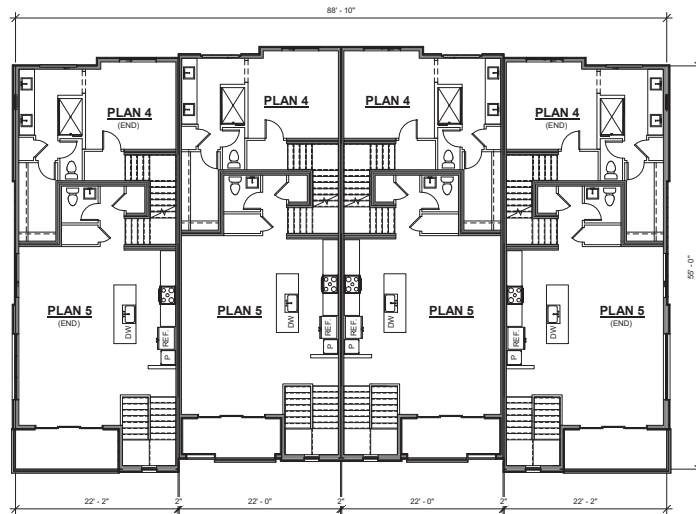
CONCEPTUAL 2ND FLOOR PLAN 8 PLE

A2.2.2

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

Date: 10/27/2025

Project Number: 317082



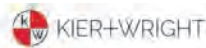
3RD FLOOR PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



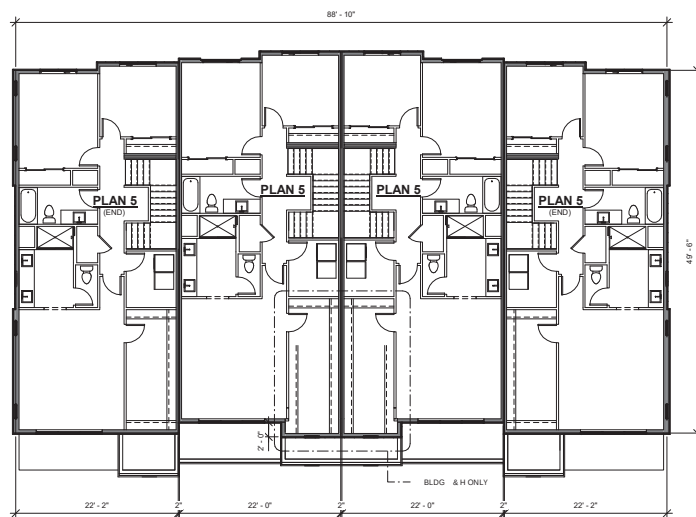
CONCEPTUAL 3RD FLOOR PLAN 8 PLE

A2.2.3

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

Date: 10/27/2025

Project Number: 317082



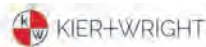
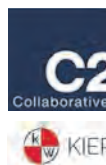
4TH FLOOR PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



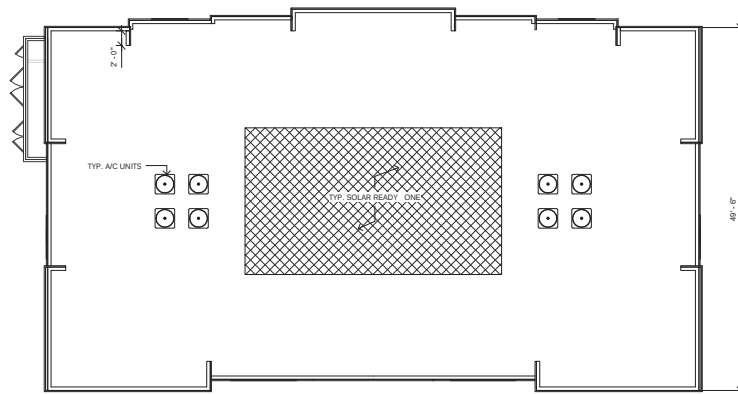
CONCEPTUAL 4TH FLOOR PLAN 8 PLE

A2.2.4

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

Date: 10/27/2025

Project Number: 317082



ROOF PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



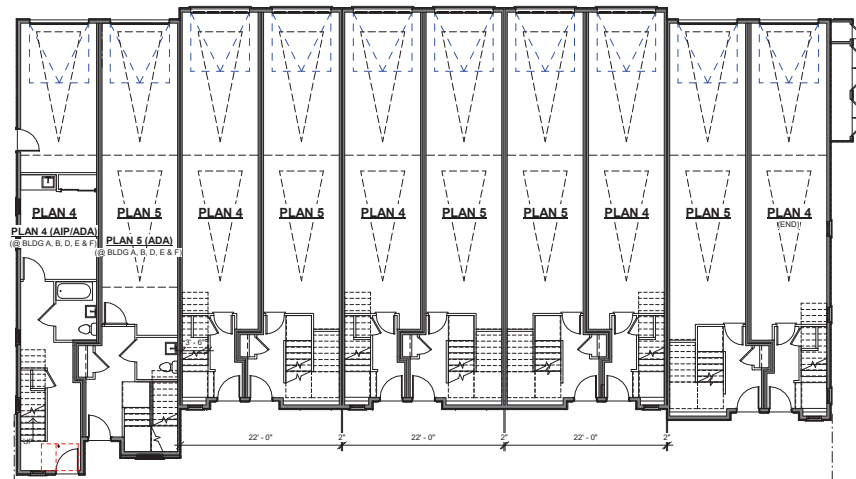
CONCEPTUAL ROOF PLAN 8 PLE

A2.2.5

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

Date: 10/27/2025

Project Number: 317082



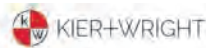
1ST FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



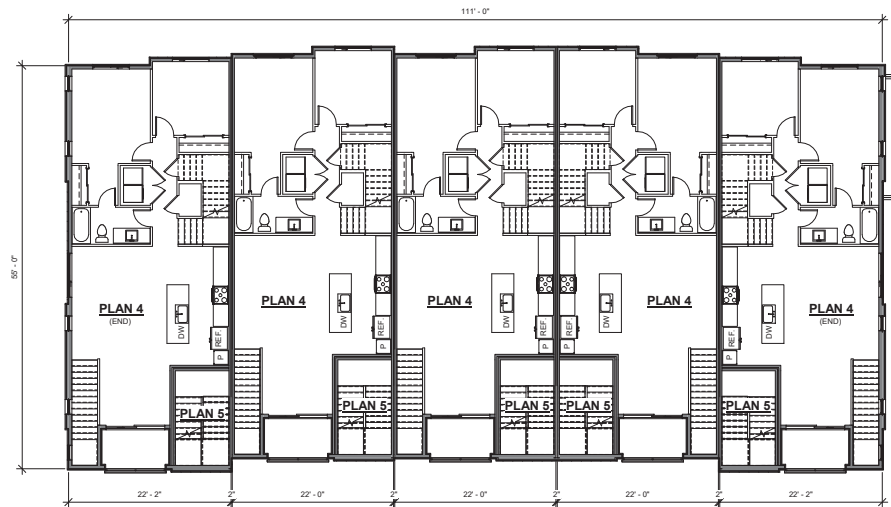
CONCEPTUAL 1ST FLOOR PLAN 10 PLE

A2.3.1

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

Date: 10/27/2025

Project Number: 317082



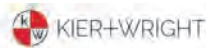
2ND FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



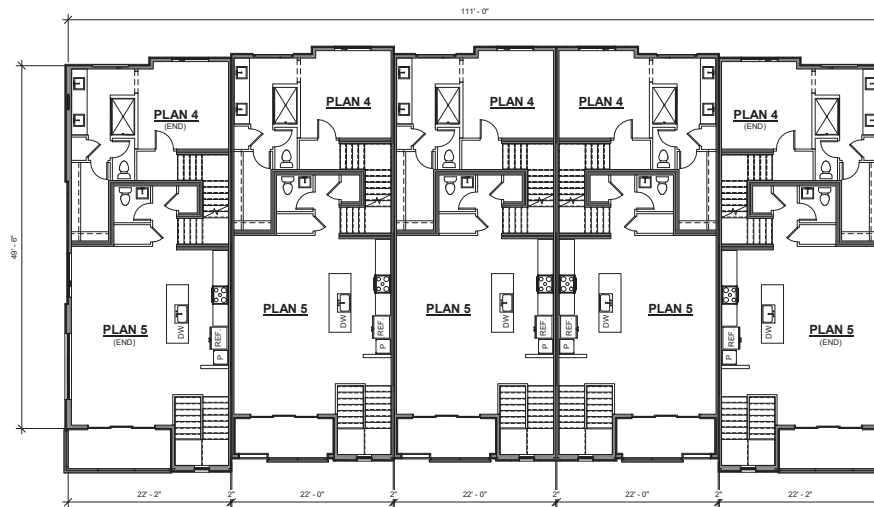
CONCEPTUAL 2ND FLOOR PLAN 10 PLE

A2.3.2

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

Date: 10/27/2025

Project Number: 317082



3RD FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



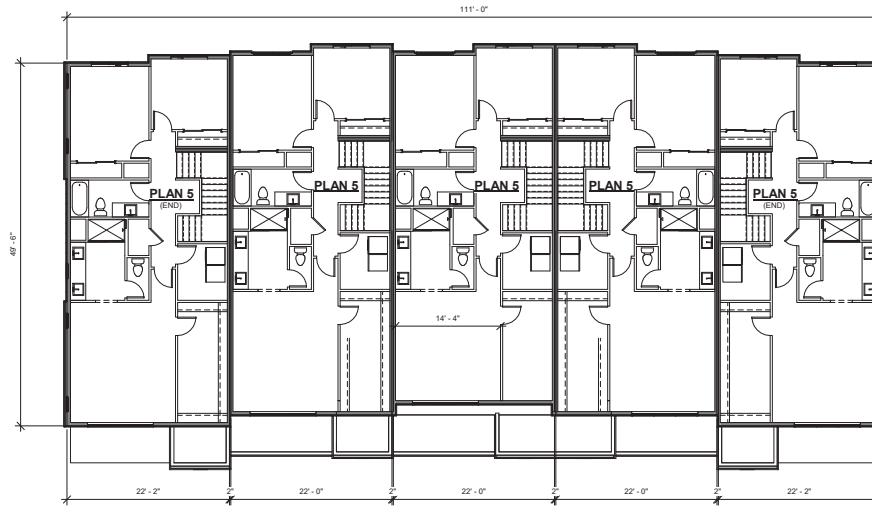
CONCEPTUAL 3RD FLOOR PLAN 10 PLE

A2.3.3

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

Date: 10/27/2025

Project Number: 317082



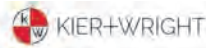
4TH FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



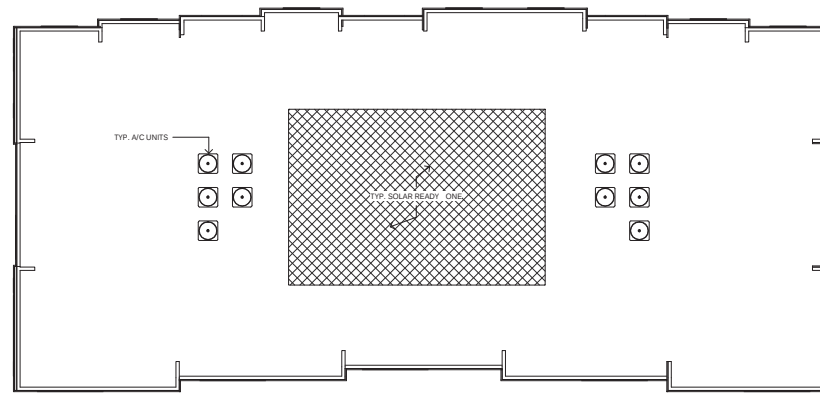
CONCEPTUAL 4TH FLOOR PLAN 10 PLE

A2.3.4

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

Date: 10/27/2025

Project Number: 317082



ROOF PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



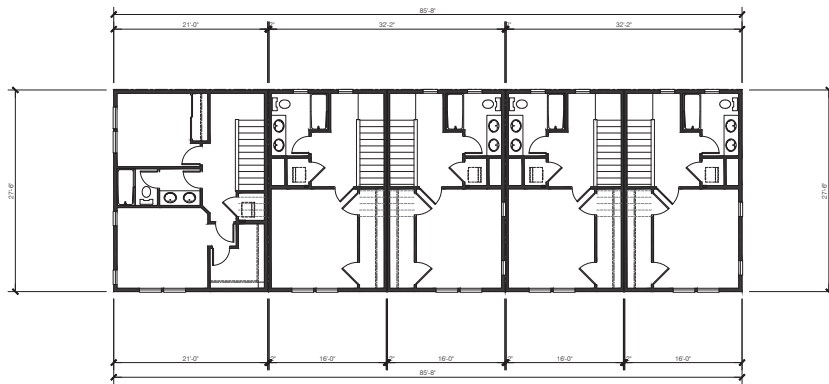
CONCEPTUAL ROOF PLAN 10 PLE

A2.3.5

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

Date: 10/27/2025

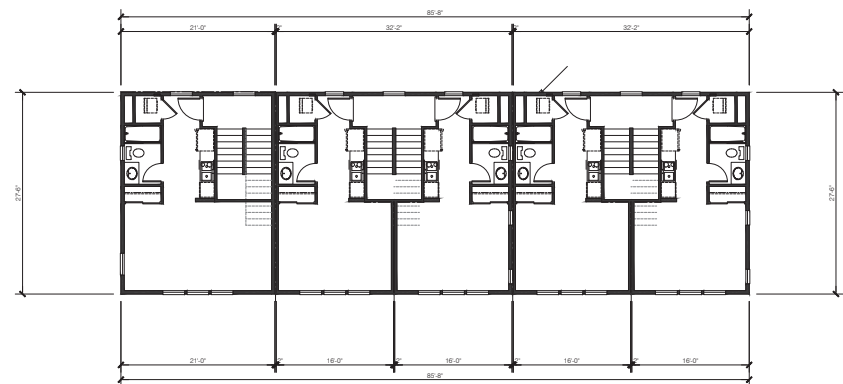
Project Number: 317082



4TH FLOOR PLAN

BLDG. K - PLAN 8 (8A AND 8B)

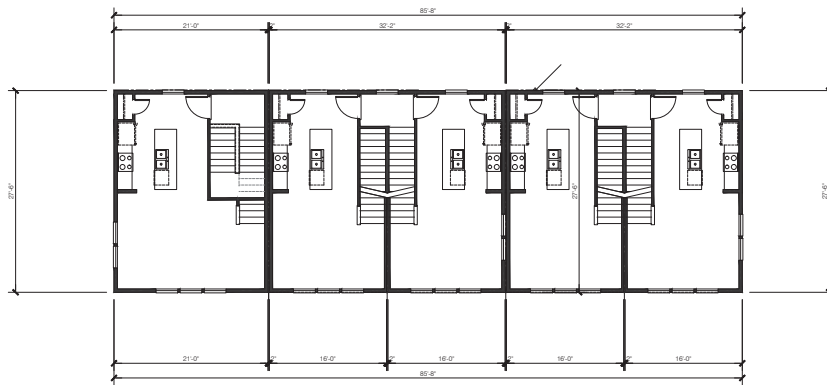
2,356 SQ. FT.



2ND FLOOR PLAN

BLDG. C_AT BUILDINGS C-D-E-F - SEE SITE PLAN

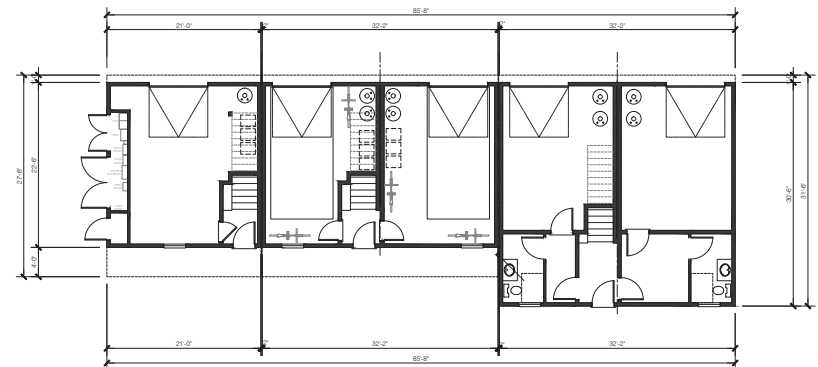
2,356 SQ. FT.



3RD FLOOR PLAN

BLDG. C - PLANS 6 & 7

2,356 SQ. FT.



1ST FLOOR PLAN

BLDG._AT BUILDINGS G THROUGH K - SEE SITE PLAN - PLANS 6,7 & 8

2,184 SQ. FT.

TOTAL SQ. FT. 9,251 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

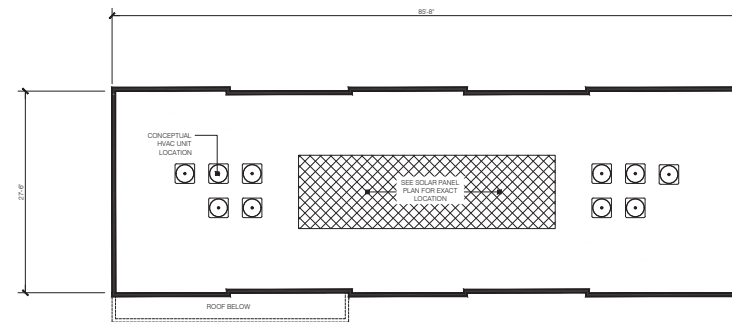
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO

A2.4.1

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



ROOF PLAN

BLDG. K - PLANS 1 & 2

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

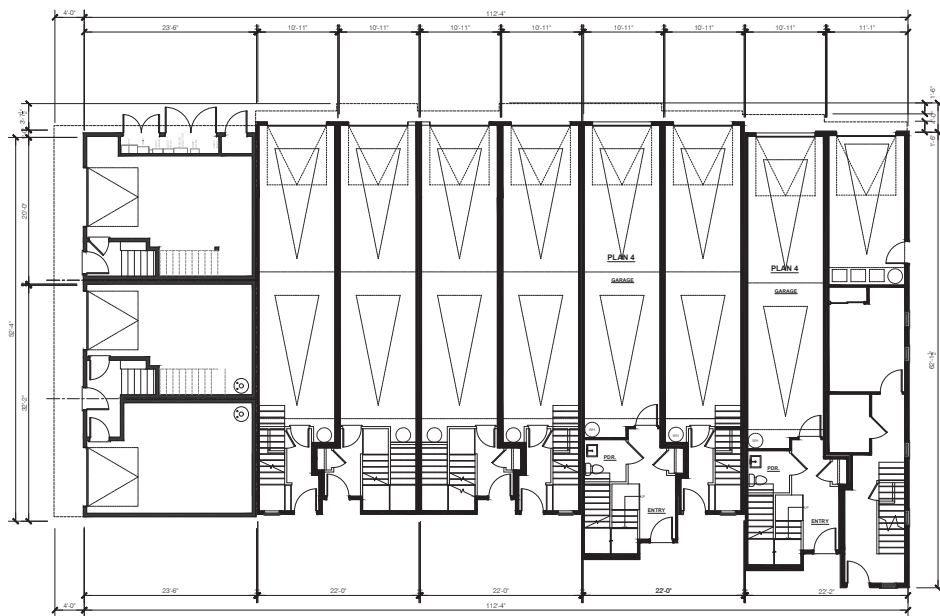
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL RP_10 PLEX W-STUDIO

A2.4.2

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082

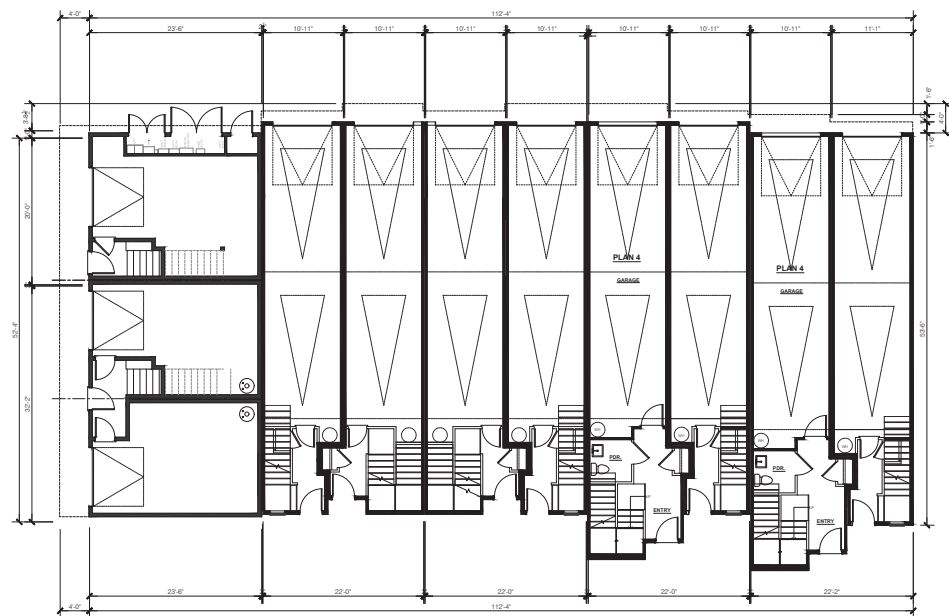


PARTIAL 1ST FLOOR PLAN

BLDGS. F_14-PLEX (AIP/ADA)

- PLANS 1,2, 4 & 5

6,038 SQ. FT.
24,242 SQ. FT. TOTAL



1ST FLOOR PLAN

BLDGS. G_14-PLEX

- PLANS 1,2, 4 & 5

5,960 SQ. FT.
24,164 SQ. FT. TOTAL

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST BP_14 PLEX

A2.5.1

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



2ND FLOOR PLAN

6,190 SQ. FT. - PLANS 1,2, 4,& 5 BLDGS. F & G_14-PLEX

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 2ND BP_14 PLEX

A2.5.2

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



3RD FLOOR PLAN

BLDG. M_12-PLEX

- PLANS 1,2, 4 & 5

6,100 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

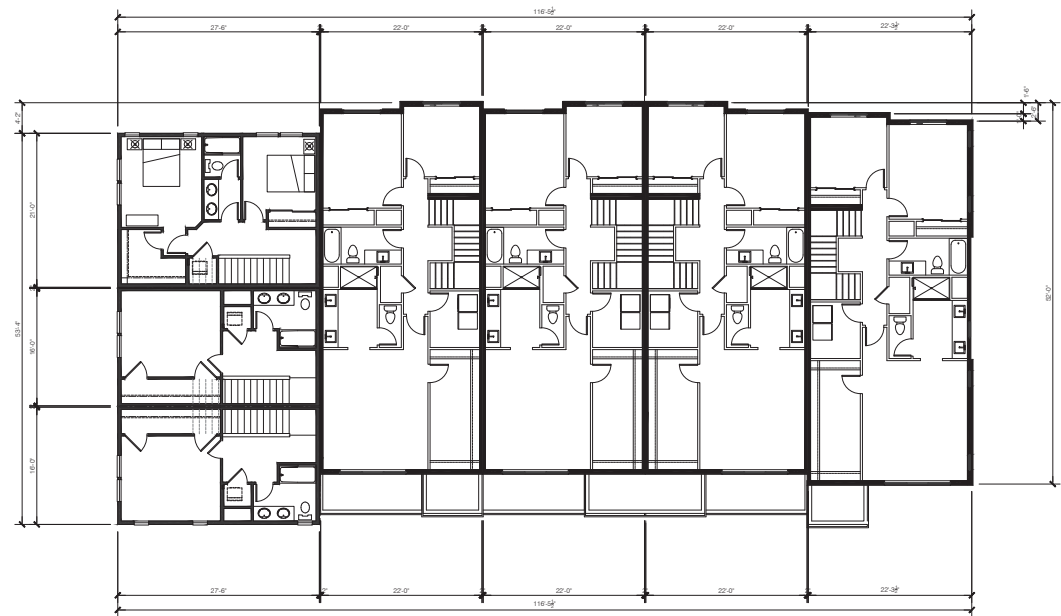
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 3RD BP_14 PLEX

A2.5.3

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



4TH FLOOR PLAN

BLDG. F & G_14-PLEX

PLANS 1,2, 4 & 5

5,914 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



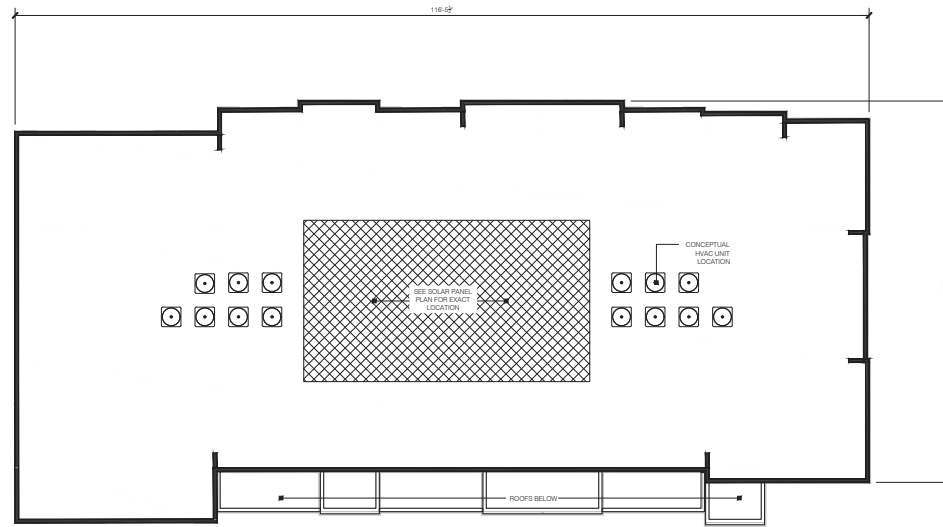
CONCEPTUAL 4TH BP_14 PLEX

A2.5.4

SCALE: 1/8" = 1'-0"

DATE: 10.27.2025

PROJECT: 317082



ROOF PLAN

BLDG. F (BLDG G REVERSED)

PLANS 1,2 & 4

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL RP_14 PLEX

A2.5.5

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



1ST FLOOR PLAN

BLDG. M_18-PLEX

- PLANS 1 & 2

4096 SQ. FT.

17,324 SQ. FT. TOTAL

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST BP_18 PLEX

A2.6.1

SCALE: 1/8" = 1'-0"

DATE: 10.27.2025

PROJECT: 317082



3RD FLOOR PLAN

BLDG. M_12-PLEX

- PLANS 1 & 2

4409 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



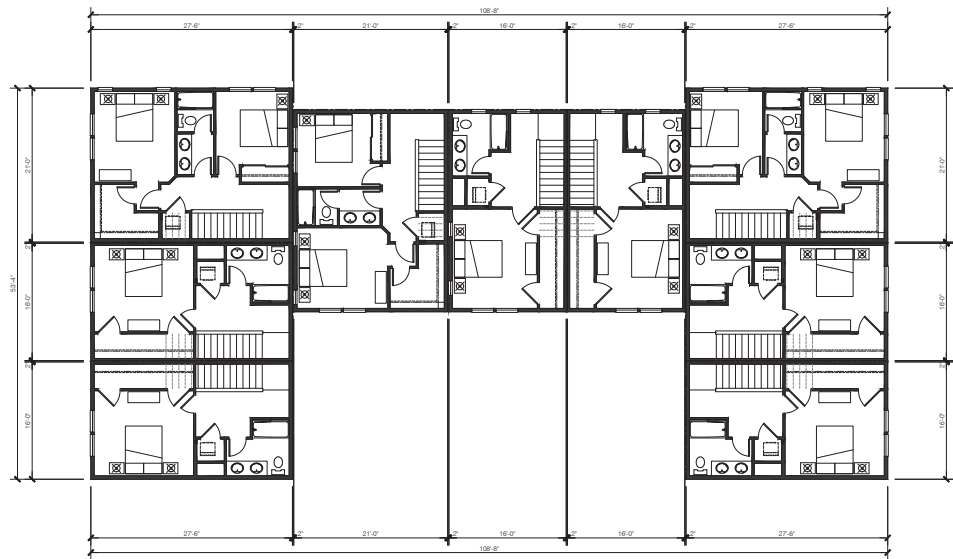
CONCEPTUAL 3RD BP_18 PLEX

A2.6.3

SCALE: 1/8" = 1'-0"

DATE: 10.27.2025

PROJECT: 317082



4TH FLOOR PLAN

BLDG. M_18-PLEX - PLANS 1 & 2 4409 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

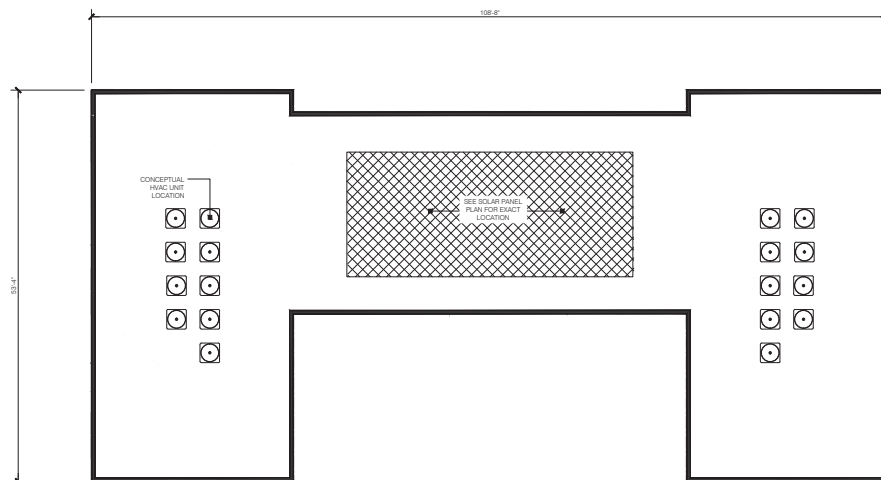
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 4TH BP_18 PLEX

A2.6.4

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



ROOF PLAN

BLDG. M

PLANS 1,2 & 4

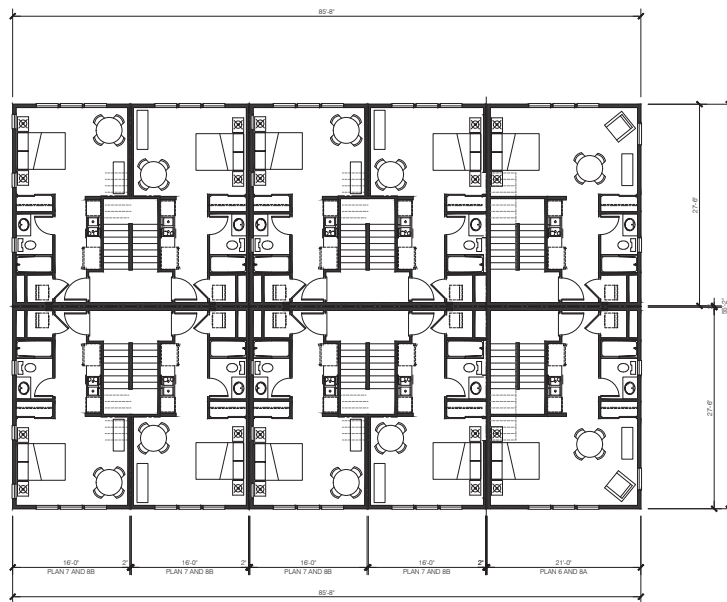
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



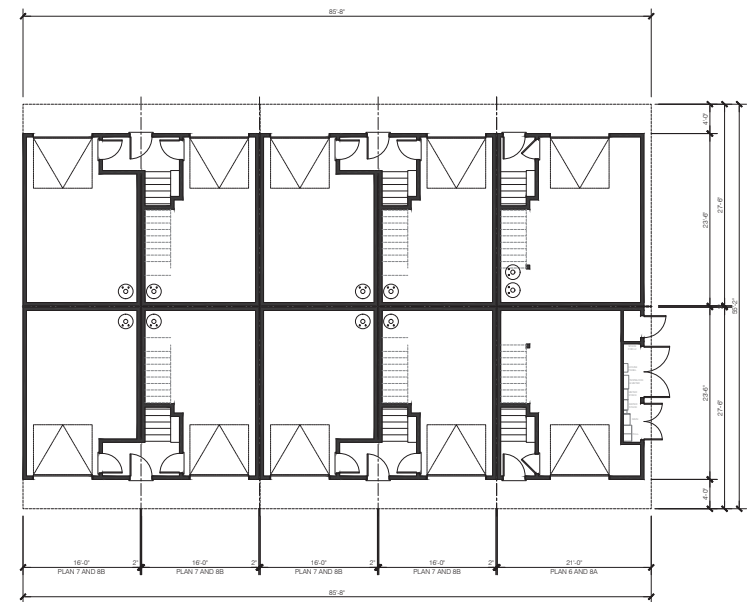
CONCEPTUAL RP_18 PLEX

A2.6.5

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



2ND FLOOR PLAN
BUILDING L - PLANS 1 & 2 4,726 SQ. FT.



1ST FLOOR PLAN
BUILDING L - PLANS 1 & 2 3,993 SQ. FT.
18,171 SQ. FT. TOTAL

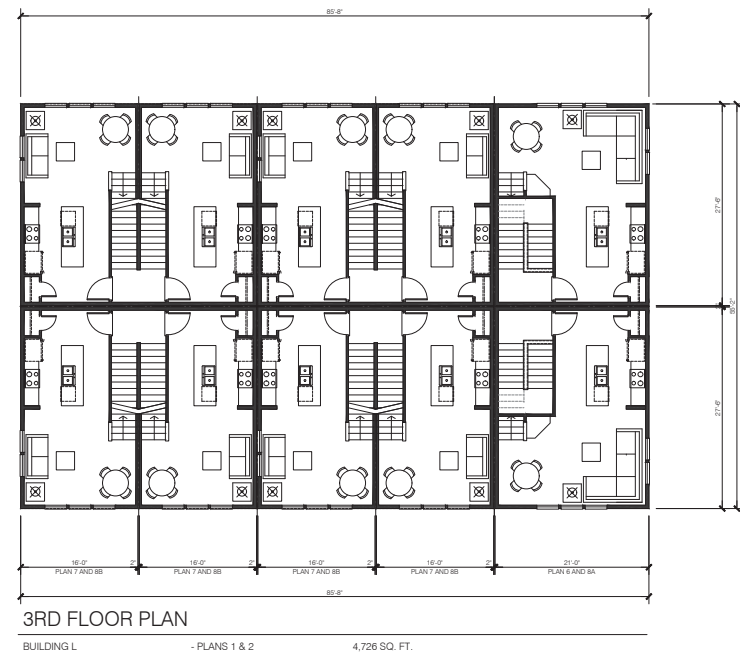
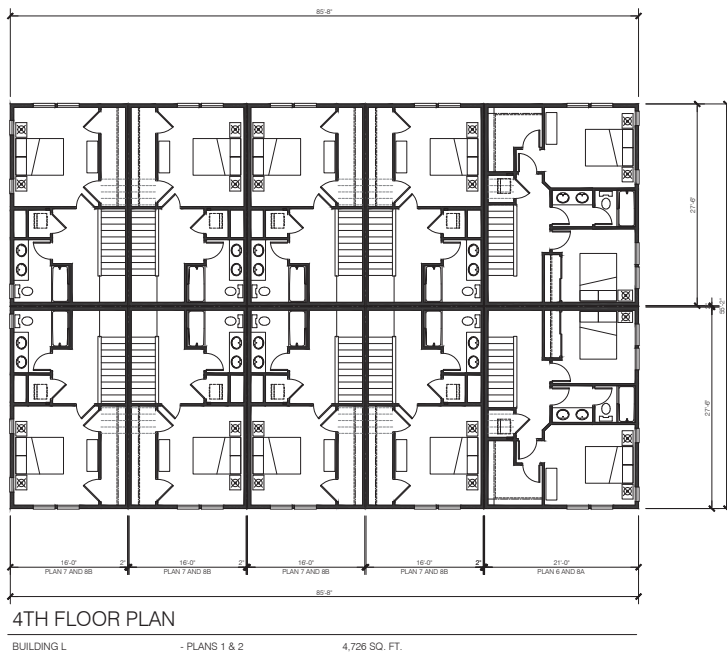
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST_2ND BP- 20 PLEX

A2.7.1

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



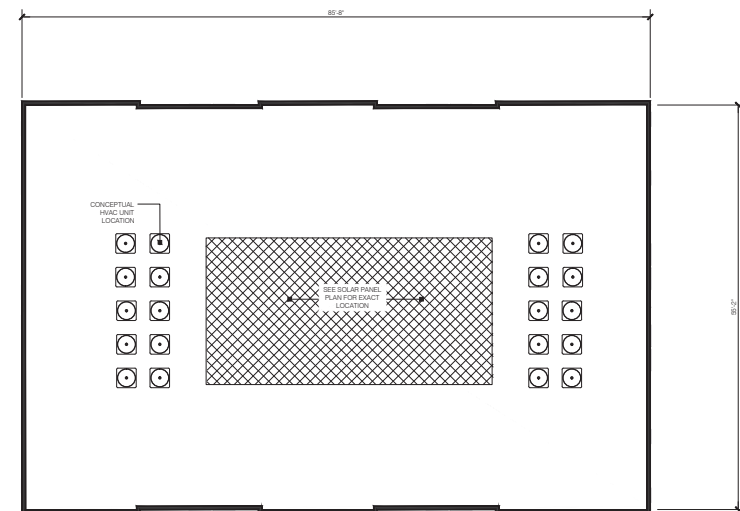
COLEMAN VILLAGE
 CITY VENTURES
 1400 COLEMAN AVE.
 SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 3RD_4TH BP- 20 PLEX

A2.7.2

SCALE: 1/8" = 1'-0"
 DATE: 10.27.2025
 PROJECT: 317082



ROOF PLAN

BUILDING L

PLANS 1 & 2

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



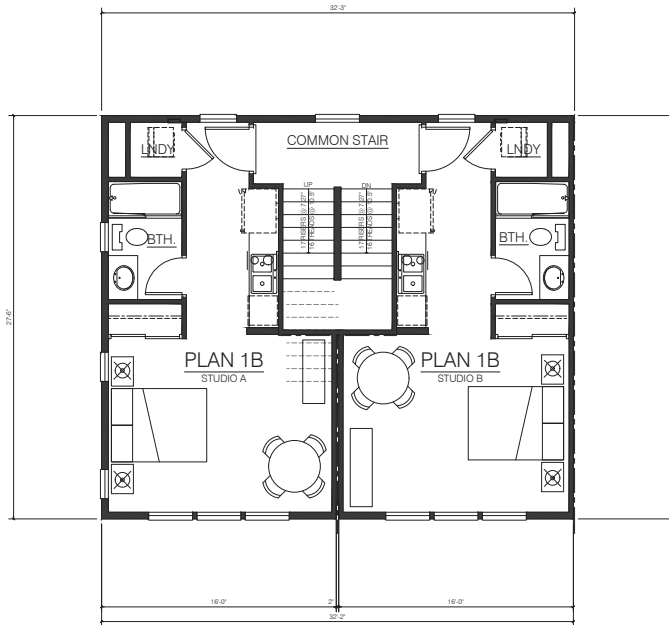
CONCEPTUAL RP_20 PLEX

A2.7.3

SCALE: 1/8" = 1'-0"

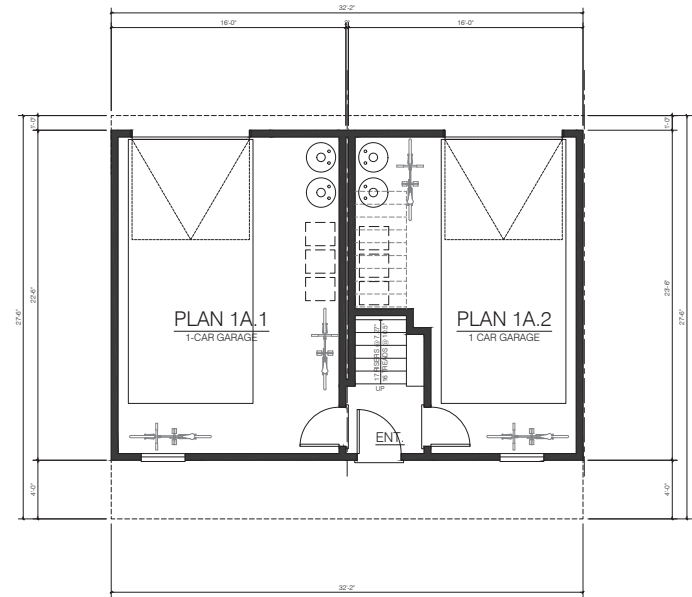
DATE: 10.27. 2025

PROJECT: 317082



2ND FLOOR PLAN

STUDIOS 1B LIVING: 377 SQ. FT.
STAIR: 128 SQ. FT.



1ST FLOOR PLAN

PLAN 1A PLAN 1A.1 GARAGE: 360 SQ. FT.
PLAN 1A.2 GARAGE: 304 SQ. FT.
STAIR/ UTIL: 58 SQ. FT.

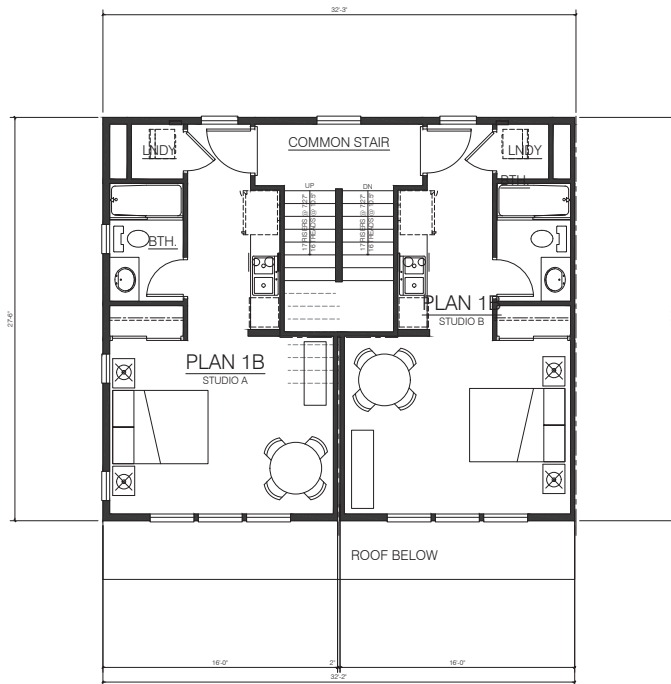
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS

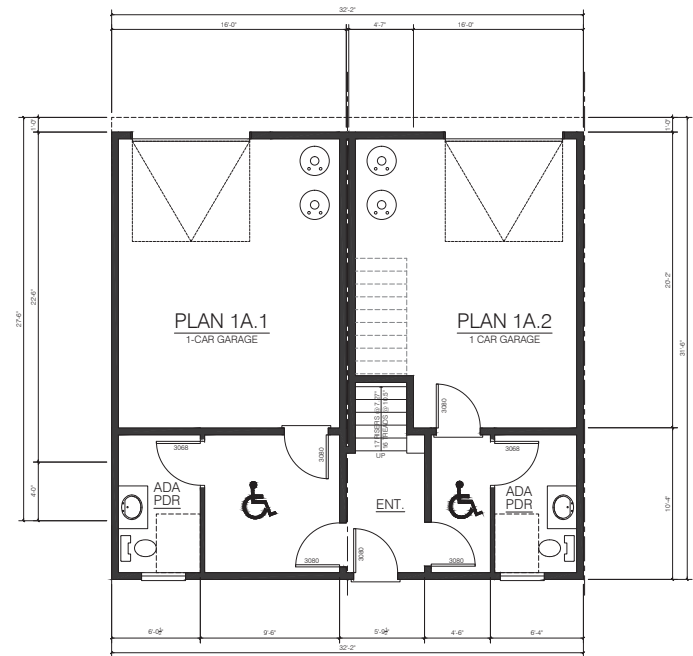
A3.1.1

SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



2ND FLOOR PLAN

STUDIOS 1B LIVING: 377 SQ. FT.
STAIR: 128 SQ. FT.



1ST FLOOR PLAN

PLAN 1A PLAN 1A.1 GARAGE: 323 SQ. FT.
PLAN 1A.2 GARAGE: 307 SQ. FT.
STAIR/UTIL: 76 SQ. FT.

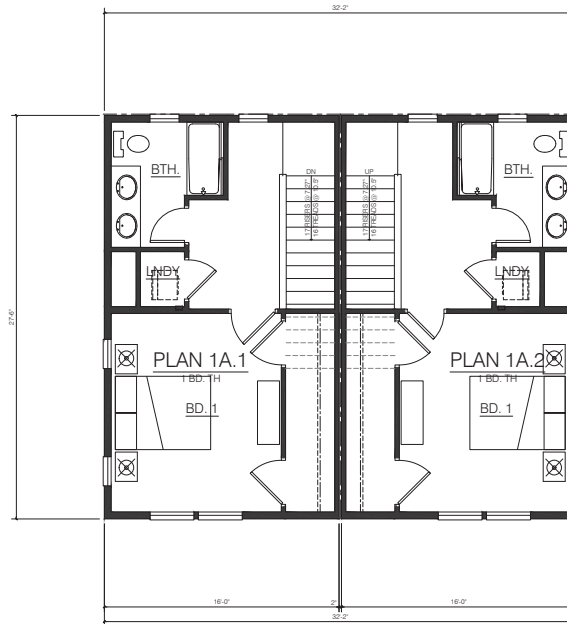
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A_1B_1ST AND 2ND_ADA

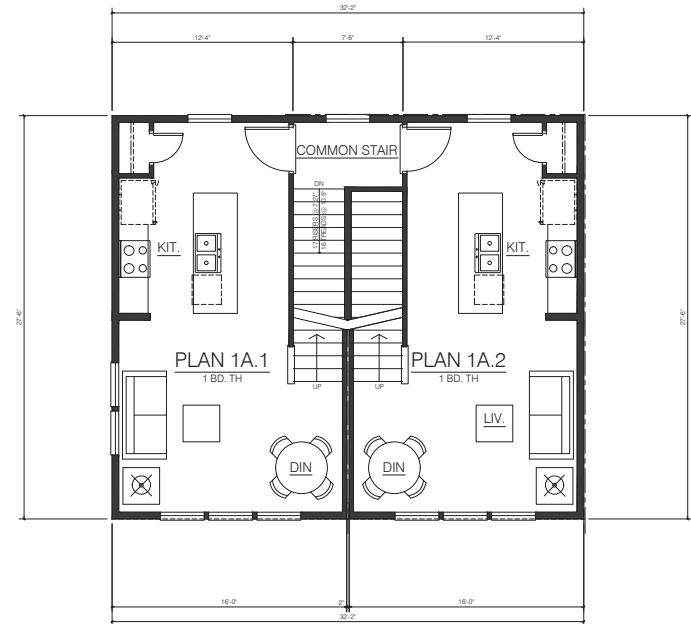
A3.1.2

SCALE: 1/4" = 1'-0"
DATE: 10.27. 2025
PROJECT: 317082



4TH FLOOR PLAN

PLAN 1A UPPER LIVING: 440 SQ. FT.



3RD FLOOR PLAN

PLAN 1A MAIN LIVING: 387 SQ. FT.
TOTAL LIVING: 827 SQ. FT.
STAIR: 109 SQ. FT.

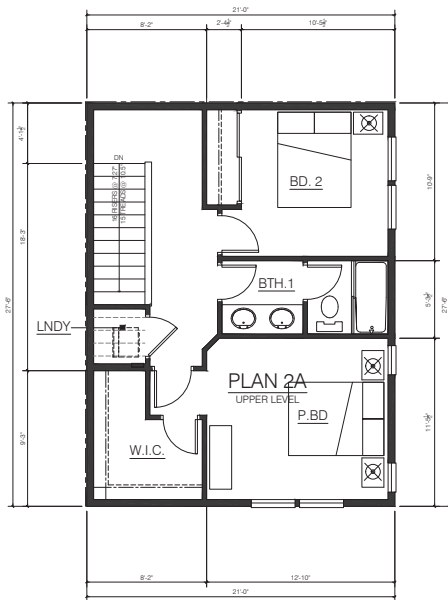
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS

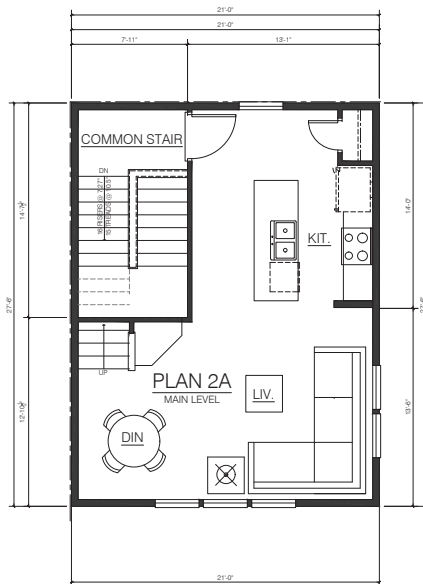
A3.1.3

SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



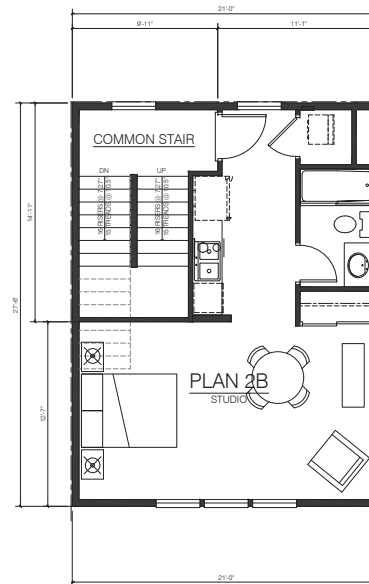
4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



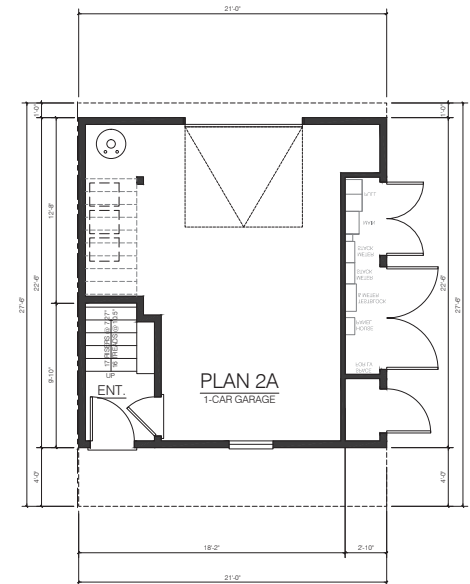
3RD FLOOR PLAN

PLAN 2A MAIN LIVING: 462 SQ. FT.
TOTAL LIVING: 998 SQ. FT.
STAIR: 116 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO LIVING: 452 SQ. FT.
STAIR: 125 SQ. FT.



GROUND FLOOR PLAN

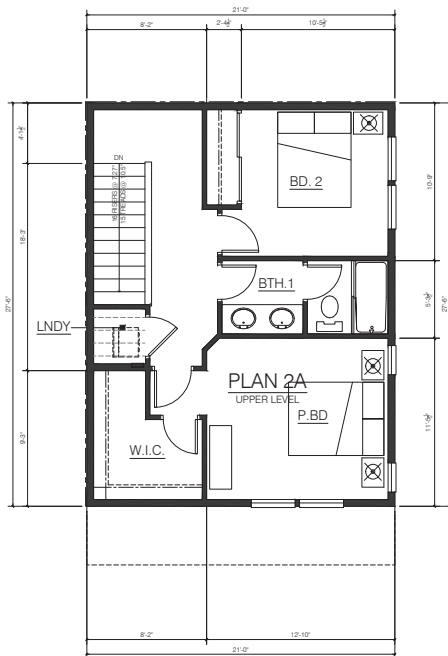
PLAN 2A STAIR / UTIL.: 109 SQ. FT.
GARAGE: 364 SQ. FT.

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



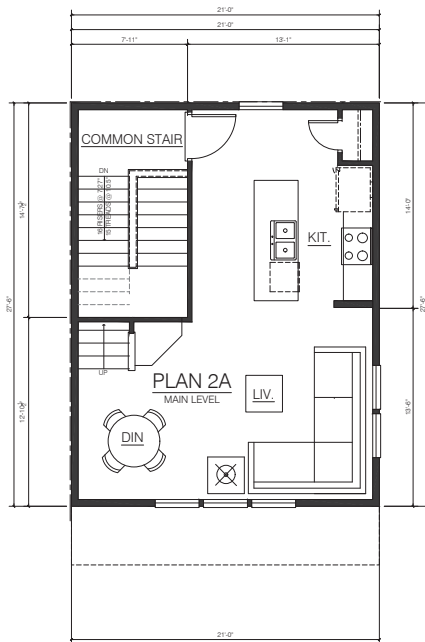
CONCEPTUAL PLAN 2
A3.2.1

SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



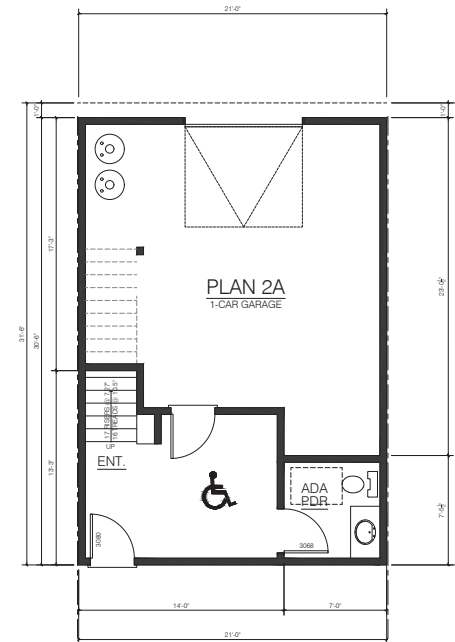
3RD FLOOR PLAN

PLAN 2A MAIN LIVING: 462 SQ. FT.
TOTAL LIVING: 998 SQ. FT.
STAIR: 116 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO LIVING: 452 SQ. FT.
STAIR: 125 SQ. FT.



GROUND FLOOR PLAN

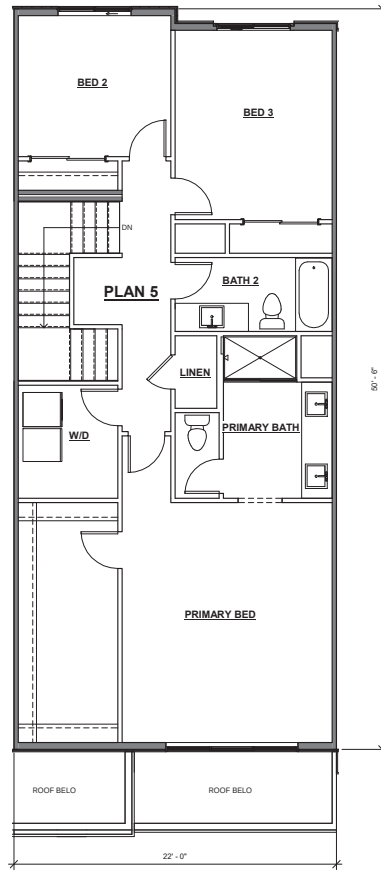
PLAN 2A STAIR / UTIL.: 215 SQ. FT.
GARAGE: 425 SQ. FT.

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

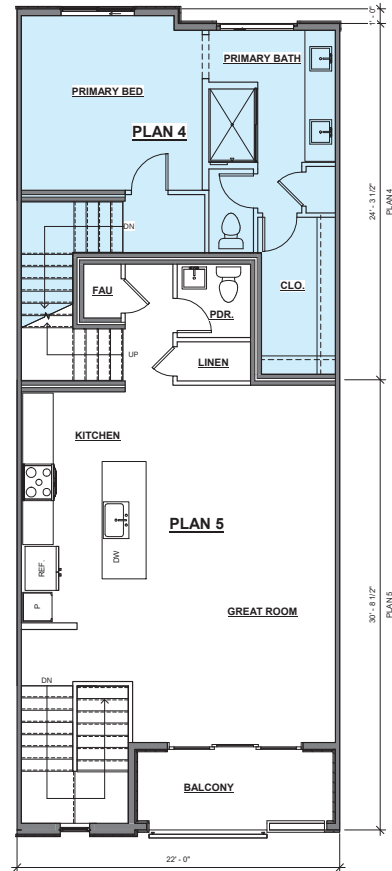


CONCEPTUAL PLAN 2 ADA
A3.2.2

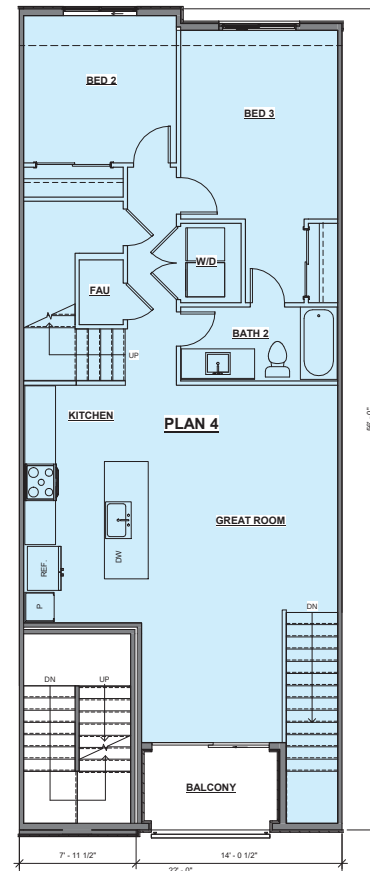
SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



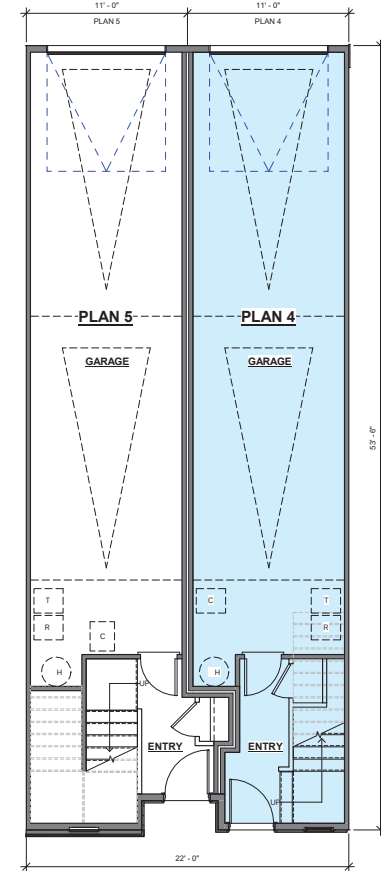
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

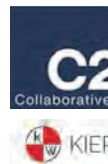


2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



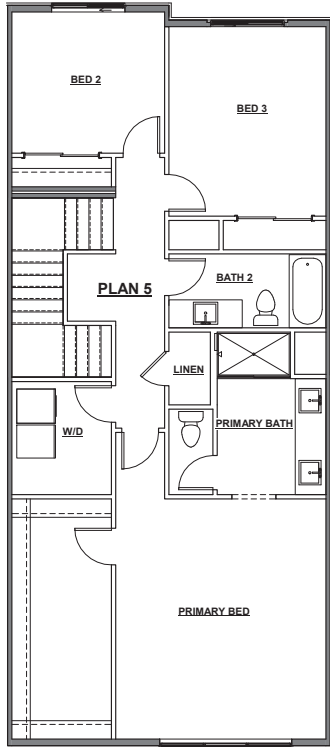
CONCEPTUAL UNIT PLANS 4&5

A3.4.1

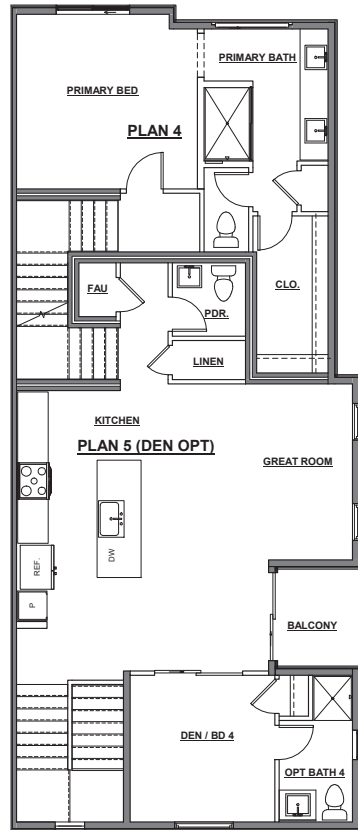
Scale: 1/4" = 1'-0"

Date: 10/27/2025

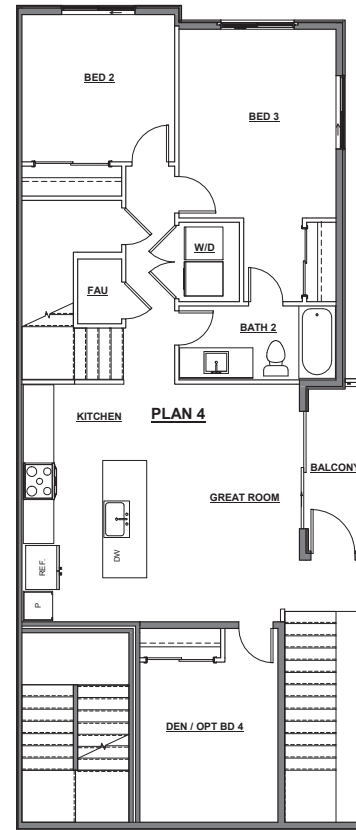
Project Number: 317082



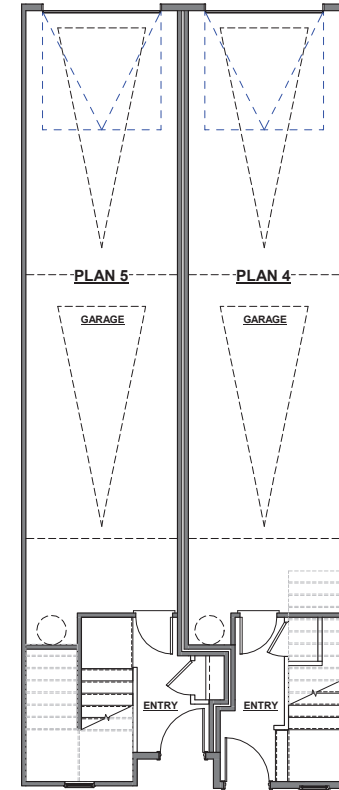
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



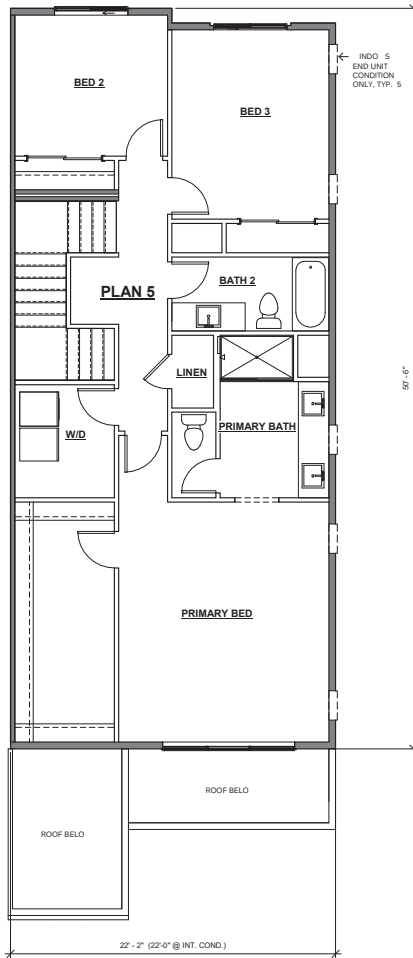
CONCEPTUAL 4-BEDROOM OPTION

A3.4.1B

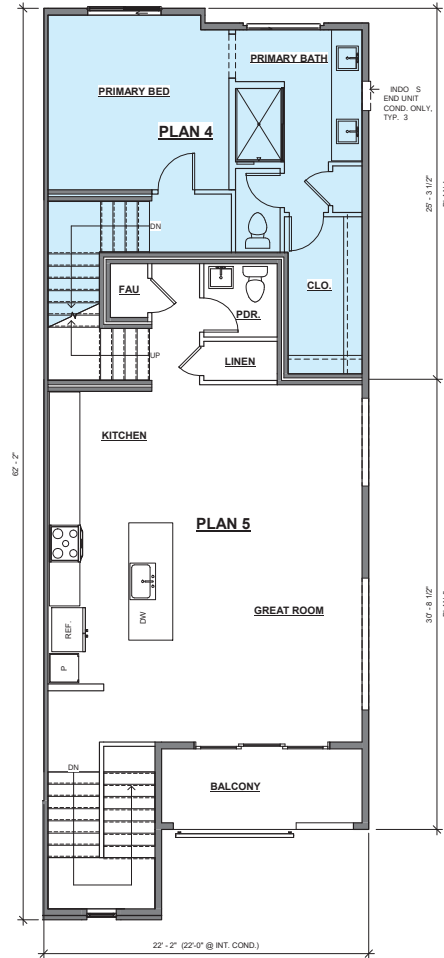
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Date: 10/27/2025

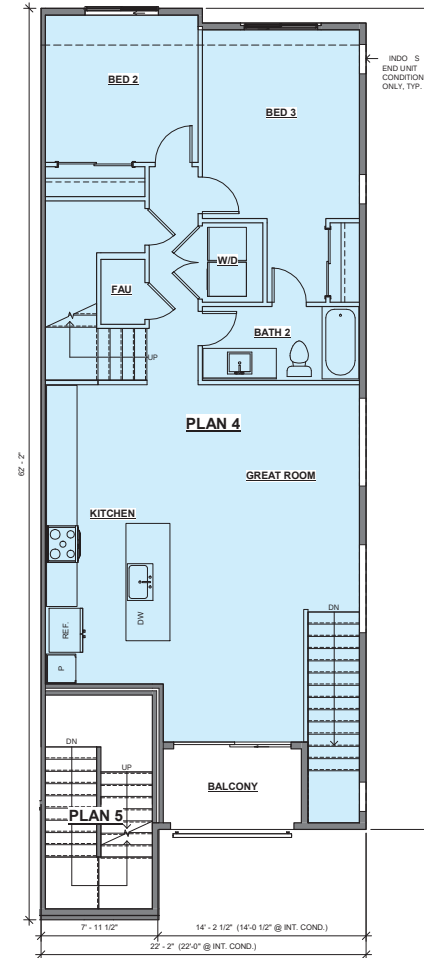
Project Number: 317082



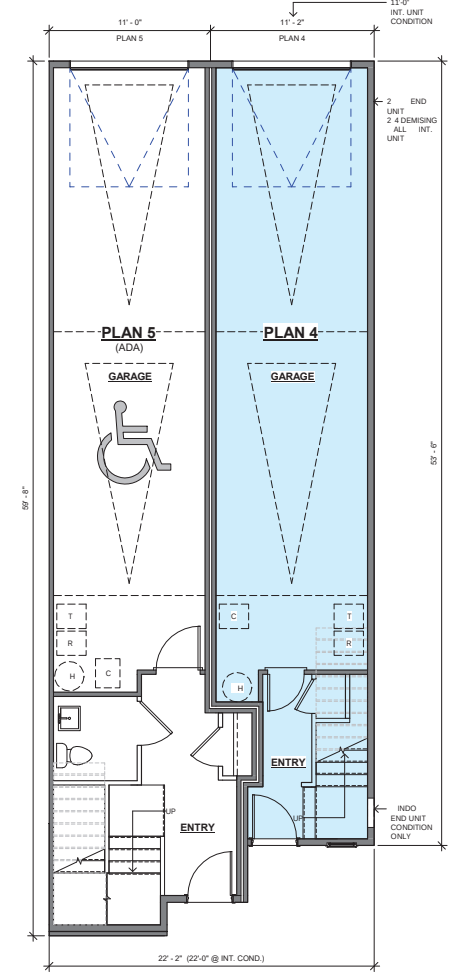
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



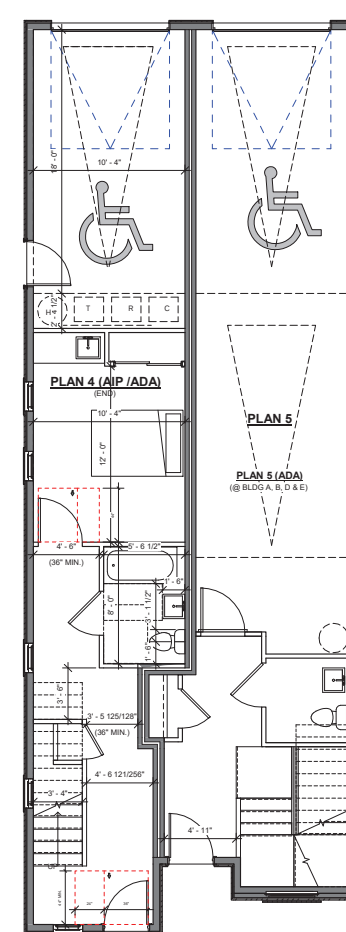
CONCEPTUAL UNIT PLAN 5 ADA

A3.4.2

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

Date: 10/27/2025

Project Number: 317082

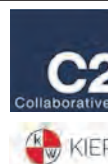


1ST FLOOR PLAN

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL AGEING IN PLACE/ADA

A3.4.2 B

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

Date: 10/27/2025

Project Number: 317082

VESTING TENTATIVE MAP

FOR A 2 LOT SUBDIVISION

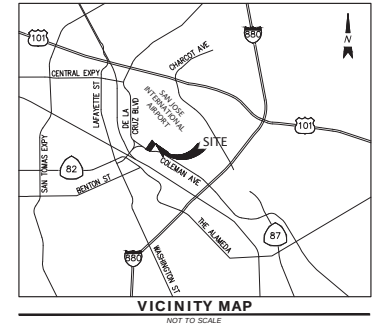
FOR RESIDENTIAL CONDOMINIUM PURPOSES

FOR A MAXIMUM OF 190 RESIDENTIAL UNITS

COLEMAN VILLAGE

FOR

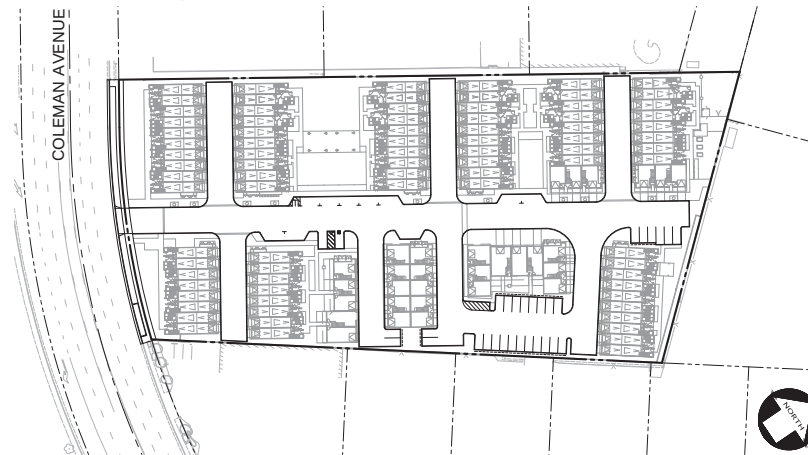
CITY VENTURES



SHEET INDEX

SHEET	DESCRIPTION
TM-1.0	COVER SHEET
TM-2.1	EXISTING CONDITIONS PLAN
TM-2.2	PRELIMINARY DEMOLITION PLAN
TM-3.1	VESTING TENTATIVE MAP
TM-4.1	PRELIMINARY CIVIL SITE PLAN
TM-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN
TM-6.1	PRELIMINARY UTILITY PLAN
TM-7.1	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
TM-7.2	PRELIMINARY STORMWATER QUALITY CALCULATIONS
TM-8.1	PRELIMINARY SITE FIRE ACCESS PLAN
TM-9.1	REFUSE COLLECTION ACCESS EXHIBIT - ENTER
TM-9.2	REFUSE COLLECTION ACCESS EXHIBIT - EXIT

SANTA CLARA, CALIFORNIA



SITE MAP

SCALE: 1" = 60'

DEVELOPER

CITY VENTURES
ATTN: PAMELA NIETING
444 SPEAR STREET
SAN FRANCISCO, CA 94105
415-964-1097

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: MARK A. KNUDSEN
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

ARCHITECT

HUNT HALE JONES ARCHITECT
ATTN: DAN HALE
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
415-512-1300

LANDSCAPE ARCHITECT

C2 COLLABORATIVE
ATTN: CHRISTOPHER FORTUNATO
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
949-366-6624

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



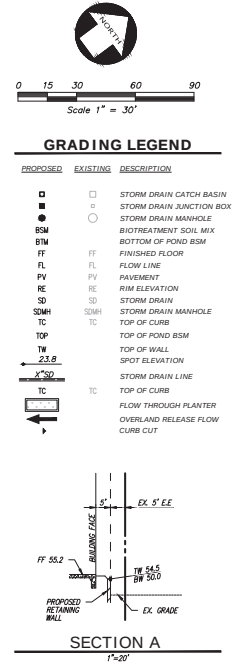
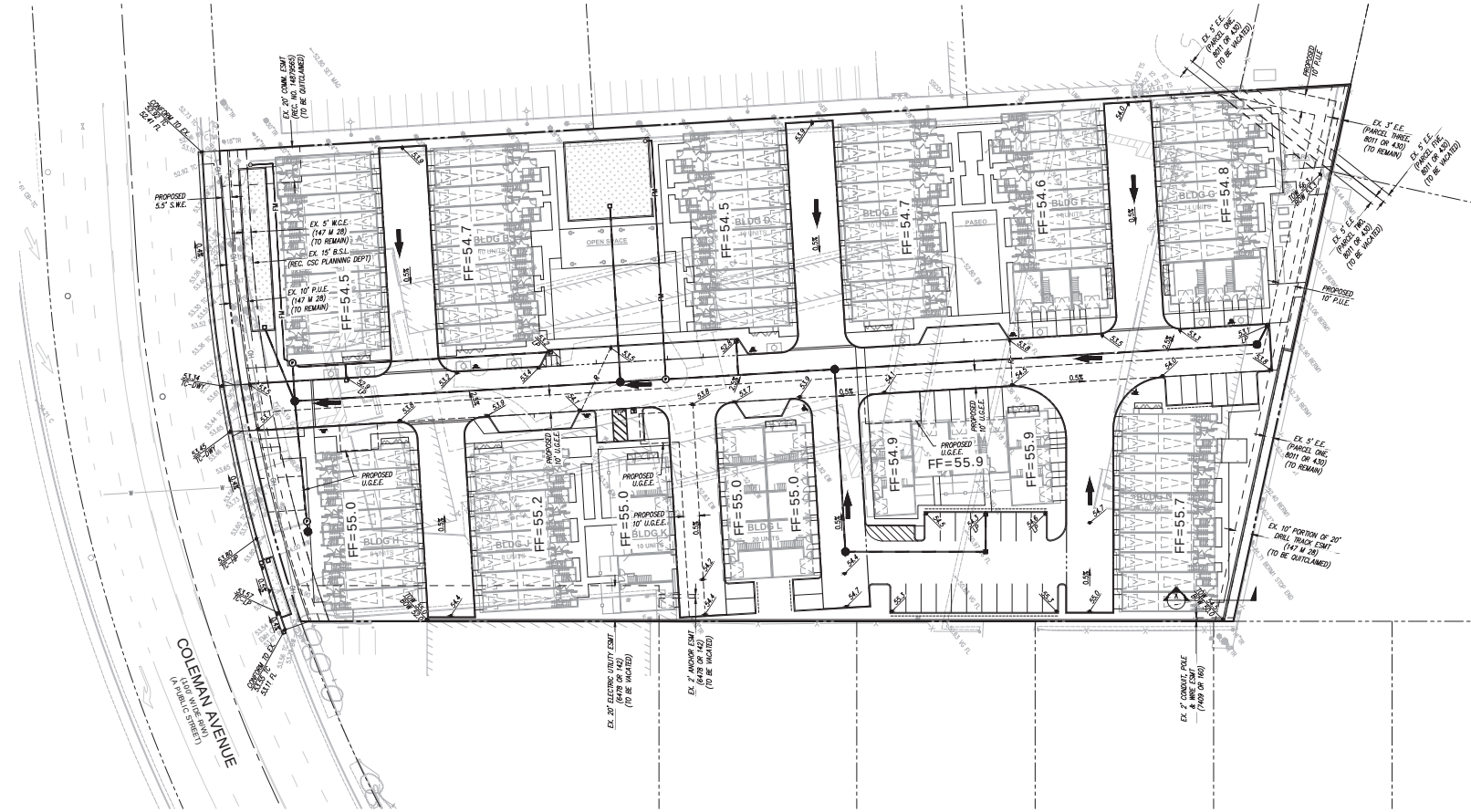
3350 Scott Boulevard, Building 22
Santa Clara, California 95054

Phone: (408) 727-6665
www.kierwright.com

COVER SHEET

TM-1.0

DATE: 09.19.2025
PROJECT: A23161-1



COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



**PRELIMINARY GRADING AND
DRAINAGE PLAN**

TM-5.1

DATE: 09.19.2025
PROJECT: A232161-1

[illegible]

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
2. PLAN TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
3. CREATE NEW PERVIOUS AREAS:
 - A. LANDSCAPING
4. PARKING:
 - A. ON TOP OF OR UNDER BUILDINGS.

1. BENEFICIAL LANDSCAPING (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN, CLEANING, GOOD HOUSEKEEPING)
3. STORM DRAIN LABELING

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
1400 COLEMAN AVE
SANTA CLARA, CA

I.B. PROPERTY OWNER:
CITY VENTURES

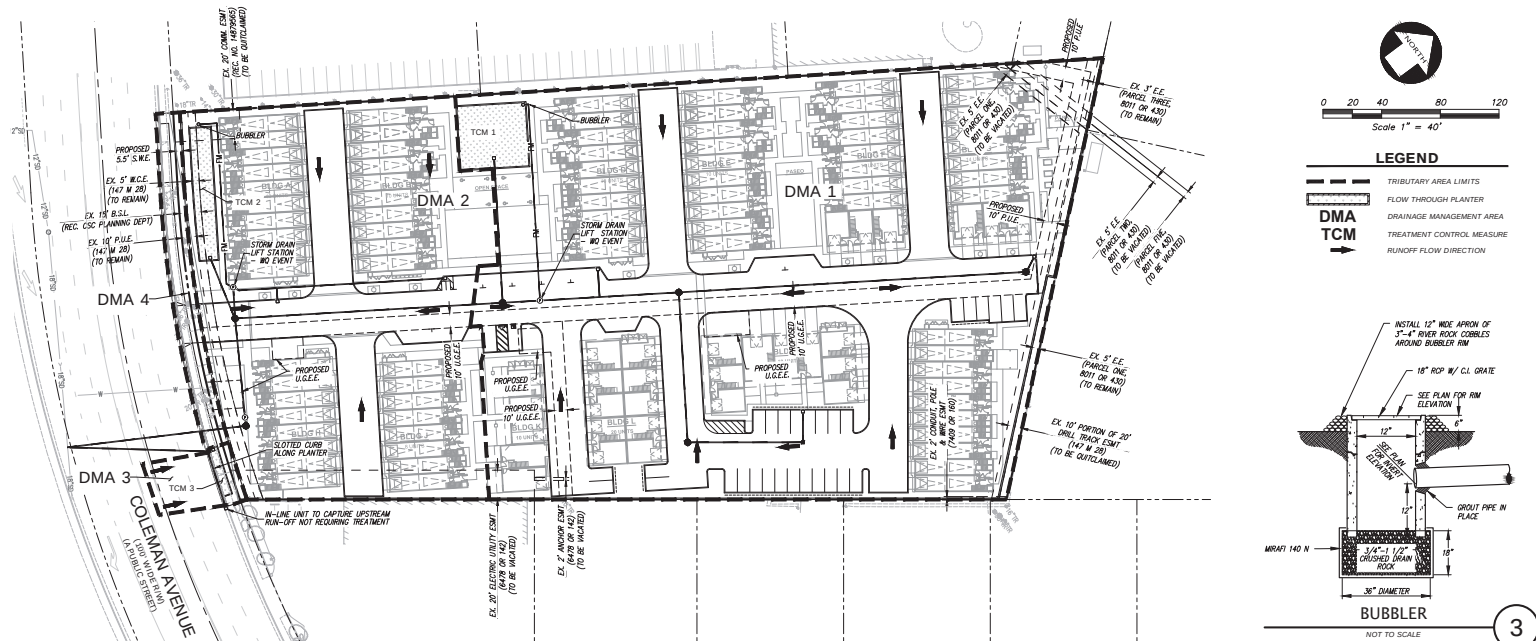
II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
PAM NIETING

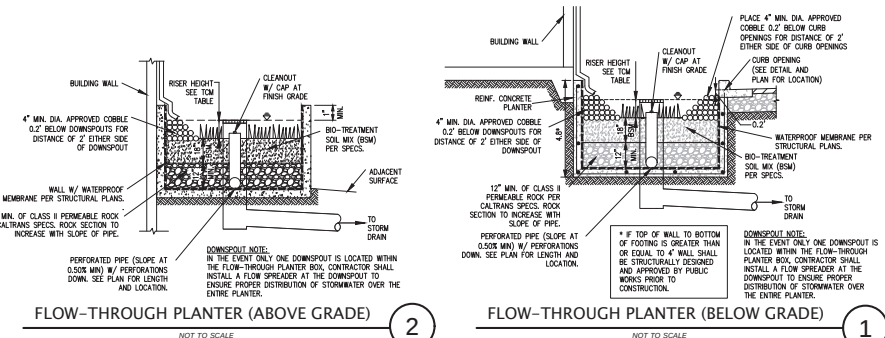
II.B. PHONE NUMBER OF CONTACT:
NA

II.C. EMAIL:
PNIENTING@CITYVENTURES.COM

II.D. ADDRESS:
444 SPEAR ST
SAN FRANCISCO, CA 94105



NO.	ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH, CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT OUTLET TO CLEAR ANY UNDERPINNING OF THE PLANTER.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND PROMOTE PLANT GROWTH AND WEED TO FLOW-THROUGH PLANTER AND ORDER IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE ANY WEEDS AND ORDER IN APPEARANCE. ORDER IN APPEARANCE. REPAIR EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAIN SEASON BEGINS
6	USE COMPOST AND OTHER ORGANIC SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERPINNING.	ANNUALLY, BEFORE THE RAIN SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGE OR OBSTRUCTION TYPING OF THE PLANTER. REPAIR OR REPLACE ANY DAMAGE OR OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAIN SEASON BEGINS
8	INSPECT THE FLOW-THROUGH PLANTER INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY AND THAT THERE IS NO SUCORR OF THE SURFACE MUD. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAIN SEASON BEGINS
9	INSPECT IF NEEDED. IF NEEDED, TOP MUD LATCH IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED AERIAL MUD BE APPLIED EACH YEAR.	ANNUALLY, BEFORE THE RAIN SEASON BEGINS
10	INSPECT FOR CLOGGING OF THE PLANTER INLET. REMOVE ANY DEBRIS OF MUD, STANDING WATER, CLOGGED OVERFLOW, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MUD LATCH CHECK 3" OF COVERAGE.	ANNUALLY, BEFORE THE RAIN SEASON BEGINS
11	INSPECT FOR CLOGGING OF THE PLANTER WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY, BEFORE THE RAIN SEASON BEGINS



City Ventures



3350 Scott Boulevard, Building 22
Santa Clara, California 95054

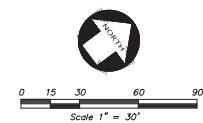
Phone: (408) 727-6665
www.kierwright.com

TM-7.1

DATE: 09.19.2025
PROJECT: A23161-1

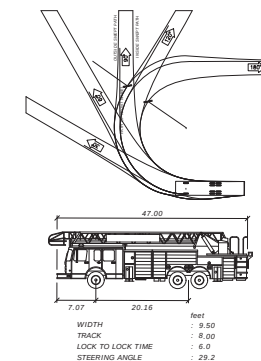
Worksheet for Sizing Flow- and Volume-Based Treatment Measures		Combination flow and Volume Approach	
Model Selection: Treatment Measure(s): Flow- and Volume-Based Is the treatment measure(s) flow-based, volume-based, or a combination of the two? If a combination, it is assumed the volume-based portion is the primary component of the treatment measure(s). Name: Flow- and Volume-Based			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
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Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
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Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow: 100 MGD Volume: 1000000 cubic feet			
Flow- and Volume-Based Flow:			

[illegible][illegible]

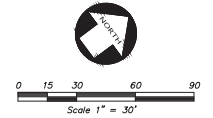
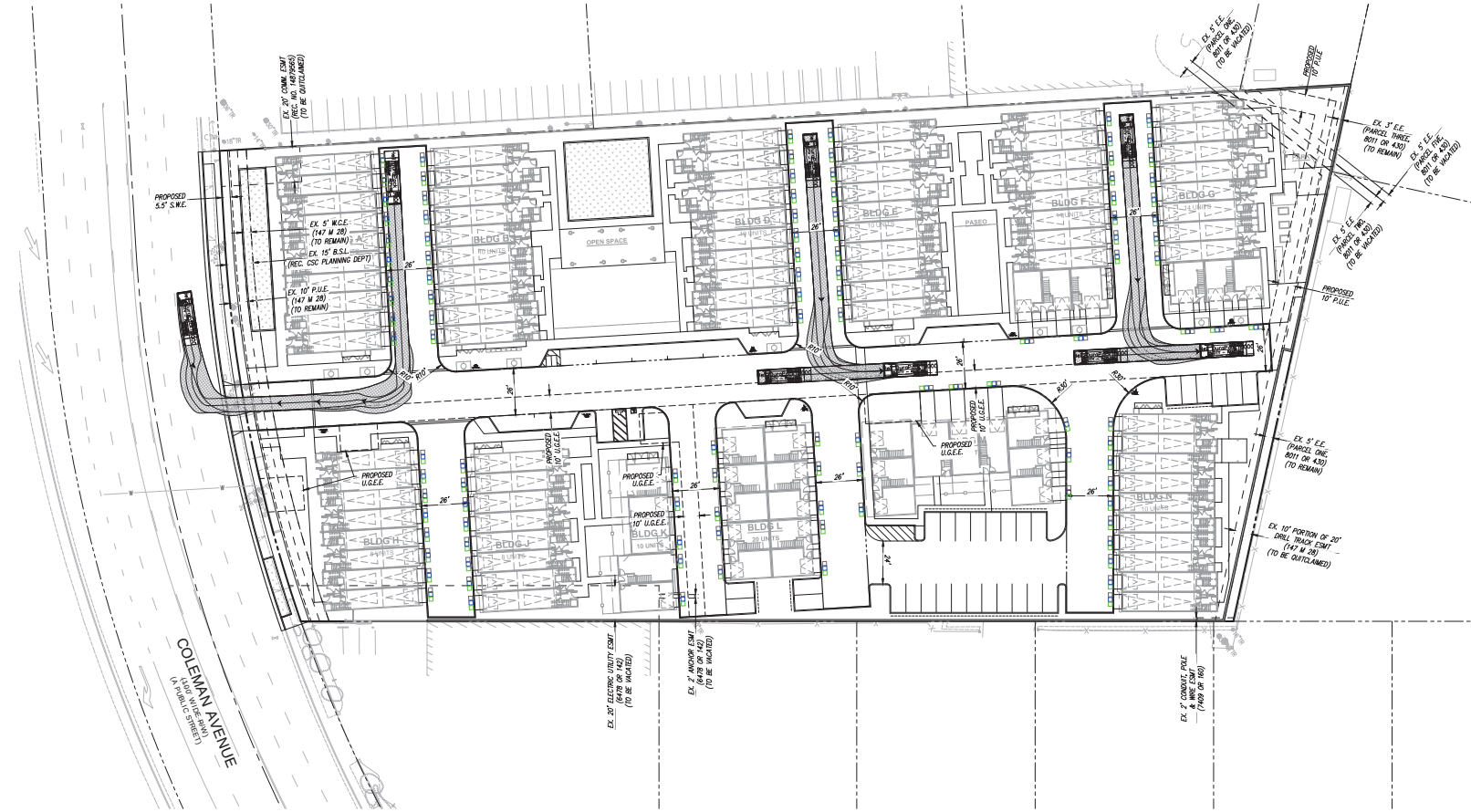


1. EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE. BOTH OF WHICH SHALL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
2. CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH RED MARKINGS TO INDICATE "NO PARKING - FIRE LANE" IN ACCORDANCE WITH FIGURE 7 OF THE S.C.D.F. EMERGENCY APPARATUS ACCESS ROADWAY DOCUMENT.
3. TREES DO NOT INTERFERE WITH AERIAL LADDER TRUCKS.
4. ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.
5. FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 32 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.
6. DEAD-END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH OR TURNED MORE THAN 90 DEGREES PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND THAT ADDRESSES TO APPENDIX D FIGURE 1 OF THE CALIFORNIA FIRE SAFETY COUNCIL'S

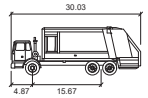
 RED-PAINTED CURB SPANS PER NOTE 2
 WATER LINE
 FIRE HYDRANT
 FIRE TRUCK TURNING RADIUS



HUNT HALE JONES ARCHITECTS



TRUCK PROFILE



Heil DuraPack 5000

Width	: 4.87
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

LEGEND

- GARBAGE CART - NON RECYCLABLE AND NON-COMPOSTABLE WASTE
- RECYCLING CART - FOR RECYCLABLE MATERIALS SUCH AS PAPER, CARDBOARD, GLASS, METALS AND CERTAIN PLASTICS
- YARD TRIMMING CART - FOR ORGANIC YARD WASTE LIKE LEAVES, GRASS CLIPPINGS AND SMALL BRANCHES

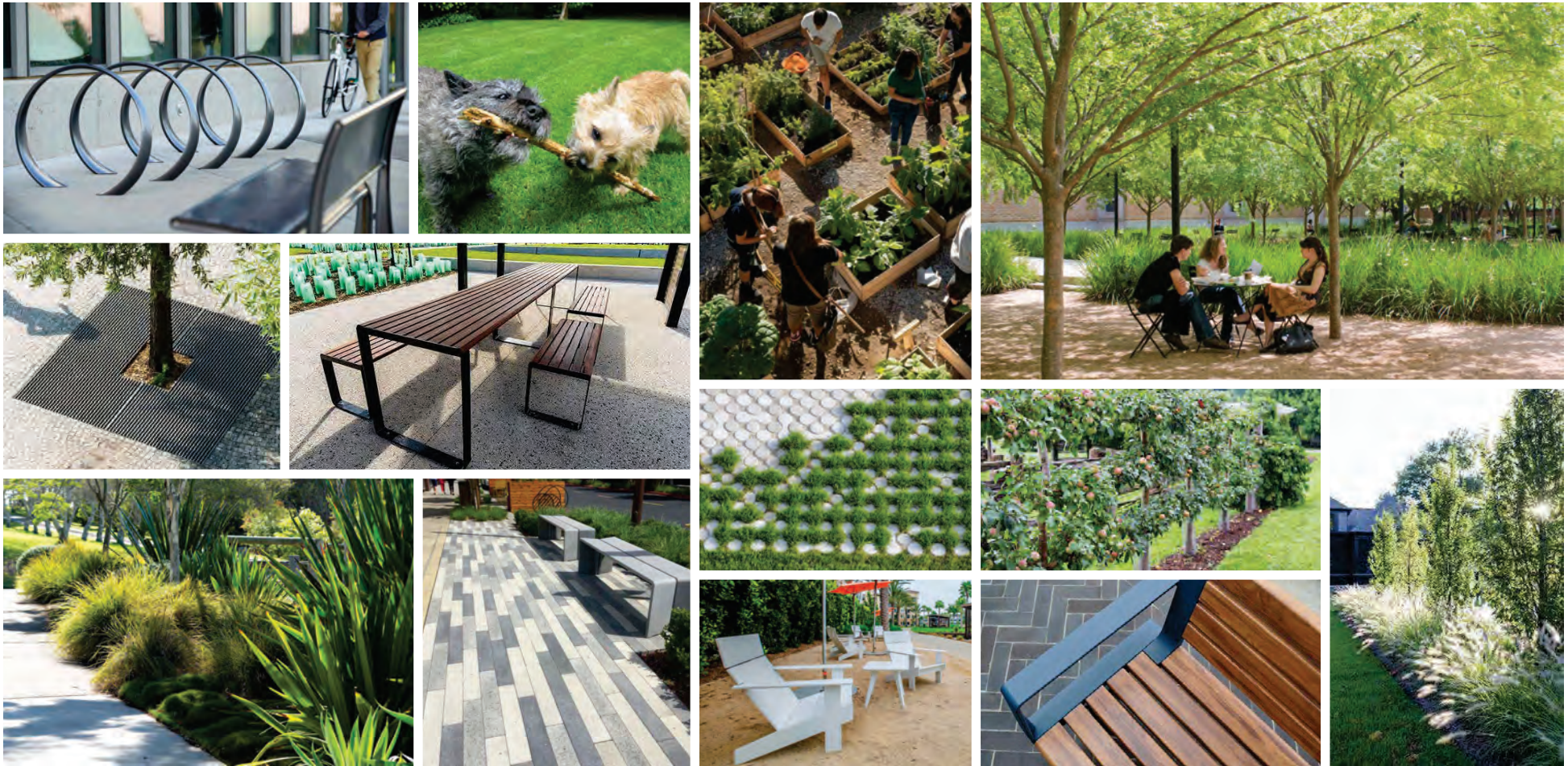
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



REFUSE COLLECTION ACCESS EXHIBIT
- EXIT

TM-9.2

DATE: 09.19.2025
PROJECT: A23161-1



CONCEPT IMAGERY

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-1
DATE: 10.27.2025
PROJECT: CTV184



LEGEND

- 1 Community Open Space and Barbecue Area -
See Enlargement Sheet
- 2 Community Garden and Dog Run -
See Enlargement Sheet
- 3 Parkway and Street Trees along Coleman Ave
- 4 Enhanced Vehicular Paving
- 5 Pedestrian Streetscape and Paseo Improvements:
-Enhanced Paving
-Street Furniture (Benches, Planters, Bike racks)
-Tree Planting in Accessible Grates
- 6 Overhead String Lights at Private Alleys
- 7 Stormwater Basin
- 8 Open Lawn Area
- 9 Private Patio
- 10 Community Parking Stall
- 11 Transformer
- 12 Shade Trees with Bench Seating
- 13 Overhead Trellis with Lounge Seating
- 14 Perimeter Block Wall and Pilasters
- 15 Community Mailboxes
- 16 Scooter Parking
- 17 Rideshare Drop Off

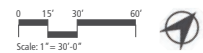
CONCEPTUAL LANDSCAPE PLAN

COLEMAN VILLAGE

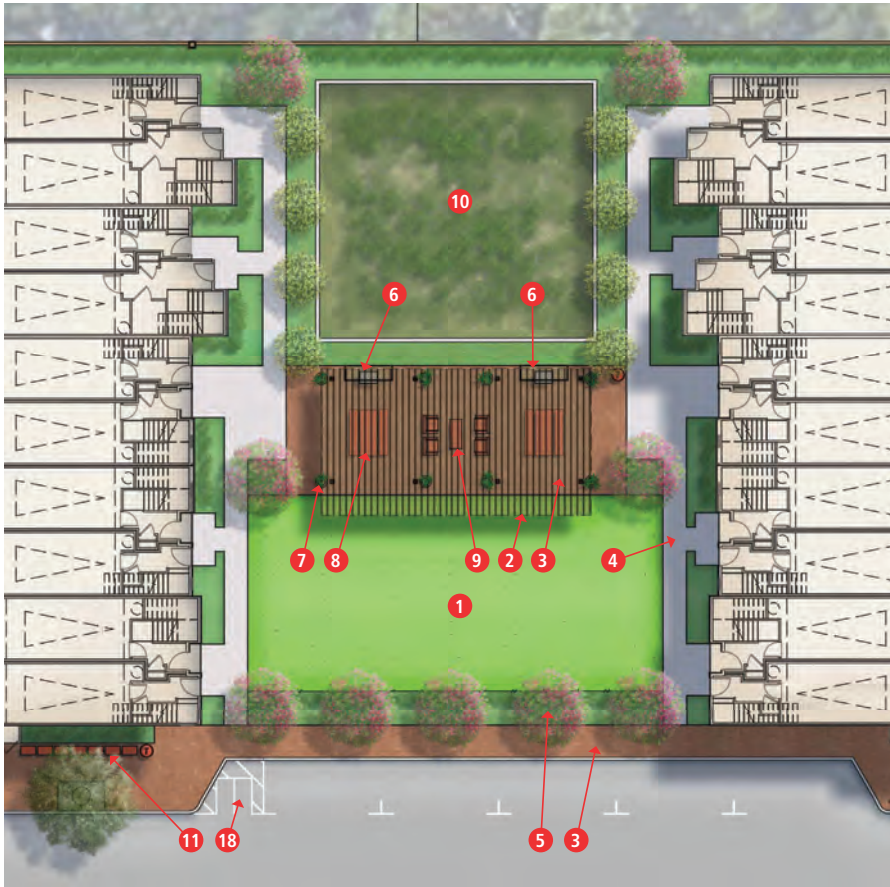
CITY VENTURES

1400 COLEMAN AVE.

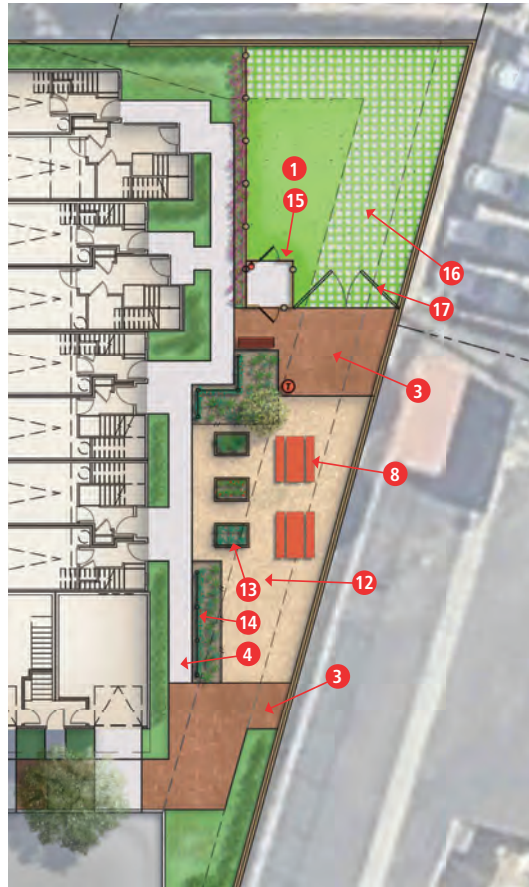
SANTA CLARA, CALIFORNIA 95050



L-2
DATE: 10.27.2025
PROJECT: CTV184



COMMUNITY LAWN AND BARBECUE AREA



COMMUNITY GARDEN AND DOG RUN

LEGEND

- 1 Natural Turf Lawn
- 2 Shade Structure (46'x25')
- 3 Enhanced Pedestrian Paving
- 4 Community Walk (Natural Gray Concrete)
- 5 Accent Tree Row
- 6 Built-in Barbecue Island
- 7 Planter Pot
- 8 Picnic Table
- 9 Lounge Seating
- 10 Stormwater Basin
- 11 Community Mailbox
- 12 Decomposed Granite Paving
- 13 Raised Planter Bed
- 14 Vine Trellis
- 15 Dog Run Entry and Perimeter Fence
- 16 Turf Block Pavers at Utility Access Easement
- 17 Utility Access Easement Gate
- 18 Scooter Parking

CONCEPTUAL LANDSCAPE ENLARGEMENTS

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

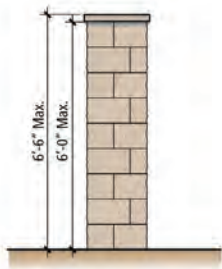


L-3
DATE: 10.27.2025
PROJECT: CTV184

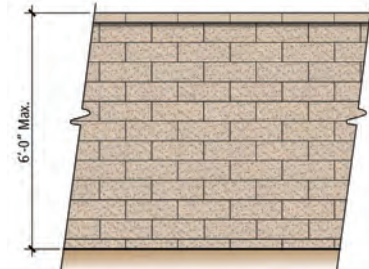


LEGEND

- - - - - Property Line Fence/Gate (6' ht.)
- Property Line Pilaster (6'-6" ht.)
- - - - - Patio Fence/Gate (3'-6" ht.)
- - - - - Dog Park Fence/Gate (5'-6" ht.)



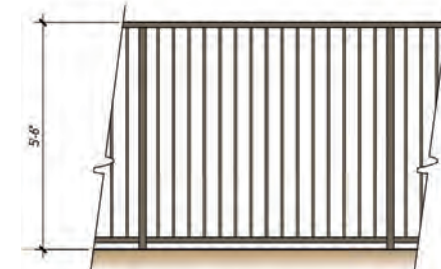
PROPERTY LINE PILASTER
SCALE: 3/8"=1'-0"



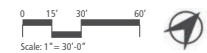
PROPERTY LINE WALL
SCALE: 3/8"=1'-0"



PATIO FENCE/GATE
SCALE: 3/8"=1'-0"



DOG PARK FENCE
SCALE: 3/8"=1'-0"



CONCEPTUAL WALL AND FENCE PLAN

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



L-4
DATE: 10.27.2025
PROJECT: CTV184



LEGEND

- **ADA Path of Travel**
(Circulation/Connection for ADA Units, Public ROW Access, and Community Amenity Spaces)
- **Bicycle Path of Travel**
(Circulation/Connection for Short Term Storage [Bike Racks], Long Term Storage [Garages], and Bike Path along Coleman Ave)
-  **ADA Accessible Unit**
-  **Community Bike Racks**
-  **Community Amenity Space**

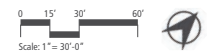
CONCEPTUAL CIRCULATION PLAN

COLEMAN VILLAGE

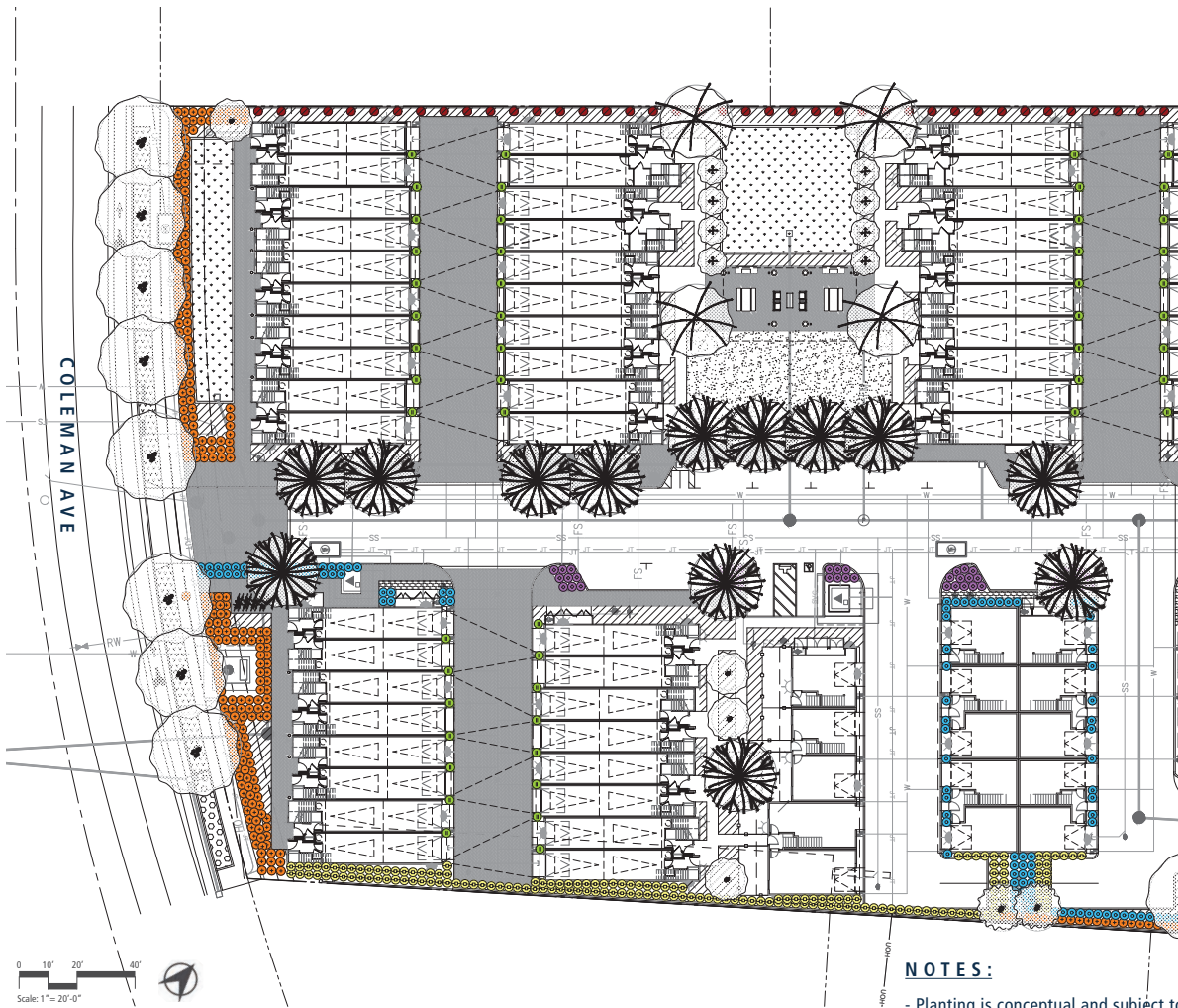
CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-5
DATE: 10.27.2025
PROJECT: CTV184



CONCEPTUAL PLANTING PLAN

PLANT LEGEND

-  *Acer palmatum* - Sangokaku Japanese Maple
36" box
-  *Arbutus marina* - Strawberry Tree
36" box
-  *Lagerstromia indica* 'Natchez' - Crape Myrtle
36" box
-  *Magnolia g. 'Little Gem'* - Dwarf Southern Magnolia
36" box
-  *Platanus acerifolia* 'Columbia' - London Plane Tree
36" box
-  *Podocarpus gracilior* - Fern Pine
36" box
-  *Frangula californica* 'Mound San Bruno' - Mound San Bruno Coffeeberry
5 gal. @ 24" oc
-  *Ilex crenata* 'Sky Pencil' - Japanese Holly
5 gal. @ 48" oc
-  *Ilex vomitoria* 'Nana' - Dwarf Yaupon Holly
5 gal. @ 30" oc
-  *Ligustrum japonicum* 'Texanum' - Waxleaf Privet
5 gal. @ 36" oc
-  *Lomandra longifolia* 'Platinum Beauty' -
5 gal. @ 24" oc
-  *Muhlenbergia rigens* - Deer Grass
5 gal. @ 36" oc
-  *Vitis x 'Roger's Red'* - California Grape
1 gal. @ 8ft oc
-  *Dianella revoluta* 'Little Rev' - Dianella
1 gal. @ 18" oc
-  *Lonicer japonica* 'Halliana' - Japanese Honeysuckle
1 gal. @ 24" o.c.
-  *Myoporum parvifolium* 'Putah Creek' - Creeping Myoporum
1 gal. @ 24" oc
-  *Trachelospermum asiaticum* - Asiatic Jasmine
1 gal. @ 18" oc
-  Marathon II Turfgrass
-  Bioretention Seed Mix:
Nassella pulchra - Purple Needlegrass
Festuca rubra - Red Fescue
California Barley - *Hordeum californicum*
Meadow Barley - *Hordeum branchyantherum*

NOTES:

- Planting is conceptual and subject to change at time if working drawings

COLEMAN VILLAGE

CITY VENTURES

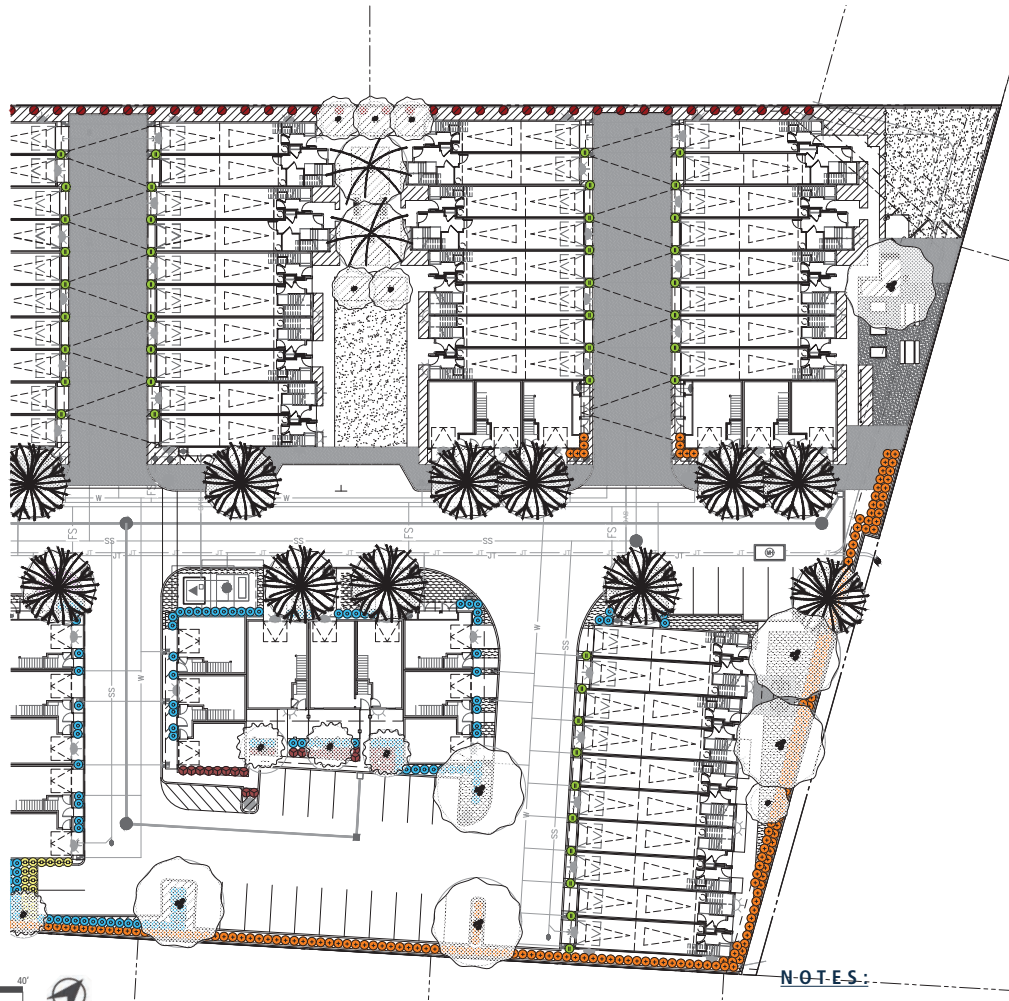
1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-6

DATE: 10.27.2025
PROJECT: CTV184



NOTES:

- Planting is conceptual and subject to change at time if working drawings

PLANT LEGEND

- | | | | |
|---|--|---|--|
|  | Acer palmatum - Sangokaku Japanese Maple
36" box |  | Dianella revoluta 'Little Rev' - Dianella
1 gal. @ 18" oc |
|  | Arbutus marina - Strawberry Tree
36" box |  | Lonicera japonica 'Halliana' - Japanese Honeysuckle
1 gal. @ 24" o.c. |
|  | Lagerstromia indica 'Natchez' - Crape Myrtle
36" box |  | Myoporum parvifolium 'Putah Creek' -
Creeping Myoporum
1 gal. @ 24" oc |
|  | Magnolia g. 'Little Gem' - Dwarf Southern Magnolia
36" box |  | Trachelospermum asiaticum - Asiatic Jasmine
1 gal. @ 18" oc |
|  | Platanus acerifolia 'Columbia' - London Plane Tree
36" box |  | Marathon II Turfgrass |
|  | Podocarpus gracilior - Fern Pine
36" box |  | Bioretention Seed Mix:
Nassella pulchra - Purple Needlegrass
Festuca rubra - Red Fescue
California Barley - Hordeum californicum
Meadow Barley - Hordeum branchyantherum |
|  | Frangula californica 'Mound San Bruno' -
Mound San Bruno Coffeeberry
5 gal. @ 24" oc | | |
|  | Ilex crenata 'Sky Pencil' - Japanese Holly
5 gal. @ 48" oc | | |
|  | Ilex vomitoria 'Nana' - Dwarf Yaupon
Holly
5 gal. @ 30" oc | | |
|  | Ligustrum japonicum 'Texanum' -
Waxleaf Privet
5 gal. @ 36" oc | | |
|  | Lomandra longifolia 'Platinum Beauty'
5 gal. @ 24" oc | | |
|  | Muhlenbergia rigens - Deer Grass
5 gal. @ 36" oc | | |
|  | Vitis x 'Roger's Red' - California Grape
1 gal. @ 8ft oc | | |

CONCEPTUAL PLANTING PLAN

COLEMAN VILLAGE

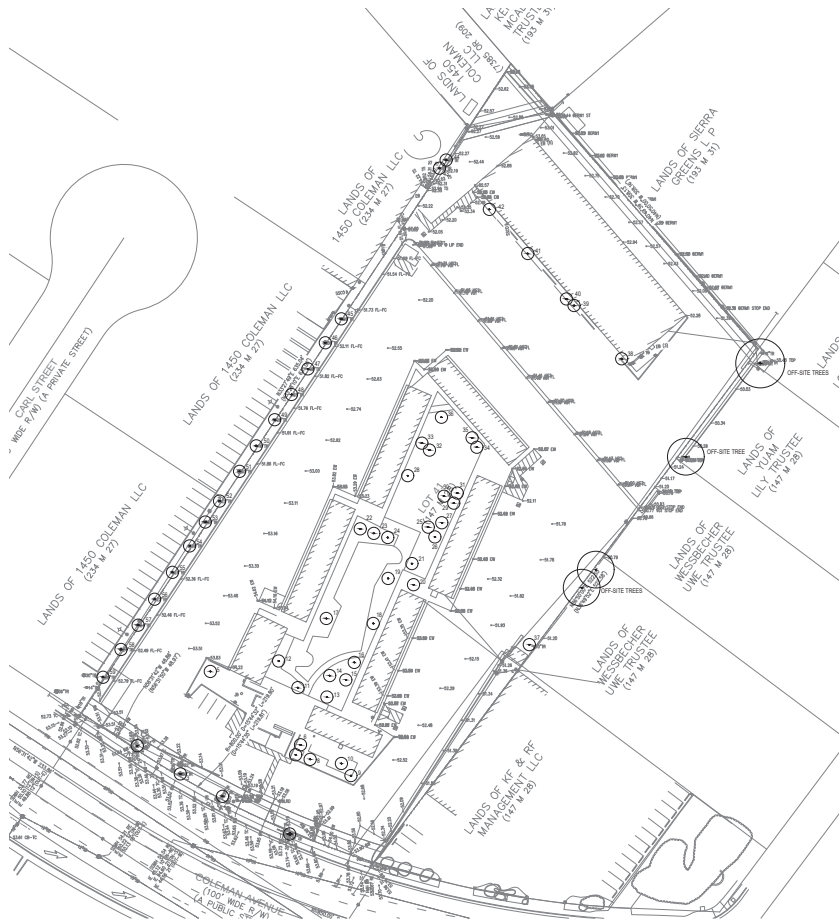
CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-7
DATE: 10.27.2025
PROJECT: CTV184



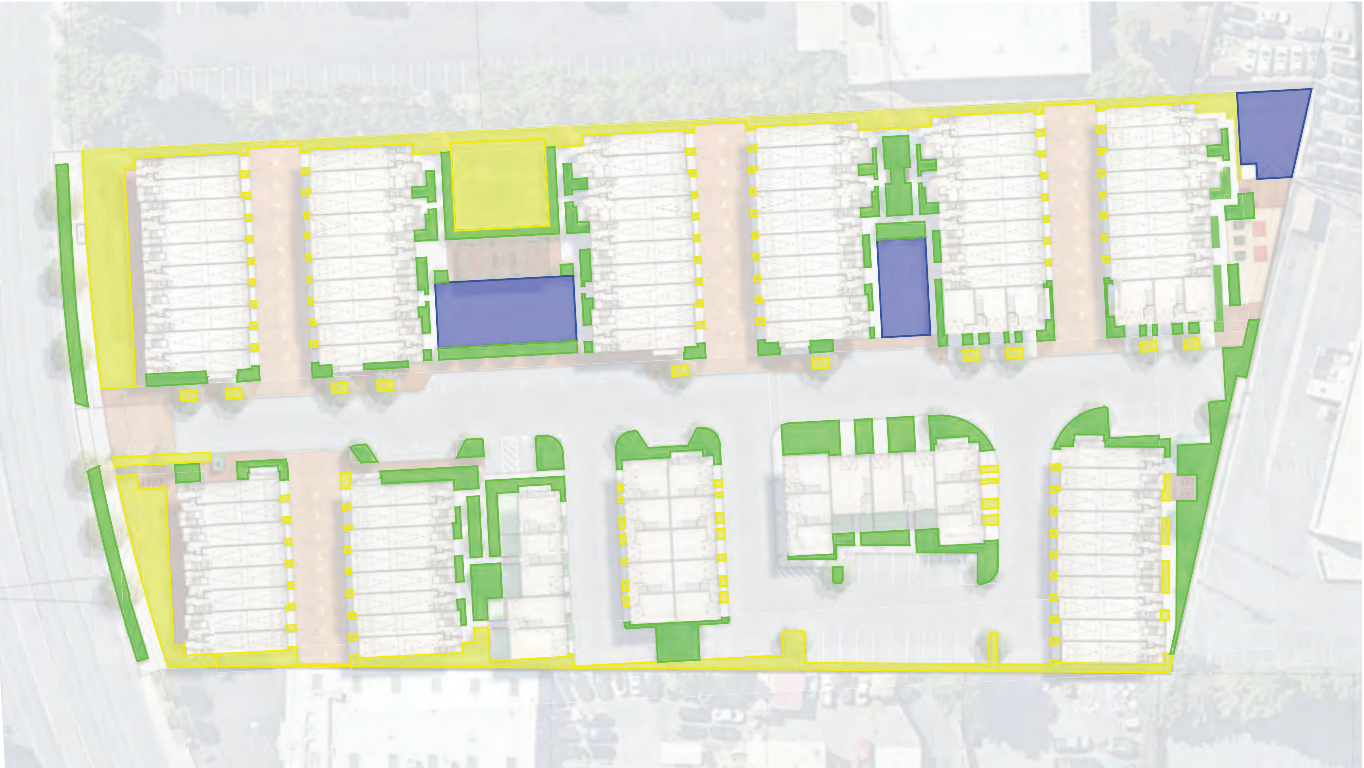
ARBORIST REPORT AND TREE REMOVAL

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



L-8
DATE: 10.27.2025
PROJECT: CTV184

YACHT	HYDROGRAPHIC NAME	COUNTRY NAME	SEW SYSTEM	DISCHARGE DRAINAGE	WASTEWATER TREATMENT	WASTEWATER TREATMENT TYPE	WASTEWATER TREATMENT TYPE	WASTEWATER TREATMENT TYPE	NOTES
1	Yacht Alpha	Yacht	10.0	27	100	NO	3	Poor	SD, MT, Corfu with power lines
2	Yacht Alpha	Yacht	30.0	113	100	NO	3	Poor	SD, MT, Corfu with power lines
3	Yacht Alpha	Yacht	30.0	113	100	NO	3	Poor	SD, MT, Corfu with power lines
4	Yacht Alpha	Yacht	30.0	110	100	NO	3	Poor	SD, MT, Corfu with power lines
5	Class Yacht	Class Yacht	0.0	28	100	NO	2	Moderate	MT, SD, Tassy
6	Legionnaire Yacht	Class Yacht	0.0	28	100	NO	4	Good	MT, SD
7	Legionnaire Yacht	Class Yacht	0.0	28	100	NO	4	Good	MT, SD
8	Legionnaire Yacht	Class Yacht	0.0	28	100	NO	4	Good	MT, SD
9	Class Yacht	Class Yacht	0.0	28	100	NO	3	Poor	MT, SD, Tassy
10	Class Yacht	Class Yacht	0.0	28	100	NO	3	Poor	MT, SD, Tassy
11	Yacht Alpha	Yacht Alpha	0.0	13	100	NO	4	Good	MT
12	Legionnaire Yacht	Class Yacht	0.0	19	100	NO	4	Good	
13	Black Yacht	White Boat	14.0	44	100	NO	2	Poor	UN-CR, SD-CR, SD
14	Black Yacht	White Boat	0.0	28	100	NO	2	Poor	UN-CR, SD-CR, SD
15	Black Yacht	White Boat	12.0	38	100	NO	2	Poor	UN-CR, SD-CR, SD
16	Black Yacht	White Boat	12.0	38	100	NO	2	Poor	UN-CR, SD-CR, SD
17	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	UN-CR, SD
18	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	UN-CR, SD
19	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	UN-CR, SD
20	Black Yacht	White Boat	10.0	31	100	NO	2	Poor	
21	Yacht Alpha	Yacht Alpha	0.0	13	100	NO	4	Good	MT
22	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
23	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
24	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
25	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
26	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
27	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
28	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	UN-CR, SD
29	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
30	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
31	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	4	Good	
32	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	1	Poor	SD, SD-CR, CR
33	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	1	Poor	SD, SD-CR, CR
34	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	1	Poor	SD, SD-CR, CR
35	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	1	Poor	SD, SD-CR, CR
36	Class Yacht	Class Yacht	0.0	28	100	NO	2	Moderate	MT, SD, Tassy
37	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	1	Poor	CR, SD, Tassy
38	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	CR, SD
39	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	CR, SD
40	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	CR, SD
41	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	CR, SD
42	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	2	Poor	CR, SD
43	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	1	Poor	CR, SD, Tassy
44	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	1	Poor	CR, SD, Tassy
45	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
46	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
47	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
48	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
49	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
50	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
51	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
52	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Moderate	CR
53	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Poor	CR, SD, Corfu with power lines, Tassy
54	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Poor	CR, SD, Corfu with power lines, Tassy
55	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Poor	CR, SD, Corfu with power lines, Tassy
56	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Poor	CR, SD, Corfu with power lines, Tassy
57	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Poor	CR, SD, Corfu with power lines, Tassy
58	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Poor	CR, SD, Corfu with power lines, Tassy
59	Yacht Alpha	Yacht Alpha	10.0	21	100	NO	3	Poor	CR, SD, Corfu with power lines, Tassy



LEGEND

- Low Water Use - 13,100 SF
- Medium Water Use - 13,818 SF
- High Water Use - 5,080 SF

Project Name: 1400 Coleman, Santa Clara, CA						
Date: February 10th, 2023						
WATER EFFICIENT WORK SHEET						
Maximum Applied Water Allowance (MAWA)						
Total MAWA = (Eto x 0.55 x LA in Sq. Ft. x 0.62) / (Eto x 1.0 x 5.6 in Sq. Ft. x 0.62) = Gallons per year for LA > 5.6A						
Applicant:	Eto:	KL	LA Sq. Ft.	Conversion	0.5 x Sq. Ft.	MAWA
Landscape Area	49.4	0.55	31,420	0.62	0	330,125
MAWA= Maximum Applied Water Allowance (gallons per year)						
Eto= Reference Evapotranspiration from Appendix C (inches per year)						
Kp= Reference Evapotranspiration Adjustment Factor (ETAP)						
LA= ETAP for Special Landscaped Area						
LA= Landscaped Area Includes Special Landscaped Area (square feet)						
Kp= Conversion Factor (to gallons per square foot)						
Kp= the additional ET adjustment factor for Special Landscaped Area (2.0- 0.7= 0.3)						
LA= Special Landscaped Area (square feet)						
Applicant to fill in boxes below:						
Eto (Reference Evapotranspiration from Appendix C inches per year)						
Landscape Area Includes Special Landscaped Area (square feet)						
Special Landscaped Area (square feet)						
Estimated Annual Water Use:						
Total EAWU = (Eto x KL x LA in Sq. Ft. / 10) = Gallons per Year						
Applicant:	Eto:	KL	Sq. Ft.	Conversion	0	EAWU
Low Water Use (Shrub) (Eto)	49.4	0.2	13,685	0.62	0.85	105,170
Medium Water Use (Shrub) (Eto)	49.4	0.5	13,685	0.62	0.85	243,021
High Water Use (Shrub) (Eto)	49.4	0.7	4,940	0.62	0.73	145,084
Total (Eto) (Eto)	49.4	1.0		0.62	1.00	491,080
EAWU= Estimated Applied Water Use (gallons per year)						
Eto= Reference Evapotranspiration from Appendix C (inches per year)						
Kp= Landscape Coefficient						
LA= Landscaped Area (square feet)						
Kp= Conversion Factor (to gallons per square foot)						
Eto= Irrigation Efficiency= IAE X DU (See definition in Appendix E for example IAE percentage)						
Eto= Irrigation Management Efficiency (IEM)						
DU= Distribution Uniformity of Irrigation Head						
Kp= 10 x Kc x Kmc						
Kp= Kc= Kc Factor (range 1.0- 0.9) (see WUCOLS list for values)						
Kp= density factor (range 0.5- 1.3) (see WUCOLS list for density values)						
Kp= microirrigation factor (range 0.5- 1.0) (see WUCOLS)						
Table A- 10 (Plant Factor)						
Cool Season Turf= 0.8						
Warm Season Turf= 0.7						
High Water Use Plant= 0.7						(can be between 0.7- 0.9)
Moderate Water Use Plant= 0.5						(can be between 0.4- 0.6)
Low Water Use Plant= 0.2						(can be between 0.1- 0.3)
Very Low Water Use Plant= 0.1						
Irrigation Efficiency= Appendix E						
Pump System Efficiency= 0.75						
Motor Head= 0.75						
Microirrigation= 0.75						
Bubbler= 0.77						
Sprinkler= 0.85						
Subsurface Irrigation= 0.85						

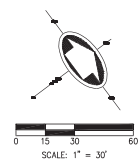
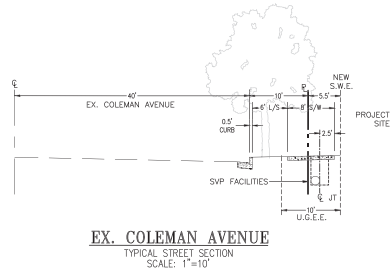


CONCEPTUAL LANDSCAPE PLAN

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



L-9
DATE: 10.27.2025
PROJECT: CTV184



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(925) 248-7813 fax
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• PG&E Elec Design

• M.E.P. Design

• Cost Analysis

• Due Diligence

CONCEPTUAL JOINT TRENCH AND STREET LIGHTING PLAN

CITY VENTURES

SANTA CLARA A

SANTA CLARA CALIFORNIA

NO.	REVISIONS	BY	DATE	DATE: April 2024	DATE LAST WORKED ON: 9/25/2025
				SCALE: 1" = 30'	DRAWN: AR
				JOB NO.: 234068	CHECKED: KT
				PRELIMINARY NOT FOR CONSTRUCTION	
				INTENT TO CONSTRUCT	

011

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CIVIL

STATE OF CALIFORNIA

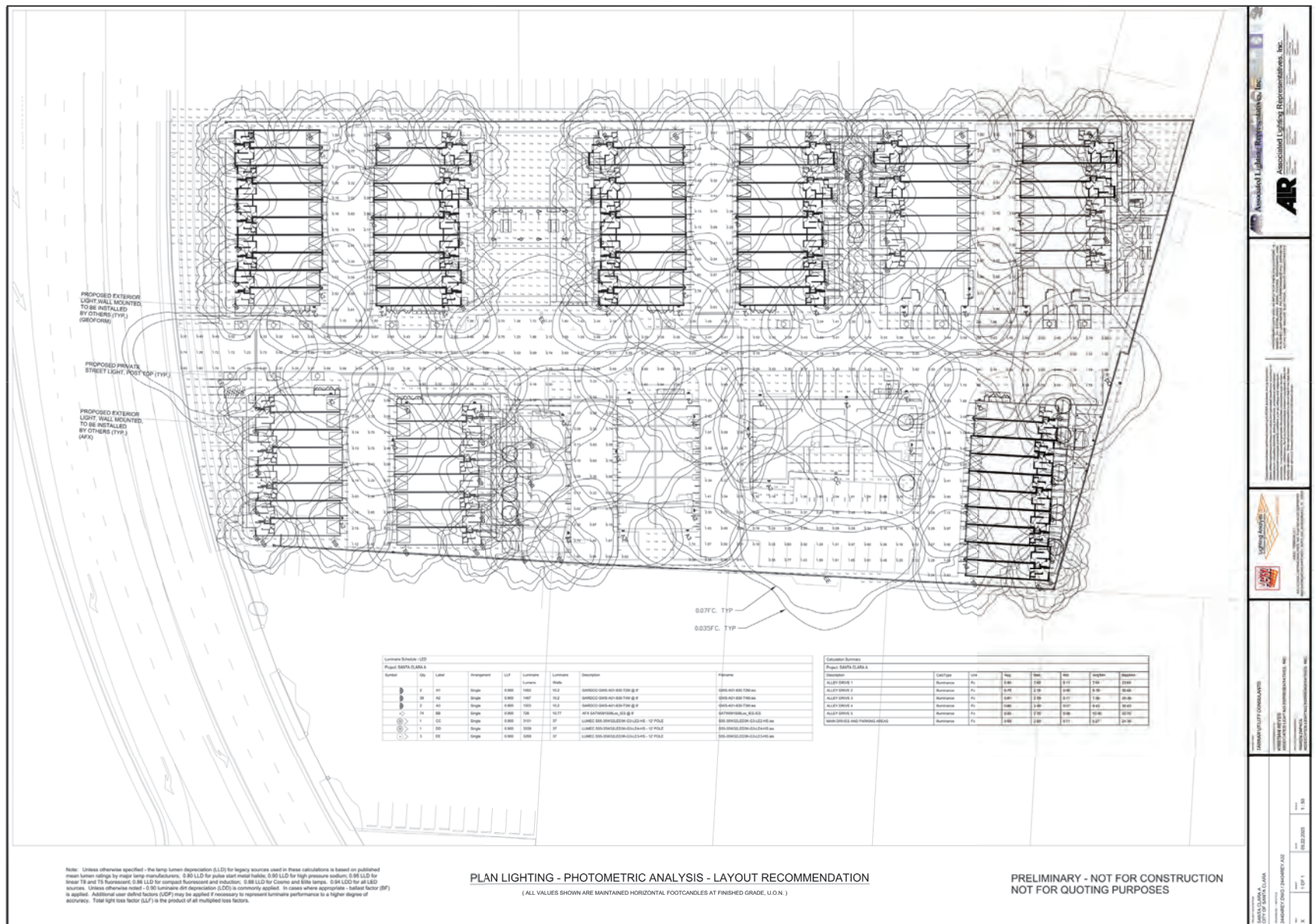
SHEET

JT1

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OF

SHEETS





Agenda Report

25-1101

Agenda Date: 11/19/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on an Architectural Review (PLN25-00227) for a 959 Square Foot Second Story Accessory Dwelling Unit Addition to an Existing One-Story Single-Family Residence on a 5,724 Square Foot Lot at 749 Clara Vista Avenue. CEQA Status: Exempt from CEQA per Section 15332.

File No.: PLN25-00227

Location: 749 Clara Vista Avenue

Applicant: Bahman Aval

Owner(s): Homeyra Sami

Request: **Architectural Review** for the construction of a 959 square foot second floor addition to create a 959 square foot second story accessory dwelling unit.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract that consists primarily of single-story patio style residences as shown in the Vicinity Map on Attachment 1.
- The site currently consists of a 1,785 square-foot one-story, three-bedroom, two-bathroom single family residence built in 1954.
- There are no significant historical features in the existing residence other than the age of the structure therefore not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC").
- The City of Santa Clara does not have a historic context statement for patio homes which would identify and evaluate patio homes' cultural and historical significance in the development of Santa Clara.
- The result of the project will be a 959 square foot two-bedroom, two-bathroom Accessory Dwelling Unit on the second story of an existing 1,785 square foot single-story residence.
- Per SCCC 18.60.020(A)(2)(a) the proposed Accessory Dwelling Unit ("ADU") cannot be approved ministerially as it does not match the height of the existing residence and requires Architectural Review approval at the Development Review Hearing (DRH).
- Per SCCC 18.60.020(E)(3) the proposed second story Attached ADU is required to have a 15-foot rear setback. The proposed Attached ADU has a 36-foot rear setback.
- The applicant proposes to match the first floor's patio home architectural style by having a shed roof with eaves that extend out by two feet horizontally and including the stucco finish.
- The proposed construction will consist of new clay tile roof and malibu peach stucco with brown flat paint for the accent features.
- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines

(2014):

- o Building height and bulk is appropriate relative to the neighborhood.
- o The architectural features of the proposal are appropriate for the neighborhood
- o The roof materials, building materials, and finishes work in conjunction with one another are consistent with the architectural style of the building.
- The design went through multiple revisions to ensure compliance with the SCCC and the City's design guidelines. The roof form was changed to shed with a larger overhang, the balcony's size was reduced by 50%, and a mass break was added in the front elevation.
- The proposed project meets the required findings set forth in SCCC 18.120 for Architectural Review.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
 - The proposal is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep.
 - The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
 - The vehicle parking is in an all-weather material surfaced area.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
 - The proposed construction would not create any traffic congestion or hazards.
 - The inclusion of one dwelling unit to the property does not exceed any traffic or vehicle miles traveled threshold.
 - The public streets are adequate size to accommodate a single-family residence of this size.
 - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
 - The proposed project is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
 - o Building height and bulk is appropriate relative to the neighborhood.
 - o Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.

- o Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
 - o There is accent molding in part of the front elevation that matches the molding surrounding the garage
 - o A tree will be planted in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
- The project is subject to the California Building Code and City Code requirements. Which serve to regulate new construction to protect public health, safety, and general welfare.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*
- The proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
 - o The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
 - The proposed construction complies with the R1-6L Zoning Districts development standards.
 - The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 6, 2025, to 95 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal

pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the construction of a 939 square foot second floor addition to create a 939 square foot second story Accessory Dwelling Unit in an existing one-story single-family residence on a 5,724 square foot lot at 749 Clara Vista Avenue, subject to findings and conditions of approval.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department

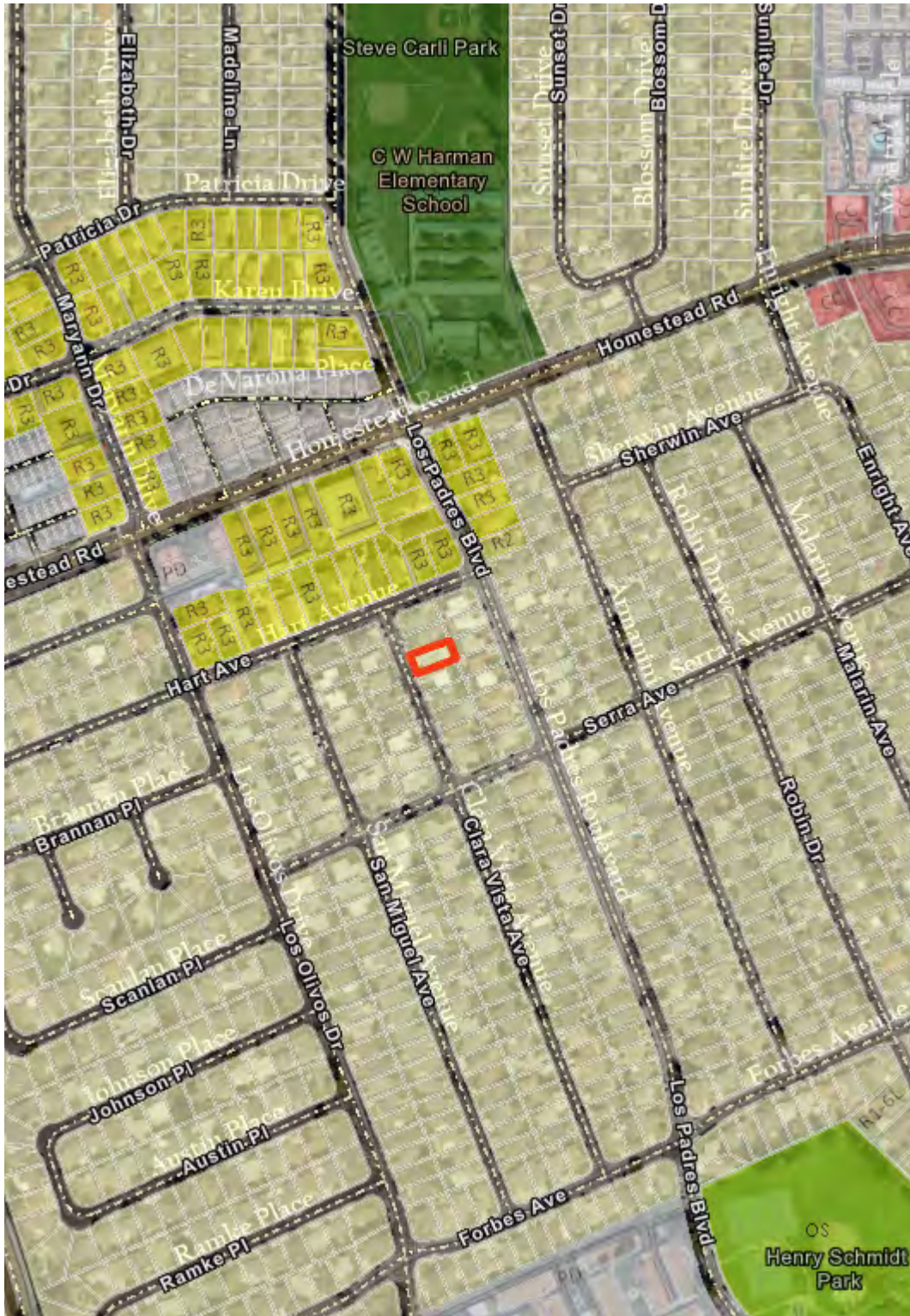
Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Vicinity Map (Zoning) – 749 Clara Vista Avenue



Base Layers

Streets

Air Parcels

Land Parcels

Land Parcels

Common Areas

Imagery2024

Red: Band_1

Green: Band_2

Blue: Band_3

Notes:

PLN25-00227

10/23/2025 1:37:39 PM

0 350 700
ft

NAD_1983_2011_StatePanel_California_III_FIPS_0403_Ft_US
©City of Santa Clara



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 749 Clara Vista Avenue
Zoning: R1-6L

Project Number: PLN25-00227

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,724	5,724	6,000	N (Existing Lot)
Lot Area per Dwelling Unit (SF):	5,724	2,862	--	--
Building Square Footage (SF)				
1st Floor:	1,785	1,785	--	--
1st Floor ADU:	--	106	--	--
2nd Floor ADU:	--	958	--	--
Basement:	--	--	--	--
Garage:	500	391	600 SF max	Y (SF for stairs)
Porch/Patio:	--	--	--	--
Total:	2,285	3,240	--	--
Floor Area Ratio:	0.31	0.49	--	--
% of 2nd floor to 1st floor:	--	53%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	39%	39%	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	20' - 4"	20' - 4"	20	Y
(2nd floor):	--	--	--	--
Left Side (1st floor):	5	5	5	Y
(2nd floor):	--	--	--	--
Right Side (1st floor):	5	5	5	Y
(2nd floor):	--	--	--	--
Side, Corner:	--	--	--	--
Rear (1st floor):	26' - 11"	26' - 11'	20	Y
(2nd floor):	--	36	20	Y
Accessory Dwelling Unit Setbacks – Second Story (FT)				
Front:	--	39	25	Y
Side (left):	--	10	10	Y
(right):	--	10	10	Y
Side, Corner:	--	--	--	--
Rear:	--	36	25	Y
From main building:	--	--	--	--

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Height (FT)				
Building:	13' - 3"	24' - 2"	25	Y
# of Bedrooms/Bathrooms:	3/2	3/2	--	--
# of Bedrooms/ Bathrooms: (ADU)	--	2/2	--	--
Parking:	2	2	--	Y
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street				Y

Conditions of Architectural Review Approval

PLN25-00227/ 749 Clara Vista Avenue

An Architectural Review for the construction of a 939 square foot second floor addition to create a 939 square foot second story Accessory Dwelling Unit in an existing one-story single-family residence in a 5,724 square foot lot.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is November 19, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

DURING CONSTRUCTION

- P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

- P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P5. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

1502 PORTHILL LANE
ROSEVILLE, CA 95742
Phone: (916) 484-1530
www.sanddesign.com
Designed by:
Bushman & Ayal

A1



①

- ① BEHR- 210A MALIBU PEACH FOR ALL WALL STUCCO
- ② BEHR- 790H-7 DARK CHOCOLATE FOR ALL FACIA AND WINDOW TRIMS
- ③ BEHR- 240F-6 BROWN FLAT FOR ALL OTHER ACCENT MATERIAL



②



③



J. C. SMITH & SON, INC.
NORFOLK, VIRGINIA
Phone: (800) 441-1111
www.jcsmith.com

Designer:
B. A. A.

MATERIAL SHEET

REVISIONS

749 CLARA VISTA
SANTA CLARA, CA

Date: 4-17-2025
Drawn By: B.A.
111-22-749 Clara Vista

PAGE NO:

A1a

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1065 FORT HILL LANE
ROCKSVILLE, CA 91750
Phone: (626) 444-1558
www.sigmaresidentialdesign.com

Designer:
Basham A. Aval
B.A.A.

SITE PLAN

REVISIONS
8-28-2025

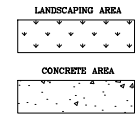
749 CLARA VISTA
SANTA CLARA, CA

Date: 4-17-2025
Drawn By: B.A.
111-22-749 Clara Vista

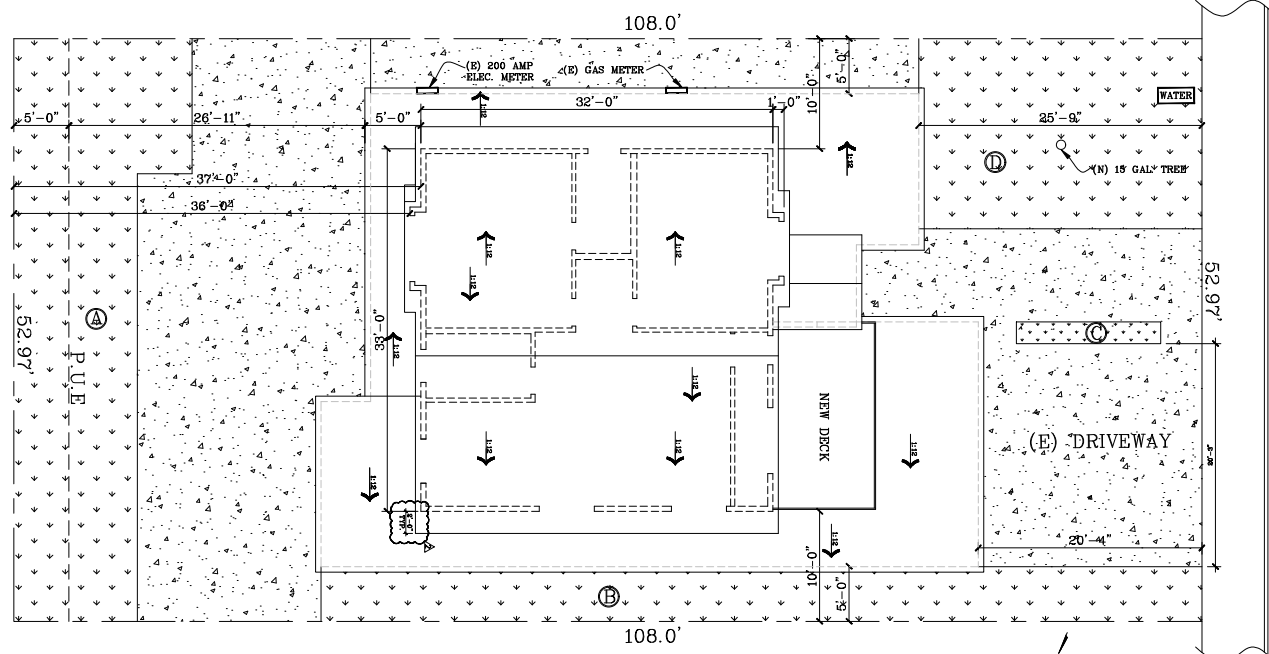
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LANDSCAPING AREAS
A AREA = 655.2 sq/ft
B AREA = 365.0 sq/ft
C AREA = 25.6 sq/ft
D AREA = 445.0 sq/ft
TOTAL AREA = 1521.0 sq/ft



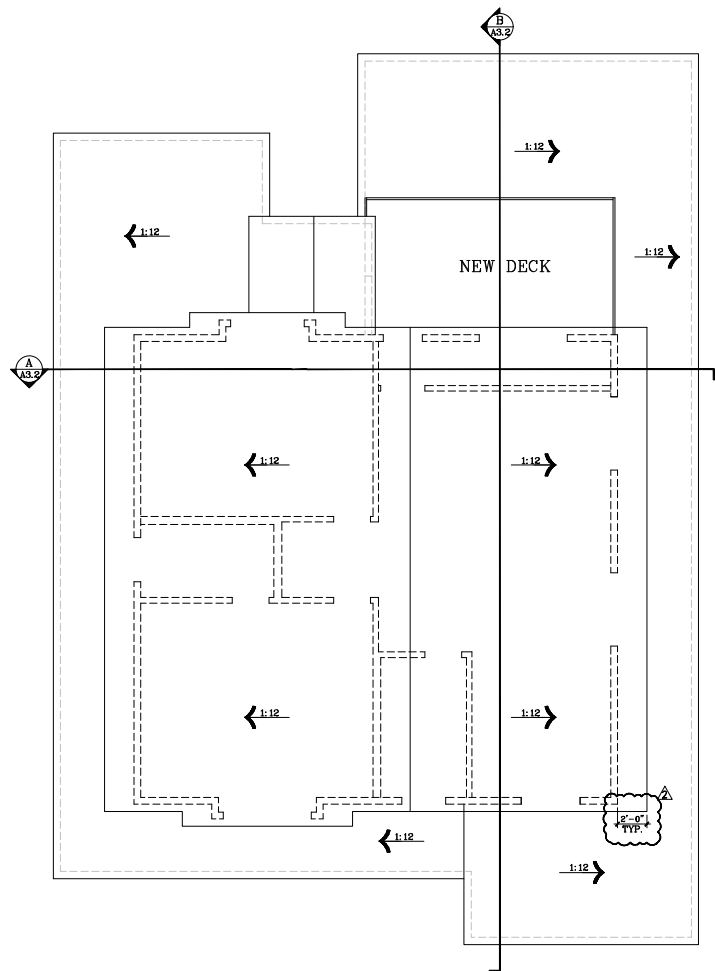
WATER DRAINAGE NOTES
1. DISCHARGE ROOF DRAINAGE TO 5'-0" MIN. AWAY FROM THE FOUNDATION, AND TO AN APPROVED DRAINAGE SYSTEM.
2. THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR A DISTANCE OF 10 FEET.
ON GRADING, THE TOP OF ANY EXISTING FOUNDATION SHALL BE SET TO THE FINISH GRADE OF THE STREET CUTTER AS A POINT OF DISCHARGE. ON THE BASIS OF AN APPROVED DRAINAGE DETAIL, A MINIMUM OF 12 INCHES FLOOD CE.



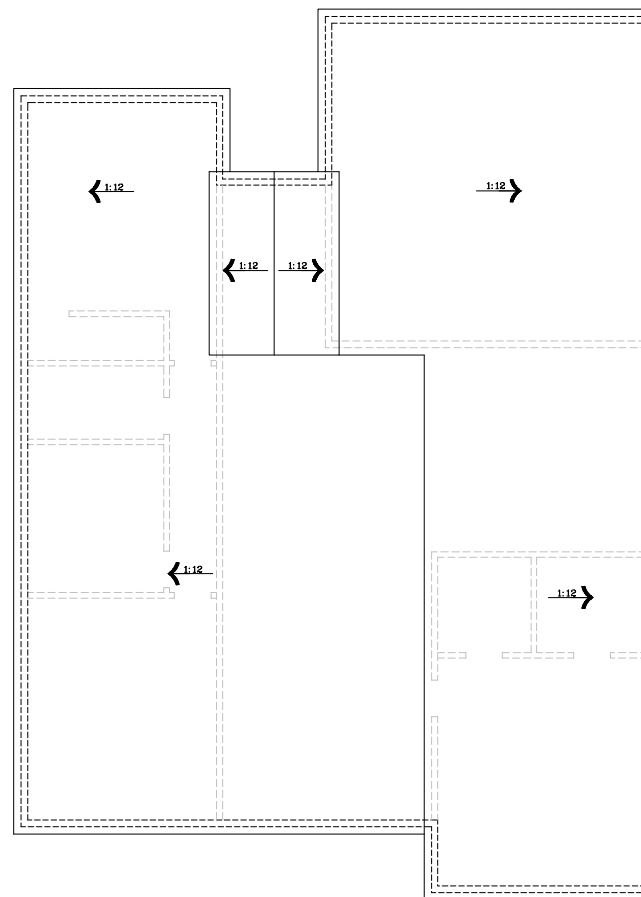
SITE PLAN
SCALE: 3/16" = 1'-0"



CLARA VISTA



PROPOSED ROOF PLAN
SCALE : $\frac{1}{4}"=1'-0"$



EXISTING ROOF PLAN
SCALE : $\frac{1}{4}"=1'-0"$



1325 FORT HILL LANE
ROCKVILLE, CA 94550
Phone: (415) 444-1558
www.sigmaresidentialdesign.com

Designer:
Pushman, A. Aval
B.A.A.

ROOF PLANS

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8-28-2025

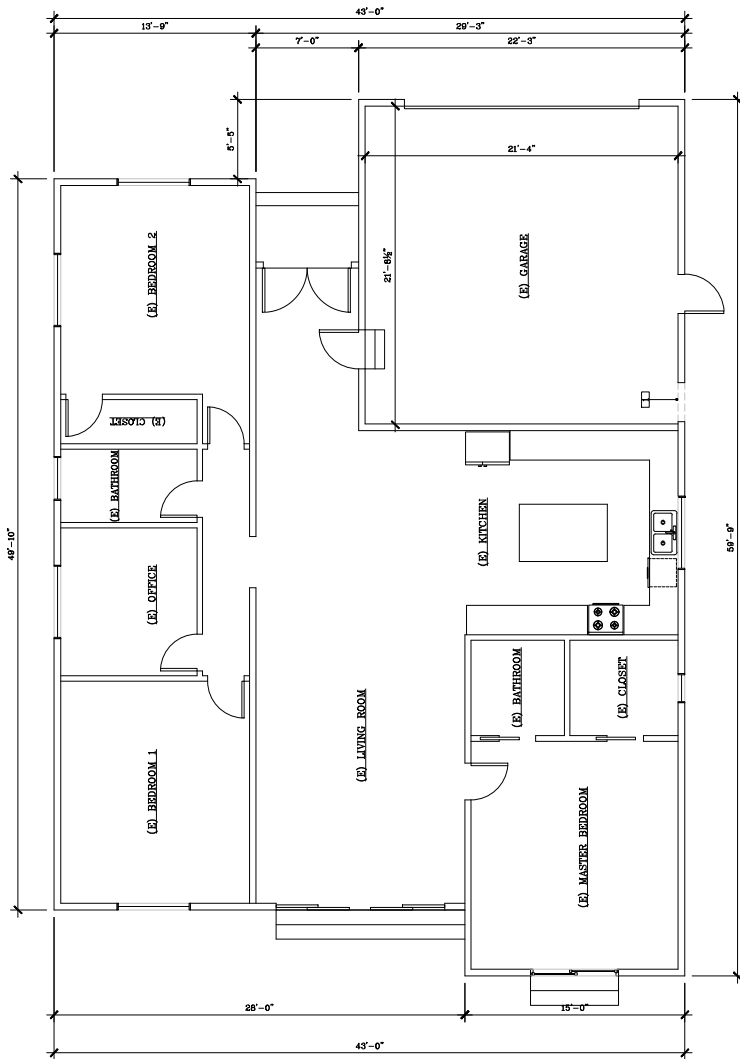
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SANTA CLARA, CA

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111-22-749 Clara Vista

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EXISTING FIRST FLOOR PLAN
SCALE : $\frac{1}{4}" = 1'-0"$



1325 FORT HILL LANE
ROCKVILLE, CA 94587
Phone: (650) 464-1558
www.sigmaresidentialdesign.com

Designer:
Shahman A. Ayal
B.A.A.

FLOOR PLANS

REVISIONS

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SANTA CLARA, CA

Date: 4-17-2025
Drawn By: B.A.
111-22-749 Clara Vista

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1065 PORTHILL LANE
ROSEVILLE, CA 95120
Phone: (916) 464-1338
www.aigmresidentialdesign.com

Designer:
Bahman A. Aval

~~B. A. A. A.~~

FLOOR PLANS

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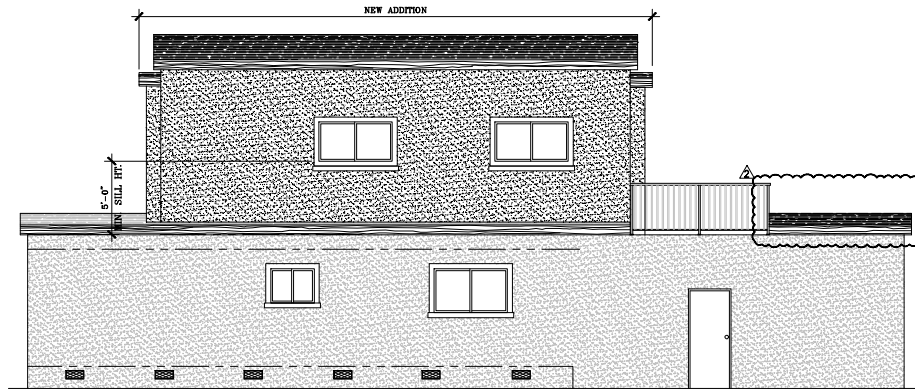
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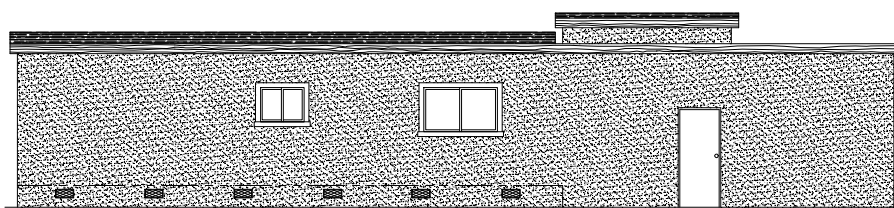
PROPOSED FRONT ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$



PROPOSED LEFT ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$



EXISTING FRONT ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$



EXISTING LEFT ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$

ELEVATION NOTES:

ALL THE NEW EXTERIOR WALL MATERIAL WILL BE MATCHED WITH THE EXISTING (3 COAT STUCCO WITH 7/8 INCH THICKNESS TWO LAYERS GRADE D PAPER OVER THE PLYWOOD)

EXTERIOR STUCCO LATH SHALL CONSIST OF 3- COATS, $\frac{1}{4}"$ MIN. THICK 0/ 2 LAYERS OF GRADE "D" PAPER, 0/ $\frac{1}{4}"$ PLYWD, 0/ 2x 10 STUDS @ 16" O.C. W/ 8-15 BATT INSUL IN CAVITY AS REQ'D. PROVIDE WEEP SCREED AT THE BOTTOM OF ALL FRAMED EXTERIOR WALLS AND ROOFED WEEP SCREED SHALL HAVE A MINIMUM CLEARANCE OF 2" TO A PAVED SURFACE OR 4" TO EARTH.

50% OF THE VENTILATION TO OCCUR AT A LEVEL 3- FEET ABOVE THE EAVE/ CORNICE LINE.



10351 FORT HILL LANE
ROCKVILLE, CA 94551
Phone: (925) 464-1558
www.sigmaresidentialdesign.com

Designer:
Basham A. Aval
B.A.A.

ELEVATIONS

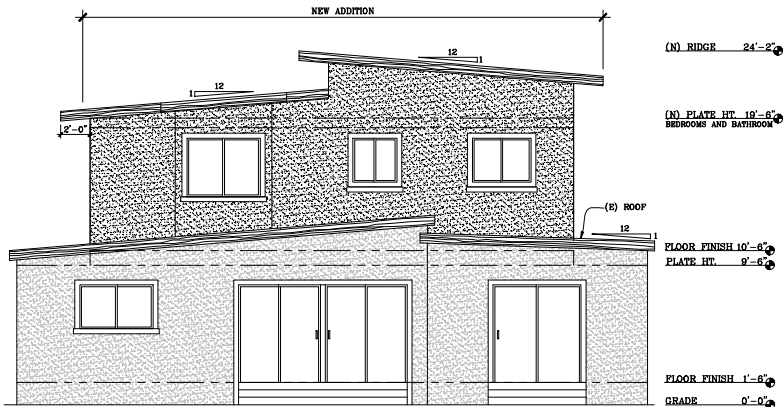
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 Δ 8-28-2025

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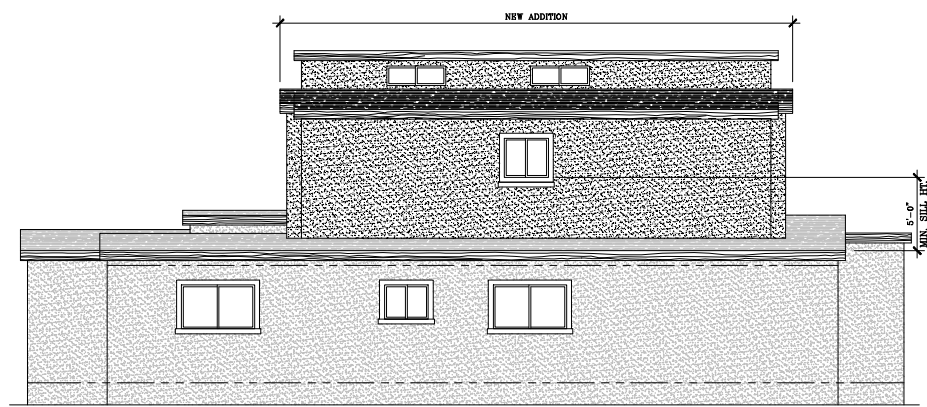
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111-22-749 Clara Vista

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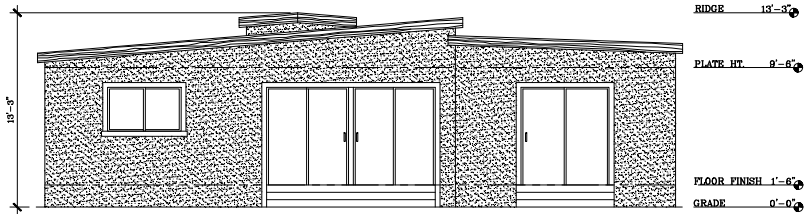
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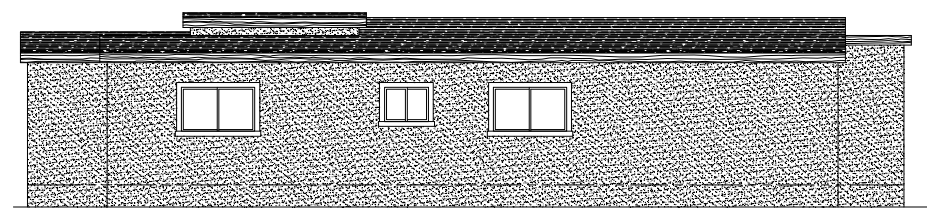
PROPOSED REAR ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$



PROPOSED RIGHT ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$



EXISTING REAR ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$



EXISTING RIGHT ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$

ELEVATION NOTES:

ALL THE NEW EXTERIOR WALL MATERIAL WILL BE MATCHED WITH THE EXISTING (3 COAT STUCCO WITH 7/8 INCH THICKNESS TWO LAYERS GRADE D PAPER OVER THE PLYWOOD)

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50% OF THE VENTILATION TO OCCUR AT A LEVEL 3- FEET ABOVE THE EAVE/ CORNER LINE.



1065 FORT HILL LANE,
ROCKVILLE, CA 94785
Phone: (415) 464-1558
www.sigmaresidentialdesign.com

Designer: Subman A. Aval
B.A.A.

ELEVATIONS

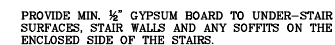
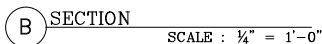
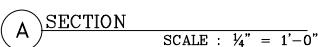
REVISIONS

749 CLARA VISTA
SANTA CLARA, CA

Date: 4-17-2025
Drawn By: B.A.A.
111-22-749 Clara Vista

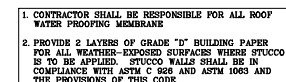
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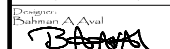


D SECTION

SCALE : $\frac{1}{4}" = 1'-0"$



C TYPICAL WALL SECTION
SCALE : N.T.S.



SECTIONS

REVISIONS

749 CLARA VISTA
SANTA CLARA, CA

Date: 4-17-2025
Drawn By: B.A.
111-22-749 Clara Vista

PAGE NO:

A3.2

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COLORED FRONT ELEVATION
SCALE : $\frac{1}{4}" = 1'-0"$

- ① BEHR- 210A MALIBU PEACH FOR ALL WALL STUCCO
- ② BEHR- 790B-7 DARK CHOCOLATE FOR ALL FACIA AND WINDOW TRIMS
- ③ BEHR- 240F-6 BROWN FLAT FOR ALL OTHER ACCENT MATERIAL



13255 FORT HILL LANE
ROCKSVILLE, CA 95120
Phone: (650) 464-1558
www.sigmaresidentialdesign.com

Designer:
Shahman A. Aval
B.A.

COLORED FRONT
ELEVATION

REVISIONS

749 CLARA VISTA
SANTA CLARA, CA

Date: 4-17-2025
Drawn By: B.A.
111-22-749 Clara Vista

PAGE NO:
A3.3

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Agenda Report

25-1564

Agenda Date: 11/19/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on the Architectural Review (PLN25-00355) for an 800 Square Foot Two Story Accessory Dwelling Unit to an Existing 2,069 Square Foot One-Story Residence located at 4939 Avenida De Los Arboles. CEQA Status: Exempt from CEQA per Section 15303 (Class 3 -- New Construction or Conversion of Small Structures).

File No.: PLN25-00355

Location: 4939 Avenida De Los Arboles; on the northeast side of Avenida De Los Arboles; APN#: 097-42-029; zoned R1-6L Single Family Residential

Applicant: Ryan Hua

Owner(s): Rita Nguyen and Tim Nguyen

Request: **Architectural Review** for an 800-square-foot, two-story attached accessory dwelling unit (ADU), proposed at the rear of an existing 2,069-square-foot one-story residence.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences. See Vicinity Map in Attachment 1.
- The site is currently developed with a 2,069 square foot one-story single-family residence.
- Per the Santa Clara City Code 18.60.20(H) and 18.120.020(D), the request requires Architectural Review approval through a Development Review Hearing. The proposed project does not comply with ministerial review standards due to the inclusion of a second story.
- The project proposes an 800 square foot two-story attached ADU with a 105 square-foot second-story rear balcony. Part of the ADU expands the footprint of the existing primary house and the other part is the second story over the existing first floor of the primary house. See Attachment 4 for the development plans.
- The 105-square-foot rear balcony is set back 15 feet 2 inches from the rear property line and includes side walls that provide privacy for adjacent properties. Landscaping along the rear property line appears minimal.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
 - o The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
 - o The second-story front wall is setback 51 feet behind the front property line.
- The second-floor square footage is proposed to be 13.8% of the first-floor square footage,

which is consistent with the guideline limiting second-floor size to a maximum of 66% of the first floor. The proposed project meets the required findings set forth in Santa Clara City Code 18.120.

- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMENDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
 - The proposal maintains the required two covered parking spaces at the front of the residence within the two-car garage. No additional parking is required for the ADU.
 - The required parking spaces are not located in the required front yard or side yard landscaped areas.
 - The proposed project provides areas surfaced with all-weather materials for parking vehicles.
- 2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
 - The proposed residence would not create traffic congestion or hazards.
 - Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantive increase in traffic.
- 3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
 - Architectural features of the proposed design area are true to the architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural styles. The applicant has proposed stucco siding, a hipped shingle-roof, wood siding, and a separate side entry for the proposed ADU that faces the street.
 - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
 - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- The proposed project is consistent with the City's Single-Family Design Guidelines (2014):
 - o The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
 - o The addition incorporates features of the existing house by using similar materials.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction or Conversion of Small Structures), in that the proposed use consists of construction of new, small structures where only minor modifications are made in the exterior of the structure.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 6, 2025, to 81 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for an 800-square-foot, two-story attached accessory dwelling unit (ADU), including a 105-square-foot second-story rear balcony, proposed at the rear of an existing 2,069-square-foot one-story residence.

Prepared by: Summer Foss, Assistant Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans



Zoning

Land Parcels

TN - Transit Neighborhood

Base Layers

Site Addresses

- Single
- Transit
- Utility

Streets

Land Parcels

- Land Parcels
- Right of Ways

Notes:

PLN25-00355

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©City of Santa Clara



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 4939 Avenida De Los Arboles
Zoning: R1-6L

Project Number: PLN25-00355

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,100	6,100	6,000	Y
Building Square Footage (SF)				
1st Floor:	1,669	1,669	--	--
Garage:	400	400	400	Y
ADU:	--	800	--	--
ADU Balcony:	--	105	--	--
Total:	2,069	2,869	--	--
% of 2nd floor to 1st floor:	--	13.8%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	33.9%	33.9%	40% max	Y
Building Setbacks (FT)				
Front (1st floor):	24'-7"	24'-7"	20'	Y
(2nd floor):		60'-10"	25'	
Left Side (1st floor):	9'-2"	23'-10"	4'	Y
(2nd floor):		32'-2"		
Right Side (1st floor):	9'-10"	6'-3"	4'	Y
(2nd floor):		10'-5"		
Rear (1st floor):	25'-10"	5'-5"	4'	Y
(2nd floor):		15'-2"	15'	
Height (FT)				
Main building:	15'-7"	21'-8"	25'	Y
# of Bedrooms/Bathrooms:	3/2	3/2 2/2	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				Y
Off-street	2	2	2	Y

Conditions of Architectural Review Approval

PLN25-00355/ 4939 Avenida De Los Arboles

Architectural review for an 800-square-foot, two-story attached accessory dwelling unit (ADU), proposed at the rear of an existing 2,069-square-foot one-story residence.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is November 19, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)
- P2. **Tree Replacement (Alternative Means).** Trees permitted by the City for removal shall be replaced at a ratio of 1:1 with a minimum 15-gallon tree size pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

DURING CONSTRUCTION

- P3. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

- P4. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P5. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P6. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P7. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P8. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

NGUYEN ADU

4939 Avenida De Los Arboles, Santa Clara, CA 95054

APN: 097-42-029

Mia - Marvel
Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

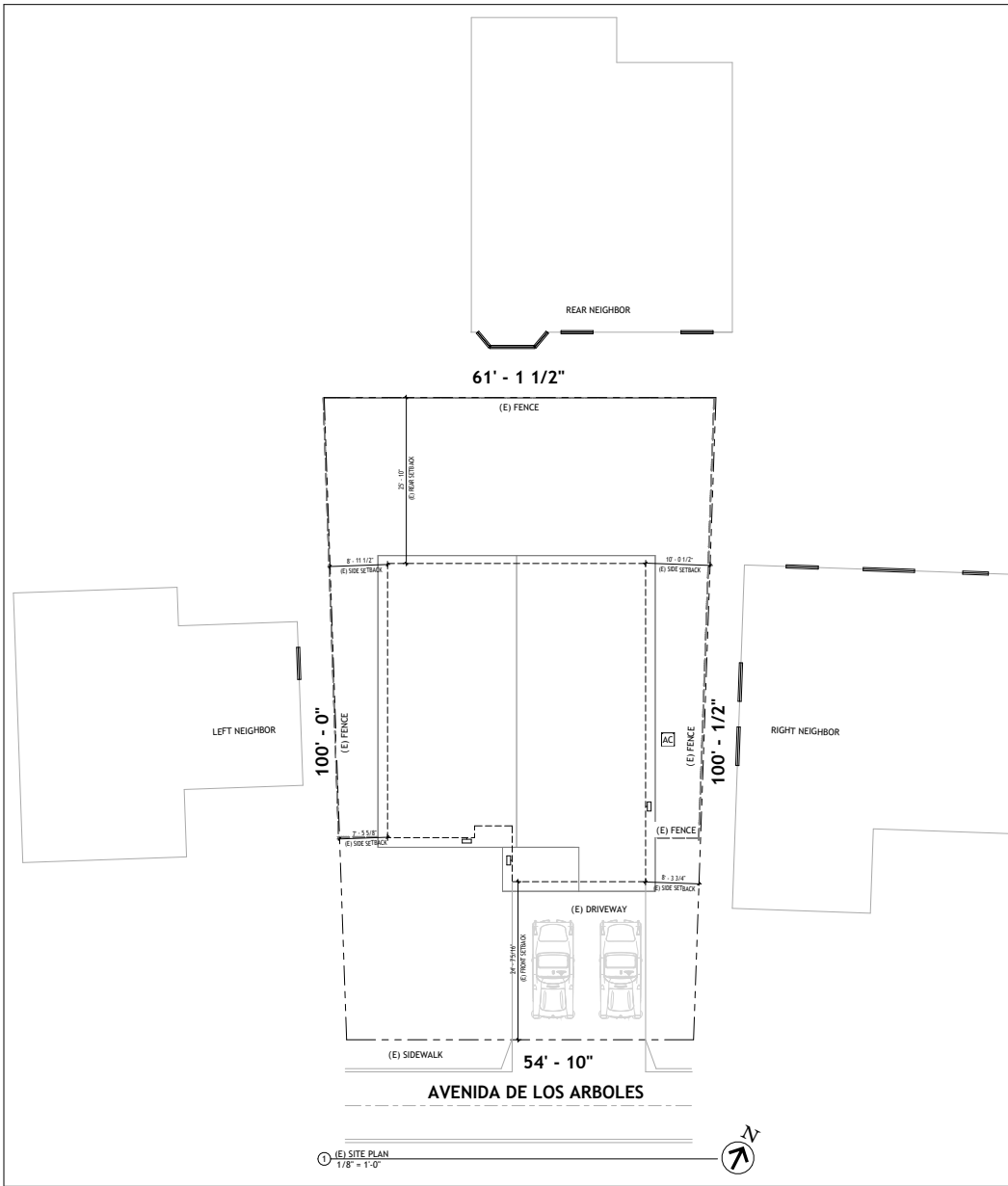
PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054

APN: 097-42-029

ABBREVIATION AND SYMBOL LEGEND			GENERAL NOTES	PROJECT RENDERING	
AC AGG A/C AL AB B ABV BUEG BD BUR CB CCJ CJ CFCJ CLG COL CONC CMU CONT DET DIAG DS DWGS DIA ELECT EQ E E1 E2 E3 E4 E5 E6 E7 E8 E9 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21 E22 E23 E24 E25 E26 E27 E28 E29 E30 E31 E32 E33 E34 E35 E36 E37 E38 E39 E40 E41 E42 E43 E44 E45 E46 E47 E48 E49 E50 E51 E52 E53 E54 E55 E56 E57 E58 E59 E60 E61 E62 E63 E64 E65 E66 E67 E68 E69 E70 E71 E72 E73 E74 E75 E76 E77 E78 E79 E80 E81 E82 E83 E84 E85 E86 E87 E88 E89 E90 E91 E92 E93 E94 E95 E96 E97 E98 E99 E100 E101 E102 E103 E104 E105 E106 E107 E108 E109 E110 E111 E112 E113 E114 E115 E116 E117 E118 E119 E120 E121 E122 E123 E124 E125 E126 E127 E128 E129 E130 E131 E132 E133 E134 E135 E136 E137 E138 E139 E140 E141 E142 E143 E144 E145 E146 E147 E148 E149 E150 E151 E152 E153 E154 E155 E156 E157 E158 E159 E160 E161 E162 E163 E164 E165 E166 E167 E168 E169 E170 E171 E172 E173 E174 E175 E176 E177 E178 E179 E180 E181 E182 E183 E184 E185 E186 E187 E188 E189 E190 E191 E192 E193 E194 E195 E196 E197 E198 E199 E200 E201 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GENERAL SITE NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM BUILDING AND ADJOINING PROPERTIES.
2. CHEMICAL TOILET IS REQUIRED DURING THE COURSE OF CONSTRUCTION OR THE USE OF AN EXISTING TOILET ON SITE DURING CONSTRUCTION.
3. FINISHED GRADE SHALL NOT SLOPE LESS THAN 2% AWAY FROM THE BUILDING FOR A MINIMUM OF 5 FEET.
4. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
5. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
6. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
7. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH HIS PRIVATE DEVELOPMENT CONSTRUCTION.
9. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL (BEST MANAGEMENT PRACTICES, BMPs) SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES.
10. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI 7:30 AM TO 6 PM, SATURDAY FROM 9 AM TO 5 PM.
11. FIRE DEPARTMENT ACCESS ROADWAY MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
12. OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT / ENGINEERING FOR ALL OFF-SITE IMPROVEMENT.
13. THE CONTRACTOR HAS TO VERIFY THE EXISTING SEWER CLEANOUT AT THE PROPERTY LINE. IF THERE IS NOT ALREADY A SEWER CLEANOUT AT THE PROPERTY LINE, NEED INSTALL A NEW SEWER CLEANOUT AT THE PROPERTY LINE / STREET RIGHT-OF-WAY LINE.
14. ELECTRICAL PANEL UPGRADE TO DUAL METER.

GENERAL DRAINAGE NOTES

1. PROPERLY LICENSED CONTRACTOR: ALL WORK SHOULD BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
2. VERIFY SITE CONDITIONS: THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS BEFORE STARTING CONSTRUCTION.
3. MAINTAIN DRAINAGE: DRAINAGE MUST BE MAINTAINED DURING AND AFTER CONSTRUCTION.
4. ENVIRONMENTAL PROTECTION: IMPLEMENT EROSION CONTROL MEASURES AND PREVENT SEDIMENT RUNOFF INTO WATERWAYS.
5. PROTECT EXISTING CONDITIONS: SAFEGUARD EXISTING CONDITIONS FROM DAMAGE, DUST, AND DEBRIS DURING CONSTRUCTION.

SITE GRADING AND DRAINAGE NOTES

1. GRADING:
DIVERT SURFACE WATER: THE SITE SHOULD BE GRADED TO DIRECT SURFACE WATER AWAY FROM THE FOUNDATION WALLS TO AN APPROVED POINT OF COLLECTION LIKE A STORM SEWER OR OTHER DESIGNATED AREA. THE GROUND AROUND THE FOUNDATION MUST BE SLOPED AWAY FROM THE BUILDING TO DIRECT WATER AWAY FROM THE FOUNDATION WALLS. A MINIMUM SLOPE IS REQUIRED FOR THE FIRST 10 FEET.
2. GUTTERS AND DOWNSPOUTS:
THESE COLLECT RAINWATER FROM THE ROOF AND DISCHARGE IT AWAY FROM THE BUILDING. DOWNSPOUTS SHOULD DISCHARGE TO AN APPROVED DRAINAGE SYSTEM OR AT LEAST THE MINIMUM REQUIRED DISTANCE AWAY FROM THE FOUNDATION.
3. PERMITS:
DEPENDING ON THE PROJECT'S SIZE AND LOCATION, YOU MAY NEED PERMITS FOR GRADING, DRAINAGE SYSTEMS, AND CONSTRUCTION.
LOCAL REGULATIONS: SPECIFIC REGULATIONS AND REQUIREMENTS MAY VARY DEPENDING ON THE LOCATION AND LOCAL BUILDING CODES. FOLLOW BUILDING CODES AND LOCAL ORDINANCES, AS THEY OFTEN HAVE SPECIFIC REQUIREMENTS FOR DRAINAGE SYSTEMS.



FRONT BUILDING ELEVATION (EXISTING)

Mia - Marvel
Design

647 Plaza Invernio,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054
APN: 097-42-029

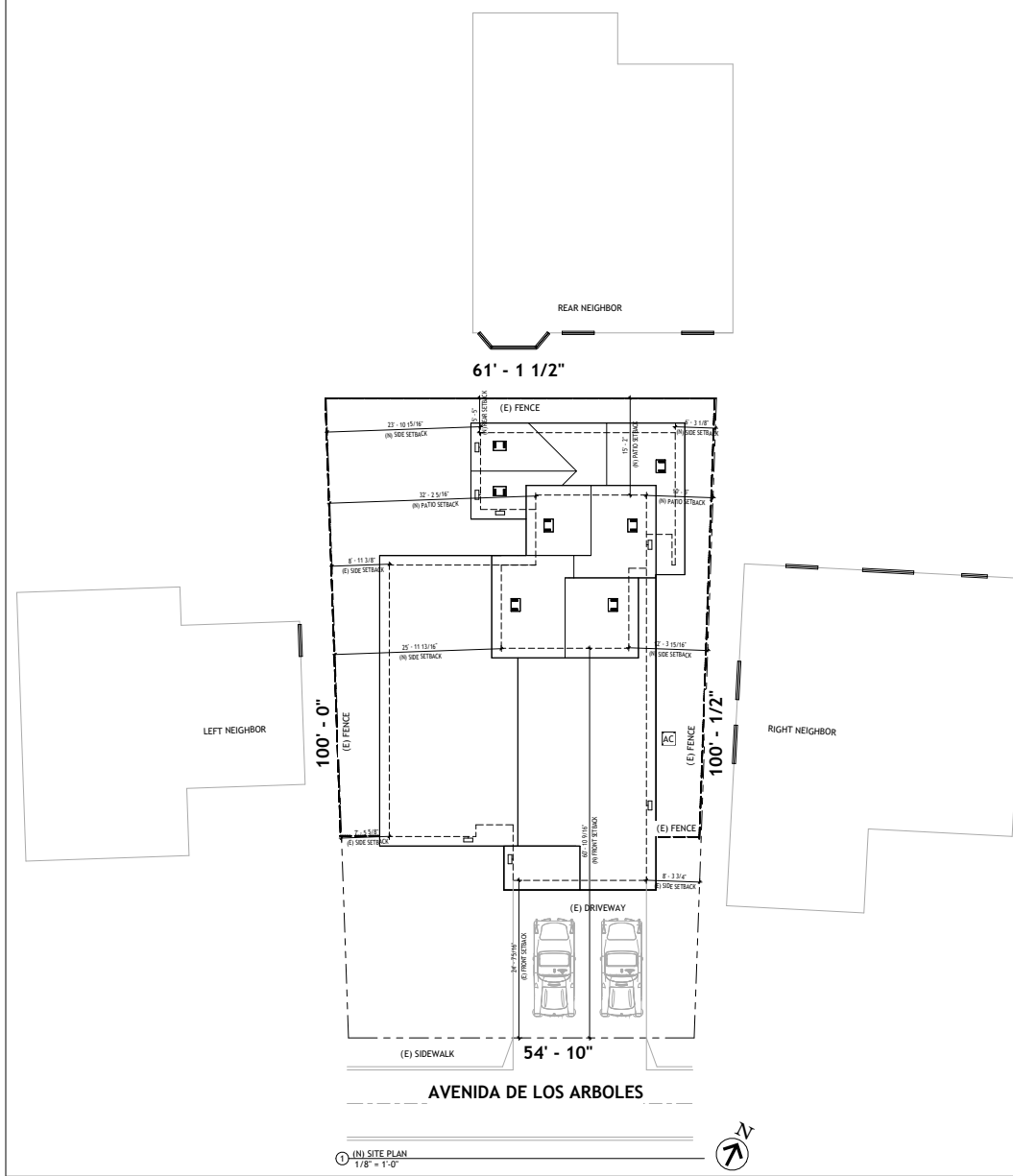
No.	Description	Date

(E) OVERALL SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1.01

Scale	1/8" = 1'-0"
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GENERAL SITE NOTES

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GENERAL DRAINAGE NOTES

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FRONT BUILDING ELEVATION (EXISTING)

Mia - Marvel
Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054
APN: 097-42-029

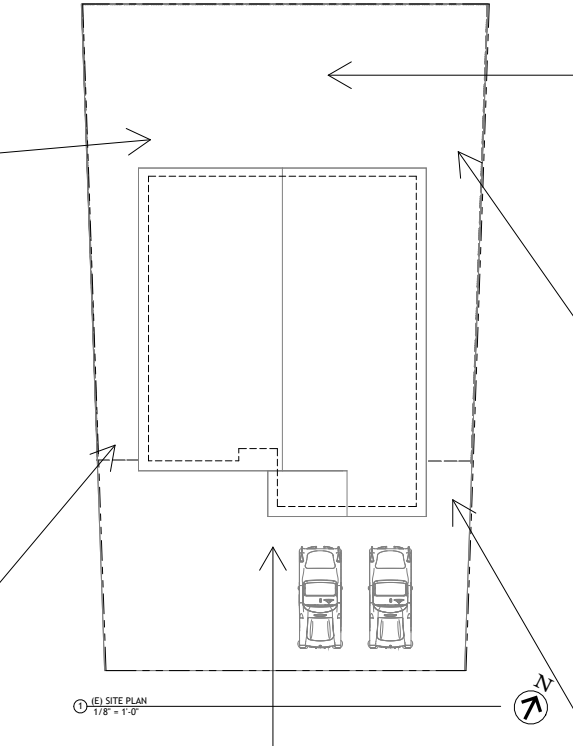
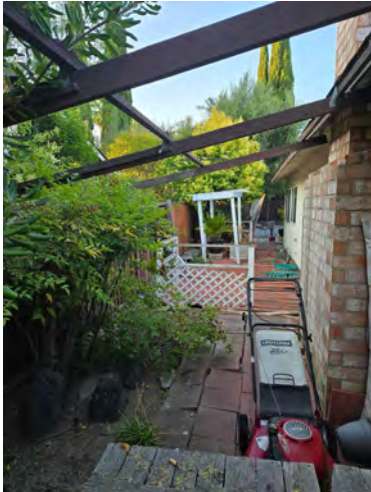
No.	Description	Date

(N) OVERALL SITE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1.02

Scale	1/8" = 1'-0"
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Mia - Marvel
Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
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seema.shenvi@gmail.com
10445 Byrne Ave,
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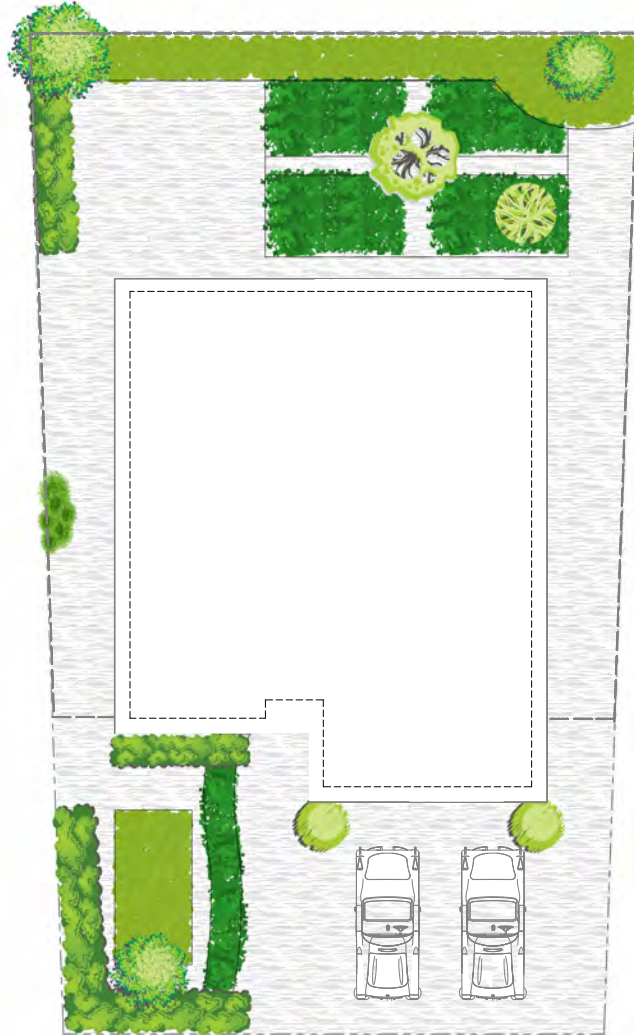
Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054
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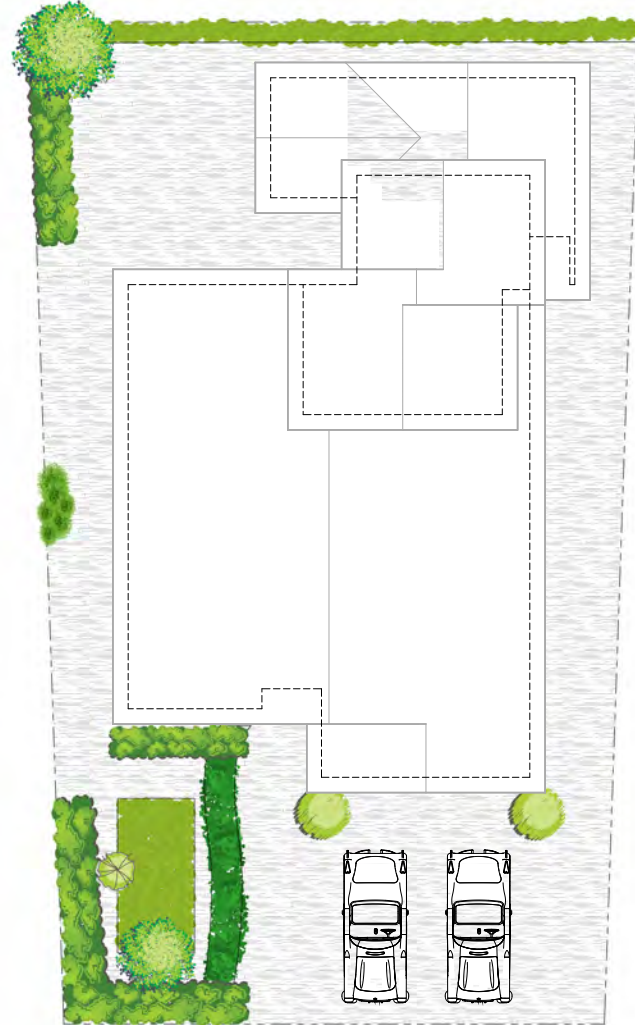
No.	Description	Date

OVERALL SITE PICTURES

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A1.03	
Scale	1/8" = 1'-0"



② (E) LANDSCAPE PLAN
3/16" = 1'-0"



① (N) LANDSCAPE PLAN
3/16" = 1'-0"

Mia - Marvel
Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054
APN: 097-42-029

No.	Description	Date

LANDSCAPE PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A1.04	
Scale	3/16" = 1'-0"



RIGHT



BACK



LEFT



FRONT

**Mia - Marvel
Design**

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

**Seema Shenvi
PS Design Inc**

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
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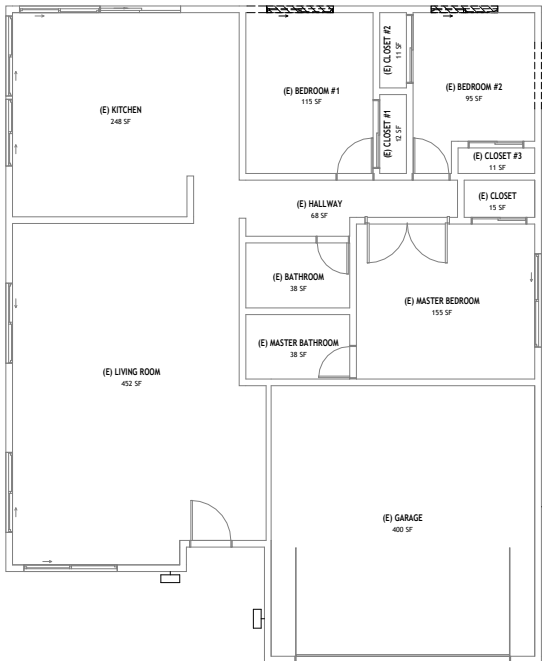
No.	Description	Date

PROJECT RENDERINGS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A1.05	
Scale	

FLOOR LEGEND:

	EXISTING
	DEMOLITION
	NEW



WALL SCHEDULE	
TYPE MARK	TYPE
W1	Exterior - Stucco on 2x8 Wood Stud
W102	Exterior - Wood Siding on Wood Stud
W2	Interior - Partition on 2x4 Wood Stud

ROOM SCHEDULE	
Name	Area
(E) LIVING ROOM	452 SF
(E) KITCHEN	248 SF
(E) BEDROOM #1	115 SF
(E) CLOSET #1	12 SF
(E) BEDROOM #2	95 SF
(E) CLOSET #2	11 SF
(E) CLOSET #3	11 SF
(E) CLOSET	15 SF
(E) MASTER BEDROOM	155 SF
(E) MASTER BATHROOM	38 SF
(E) BATHROOM	38 SF
(E) HALLWAY	68 SF
(E) GARAGE	400 SF
(N) BEDROOM #1	120 SF
(N) CLOSET #1	14 SF
(N) GREAT ROOM	Not Placed
(N) LAUNDRY	17 SF
(N) BATHROOM #1	46 SF
(N) STAIRS	62 SF
(N) BEDROOM #2	Not Placed
(N) BATHROOM #2	59 SF
(N) CLOSET #2	Not Placed
(N) PATIO	Not Placed
(N) GREAT ROOM	Not Placed
(N) BEDROOM #3	141 SF
(N) CLOSET #3	17 SF
(N) GREAT ROOM	Not Placed
(N) PATIO / BALCONY	105 SF
(N) GREAT ROOM	195 SF

(E) ARCHITECTURAL FLOOR PLAN
1/4" = 1'-0"



GENERAL PLAN NOTES

- EXISTING CONSTRUCTION: EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES.
- PROVIDE SMOKE ALARM IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. SMOKE DETECTORS IN ADDITIONS NEW CONSTRUCTION ARE TO BE 110 VOLT WITH A BATTERY BACK UP AND INTERCONNECTED. (2019 CBC 907.2.10)
- PROVIDE INSULATION PER TITLE 24 CERTIFICATE.
- PROVIDE POLE & SHELVES FOR ALL CLOSETS.
- OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEY AND FIREPLACES AT CEILING AND FLOOR LEVELS SHALL HAVE FIREBLOCKING.
- ALL EXTERNAL MECHANICAL EQUIPMENTS SUCH AS AC UNITS SHALL NOT BE LOCATED WITH THE REQ. SETBACKS
- ELECTRICAL PANEL UPGRADE TO DUAL METER

KITCHEN NOTES

- PROVIDE TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS. PROVIDE SEPARATE CIRCUITS FOR THE GARBAGE DISPOSAL AND THE DISHWASHER. (2019 CEC 210.11)
- ALL COUNTER RECEPTACLES SHALL BE GFCI PROTECTED AND LOCATED SO THAT NO POINT IS MORE THAN 24" FROM A RECEPTACLE OUTLET. COUNTER TOP AREAS WITH A MINIMUM DIMENSION OF 12" IN WIDTH SHALL BE PROVIDED WITH A RECEPTACLE. RECEPTACLE SHALL BE LOCATED NO MORE THAN 20" ABOVE COUNTER TOP. ISLANDS / PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE. (2019 CEC 210.52)
- ALL KITCHEN RECEPTACLES REQUIRE BOTH GFCI AND ARC-FAULT PROTECTION.
- KITCHEN FAUCET NOT TO EXCEED 1.8 GALLONS PER MINUTE MEASURED AT 60 PSI.

BATHROOM NOTES

- ALL RECEPTACLES TO BE GFCI PROTECTED. NEW / ADDITIONS TO BATHROOMS SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (2019 CEC 210.8 AND 210.11)
- JACUZZIS / SPAS SHALL HAVE MOTOR ACCESS AND A DEDICATED CIRCUIT (2019 CEC 680.68)
- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. CEILING LIGHTING SHALL BE SEALED (EXCEPT RECESSED FLUORESCENT) OR THEY ARE CONTROLLED BY A MANUAL ON OCCUPANCY SENSOR AND CERTIFIED PE. (CALIFORNIA TITLE 24 SECTION 150.0 K)
- ANY NEW / REPLACED TUB/SHOWER MIXING VALVE SHALL BE PRESSURE BALANCING SET AT A MAX. 120" F. SHOWER STALLS SHALL BE A MINIMUM OF 1024 SQ. IN. WITH A CLEAR CENTER DIMENSION OF 30" AND THE DOOR DIMENSION SHALL BE 24" MINIMUM (2019 CPC 407.4)
- THE WATER CLOSETS SHALL BE A 30" WIDTH CLEARANCE (15" ON CENTER) AND 24" CLEARANCE IN THE FRONT (2019 CPC 407.6)
- SEPARATE SWITCH FOR FANS AND LIGHTING (CALF 150.0 K7)
- LAVATORY FAUCET REQUIRES 1.5 GPM AT 60 PSI, MINIMUM (0.8 GPM AT 20 PSI).
- SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES. SHOWERS NOT TO EXCEED 1.8 GALLONS PER MINUTE MEASURED AT 80 PSI. PER SECTION 402.1.2.
- WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS MAX. PER FLUSH.
- CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

EXTERIOR DOOR LANDINGS NOTES

- REQUIRED ON BOTH SIDES: A LANDING IS REQUIRED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF EACH EXTERIOR DOOR.

MINIMUM WIDTH: THE LANDING MUST BE AT LEAST AS WIDE AS THE DOOR IT SERVES.
MINIMUM LENGTH: THE LANDING MUST BE AT LEAST 36 INCHES (914 MM) LONG IN THE DIRECTION OF TRAVEL.
SLOPE: THE SLOPE OF THE LANDING SHOULD NOT EXCEED 1/4 INCH PER FOOT.
- RISER HEIGHT AND TREAD DEPTH:
MAXIMUM RISER HEIGHT: TYPICALLY 7 INCHES (178 MM), BUT MAY BE 7 3/4 INCHES (196 MM) IN CERTAIN RESIDENTIAL OCCUPANCIES.
MINIMUM RISER HEIGHT: 4 INCHES (102 MM).
MINIMUM TREAD DEPTH: 11 INCHES (280 MM).

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PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054

APN: 097-42-029

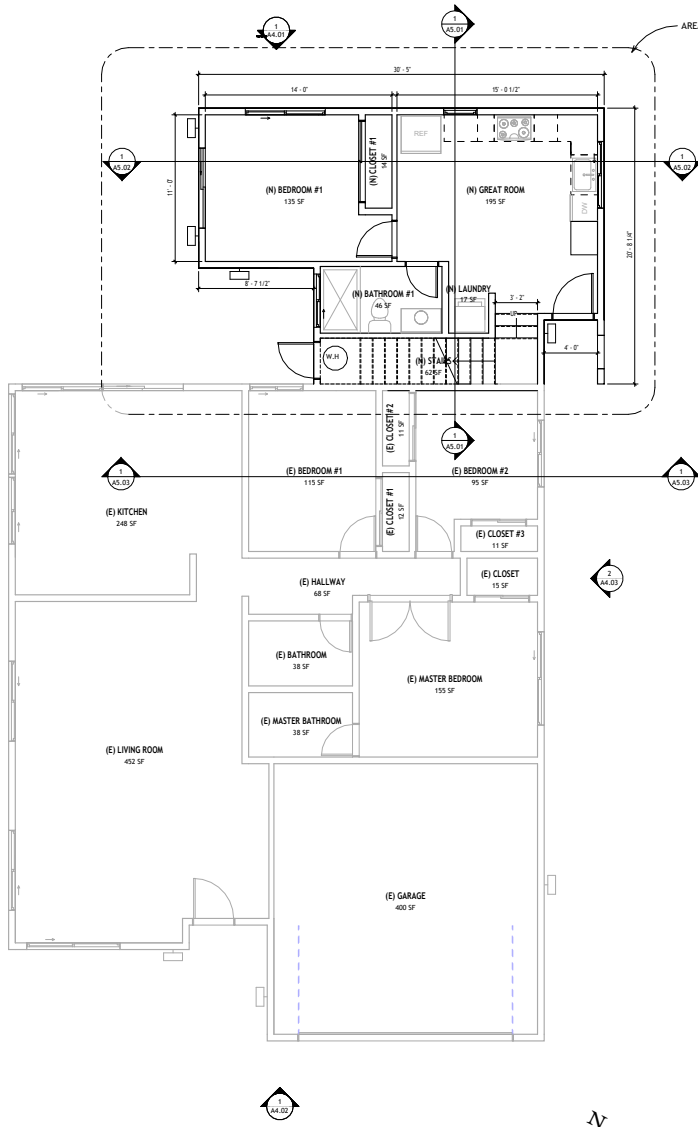
No.	Description	Date

(E) ARCHITECTURAL FLOOR
PLANS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

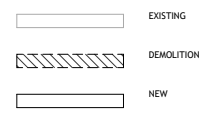
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Scale	As indicated
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(N) ARCHITECTURAL FIRST FLOOR PLAN
1/4" = 1'-0"

FLOOR LEGEND:



WALL SCHEDULE	
TYPE MARK	TYPE
W1	Exterior - Stucco on 2x4 Wood Stud
W2	Exterior - Wood Siding on Wood Stud
W3	Interior - Partition on 2x4 Wood Stud

ROOM SCHEDULE	
Name	Area
(E) LIVING ROOM	452 SF
(E) KITCHEN	248 SF
(E) BEDROOM #1	115 SF
(E) CLOSET #1	12 SF
(E) BEDROOM #2	95 SF
(E) CLOSET #2	11 SF
(E) CLOSET #3	11 SF
(E) CLOSET	15 SF
(E) MASTER BEDROOM	155 SF
(E) MASTER BATHROOM	38 SF
(E) BATHROOM	38 SF
(E) HALLWAY	68 SF
(E) GARAGE	400 SF
(N) CLOSET #1	14 SF
(N) GREAT ROOM	195 SF
(N) LAUNDRY	17 SF
(N) BATHROOM #1	46 SF
(N) STAIRS	62 SF
(N) BEDROOM #2	95 SF
(N) CLOSET #2	Not Placed
(N) PATIO	Not Placed
(N) GREAT ROOM	Not Placed
(N) BEDROOM #2	141 SF
(N) CLOSET #2	17 SF
(N) GREAT ROOM	Not Placed
(N) PATIO / BALCONY	105 SF
(N) GREAT ROOM	195 SF

GENERAL PLAN NOTES

- EXISTING CONSTRUCTION: EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM LIMITED VISUAL OBSERVATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF RECORD OF ALL EXCEPTIONS AND RECEIVE DIRECTION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" THICK, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH SELF-CLOSING AND SELF-LATCHING DEVICES.
- PROVIDE SMOKE ALARM IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. SMOKE DETECTORS IN ADDITIONS NEW CONSTRUCTION ARE TO BE 110 VOLT WITH A BATTERY BACK UP AND INTERCONNECTED. (2019 CBC 907.2.10)
- PROVIDE INSULATION PER TITLE 24 CERTIFICATE.
- PROVIDE POLE & SHELVES FOR ALL CLOSETS.
- OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEY AND FIREPLACES AT CEILING AND FLOOR LEVELS SHALL HAVE FIREBLOCKING.
- ALL EXTERNAL MECHANICAL EQUIPMENTS SUCH AS AC UNITS SHALL NOT BE LOCATED WITH THE REQ. SETBACKS
- ELECTRICAL PANEL UPGRADE TO DUAL METER

KITCHEN NOTES

- PROVIDE TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS. PROVIDE SEPARATE CIRCUITS FOR THE GARBAGE DISPOSAL AND THE DISHWASHER. (2019 CEC 210.11)
- ALL COUNTER RECEPTACLES SHALL BE GFCI PROTECTED AND LOCATED SO THAT NO POINT IS MORE THAN 24" FROM A RECEPTACLE OUTLET. COUNTER TOP AREAS WITH A MINIMUM DIMENSION OF 12" IN WIDTH SHALL BE PROVIDED WITH A RECEPTACLE. RECEPTACLE SHALL BE LOCATED NO MORE THAN 20" ABOVE COUNTER TOP. ISLANDS / PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE. (2019 CEC 210.52)
- ALL KITCHEN RECEPTACLES REQUIRE BOTH GFCI AND ARC-FAULT PROTECTION.
- KITCHEN FAUCET NOT TO EXCEED 1.8 GALLONS PER MINUTE MEASURED AT 60 PSI.

BATHROOM NOTES

- ALL RECEPTACLES TO BE GFCI PROTECTED. NEW / ADDITIONS TO BATHROOMS SHALL HAVE A DEDICATED 20-AMP CIRCUIT. (2019 CEC 210.8 AND 210.11)
- JACUZZIS / SPAS SHALL HAVE MOTOR ACCESS AND A DEDICATED CIRCUIT (2019 CEC 680.68)
- LIGHTING FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD SHALL BE LISTED FOR A DAMP LOCATION, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. CEILING LIGHTING SHALL BE SEALED (EXCEPT RECESSED FLUORESCENT) OR THEY ARE CONTROLLED BY A MANUAL ON OCCUPANCY SENSOR AND CERTIFIED PE. (CALIFORNIA TITLE 24 SECTION 150.0 K)
- ANY NEW / REPLACED TUB/SHOWER MIXING VALVE SHALL BE PRESSURE BALANCING SET AT A MAX. 120" F. SHOWER STALLS SHALL BE A MINIMUM OF 1024 SQ. IN. WITH A CLEAR CENTER DIMENSION OF 30" AND THE DOOR DIMENSION SHALL BE 24" MINIMUM (2019 CPC 407.4)
- THE WATER CLOSETS SHALL BE A 30" WIDTH CLEARANCE (15" ON CENTER) AND 24" CLEARANCE IN THE FRONT (2019 CPC 407.6)
- SEPARATE SWITCH FOR FANS AND LIGHTING (CALF 150.0 K7)
- LAVATORY FAUCET REQUIRES 1.5 GPM AT 60 PSI, MINIMUM (0.8 GPM AT 20 PSI).
- SHOWERS TO BE FINISHED WITH MOISTURE RESISTANT MATERIALS TO MIN. HEIGHT OF 72" ABOVE DRAIN W/ TEMPERED GLASS ENCLOSURES. SHOWERS NOT TO EXCEED 1.8 GALLONS PER MINUTE MEASURED AT 80 PSI. PER SECTION 402.1.2.
- WATER CLOSETS (TOILETS) SHALL USE NO MORE THAN 1.28 GALLONS MAX. PER FLUSH.
- CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS.

EXTERIOR DOOR LANDINGS NOTES

- REQUIRED ON BOTH SIDES: A LANDING IS REQUIRED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF EACH EXTERIOR DOOR.

MINIMUM WIDTH: THE LANDING MUST BE AT LEAST AS WIDE AS THE DOOR IT SERVES.
MINIMUM LENGTH: THE LANDING MUST BE AT LEAST 36 INCHES (914 MM) LONG IN THE DIRECTION OF TRAVEL.
SLOPE: THE SLOPE OF THE LANDING SHOULD NOT EXCEED 1/4 INCH PER FOOT.
- RISER HEIGHT AND TREAD DEPTH:
MAXIMUM RISER HEIGHT: TYPICALLY 7 INCHES (178 MM), BUT MAY BE 7 3/4 INCHES (196 MM) IN CERTAIN RESIDENTIAL OCCUPANCIES.
MINIMUM RISER HEIGHT: 4 INCHES (102 MM).
MINIMUM TREAD DEPTH: 11 INCHES (280 MM).

Mia - Marvel Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc
PE-C77273

408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

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Santa Clara, CA 95054
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No.	Description	Date

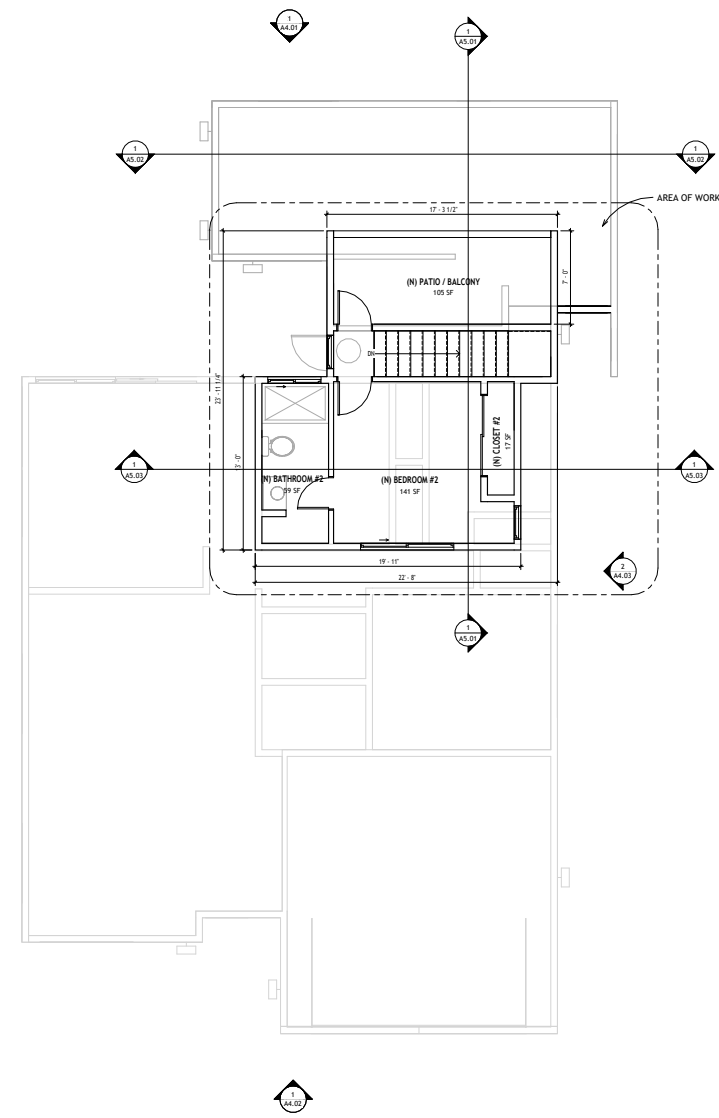
(N) ARCHITECTURAL FIRST FLOOR PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A2.02

Scale	As indicated
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(N) ARCHITECTURAL SECOND FLOOR PLAN
1/4" = 1'-0"

FLOOR LEGEND:

- EXISTING
- DEMOLITION
- NEW

WALL SCHEDULE	
TYPE MARK	TYPE
W1	Exterior - Stucco on 2x4 Wood Stud
W2	Exterior - Wood Siding on Wood Stud
W3	Interior - Partition on 2x4 Wood Stud

ROOM SCHEDULE	
Name	Area
(E) LIVING ROOM	452 SF
(E) KITCHEN	248 SF
(E) BEDROOM #1	115 SF
(E) CLOSET #1	12 SF
(E) BEDROOM #2	95 SF
(E) CLOSET #2	11 SF
(E) CLOSET #3	11 SF
(E) CLOSET	15 SF
(E) MASTER BEDROOM	155 SF
(E) MASTER BATHROOM	38 SF
(E) BATHROOM	38 SF
(E) HALLWAY	68 SF
(E) GARAGE	450 SF
(N) BEDROOM #1	125 SF
(N) CLOSET #1	14 SF
(N) GREAT ROOM	Not Placed
(N) LAUNDRY	17 SF
(N) BATHROOM #1	46 SF
(N) STAIRS	62 SF
(N) BEDROOM #2	Not Placed
(N) BATHROOM #2	59 SF
(N) CLOSET #2	Not Placed
(N) PATIO	Not Placed
(N) GREAT ROOM	Not Placed
(N) BEDROOM #3	141 SF
(N) CLOSET #3	17 SF
(N) GREAT ROOM	Not Placed
(N) PATIO / BALCONY	105 SF
(N) GREAT ROOM	195 SF

GENERAL PLAN NOTES

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- PROVIDE SMOKE ALARM IN ALL SLEEPING ROOMS AND ADJACENT HALLWAYS, MULTI-LEVELS, AND BASEMENTS. SMOKE DETECTORS IN ADDITIONS NEW CONSTRUCTION ARE TO BE 110 VOLT WITH A BATTERY BACK UP AND INTERCONNECTED. (2019 CBC 907.2.10)
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MINIMUM LENGTH: THE LANDING MUST BE AT LEAST 36 INCHES (914 MM) LONG IN THE DIRECTION OF TRAVEL.
SLOPE: THE SLOPE OF THE LANDING SHOULD NOT EXCEED 1/4 INCH PER FOOT.
- RISER HEIGHT AND TREAD DEPTH:
MAXIMUM RISER HEIGHT: TYPICALLY 7 INCHES (178 MM), BUT MAY BE 7 3/4 INCHES (196 MM) IN CERTAIN RESIDENTIAL OCCUPANCIES.
MINIMUM RISER HEIGHT: 4 INCHES (102 MM).
MINIMUM TREAD DEPTH: 11 INCHES (280 MM).

Mia - Marvel Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

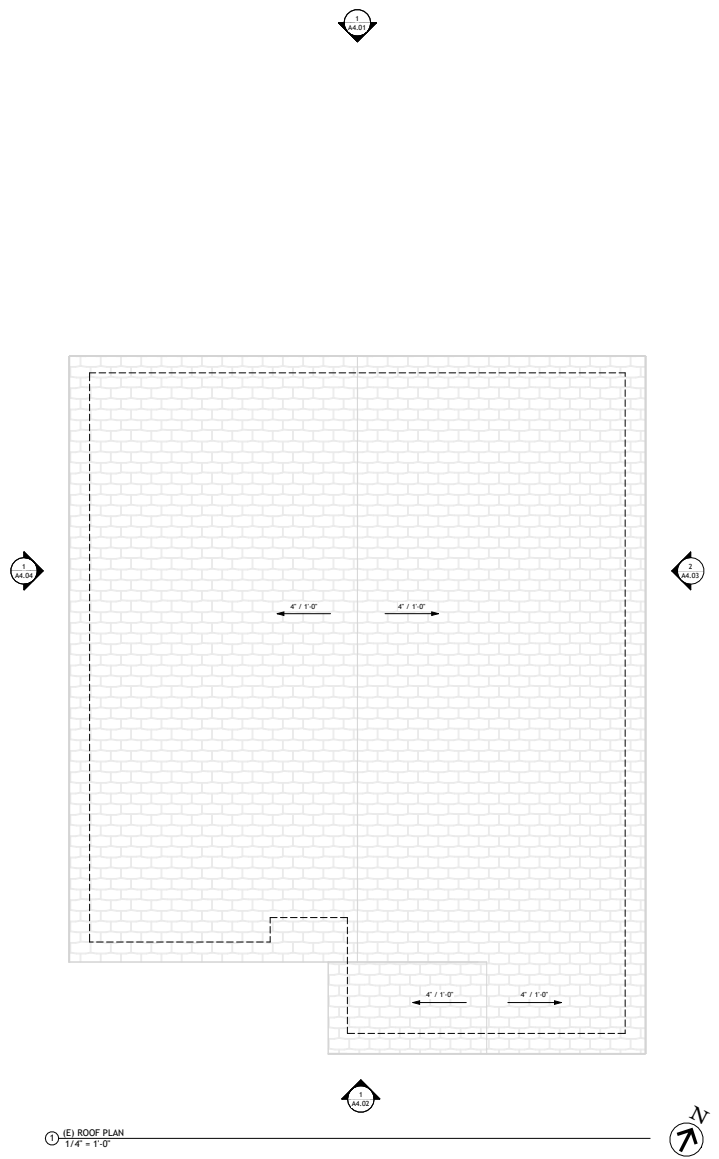
4939 Avenida De Los Arboles,
Santa Clara, CA 95054

APN: 097-42-029

No.	Description	Date

**(N) ARCHITECTURAL
SECOND FLOOR PLAN**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A2.03	
Scale	As indicated



- GENERAL ROOF PLAN NOTES**
1. PROVIDE ROOF SHEET METAL FLASHING WITH A 36" WIDE UNDERLAYMENT DIRECTLY UNDER NORMALLY FLASHING AND OVER NORMALLY REQUIRED UNDERLAYMENT.
 2. PROVIDE G.I. FLASHING FOR ALL VENTS, PIPES PENETRATING ROOF OR WOOD DECKS.
 3. ALL FLASHING IS TO BE 26 GAUGE GALVANIZED METAL UNLESS OTHERWISE NOTES.
 4. UNIT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/A440 (CBC 2019 R308.6)
 5. FOR ASPHALT SHINGLES ON ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 PER CRC R905.2.2
 6. FOR ENCLOSED RAFTER SPACES, NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN INSULATION AND THE ROOF SHEATHING, AND AT THE LOCATION OF THE VENT. CRC R806.3
 7. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CRC R337.5.4
 8. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAUGE CORROSION-RESISTANT GSS INSTALLED WITH A MINIMUM 9" WIDTH CENTERED IN THE ROOF VALLEY. MINERAL SURFACED ROLL ROOFING SHALL NOT BE USED IN VALLEYS, AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF VALLEY.
 9. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR WALL OR PENETRATION GREATER THAN 30 INCHES WIDE, MEASURED PERPENDICULAR TO THE SLOPE. THE CRICKET OR SADDLE SHALL BE CONSTRUCTED OF CORROSION-RESISTIVE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING, PER CRC R903.2.2

Mia - Marvel Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

**Seema Shenvi
PS Design Inc**

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054
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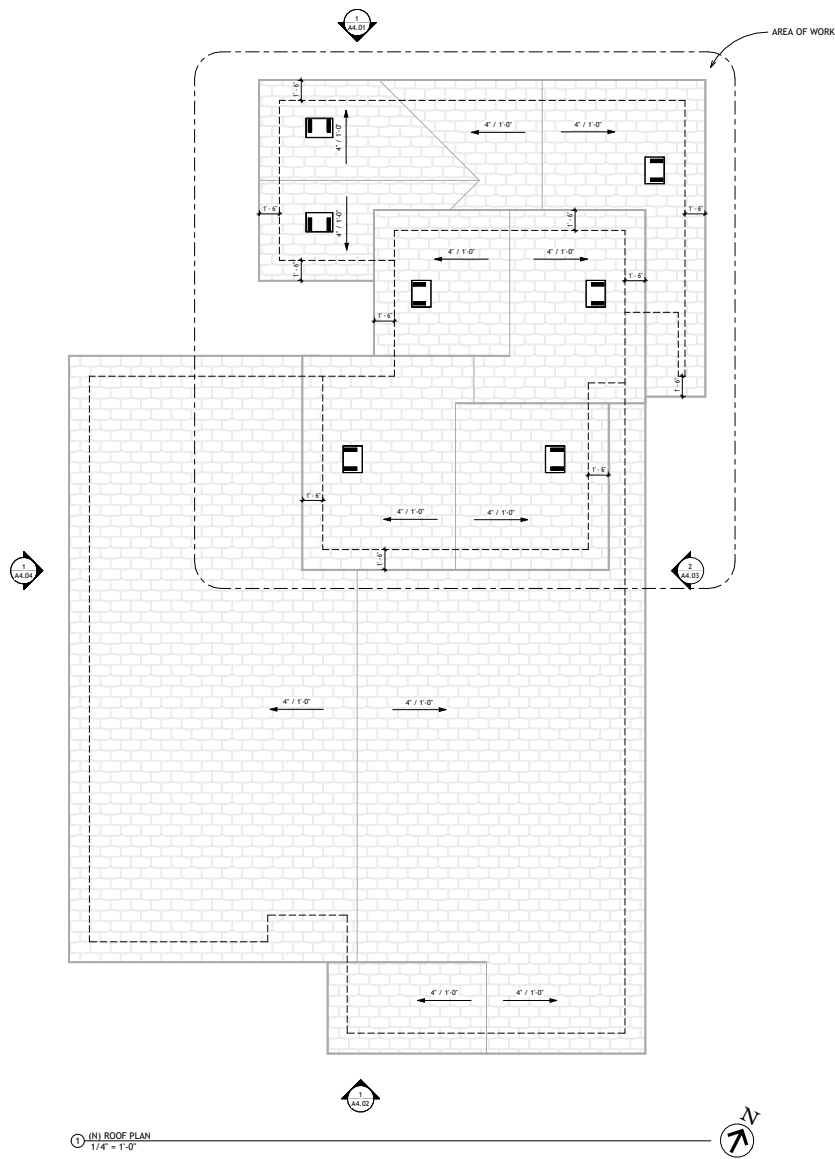
No.	Description	Date

(E) ROOF PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A3.01

Scale	1/4" = 1'-0"
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GENERAL ROOF PLAN NOTES

1. PROVIDE ROOF SHEET METAL FLASHING WITH A 36" WIDE UNDERLAYMENT DIRECTLY UNDER NORMALLY FLASHING AND OVER NORMALLY REQUIRED UNDERLAYMENT.
2. PROVIDE G.I. FLASHING FOR ALL VENTS, PIPES PENETRATING ROOF OR WOOD DECKS.
3. ALL FLASHING IS TO BE 26 GAUGE GALVANIZED METAL UNLESS OTHERWISE NOTES.
4. UNIT SKYLIGHTS AND TUBULAR DAYLIGHTING DEVICES SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA 101/1.5.2/A440 (CBC 2019 R308.6).
5. FOR ASPHALT SHINGLES ON ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1 PER CRC R905.2.2.
6. FOR ENCLOSED RAFTER SPACES, NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN INSULATION AND THE ROOF SHEATHING, AND AT THE LOCATION OF THE VENT. CRC R806.3.
7. ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. CRC R337.5.4.
8. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAUGE CORROSION-RESISTANT GSS INSTALLED WITH A MINIMUM 9" WIDTH CENTERED IN THE ROOF VALLEY. MINERAL-SURFACED ROLL ROOFING SHALL NOT BE USED IN VALLEYS, AT LEAST 36-INCH WIDE RUNNING THE FULL LENGTH OF VALLEY.
9. A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR WALL OR PENETRATION GREATER THAN 30 INCHES WIDE, MEASURED PERPENDICULAR TO THE SLOPE. THE CRICKET OR SADDLE SHALL BE CONSTRUCTED OF CORROSION-RESISTIVE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING, PER CRC R903.2.2.

Mia - Marvel
Design

647 Plaza Invermo,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

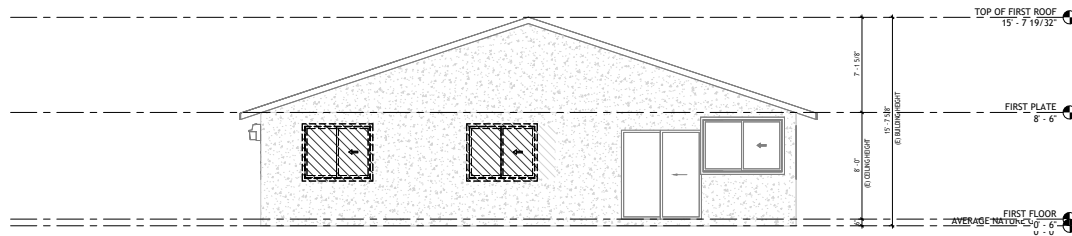
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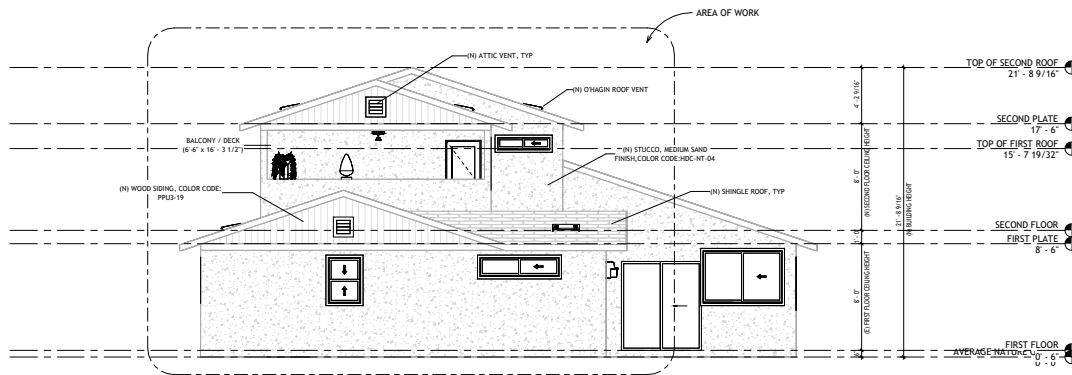
No.	Description	Date

(N) ROOF PLAN

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A3.02	
Scale	1/4" = 1'-0"



① (E) NORTH ELEVATION
1/4" = 1'-0"



② (N) NORTH ELEVATION
1/4" = 1'-0"

Mia - Marvel Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi PS Design Inc

PE-C77273

408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
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APN: 097-42-029

No.	Description	Date

(E) & (N) NORTH BUILDING ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A4.01	
Scale	1/4" = 1'-0"

Mia - Marvel
Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
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No.	Description	Date

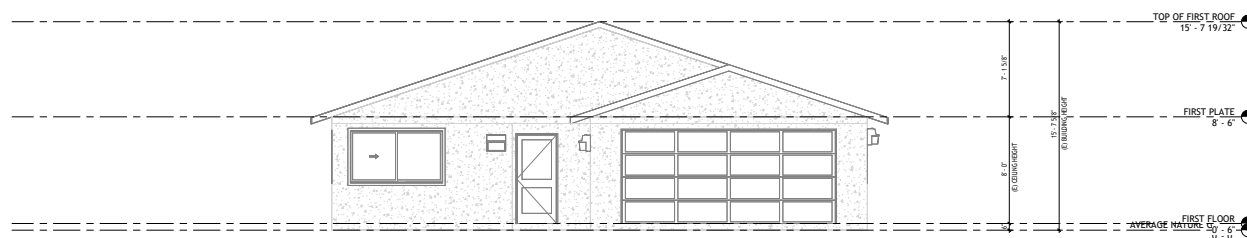
(E) & (N) SOUTH BUILDING
ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

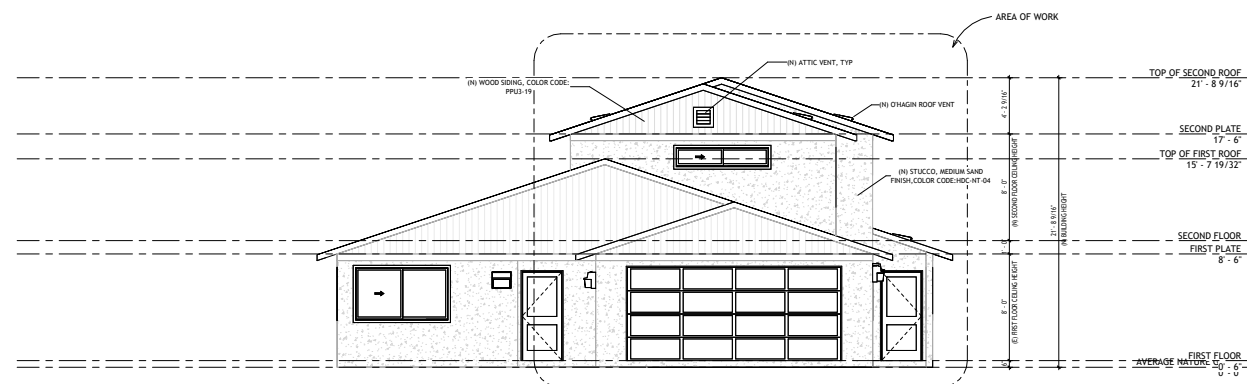
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Scale	1/4" = 1'-0"
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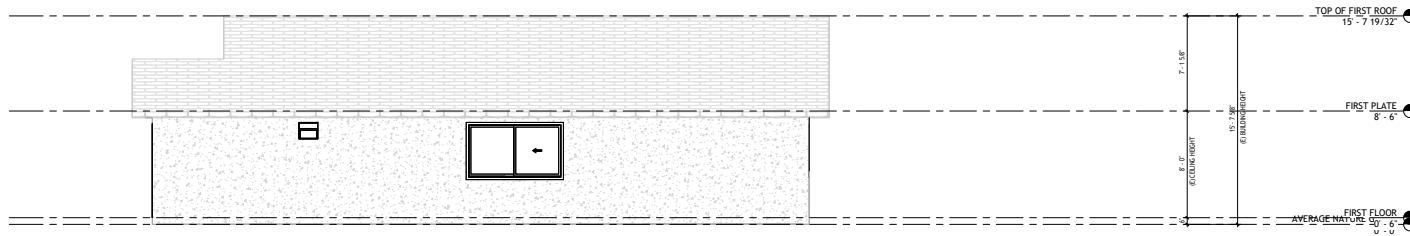
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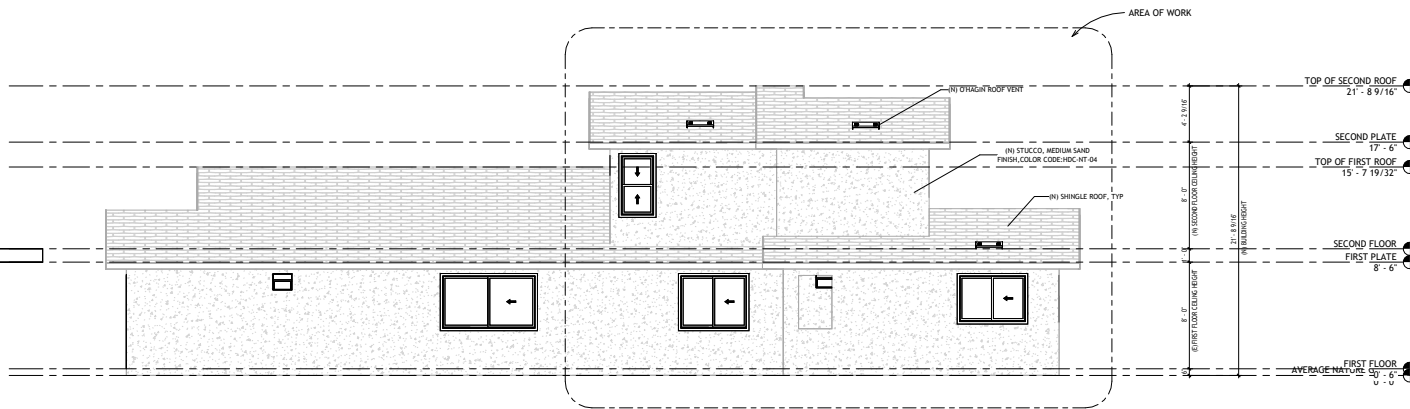
① (E) SOUTH ELEVATION
1/4" = 1'-0"



② (N) SOUTH ELEVATION
1/4" = 1'-0"



① (E) EAST ELEVATION
1/4" = 1'-0"



② (N) EAST ELEVATION
1/4" = 1'-0"

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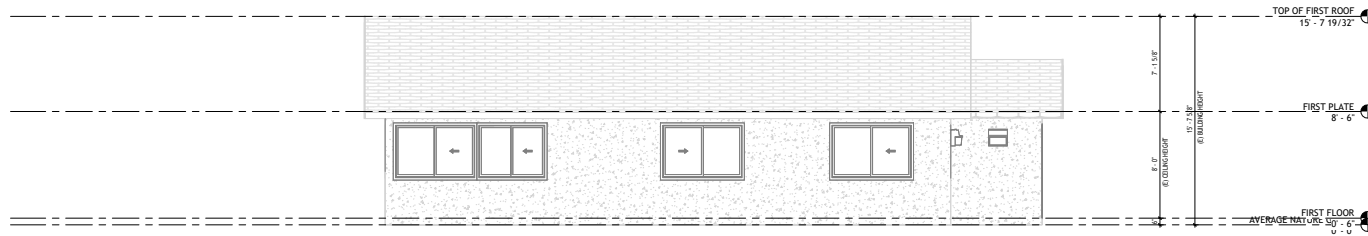
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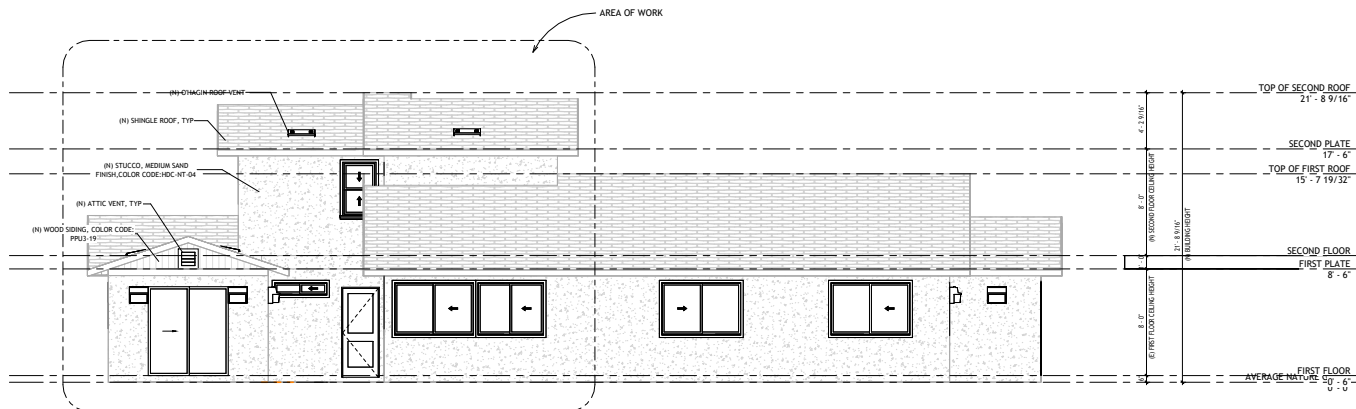
No.	Description	Date

(E) & (N) EAST BUILDING ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A4.03	
Scale	1/4" = 1'-0"



① (E) WEST ELEVATION
1/4" = 1'-0"



② (N) WEST ELEVATION
1/4" = 1'-0"

Mia - Marvel Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054
APN: 097-42-029

No.	Description	Date

(E) & (N) WEST BUILDING ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A4.04

Scale	1/4" = 1'-0"
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Mia - Marvel Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi PS Design Inc

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408-460-9394
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Santa Clara, CA 95054
APN: 097-42-029

No.	Description	Date

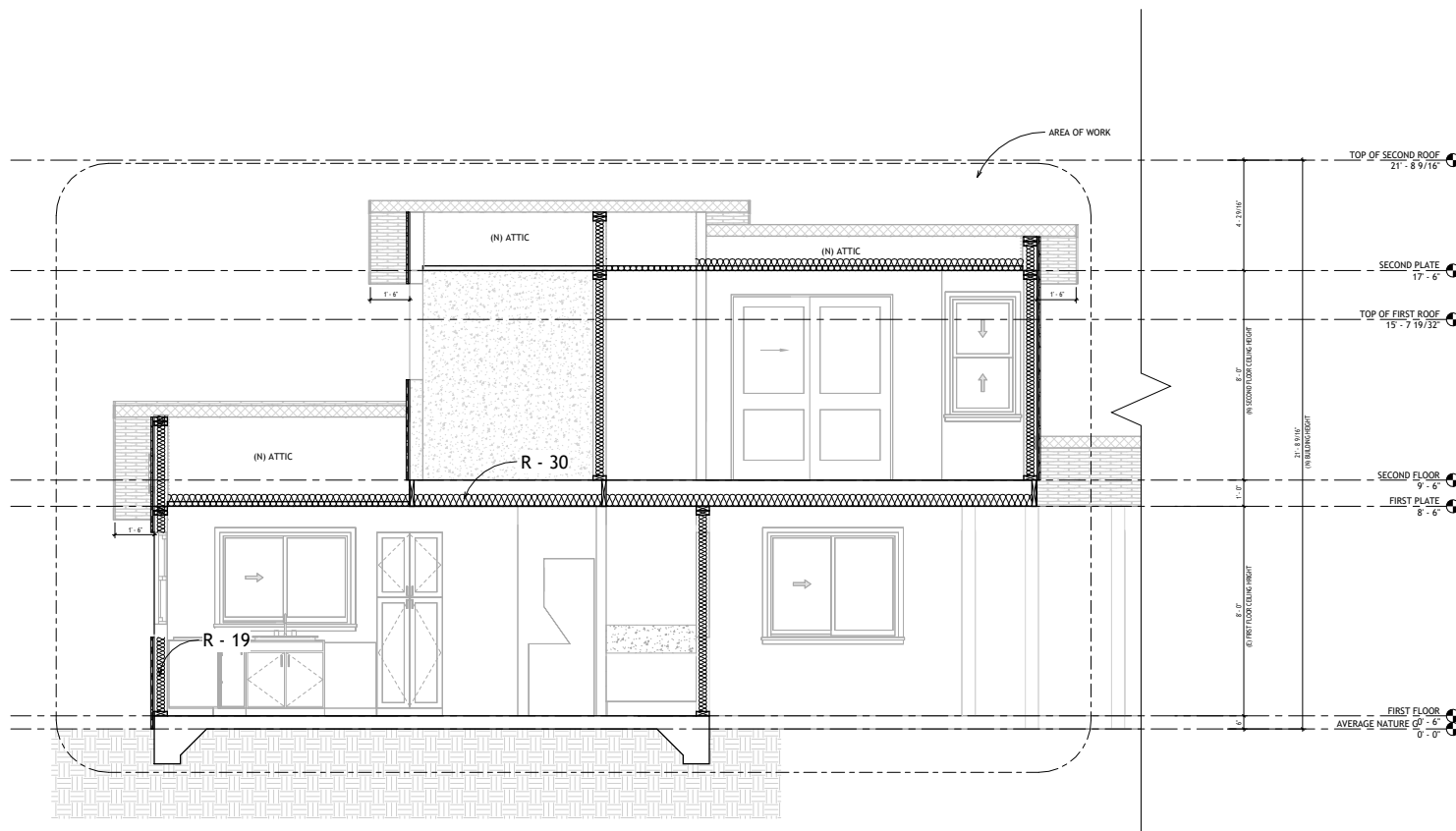
CROSS SECTION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

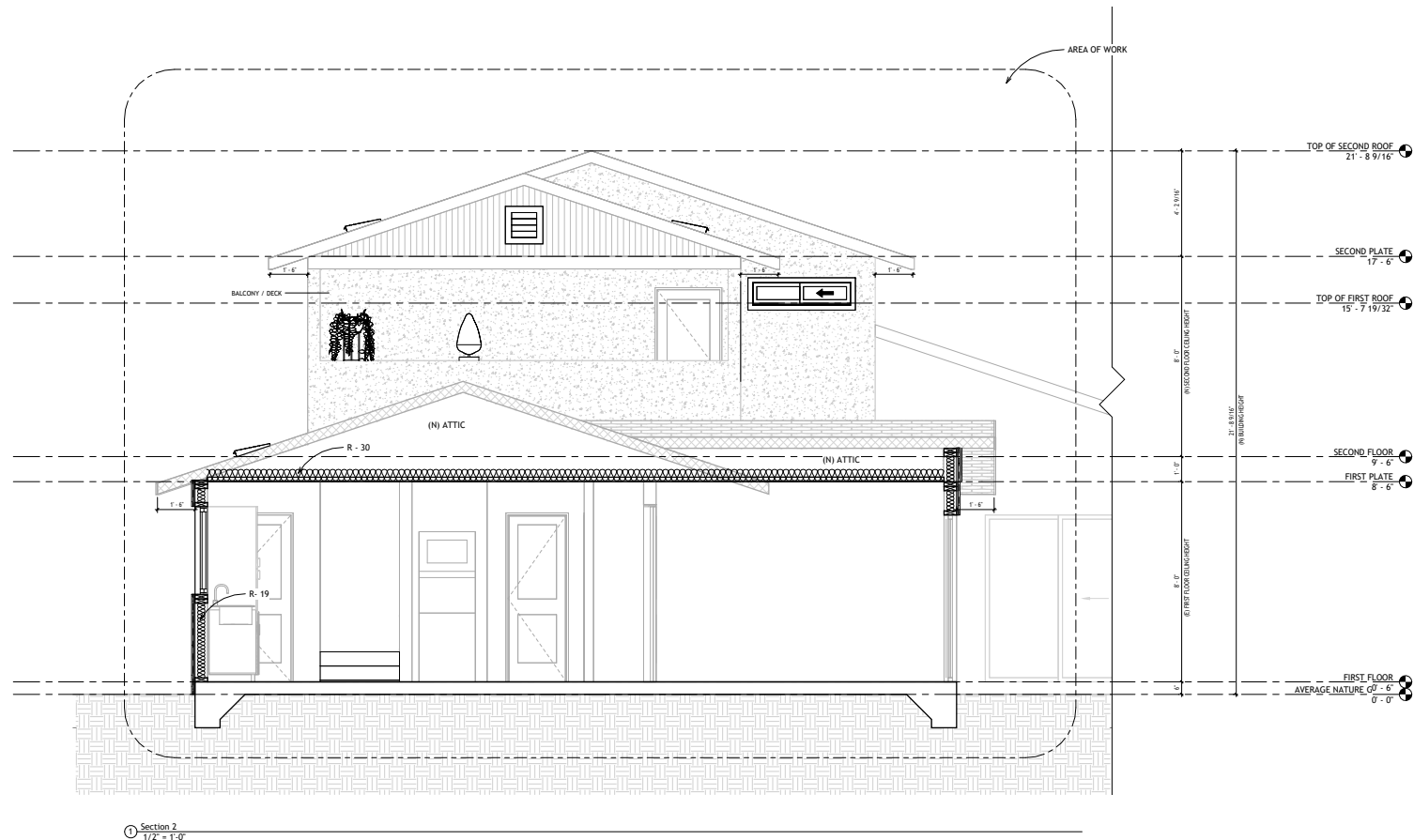
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Section 1
1/2" = 1'-0"



Mia - Marvel
Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
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Nguyen ADU

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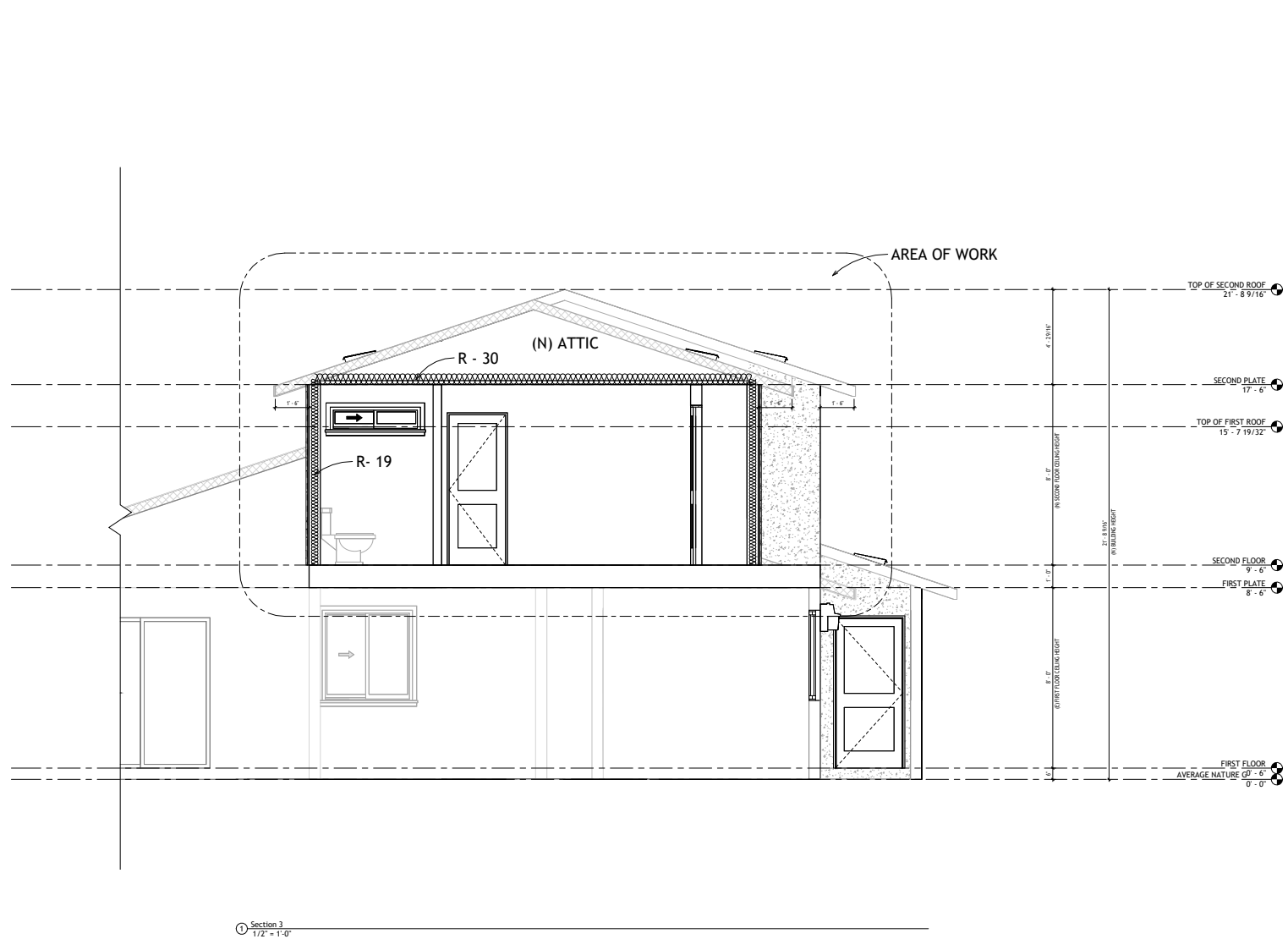
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CROSS SECTION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A5.02

Scale	1/2" = 1'-0"
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Section 3
1/2" = 1'-0"

Mia - Marvel
Design

647 Plaza Invierno,
San Jose, Ca. 95111
408-910-8151
ryan@marvel-builders.com

Seema Shenvi
PS Design Inc

PE-C77273
408-460-9394
seema.shenvi@gmail.com
10445 Byrne Ave,
Cupertino, CA 95014

Nguyen ADU

4939 Avenida De Los Arboles,
Santa Clara, CA 95054
APN: 097-42-029

No.	Description	Date

CROSS SECTION

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
A5.03	
Scale	1/2" = 1'-0"



Agenda Report

25-1572

Agenda Date: 11/19/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on an Architectural Review (PLN25-00267) for the Demolition of an Existing Residential Building to Construct a 2,282 Square Foot Four-Bedroom, Three-Bathroom Two-Story Single-Family Residence with a 400 Square Foot Attached Garage on a 5,012 Square Foot Lot at 3037 Harding Avenue. CEQA Status: Exempt from CEQA per Section 15332.

File No.: PLN25-00267

Location: 3037 Harding Avenue

Applicant: Ramin Zohoor

Owner(s): Hsiao Chang Fang

Request: **Architectural Review** for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is in the Maywood residential tract that consist primary of single-story mid-century modern patio-style residences as shown in the Vicinity Map on Attachment 1.
- The site currently consists of a 1,700 square foot one-story, three-bedroom, two-bathroom residence built in 1954.
- There are no significant historical features in the existing residence other than the age of the structure and therefore is not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC") as this mid-century modern patio-style home was not built by Joseph Eichler, a master builder.
- The City of Santa Clara does not have a historic context statement for mid-century modern patio-style residences which would identify and evaluate patio homes' cultural and historical significance in the development of Santa Clara.
- Per SCCC 18.120.020(D)(1) and SCCC 18.120.020(D)(7), the request to demolish an existing residence and built a new residence requires Architectural Review approval through a Development Review Hearing.
- The result of the project will be 2,282 square foot four-bedroom, three-bathroom two-story residence with a 400 square-foot attached garage.
- The applicant proposes a contemporary eclectic architectural style residence with limited architectural features and minimal massing.
- The proposed construction will consist of new composition roofing shingles, stucco, and wood siding surrounding the new two-car garage.

- The project is mostly consistent with the City's Single-Family & Duplex Residential Design Guidelines ("Residential Guidelines") (2014):
 - Building height and bulk is appropriate relative to the neighborhood.
 - The architectural features of the proposal are appropriate for the neighborhood
 - The roof materials, building materials, and finishes work in conjunction with one another are consistent with the architectural style of the building.
- While the details outlined above have helped refine the plans and the get the project closer to being consistent with the Residential Guidelines, staff offers the following comments and recommendations to further enhance the project design to meet the required findings:
 - Add wainscoting to the right portion of the front elevation carrying it over to the side.
 - Simplify the architectural feature on the entry feature to reduce its complexity and increase the depth of the columns at the entry feature to a foot.
 - Limit light fixtures to the garage and entryway to reduce the complexity of the front elevation.

These comments will be added as Conditions of Approval and will be found in Attachment 3.

- The design went through multiple revisions to ensure compliance with the SCCC and the Residential Guidelines. The roof form pitch was lowered from 4:12 to 2:12, an accent material was added around the garage, and the variety of window shapes was reduced to ensure cohesion in the design.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMENDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
 - The proposal is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep.
 - The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
 - The vehicle parking is in an all-weather material surfaced area.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
 - The proposed construction would not create any traffic congestion or hazards.
 - The public streets are adequate size to accommodate a single-family residence of this size.
 - The proposed design matches nearby residence in scale and would not impair the desirability

of the neighborhood.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*

- o Building height and bulk is appropriate relative to the neighborhood.
- o Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
- o Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
- o A tree will be planted in the front yard to provide shade, soften the building, improve the streetscape, and to comply with the City's Climate Action Plan

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*

- The project is subject to the California Building Code and City Code requirements. Which serve to regulate new construction to protect public health, safety, and general welfare.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- The proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
 - o The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
- The proposed construction complies with the R1-6L Zoning Districts development standards.
- The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested

by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 6, 2025, to 77 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve** the Architectural Review for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage on a 5,012 square foot lot at 3037 Harding Avenue, subject to findings and conditions of approval.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department

Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department

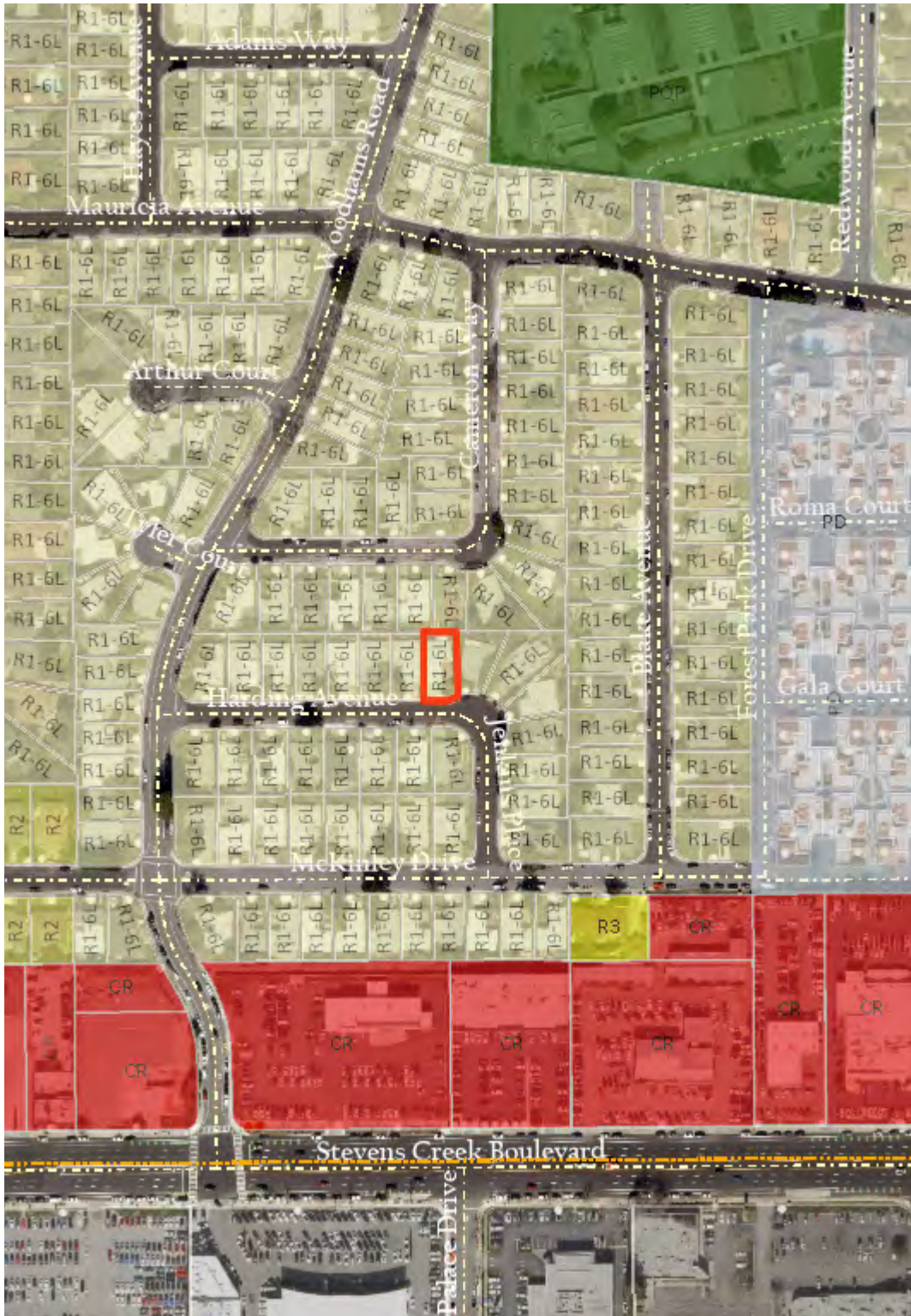
Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Vicinity Map (Zoning)

3037 Harding Avenue



Zoning

Land Parcels

■ CR - Commercial Regional

Base Layers

Site Addresses

• Place

• Single

• Utility

Streets

Land Parcels

■ Land Parcels

■ Common Areas

Imagery2024

■ Red: Band_1

■ Green: Band_2

■ Blue: Band_3

Notes:

PLN25-00267

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0 200 400
ft

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US

©City of Santa Clara



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 3037 Harding Avenue
Zoning: R1-6L

Project Number: PLN25-00267

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,012	5,012	6,000	N (Existing)
Lot Area per Dwelling Unit (SF):	5,012	5,012	--	--
Building Square Footage (SF)				
1st Floor:	1,700	1,610	--	--
2nd Floor:	--	672	--	--
Patio Cover	--	180	--	--
Garage:	--	400	600 SF max	Y
Total:	1,700	2,862	--	--
Floor Area Ratio:	0.33	0.57	--	--
% of 2nd floor to 1st floor:	--	41%	66% max	Y
Building Coverage (%)				
Building Coverage (All):	33	40	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	21' – 11.75"	20' – 1"	20	Y
(2nd floor):	--	40'-5"	25	Y
Left Side (1st floor):	4'-10.75"	5	5	Y
(2nd floor):	--	10	10	Y
Right Side (1st floor):	5' - 4.5"	5' – 5"	5	Y
(2nd floor):	--	15' – 3"	10	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	6' – 8.5"	23' – 9"	20	Y
(1st floor Patio Cover)	--	16' – 4"	10	Y
(2nd floor):	--	29' – 4"	20	Y
Height (FT)				
Main building:	18	23' – 2"	25	Y
Patio Cover:	--	10' – 6"	18	Y
# of Bedrooms/Bathrooms:	3/2	4/3	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	20%	44%	Min 25%	Y
Open Landscaped Area (Front):	323 SF	468 SF	--	--

Conditions of Architectural Review Approval

PLN25-00267 / 3037 Harding Avenue

Architectural Review for the demolition of an existing residential building to construct a 2,282 square foot four-bedroom, three-bathroom two-story single-family residence with a 400 square foot attached garage

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is November 26, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)
- P2. **Accent Material.** An accent material like wainscoting shall be added to the right portion of the front elevation. The material shall go well with the propose siding around the garage and go from the front elevation to five feet into the side elevation.
- P3. **Entry Feature Design.** The entry feature's design shall only comprise of the gable. The stucco below the gable shall be removed. The support pillars shall be thicker than what they are proposed to be at least 1' x 1' in dimension.
- P4. **Lighting Fixtures.** The lighting fixture on the right side of the front elevation shall be removed so that only the garage and the entryway have light fixtures.

DURING CONSTRUCTION

- P5. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P6. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P7. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P8. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P9. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P10. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

3037 HARDING AVE RESIDENCE

SANTA CLARA, CA 95051

- * FIRE SPRINKLERS UNDER SEPARATE PERMIT
- * 2.92 kWdx DC PV SYSTEM UNDER SEPARATE PERMIT
- * EV CHARGER SEPARATE PERMIT

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 208-36-040
PROJECT TYPE: NEW RESIDENTIAL HOUSE
PROJECT LOCATION: 3037 HARDING AVE, SANTA CLARA, CA 95051
ZONING: R-1
OCCUPANCY GROUP: V-B
CONSTRUCTION TYPE: 1
FIRE PROTECTION: HOUSE FIRE SPRINKLERS UNDER SEPARATE PERMIT
BEDROOM NUMBER: 4 BEDROOMS
BATHROOM NUMBER: 3 FULL BATHROOMS
GARAGE: 2 COVERED ATTACHED
LOT SIZE: 5012 SQ.FT.
BUILD YEAR: 1954
FAR: 45 %
LOT COVERAGE: 40 %
% OF 2ND FLR TO 1ST FLR: 33.4 %
OPEN LANDSCAPE AREA: 2400 SQ.FT.
SQ.FT OF COMMON LIVING AREA: 1200 SQ.FT.

CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL 2022 EDITION
B. CALIFORNIA BUILDING 2022 EDITION
C. CALIFORNIA GREEN BUILDING 2022 EDITION
D. CALIFORNIA MECHANICAL 2022 EDITION
E. CALIFORNIA PLUMBING 2022 EDITION
F. CALIFORNIA ELECTRICAL 2022 EDITION
G. CALIFORNIA ENERGY 2022 EDITION
H. CALIFORNIA FIRE 2022 EDITION
ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.
I. SANTA CLARA MUNICIPAL CODE 2022 EDITION

GENERAL NOTES:

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY DESIGNER IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM DESIGNER PRIOR TO PROCEEDING WITH ANY RELATED WORK.

PROJECT CONTACT:

OWNER: RANDY FANG
3037 HARDING AVE,
SANTA CLARA, CA 95051
DESIGNER: RAMIN ZOHOOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE,
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM
BUILDER: PRIME DESIGN & BUILD
416 E CAMPBELL AVE,
CAMPBELL, CA 95008
EMAIL: rnoon@primedesignandbuild.com
TEL: 408-364-8555
LIC: 1597899
ENGINEER: Jose C Fernandez
JCF Design & Engineering
8839 N Cedar Ave #27
Fremont, CA 94730
Tel: 408-512-8403
408.800.4555-9
SURVEY: SMP ENGINEERS
CIVIL ENGINEERS-LAND SURVEYORS
1934 CAROL LANE,
LOS ALTOS, CA 94024
TEL: 650-941-8959
SOILS: VISHA CONSULTANTS
11501 DUELL BLVD, #200
DUBLIN, CA
TEL: 510-501-3240
WEB: www.vishiconsultants.com

DRAWING INDEX:

ARCHITECTURAL PLAN:
A-00.01: COVER SHEET
TOPO & BOUNDARY MAP
A-01: SITE PLAN CONDITIONS
A-01: PROPOSED FIRST FLOOR CONDITIONS
A-02: STAIRS DETAILS
A-03: PROPOSED SECOND FLOOR CONDITIONS
A-04: MAIN HOUSE ROOF PLAN CONDITIONS
A-05: 30' FLUENT & FRAMING INFORMATION
A-06: WINDOW & DOOR SCHEDULE
A-07: PROPOSED ELEVATIONS
A-08: PROPOSED CROSS SECTIONS
A-09: MATERIAL SCHEDULE

AREA CALCULATION:

EXISTING CONDITION:
DEMO EXISTING HOUSE FULL STRUCTURAL AT 1700 SQ.FT.
*** NEW CONDITIONS
** FIRST FLR: 1810 SQ.FT.
** SECOND FLR: 672 SQ.FT.
** ATTACHED GARAGE: 400 SQ.FT.
LOT AREA: 5012 SQ.FT.
LOT COVERAGE 2010/5012 = 40.10 %

SCOPE OF WORK

- DEMO EXISTING SINGLE STORY HOUSE.
- NEW TWO STORY RESIDENTIAL HOUSE.
- TOTAL 4 BEDROOMS & 3 FULL BATHROOM NEW RESIDENCE.
- NEW ATTACHED TWO CARS GARAGE.
- OPEN CONCEPT KITCHEN.
- FURNACE TO BE LOCATED INSIDE THE ATTIC. HEAT PUMP, NO GAS.
- EXTERIOR GAS TANK LESS WATER HEATER.
- NEW 200 AMP ELECTRICAL PANEL.
- EXISTING GAS METER TO REMAIN AS IS.

PLUMBING NOTES: (IMPORTANT READ)

All existing non-compliant plumbing fixtures in the dwelling unit shall be replaced with water conserving fixtures as listed in the table below. Note the requirements for plans.

Fixture Type	Non-Compliant (Flow rate over)	Conserving Fixtures (Max flow rate)
Kitchen Faucet	3.2 Gpm/min	1.8 Gpm/min @ 60 psi
Other Faucets	2.2 Gpm/min	1.2 Gpm/min @ 60 psi
Shower*	2.5 Gpm/min	1.8 Gpm/min @ 60 psi
Water Closet	1.6 Gpm/flush	1.28 Gpm/flush

*Flow rates combined for all showerheads and/or other outlets controlled by a single valve. (CDEB: 4-383, California CVI 110.4)

HERS NOTES:

HERS VERIFICATION REQUIRED BY T-24 ENERGY REPORT. PROVIDE EVIDENCE OF THIRD-PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

ADDITIONAL NOTES:

MINIMUM 65 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED OR SALVAGED PER CALIFORNIA GREEN BUILDING CODE, SECTION 4.08.1

PERMIT NOTES:

- a. Applications for which no permit is issued with 180 days following the date of application shall automatically expire, per CRC R105.3.2.
- b. Every permit issued shall become invalid unless work authorized is commenced within 180 days or if the work authorized is suspended or abandoned for a period of 180 days. A successful inspection must be obtained within 180 days. A permit may be extended if a written request stating justification for extension and an extension fee is received prior to expiration of the permit and granted by the Building Official. No more than ONE extension may be granted. Permits which have become invalid shall pay a reactivation fee of approximately 50% of the original permit fee amount when the permit has been expired for up to 6 months. When a permit has been expired for a period in excess of 1 year, the reactivation fee shall be approximately 100% of the original permit fee, per CRC R105.5.

SPECIAL INSPECTION NOTES:

1. EPOXY INSPECTIONS

3037 HARDING AVE.,
RESIDENCE

3037 HARDING AVE,
SANTA CLARA, CA 95051

RAMIN ZOHOOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE,
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

PROJECT NO: A-00.01

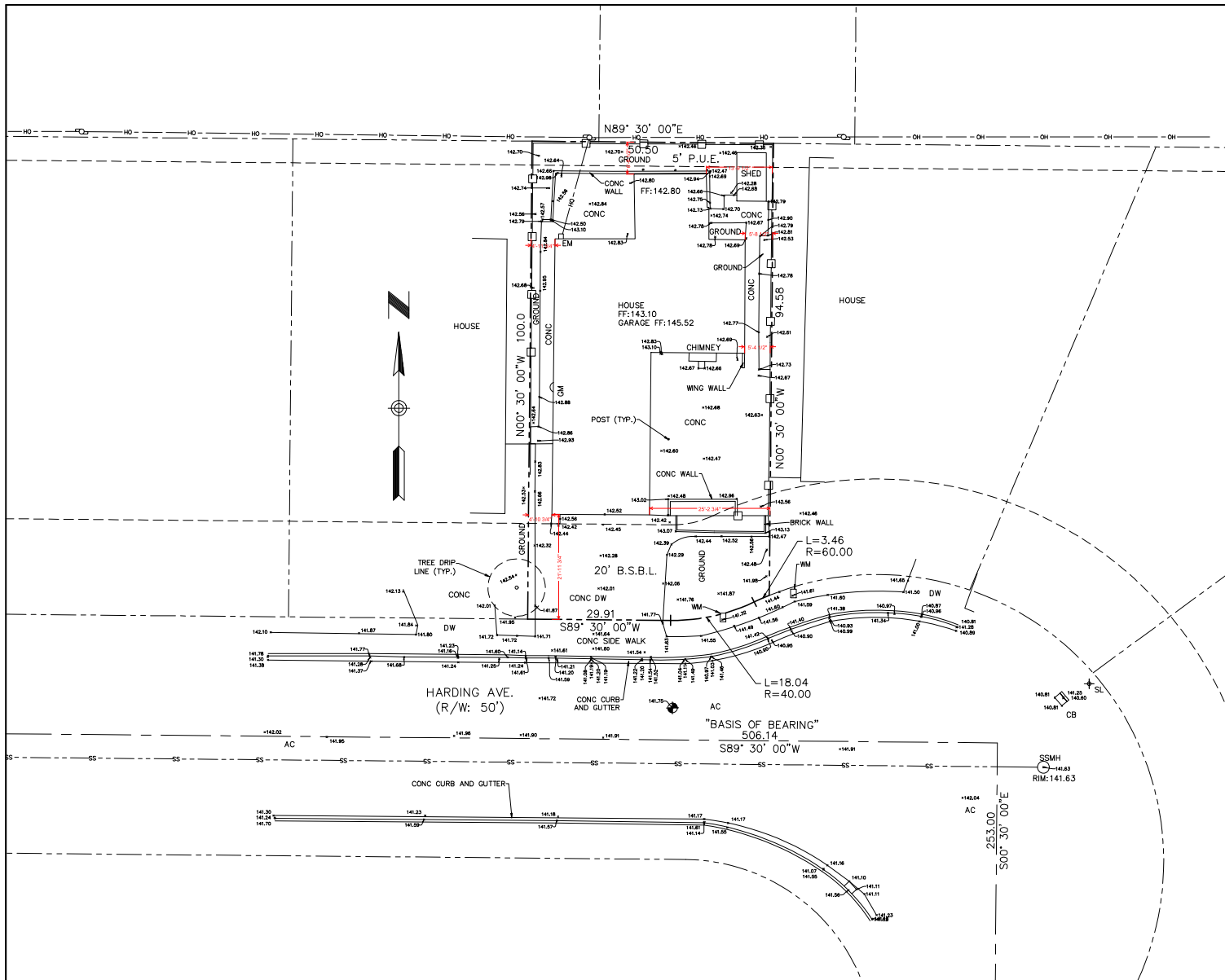
DATE: 10/10/2022
SCALE: AS SHOWN
DRAWN BY: RAMIN ZOHOOOR
CHECKED BY: PRIME DESIGN & BUILD

COVER SHEET

PROJECT NO: A-00.01

DATE: 10/10/2022
SCALE: AS SHOWN
DRAWN BY: RAMIN ZOHOOOR
CHECKED BY: PRIME DESIGN & BUILD

RAMIN ZOHOOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM



LEGEND	
---	PROPERTY LINE
---	EXISTING LOTS
---	CENTERLINE
---	EASEMENT LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	OVERHEAD POWER LINE
---	WOOD FENCE
○	POWER POLE
⊗	FIRE HYDRANT
⊕	JOINT POLE
⊙	SURVEY MONUMENT FOUND
⊙	TBM (ELEVATION)
⊙	WATER VALVE
AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BBSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FM	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MH	MAIL BOX
MB	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

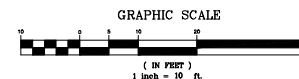
BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS. RECORD INFORMATION WAS USED. PER RECORD MAP. BOOK 51 PAGE 39 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

PROJECT BENCHMARK:
S.C.V.M.D. BENCHMARK BM #168
ELEVATION=135.38' (NAVD 88 DATUM)

SITE BENCHMARK:
SURVEY CONTROL SET MAG NAIL
ELEVATION=141.75' (NAVD 88 DATUM)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 5,012 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC# 18338086, RECORDING REQUESTED BY JESSICA L. WANG, ATTORNEY AT LAW, DATED 04-25-2005, RECORDED IN SANTA CLARA COUNTY RECORD.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - DUE TO THE ABSENCE OF A TITLE REPORT, ANY EASEMENT OF RECORD IS UNDETERMINABLE AND NOT SHOWN AND THE OWNER IS REQUIRED TO PROVIDE THE TITLE REPORT.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1" = 10'



3037 HARDING AVE.
SANTA CLARA, CA 95051
APN: 296-36-040



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 10'
Prepared by:
J.N.
Checked by:
R.M.
Date:
04/14/2025
Project No:
225029

PRELIMINARY BOUNDARY AND
TOPOGRAPHIC SURVEY MAP

Sheet No:

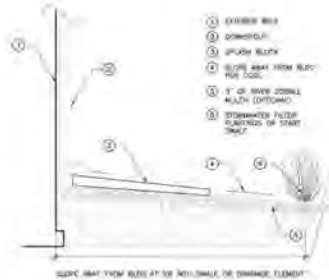
T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF SANTA CLARA

GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS. FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAIN/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMPs) AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. N/A
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL, WITH EXCEPTION:
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

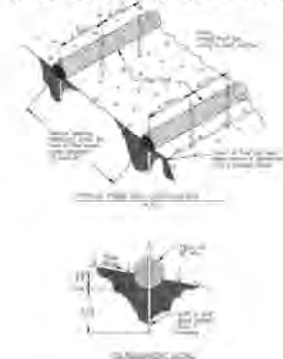


TREE PROTECTION NOTES:

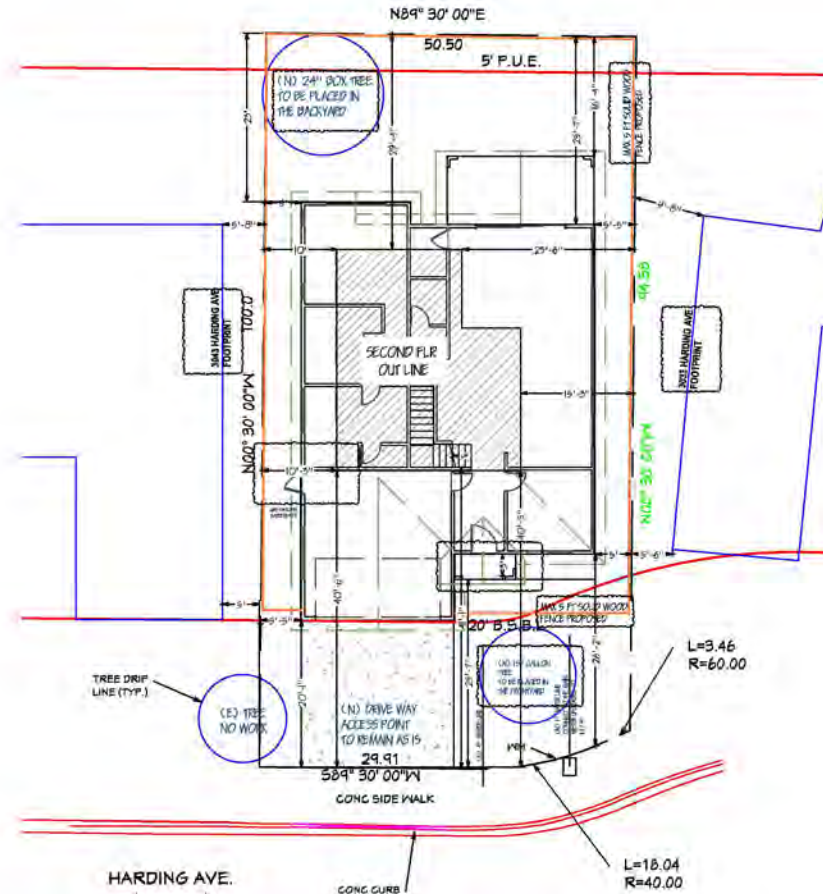
1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREES.
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED, THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN, NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

CITY NOTE

RAIN RUNOFF WILL NOT DRAIN INTO NEIGHBORING LOT(S).
WATERS TO BE DRAINED INTO APPROVED DOWNSPOUTS WITH
APPROVED SPLASH BLOCK
AND SLOPED TO THE FRONT OF THE PROPERTY & STREET



D1 FIBER ROLL DETAIL 1



ADDRESS AND FORMULATING FIVE:

3037 HARDING AVE., RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

DESIGNER AND FORMULATING FIVE:

PLANNING/ENGINEERING

10/26/11

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Headroom
CRC R311.7.2

- Headroom in stairways shall be a minimum of 6 feet 6 inches.
- The vertical measurement shall be taken from the sloped line connecting the (top) nosing.
- Headroom height for spiral staircases is 6 feet 6 inches.

VERTICAL RISE
GRC R311.7.3

- g) The maximum vertical distance between floor levels or landings is 151 inches.

CRC R311.7 1

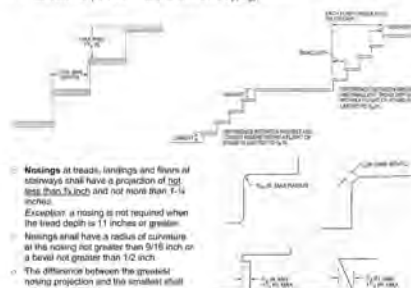
- Stairways shall have 36 inches minimum in clear width above the handrails.
- Handrails are allowed to project 4-1/2" on either side.
- The clear width at and below the handrails is 31-1/2 inches clear with one handrail, 27 inches clear with two handrails.

CAG 10311.7-4

- ① The winding across winder treads shall be concentric to the curve and parallel to the direction of travel through the turn and located 12 inches from the side where the winders are narrower.
- ② The 12 inch dimension shall be measured from the widest point of the clear floor width at the winding surface of the winder.

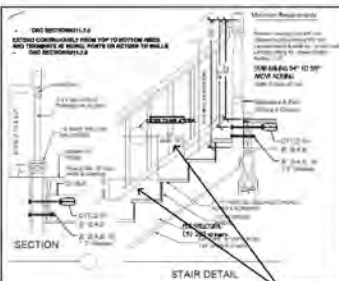
CRC RJ1.7.5

- Riser height shall be **not more than 2½ inches**.
Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees from the vertical.
The difference between the greatest and smallest riser heights within a flight of stairs shall not exceed 3/8 inch (risers must be uniform to avoid tripping).
- (1) Open risers more than 30 inches above floor or grade shall not permit the passage of a 4 inch sphere.
- Riser depth shall be **not less than 10 inches**.
The difference between the greatest and smallest riser depth within a flight of stairs shall not exceed 3/8 inch (treads must be uniform to avoid tripping).



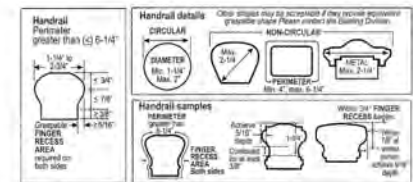
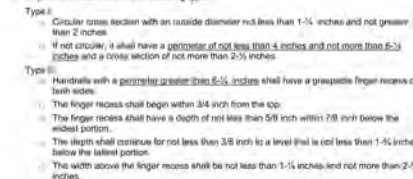
CRC 311.7.5

- Exception:** A floor or landing is not required at the top of an interior flight of stairs, including stairs in the garage, provided that the door does not swing over the stairs.



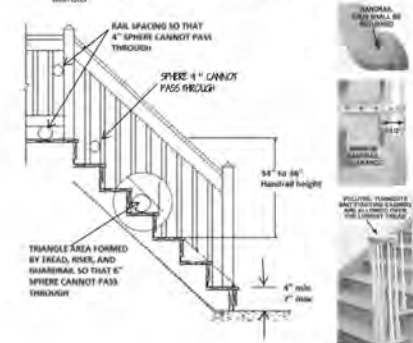
CRC 311.7.0

- Handrails shall be positioned on at least one side of each flight of stairs with four or more risers. Handrail height shall be not less than 34 inches and not more than 38 inches measured vertically from the imaginary surface line connecting the nosings.
- Exception:** the transition or fitting between handrail and handrail, or between the start of a flight, shall be allowed to be greater than 38 inches.
- Projection shall not exceed 4.5 inches (on either side of the stairway).
- Wall mounted handrails shall have a space not less than 1.5 inches between the wall and handrail.
- Handrails shall be continuous for the full length of the flight, from bottom riser to top nosing. Handrails shall be returned or shall terminate at closed end or safety termination.
- Exception:** a volute, turnout, or start landing shall be allowed to terminate over the lower landing.
- Only one shall be of any of the following types:



CRC R312.1

- Guards shall be provided for open steel walking surfaces including stairs, ramps, ladders, porches, balconies etc. that are located more than 36 inches vertically above the floor or ground surface. 36 inches horizontally for ladders.
- The height of required guards at open walking surfaces is 42 inches.
- Exceptions:**
1. Guards are not required on the open side of stairs having a height of not less than 34 inches measured vertically from the imaginary line connecting the nosing.
 2. Guards are not required on the open side of stairs having a height of not less than 34 inches and not more than 36 inches measured vertically from the imaginary line connecting the nosing.
- Openings in a guard shall not be the passage of a 4 inch diameter sphere.
- Exceptions:**
1. The triangular openings at the open side of a steel formed by the riser, nosing, and bottom rail of the guard, shall not be the passage of a 6 inch diameter sphere.
 2. Guards on the open side of stairs shall not allow the passage of a sphere + 4 inch in diameter.



a) 7.75" maximum rise per CRC R311.7.5.1.
b) 10" minimum run with nosing per CRC R311.7.5.2 and CRC R311.7.5.3

LEGEND:

NEW CONSTRUCTION WALL
2x4 @ 16" O.C. WALL STUDS
OR PER STRUCTURAL DRAWINGS

FIRST FLOOR
OUTLINE PER
SHEET A-01

GRAPHIC SCALE: 1/8" = 1'-0"



PLUMBING NOTE:

1. MAXIMUM WATER TEMPERATURE DISCHARGING FROM AN INDIVIDUAL SHOWERHEAD SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT, THIS TO BE ACHIEVED BY:

1 The valve is field-adjusted to the required maximum temperature, or
2 The handle position, stop, or temperature limiting control is set in accordance with the manufacturer's instructions to the required maximum temperature.

-SHOWERS TO HAVE CURB - NO CURBLESS BEING PROPOSED
Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.1.
NON-SLP-JOINT TRAP TO BE USED

ALL BATHROOMS TYP. NOTES:

- SHOWERS TO HAVE CURB - NO CURBLESS BEING PROPOSED

1. PROPOSED SHOWER HEAD AND CONTROL VALVE LOCATION

2. SHOWER DOOR MUST BE SIZED AND OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING. GLASS DOORS MUST BE TEMPERED.

SAFETY GLAZING (I.E. TEMPERED) IN DOORS AND PANELS OF ALL SHOWER AND BATHTUB ENCLOSURES. CRC R301.4

3. SHOWERS AND TUBSHOWERS ARE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS.

4. SHOWER AND TUBSHOWERS WALLS HAVE A SMOOTH, HARD, NON ABSORBENT SURFACE (E.G.) CERAMIC TILE OVER AN APPROVED MISTURE RESISTANT UNDERLAMENT TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET.

5. A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQ.FT INCHES.

6. CAPABLE OF ENCOMPASSING 30-INCH CIRCLE.

7. THE FINISHED FLOOR OF THE RECEPTOR MUST SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/4" PER FOOT AND NOT MORE THAN 1/2" PER FOOT.

SHOWER TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE, OR COMBINATION PRESSURE BALANCE/ THERMOSTATIC MIXING VALVE TYPE.CRC 408.5

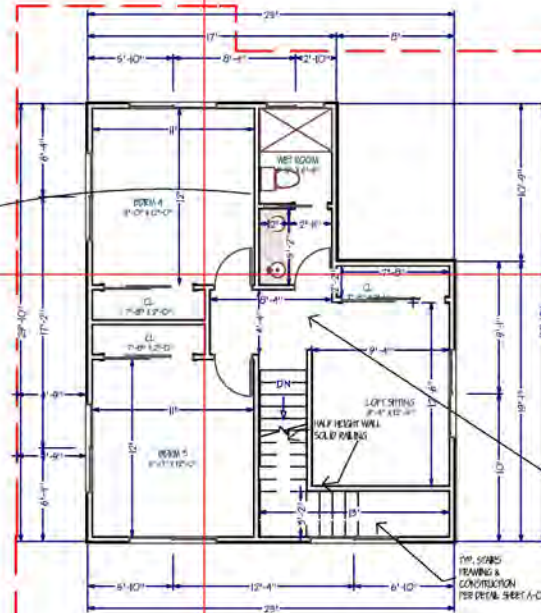
1. SHOWER CONTROL VALVE

2. SHOWER HEAD NOT DISCHARGING DIRECT AT THE ENTRANCE.

3. DRAIN AND SLOPE TO DRAIN TO SHOWER RECEPTORS.

FINISHED FLOOR OF THE RECEPTOR SHALL SLOPE UNIFORMLY FROM THE SIDES TOWARD THE DRAIN NOT LESS THAN 1/8 INCH PER FOOT, NOR MORE THAN 1/2 INCH PER FOOT PER CPC 408.5

4. SHOWER RECEPTORS SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD PER CPC 408.7.5



FIRST FLOOR OUTLINE
PER SHEET A-01

SECTION A-A
SHEET A-03

PROPOSE FLOOR PLAN
SECOND FLOOR

1

1/8" = 1'-0"

CRC Section 504.4 Appliances in Attics and Under-Floor Spaces.

An attic or under-floor space in which an appliance is installed shall be accessible through an opening and passageway not less than the largest component of the appliance and not less than 22 inches by 20 inches (559 mm by 762 mm).

504.4.1 Length of Passageway.

Where the height of the passageway is less than 6 feet (1829 mm), the distance from the passageway access to the appliance shall not exceed 20 feet (6096 mm) measured along the center line of the passageway. (NFPA 54-9.5.3.1)

504.4.2 Width of Passageway.

The passageway shall be unobstructed and shall have solid flooring not less than 24 inches (610 mm) wide from the entrance opening to the appliance. (NFPA 54-9.5.3.2)

504.4.3 Work Platform.

A level working platform or grade surface not less than 30 inches (762 mm) by 30 inches (762 mm) shall be provided in front of the service side of the appliance. (NFPA 54-9.5.3)

Exception: A working platform need not be provided where the furnace is capable of being serviced from the required access opening. The furnace service side shall not exceed 12 inches (305 mm) from the access opening.

504.4.4 Lighting and Convenience Outlet.

A permanent 120-volt receptacle outlet and lighting fixture shall be installed near the appliance. The switch controlling the lighting fixture shall be located at the entrance to the passageway. (NFPA 54-9.5.3)

504.4.5 Furnace (Upright and Horizontal).

Upright furnaces shall be permitted to be installed in an attic, floor, or under-floor space exceeding 5 feet (1524 mm) in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces shall be permitted to be installed in an attic, floor, or under-floor space, provided the required listings and furnace and duct clearances are observed.

ATTIC FURNACE TYP. DETAILS



ADDRESS AND FORMULATING FIRM:

3037 HARDING AVE.,
RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE

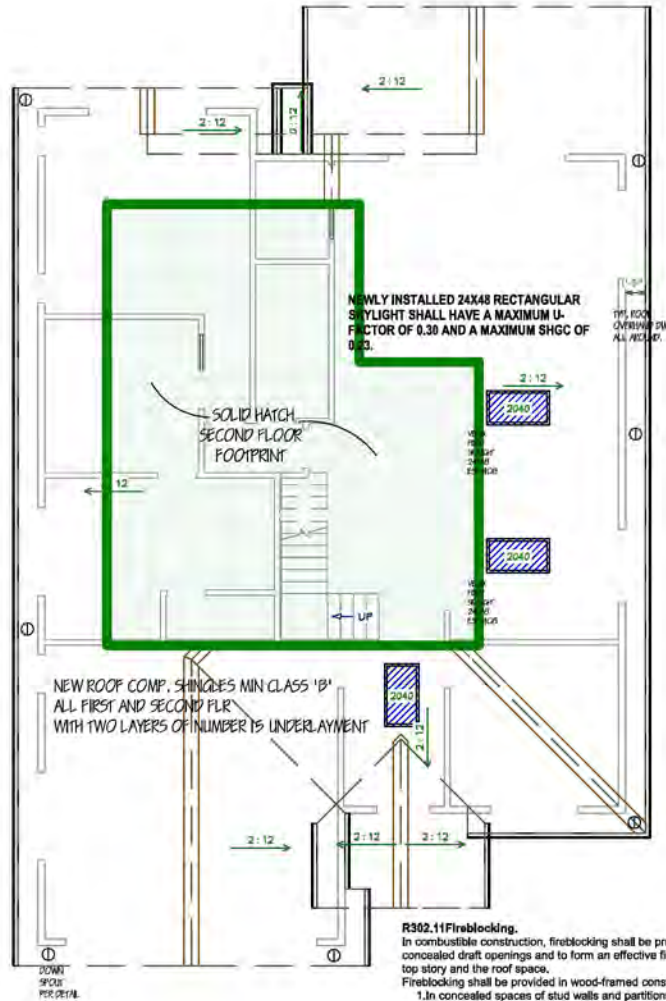
PLUMBING ENGINEER

10/26/21

LEGEND:

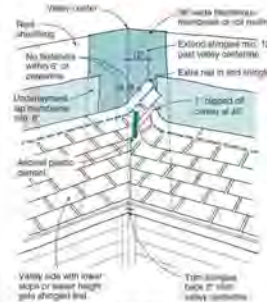
- NEW CONSTRUCTION WALL
2X4 @ 16" O.C. WALL STUDS
OR PER STRUCTURAL DRAWINGS
- PROPOSED SKYLIGHT
24X48 SIZE INCHES
FIXED SKYLIGHT
VELUX OR SIMILAR
- ICC-ES REPORTER #108

GRAPHIC SCALE: 1" = 10'-0"

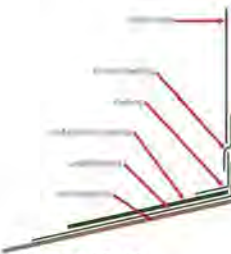


PROPOSE ROOF PLAN
FIRST FLOOR

ROOF PLAN PITCH AT 3:12
ALL AROUND 1ST & 2ND LEVEL



VALLEY FLASHING
DETAIL



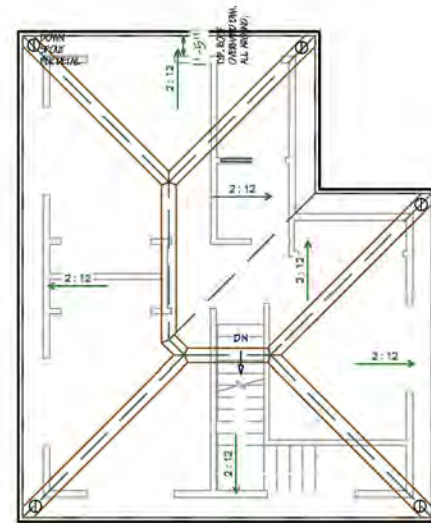
FIRST FLR ROOF TO
SECOND FLR WALL
FLASHING

R302.11 Fireblocking.

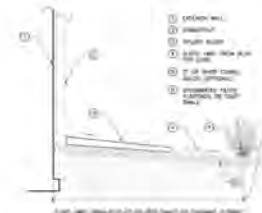
In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top story and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
- At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirements.
- For the fireblocking of chimneys and fireplaces, see Section R1003.19.
- Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.



NEW ROOF COMP. SHINGLES MIN CLASS 'B'
ALL FIRST AND SECOND FLR
WITH TWO LAYERS OF NUMBER 15 UNDERLAYMENT



CITY NOTE

RAIN RUNOFF WILL NOT DRAIN INTO NEIGHBORING LOT(S).
WATERS TO BE DRAINED INTO APPROVED DOWNSPOUTS WITH
APPROVED SPLASH BLOCK
AND SLOPED TO THE FRONT OF THE PROPERTY & STREET

PROPOSE ROOF PLAN
SECOND FLOOR

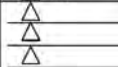
ROOF PLAN PITCH AT 3:12
ALL AROUND 1ST & 2ND LEVEL

ADDRESS AND PERMITS/PLANS FILE:

**3037 HARDING AVE.,
RESIDENCE**

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:
PLANNING/REVISED
10/26/11



RAMIN ZOHOOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

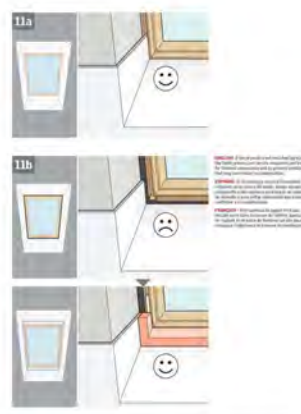
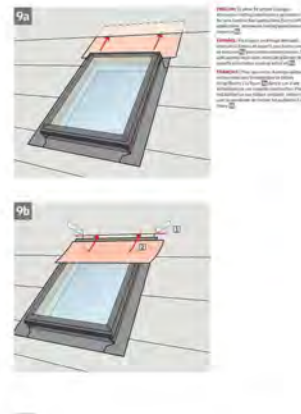
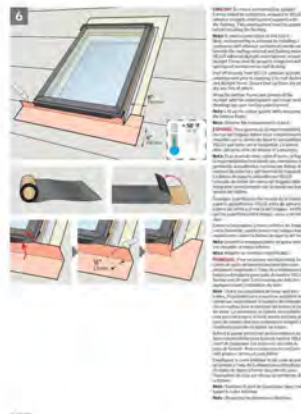
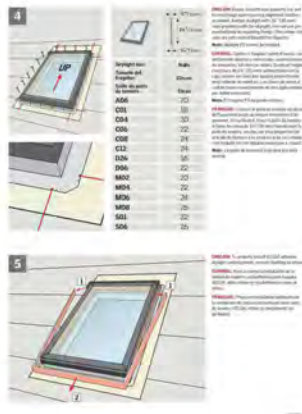
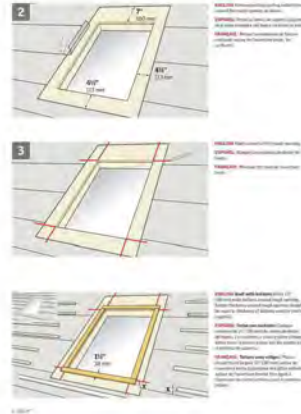
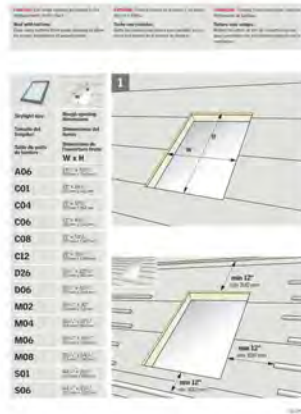
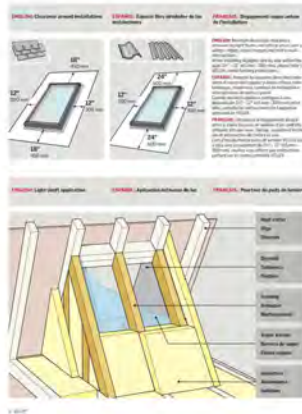
WORK TITLE:

**ROOF PLAN
CONDITIONS**

PROJECT NO.:
DATE:
SCALE:
DRAWN BY: RAMIN ZOHOOOR
PRIME DESIGN & BUILD

SHEET NUMBER:
A-04

OWNER:
RAMIN ZOHOOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM



3037 HARDING AVE., RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

PRIME DESIGN & BUILD

RAMIN ZOHOOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOORRAMIN@GMAIL.COM

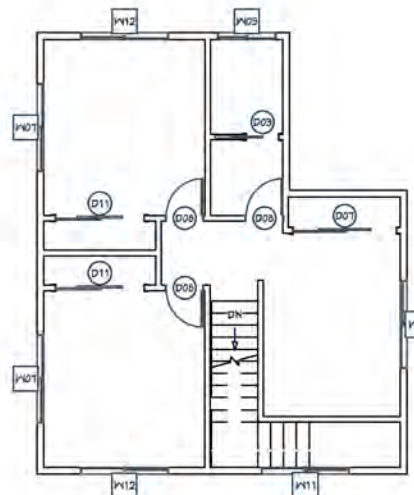
SKYLIGHT INFORMATION

PROJECT ID: _____
DATE: _____
SCALE: _____
DRAWN BY: _____
SHEET NUMBER: _____

A-05

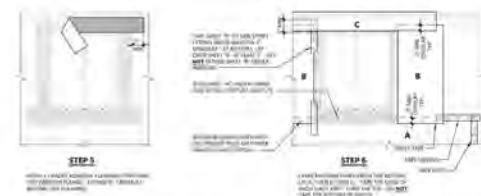
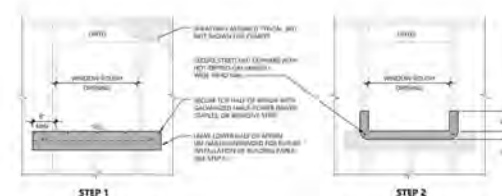
OWNER: _____
DESIGNER: _____

RAMIN ZOHOOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOORRAMIN@GMAIL.COM



BOOR SCHEDIE						
NUMMER	DAY	TIJDS	MEDI	BEVAT	BESCHRIJFEN	OPMERKINGEN
BO1			144"	96"	1x1x SUPER-GLASS PANEL	
BO2			204"	96"	GLASS COORDIN COOR CAPUS	
BO3		2	60"	96"	1x1x COORDIN PANEL	
BO4		2	60"	96"	1x1x COORDIN PANEL	
BO5		2	60"	96"	1x1x COORDIN PANEL	
BO6		4	150"	96"	1x1x COORDIN PANEL	
BO7		6	204"	96"	1x1x COORDIN PANEL	
BO8		6	204"	96"	1x1x COORDIN PANEL	
BO9		2	60"	96"	1x1x COORDIN PANEL	
BO10		2	60"	96"	1x1x COORDIN PANEL	
BO11		2	2	96"	1x1x COORDIN PANEL	

WING-504212							
NUMBER	QTY	FLOR	AREA	HEIGHT	PERIOD	DESCRIPTION	COMMENTS
W01	2	1	24'	6'-0"		ANGLE FRAME WITH	
W02	1	1	24'	6'-0"		ANGLE FRAME WITH	
W03	2	44'	5'-0"		YES	UPFLING	
W04	1	44'	5'-0"			UPFLING	
W05	2	7'-0"	6'-0"		YES	ANGLE FRAME	
W06	1	7'-0"	6'-0"	YES		UPFLING	
W07	2	7'-0"	5'-0"			UPFLING	
W09	1	44'	6'-0"			UPFLING	
W11	2	7'-0"	6'-0"		YES	UPFLING	
W12	1	44'	6'-0"		YES	UPFLING	



WINDOW NOTES:

Every sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall open directly into a public way, or to a yard or court that opens to a public way. (R310.2)

The opening shall comply with the following minimums:

- Minimum net clear operable dimension of 24 inches in height (R310.2.1).
- Minimum net clear operable dimension 20 inches in width (R310.2.1).
- Minimum net clear operable dimension of 5.7 square feet in area. Grade floor or below grade openings shall have a minimum net clear opening of 5 sq ft (R310.2.1).
- The bottom of the clear opening shall not be greater than 44 inches measure from the floor. (R310.2.2).

** NEWLY INSTALLED WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30 AND A MAXIMUM SHGC OF 0.73.

(D1) EXTERIOR OPENING FLASHING DETAIL PER CRC

ACQUINO AND HANCKELING ESTE

3037 HARDING AVE.,
RESIDENCE

3037 HARDING AVE,
SANTA CLARA, CA 95051

REVISION TABLE:

REVISION	REASON FOR REVISION
1	PLANNING RESPONSE



RAMIN ZOHOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOR.RAMIN@GMAIL.COM

WINTER 1998

OPENING SCHEDULES

PROJECT ID :
DATE :
SCALE :
DRAWN BY : RAMIN ZOHORI
PRIME DESIGN & BUILD

WEEK NUMBER: _____

A-06

RAMIN ZOHOOR
PRIME DESIGN & BUILD
TEL: 408-197-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM



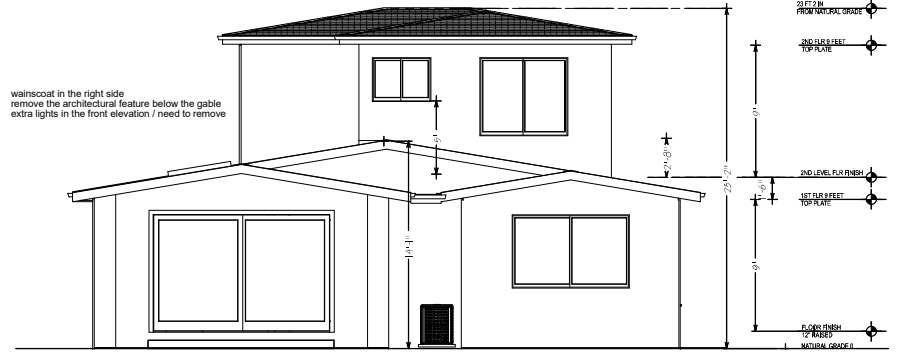
PROPOSED FRONT ELEVATION

SC: 1/8" = 1'-0"

ELEVATIONS NOTES:

1. STUCCO 7/8" THICK IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER CORROSION RESISTANT METAL LATH OR WIRE LATH PER CRC R703.7.1
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.7.2.1
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.7.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
7. R703.7.3 Water-resistive barriers. Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall comply with Section R703.7.3.1 or R703.7.3.2.

NEW ROOF COMP. SHINGLES MIN CLASS "B"
ALL FIRST AND SECOND FLR
WITH TWO LAYERS OF NUMBER 15 UNDERLAYMENT



PROPOSED REAR ELEVATION

SC: 1/8" = 1'-0"

PROPOSED RIGHT ELEVATION

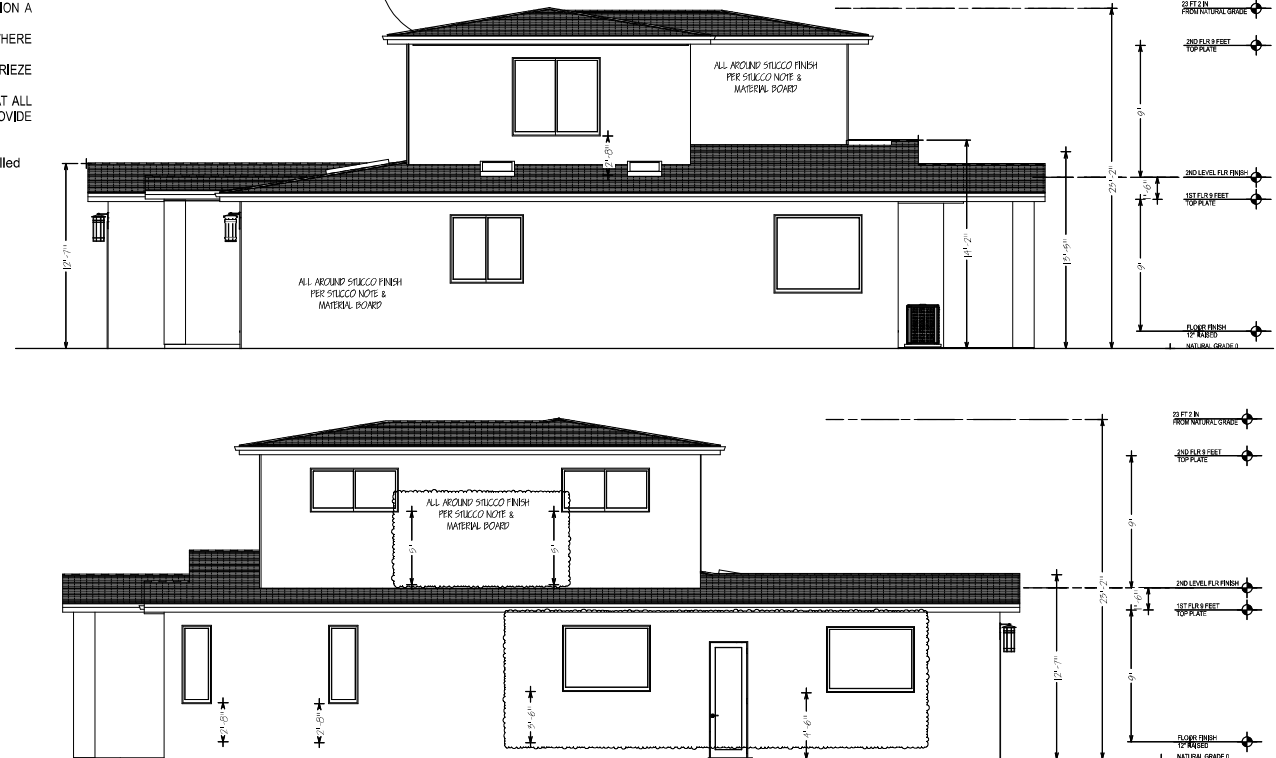
SC: 1/8" = 1'-0"

VERTICAL GLASS, WALL COVERINGS, ROOF COVERINGS, AND FENESTRATION NOTES:

- a. Glass** sloped 15 degrees (0.26 rad) or less from vertical in windows, curtain and window walls, doors and other exterior applications shall be designed to resist the wind loads due to ultimate design wind speed. Vult. in Section 1609 for components and cladding per CBC §2404.1.
- b. Wall coverings, backing materials and their attachment** shall be capable of resisting wind loads in accordance with Tables R301.2.1(1) and R301.2.1(2) per Wind Resistance CRC §R703.1.2.
- c. Roof coverings** installed on roofs in accordance with Section 1507 that are mechanically attached or adhered to the roof deck shall be designed to resist the design wind load pressures for components and cladding in accordance with Section 1609.5.2 per CBC §1504.4.
- d. Exterior windows and sliding doors** shall be tested and labeled per CBC §1709.5.1 and CBC §1709.5.2.
- e. Fenestration Products and Exterior Doors** shall meet CEN Section 110.6 Mandatory Requirements listed in the Residential Certificate of Compliance (CIR) form.
- f. Labeling per CEN §110.6(a)5A. Fenestration products and exterior doors** shall: Have a temporary label for manufactured fenestration products and exterior doors. The temporary label shall not be removed before inspection by the enforcement agency.

PROPOSED LEFT ELEVATION

SC: 1/8" = 1'-0"



ADDITION AND REMOVALS FOR:

3037 HARDING AVE.,
RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:
PLANNING DEPT. OF
CITY OF



RAMIN ZOHOOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOOR, RAMIN@GMAIL.COM

SHEET TITLE

PROPOSED
ELEVATIONS

PROJECT ID:
DATE:
SCALE:
DRAWN BY: RAMIN ZOHOOOR
PRIME DESIGN & BUILD

SHEET NUMBER:

A-07

OWNER:
D. J. JONES
RAMIN ZOHOOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOOR, RAMIN@GMAIL.COM



PROPOSED CROSS SECTION A-A
30' 10" x 17'



PROPOSED CROSS SECTION B-B
30' 10" x 17'

3037 HARDING AVE.,
RESIDENCE

3037 HARDING AVE.,
SANTA CLARA, CA 95051

3037 HARDING AVE.,
SANTA CLARA, CA 95051

REVISIONS
1. PLUMBING REVISIONS
2. ELECTRICAL REVISIONS
3. MECHANICAL REVISIONS
4. STRUCTURAL REVISIONS
5. OTHER REVISIONS



RAMIN ZOHOOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.
CAMPBELL, CA 95008
TEL: 408-487-8071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM

DATE: 10/1/2016

PROPOSED
SECTIONS

PROJECT NO:

DATE:

SCALE:

DRAWN BY:

RAMIN ZOHOOOR

CHECKED BY:

PRIME DESIGN & BUILD

PROJECT NUMBER:

A-08

DESIGNER:

R. Zohoor

RAMIN ZOHOOOR
PRIME DESIGN & BUILD
TEL: 408-487-8071
EMAIL: ZOHOOOR.RAMIN@GMAIL.COM



INSPIRATION PHOTO
EVES
FASCIA BOARDS AND GUTTER BLACK COLOR



James Hardie Soffit Fiber Cement Vented Smooth Panel painted black satin finish
2X10 FASCIA
JAMES HARDY - WITH ROYAL MOLDING



INSPIRATION PHOTO
Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles



Milgard C880 Ultra™
Series Fiberglass windows - "Black bronze color"
*ALL EXTERIOR WINDOWS TO BE FIBER GLASS
**NO WINDOW TRIM PROPOSED
*ALL EXTERIOR DOORS TO BE FIBER GLASS



EXTERIOR STUCCO
BENJAMIN MOORE
KIDZIE
2143-70
SOFT WHITE WITH MUTED GRAY-GREEN UNDERTONES

ADDITION and REMODELING FOR:

3037 HARDING AVE., RESIDENCE

3037 HARDING AVE.
SANTA CLARA, CA 95051

REVISION TABLE:
PLANNING RESPONSE
10/26/11



RAMIN ZOHOOR
PRIME DESIGN & BUILD
416 E CAMPBELL AVE.
CAMPBELL, CA 95008
TEL: 408-497-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM

SHEET TITLE:

MATERIAL BOARDS

PROJECT ID: _____
DATE: _____
SCALE: _____
DRAWN BY: _____
RAMIN ZOHOOR
PRIME DESIGN & BUILD

SHEET NUMBER:

A-09

OWNERSHIP: _____
RAMIN ZOHOOR
PRIME DESIGN & BUILD
TEL: 408-497-5071
EMAIL: ZOHOOR.RAMIN@GMAIL.COM



Agenda Report

25-1589

Agenda Date: 11/19/2025

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Public Hearing: Action on an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot at 2892 Mesquite Drive. CEQA Status: Exempt from CEQA per Section 15332.

File No.: PLN25-00295

Location: 2892 Mesquite Drive

Applicant: Fiona Wang

Owner(s): Ling Zhou

Request: **Architectural Review** for a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot.

PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

POINTS FOR CONSIDERATION

- The proposed project is in a residential tract that consists of single-story and two-story residences built in the ranch style architectural style popular in the 1960s as shown in the Vicinity Map on Attachment 1.
- The site consists of a two-story raised ranch style four-bedroom, two-bathroom residence built in 1955.
- There are no significant historical features in the existing residence other than the structure's age therefore not eligible to be designated a Historical Resource under Santa Clara City Code ("SCCC") 18.130.030.
- Per SCCC 18.120.020(D)(1), the request to expand an existing second story element requires Architectural Review approval through a Development Review Hearing.
- The result of the project will be a 3,164 square foot five-bedroom, five-bathroom two-story residence with a 500 square foot attached garage.
- The applicant proposes to change the architectural design of the existing residence from a raised ranch style to a contemporary eclectic architectural style with gable roofs and minimalistic massing.
- The proposed construction will consist of new stone coated metal tile roofing, masonry stucco, and stone veneer wainscoting.
- The project is consistent with the City's Single-Family & Duplex Residential Design Guidelines ("Residential Guidelines") (2014):
 - o Building height and bulk is appropriate relative to the neighborhood.

- o The architectural features of the proposal are appropriate for the neighborhood
- o The roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.
- The entry feature's height as proposed is higher than the rest of the first floor roof line. Staff recommends that the height of the entry feature be reduced to match the rest of the first floor or be below it. This recommendation will be added as a Condition of Approval.
- The design went through multiple revision to ensure compliance with the SCCC and the Residential Guidelines. The roof form was simplified through the removal of a gable element by the front bay window, wainscoting was added on the front elevation, and the entry feature's size & height was reduced.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

FINDINGS SUPPORTING STAFF'S RECOMMEDATION

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
 - The proposal is consistent with SCCC 18.38.060D as the garage still maintains the code compliant two parking spaces of at least 8.5 feet wide by 18 feet deep and
 - The proposed parking spaces are not located in the required front yard or side yard landscape areas as they are in the existing garage.
 - The vehicle parking is in an all-weather material surfaced area.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
 - The proposed construction would not create any traffic congestion or hazards.
 - The public streets are adequate in size to accommodate a single-family residence of this size.
 - The proposed design matches nearby residence in scale and would not impair the desirability of the neighborhood.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
 - Building height and bulk is appropriate relative to the neighborhood.
 - Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building.
 - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

- A tree will remain in the front yard to provide shade, soften the building, improve the streetscape, and comply with the City's Climate Action Plan.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
- The project is subject to the California Building Code and City Code requirements. Which serve to regulate new construction to protect public health, safety, and general welfare.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*
- With adherence to condition P3 of the Conditions of Approval, the proposed construction is consistent with the City's Single-Family & Duplex Residential Design Guidelines (2014):
 - o The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
 - The proposed construction complies with the R1-6L Zoning Districts development standards.
 - The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

CONDITIONS OF APPROVAL

Conditions of approval are proposed for the project and are contained in Attachment 3.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - Infill Development Projects), in that the project site is less than five acres, served by utilities, and complies with the General Plan.

PUBLIC CONTACT

Public contact was made by posting the Development Review Hearing agenda on the City's official notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 300-foot radius of the project site on November 6, 2025, to 67 owners/tenants. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 (Class 32 -- Infill Development Projects), and **Approve**

the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department

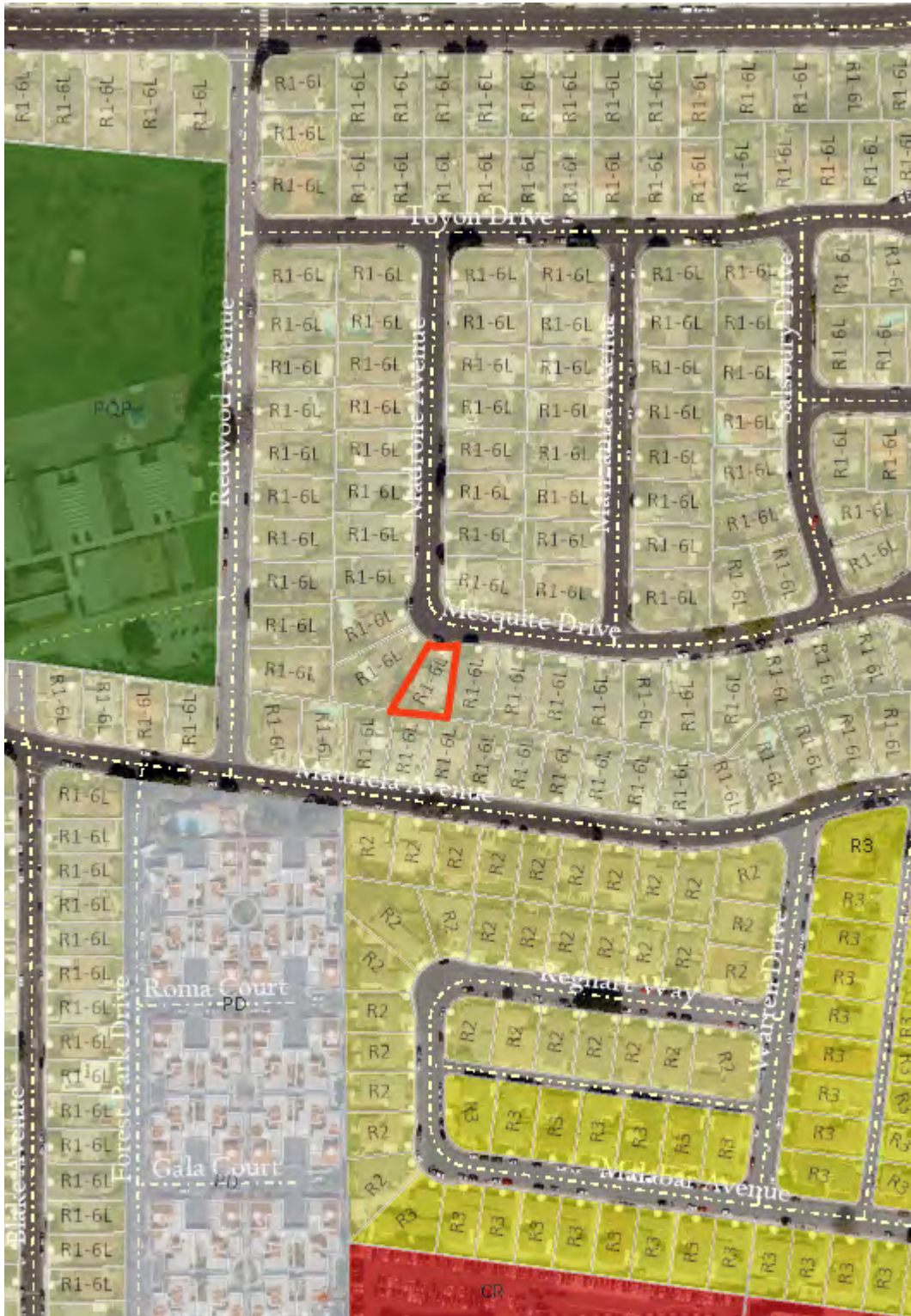
Reviewed by: Nimisha Agrawal, Senior Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

ATTACHMENTS

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Vicinity Map (Zoning) - 2892 Mesquite Drive



Zoning

Land Parcels

 CR - Commercial Regional

Base Layers

Site Addresses

-  Place
-  Single
-  Utility

Streets

Land Parcels

-  Land Parcels
-  Common Areas

Imagery2024

-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3

Notes:

PLN25-00295

10/29/2025 3:28:33 PM

0 200 400
ft

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
©City of Santa Clara

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Attachment 2: Project Data/Compliance

Project Address: 2892 Mesquite Drive
Zoning: R1-6L

Project Number: PLN25-00295

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	7,351	7,351	6,000	Y
Lot Area per Dwelling Unit (SF):	7,351	7,351	--	--
Building Square Footage (SF)				
1st Floor:	1,363	1,984	--	--
2nd Floor:	718	1,116	--	--
Garage:	500	500	600 SF max	Y
Porch/Patio:	76	64	--	--
Total:	2,657	3,663	--	--
Floor Area Ratio:	0.36	0.49	--	--
% of 2nd floor to 1st floor:	0.52	0.56	66% max	Y
Building Coverage (%)				
Building Coverage (All):	0.26	0.34	40% max	Y
Rear Yard Accessory Building Coverage:	--	--	40% max	--
Main Building Setbacks (FT)				
Front (1st floor):	17	20	20	Y
(2nd floor):	34	37	25	Y
Left Side (1st floor):	5'-0	5'	5	Y
(2nd floor):	9'-3	9'-3	10	Y
Right Side (1st floor):	6' – 11"	7	5	Y
(2nd floor):	32' – 11"	8' – 3"	10	Y
Side, Corner:	--	--	--	--
Rear (1st floor):	22' – 9"	22' – 9"	20	Y
(2nd floor):	39' – 9"	39' – 9"	20	Y
Height (FT)				
Main building:	22' – 9"	25' – 3"	25	N (Conditioning Height to 25')
Accessory building:	--	--	--	--
# of Bedrooms/Bathrooms:	4/2	5/5	--	--
Parking:				
Is the site Gov. Code 65863.2 (AB 2097) eligible?				N
Off-street	2	2	2	Y
Common Living Area (SFR)	35%	47%	Min 25%	Y
Open Landscaped Area (Front):	2,900	3,100	--	--

Conditions of Architectural Review Approval

PLN25-00295/ 2892 Mesquite Drive

Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition in an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage in a 7,351 square foot lot.

GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is November 26, 2027
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Protection (On-site).** Trees on-site shall be protected from construction activity through ISA tree care best practices.
- P2. **Roof Height.** The roof shall be 25 feet as required by the R1-6L zoning code.
- P3. **Entry Feature's Height.** The Entry Feature's height shall be less than or at the same height as the rest of the first floor's eaves.

DURING CONSTRUCTION

- P4. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

- P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P6. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

OPERATIONAL CONDITIONS

- P7. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P8. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P9. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

KEY:

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL

Permittee/Property Owner

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: _____

Printed Name: _____

Relationship to Property: _____

Date: _____

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

GREEN BUILDING NOTES

WATER EFFICIENCY AND CONSERVATION

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (COC 403.1.1)
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (COC 403.1.2)
3. FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO COC 4.503.1.3 AND COC 403.1.4
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLED FOR LANDSCAPING PROVIDED BY THE BUILDING AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH COC 4.504

ENHANCED DURABILITY AND RESILIENT MAINTENANCE

5. ANGULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE ROBERT PROTECTED BY GLASSING SUCH OPENINGS WITH CONCRETE MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER COC 4.406.1

BUILDING MAINTENANCE AND OPERATION

6. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER COC 4.401.1

ENVIRONMENTAL QUALITY

7. GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.
8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS PER COC 4.503.1

ENVIRONMENTAL CONTROL

9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UPON FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION MATERIALS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER COC 4.504.1

10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER COC 4.504.2.1.

11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER COC 4.504.2.2.

12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MFL LIMITS FOR RDC AND OTHER REQUIREMENTS PER COC 4.504.2.3.

13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER COC 4.504.2.4.

14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER COC 4.504.3.

15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER COC 4.504.4.

16. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS PER COC 4.504.5.

INDOOR HUMIDITY CONTROL

17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 2 IN. VAPOR BARRIER WITH JOINT LAPPED NOT LESS THAN 6" SHALL BE PROVIDED PER COC 4.505.2 AND COC 4.505.3. BUILDING MATERIALS WITH MOISTURE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE EXPOSED WHEN THE FRAMING MEMBERS EXCEED 10% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED. PER COC 4.505.3

INDOOR AIR QUALITY AND EXHAUST

18. EXHAUST FANS, WHICH ARE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SHALL BE PROVIDED IN EVERY BATHROOM PER COC 4.506.1.

19. ENVIRONMENTAL COMFORT HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH AIA/ACCA 2 MANUAL, 4-2004 OR EQUIVALENT; DUCT SYSTEMS ARE SIZED ACCORDING TO AIA/ACCA 1, MANUAL, 0-2008 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH AIA/ACCA 3, MANUAL, 0-2004 OR EQUIVALENT.

INSTALLER AND SPECIAL INSPECTION/VERIFICATION

20. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER COC 7.02.1.

VERIFICATION

21. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLAN SPECIFICATIONS, BUILDUP OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

SCOPE OF WORK

1. ON THE FIRST FLOOR:
 - 1) ADD ONE NEW BEDROOM AND ONE NEW BATHROOM IN THE FRONT YARD.
 - 2) ADD NEW OFFICE IN THE REAR YARD.
 - 3) RELOCATE KITCHEN.
 - 4) REMOVE GARAGE PARTITION WALL.
2. ON THE SECOND FLOOR:
 - 1) RECONFIGURE LAYOUT.
 - 2) ADD NEW BATHROOM.
3. GENERAL:
 - 1) RELOCATE FURNACE.
 - 2) UPGRADE EXISTING ELECTRICAL METER FROM 100AMP TO 200AMP.
4. FINALIZING 4/25/19 INSPECTION CORRECTION NOTICE.

SYMBOLS

(A)	COLUMN GRID LINE NO.	(E)	EXISTING DOOR
(NO. 1)	SECTION NO.	(NO. 1)	DOOR NO.
(NO. 1)	SECTION SHEET NO.	(NO. 1)	DOOR SCHEDULE
(NO. 1)	ELEVATION NO.	(NO. 1)	DOOR TYPE
(NO. 1)	ELEVATION SHEET NO.	(NO. 1)	INTERIOR ELEVATIONS
(NO. 1)	DETAIL NO.	(NO. 1)	INDICATOR
(NO. 1)	DETAIL SHEET NO.	(NO. 1)	ROOM NAME
		(NO. 1)	FLOOR FINISH

BLDG DATA

LOT SIZE:	7,301 S.F.
CURRENT ZONING:	R1-BL
PROPOSED USE:	RES
EXISTING PROPERTY BUILT:	1975
(E) BUILDING FLOOR AREA:	
(E) 1st FLOOR:	1,363 S.F.
(E) 2nd FLOOR:	718 S.F.
(E) GARAGE:	500 S.F.
(E) PORCH:	78 S.F.
(E) TOTAL HABITABLE AREA:	2,081 S.F.
(E) TOTAL BUILDING AREA:	2,581 S.F.
PROPOSED BUILDING FLOOR AREA:	
(P) 1st FLOOR:	1,363 S.F.
(P) 2nd FLOOR:	718 S.F.
(P) 2nd NEW ADDITION:	342 S.F.
(P) PORCH:	84 S.F.
(P) TOTAL:	2,507 S.F.
(N) TOTAL HABITABLE AREA:	3,099 S.F.
(N) TOTAL BUILDING AREA:	3,599 S.F.
(N) LOT COVERAGE = $\frac{3,599}{7,301} = 0.492 \rightarrow 34.83\% > 40\%$	
(N) 2nd FLOOR $\frac{2,115}{7,301} = 0.290 \rightarrow 20.6\%$	
(N) 2nd NEW LANDSCAP AREA:	3,100 S.F.
OCCUPANCY:	RES
CONSTRUCTION TYPE:	VL
STORY (IES):	2
AUTO. FIRE SPRINKLER:	NO
DESIGN COMPLY WITH:	
CITY OF SANTA CLARA MUNICIPAL CODE	
2022 CALIFORNIA BUILDING CODE	
2022 CALIFORNIA RESIDENTIAL CODE	
2022 CALIFORNIA ELECTRICAL CODE	
2022 CALIFORNIA MECHANICAL CODE	
2022 CALIFORNIA PLUMBING CODE	
2022 CALIFORNIA FIRE CODE	
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2022 CALIFORNIA ENERGY CODE	

VICINITY MAP



SHEET INDEX

ARCHITECTURAL

A1.1	TITLE SHEET & PROPOSED SITE PLAN
A1.2	EXISTING SITE PLAN & AREA CALC.
A1.3	DEMOLISH NOTE EXISTING 1ST FLOOR PLAN
A2.1	NOTE EXISTING 2ND FLOOR PLAN
A2.2	PROPOSED 1ST FLOOR PLAN
A2.3	PROPOSED 2ND FLOOR PLAN
A2.4	EXISTING & PROPOSED ROOF PLAN
A3.1	EXISTING ELEVATIONS
A3.2	PROPOSED ELEVATIONS
A3.3	PROPOSED ELEVATIONS
A3.4	PROPOSED SECTION
CBCL	GREEN BUILDING CHECK LIST

RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

APN: 296-31-032

1ST FLOOR
NEW ADDITION:
220 SQ FT

2ND FLOOR
NEW ADDITION:
379 SQ FT

1ST FLOOR
NEW ADDITION:
401 SQ FT

NEW PORCH:
64 SQ FT

SITE NOTE

1. LOT DRAINAGE WILL BE 5% AWAY FROM THE BUILDING AND 2% TOWARDS THE PUBLIC RIGHT-OF-WAY. LOT DRAINAGE SHALL NOT CROSS A PROPERTY LINE, ORC 8407.3, CPC 1101.2
2. ALL WET AND DRY UTILITIES TO SERVICE PROPOSED ADDITION ARE TO COME FROM EXISTING ON-SITE UTILITIES. CONNECTION WITHIN THE CITY ROW AND EASEMENTS IS NOT PERMITTED.
3. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.
4. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
5. INCREMENTAL WATER AND SEWER CONNECTION FEES ARE NOT TO BE COLLECTED AS COUNTY RECORDS INDICATE EXISTING DWELLING UNIT IS AT STANDARD OCCUPANCY WITH 4 BEDROOMS.
6. IF THE MAIN WATER SERVICE LINE WILL BE PLASTIC, INSTALL BLUE INSULATED 18 AWG COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL ADJACENT TO THE PIPE AND SHALL TERMINATE ABOVE GROUND AT BOTH ENDS.
7. NO TREES OF 36" OR GREATER IN CIRCUMFERENCE ARE TO BE REMOVED.

LEGEND

---	PROPERTY LINE
---	ROOF LINE
---	SETBACK LINE
---	EASEMENT
---	2ND FLOOR LINE
(H) 1ST FLOOR ADDITION	
(H) 2ND FLOOR ADDITION	
(H) PORCH	

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



REVISION	DATE
SUBMITTAL	08/29/20
RE-SUBMITTAL	08/29/20

RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT: TITLE SHEET
PROPOSED SITE PLAN

DRAWN BY:	Final
REVIEWED BY:	
DATE:	
SCALE:	
SHEET NO.:	A1.1
OF	SHEETS



RENDERING 1

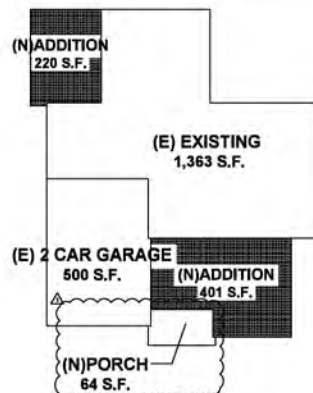


RENDERING 2

FLOOR AREA CALCULATION DIAGRAM:

LOT SIZE : 7,351 S.F.

(E) 1ST EXISTING FLOOR	1,363 S.F.
(E) 2ND EXISTING FLOOR	718 S.F.
(N) 1ST ADDITION FLOOR	621 S.F.
(N) 2ND ADDITION FLOOR	397 S.F.
(N) FAR	3,099 S.F.
(E) 2 CAR GARAGE	500 S.F.
(N) FRONT PORCH	64 S.F.
(N) LOT COVERAGE.	2,548 S.F.

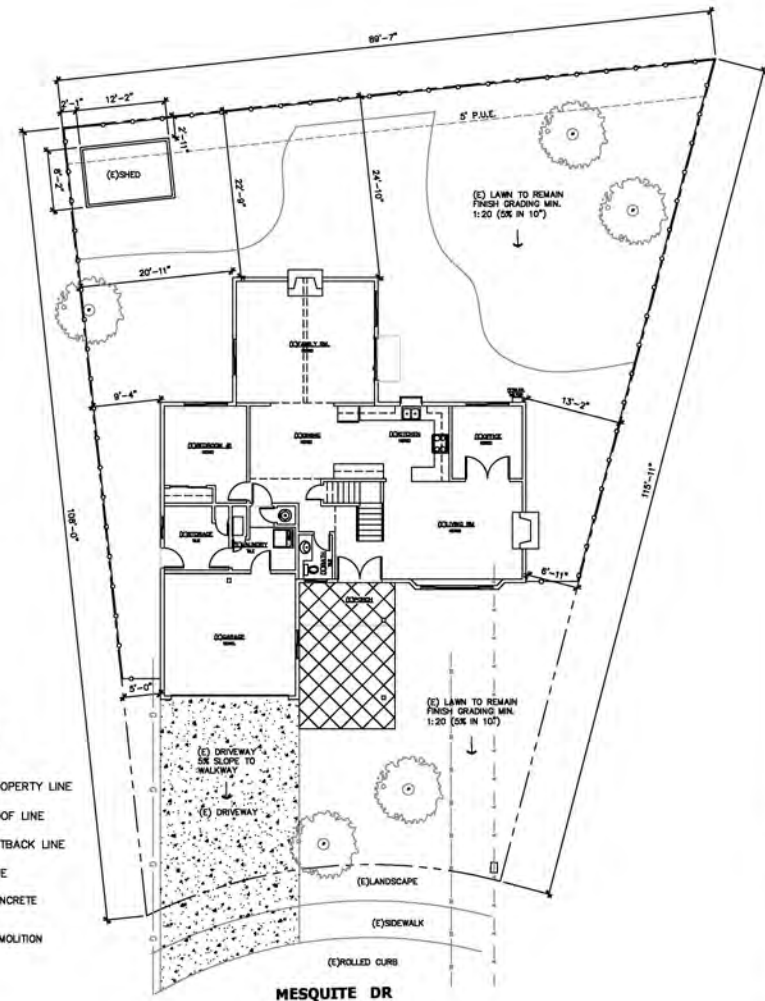


FLOOR AREA CALC. DIAGRAM

SCALE : 3/32" = 1'-0"

LEGEND

---	PROPERTY LINE
---	ROOF LINE
---	SETBACK LINE
---	PUE
---	CONCRETE
---	DEMOLITION



EXISTING SITE PLAN

SCALE : 1/8" = 1'-0"



REVISIONS	DATE
SUBMITAL	08/20/25
RE-SUBMITAL	08/26/25

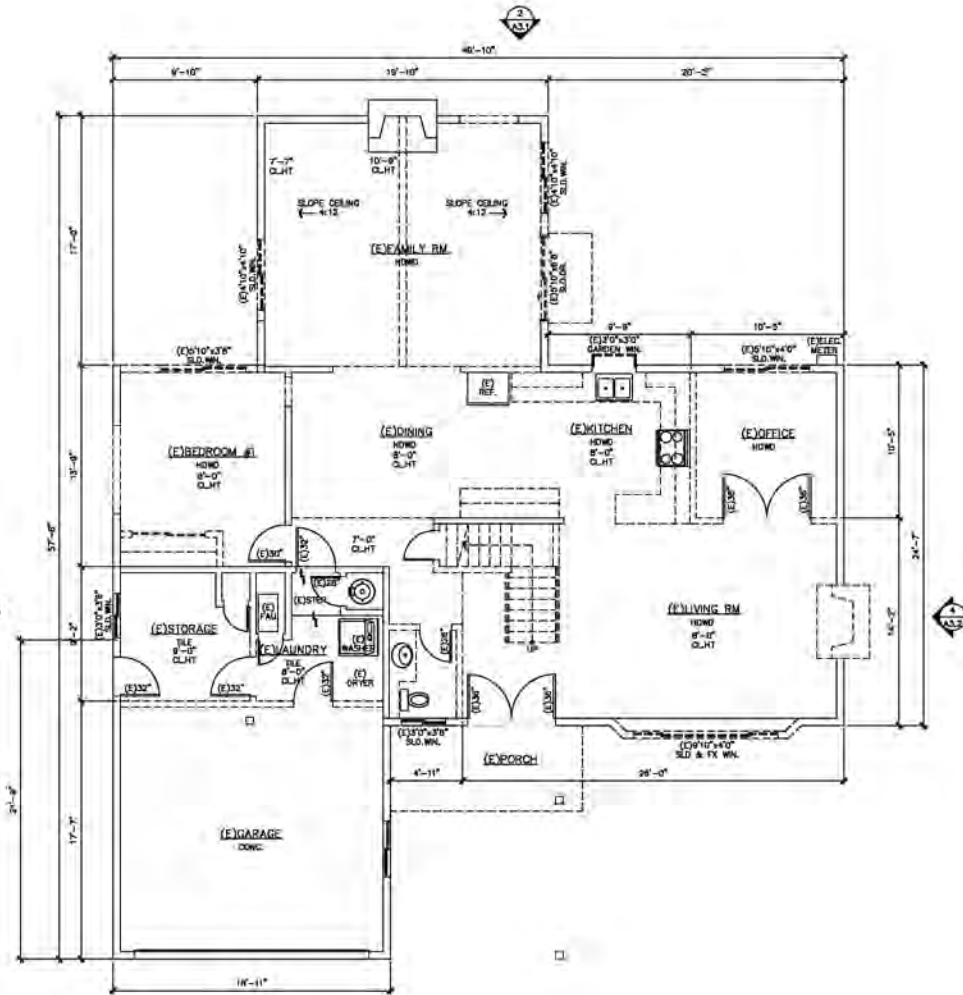
RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:
SHEET TITLE:
EXISTING SITE PLAN & AREA CALC

DRAWN BY: FinalWave
REVIEWED BY: -
DATE: -
SCALE: -
SHEET NO.:
A1.2
OF SHEETS

DEMOLITION NOTES

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED ON THESE DRAWINGS OR AS OTHERWISE DIRECTED BY THE OWNER.
2. THE CONTRACTOR IS TO VIEW AND VERIFY ACTUAL CONDITIONS AT ALL LOCATIONS WHERE ALTERATIONS TO THE EXISTING BUILDING OCCUR. WHEN WALLS, PARTITIONS, AND OTHER WORK EXIST WHERE NEW WORK IS INDICATED, ALL SUCH EXISTING WORK SHALL BE REMOVED. VERIFY ALL SUCH CONDITIONS AT THE SITE.
3. THE CONTRACTOR SHALL REPORT TO ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
5. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING LANDLORD INCLUDING, BUT NOT LIMITED TO FLOOR COVERING, CEILING, BRIDGES AND TILE, LIGHT FIXTURES, DOORS, WINDOWS, FRAMES, HANDRAILS, CABINETS, PLUMBING FIXTURES, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, PERIMETER ENCLOSURES, ETC.
6. THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH BARRIERS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
7. THE GENERAL CONTRACTOR SHALL SURVEY ALL EXISTING FINISHED SURFACES TO INCLUDE CORNER BEAMS, STOPS, ETC. FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED OR, IF BEYOND REPAIR, THE GENERAL CONTRACTOR SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF TSOO AND THE OWNER.
8. THE GENERAL CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND WHERE AS A RESULT OF DEMOLITION, FINISHED SURFACES DO NOT ALIGN, THE EXISTING SURFACE SHALL BE CUT AND PATCHED.
9. ALL DAMAGED EXISTING AREAS TO REMAIN AND EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FINISH, COLOR, UNLESS OTHERWISE NOTED.
10. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE OWNER OR AS OTHERWISE DIRECTED.
11. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, PARTITIONS, ETC. CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISH FLOORING.
12. ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, CONDUIT, AND METAL MOLDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR DISPOSED OF BY THE GENERAL CONTRACTOR AS INSTRUCTED BY THE OWNER.
13. THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER DEMOLITION AS REQUIRED.
14. THE GENERAL CONTRACTOR SHALL CAP OFF BEHIND FINISHED SURFACES ALL PROJECT PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS THAT ARE BEING ABANDONED.
15. THE GENERAL CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT. VERIFY WITH TENANT REUSE OF EXISTING CABLING PRIOR TO REMOVAL.
16. ALL "EXISTING TO REMAIN", "EXISTING", "RELOCATED", OR "NEW" ITEMS INSTALLED BY THE GENERAL CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION, SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF TSOO PRIOR TO BEING TURNED OVER TO THE OWNER.
17. NOTES TO ENGINEERING DRAWINGS FOR REMOVAL AND/OR RELOCATION IF REQUIRED OF HVAC DUCTS, DIFFUSERS, SPRINKLER HEADS, EXIST LIGHTS, ETC.
18. SOME DOORS AND FRAMES TO BE REMOVED SHALL BE RETURNED TO OWNER. HANDLE CAREFULLY AND STORE ON SITE.



LEGEND

- ===== EXISTING WALLS TO REMAIN REPAIR AS REQUIRED
- EXISTING WINDOWS WALLS AND DOORS TO BE REMOVED

EXISTING 1ST FLOOR PLAN

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

REVISION	DATE
SUBMITTAL	08/25/25
RE-SUBMITTAL	08/26/25

RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

DEMOLISH NOTES

DRAWN BY:	FinWard
REVIEWED BY:	
DATE:	
SCALE:	
SHEET NO.:	

A2.0

OF (SHEET)

EMERGENCY EGRESS WINDOW

1. EMERGENCY EGRESS WINDOW ESCAPE AND RESCUE OPENINGS

A. PROVIDE AT LEAST ONE WINDOW IN EACH SLEEPING ROOM, BASEMENT, AND GARAGE

B. R102.1.2 MINIMUM OPENING AREA, ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. (EXCEPTION: GRADE-LEVEL OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. MINUS THE AREA OF ANY OPERABLE SHUTTER)

C. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A MINIMUM CLEAR HEIGHT OF NOT LESS THAN 20 INCHES MINIMUM OPENING WIDTH, THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES

D. R102.1.1 OPERATIONAL CONSTRAINTS, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERABLE FROM THE INTERIOR WITHOUT THE USE OF TOOLS, KEYS, OR OTHER SPECIAL DEVICES

E. THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INTERIOR WITHOUT THE USE OF TOOLS, KEYS, OR OTHER SPECIAL DEVICES

F. R102.1.2.2 WINDOW SILL HEIGHT - WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, THE MINIMUM CLEAR HEIGHT OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR, SHALL BE NOT LESS THAN 20 INCHES. THE WINDOW SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SEC. R102.1.2.3

- [illegible]

BRACED WALL PANELS SHALL BEGUN NO MORE THAN 2 FEET (2440 MM) FROM THE EXISTING WALL. BRACING SHALL BE PROVIDED AT A MAXIMUM OF 25 FEET (7620 MM) ON CENTER. (2012 CRC R802.1.2.5)

IN R-3 AND I-1 OCCUPANCIES, NO OPENINGS ARE ALLOWED IN WALLS 3 FEET OR CLOSER TO PROPERTY LINE. OPENINGS IN WALLS BETWEEN 3 FEET AND UP TO 10 FEET FROM PROPERTY LINE SHALL BE LIMITED TO 25% OF WALL AREA. ALL WALLS LESS THAN 3 FEET FROM THE PROPERTY LINE MUST BE FIRE RESISTIVE CONSTRUCTION. (2012 CRC R802.1.2.6)

NO OPENINGS SHALL BE ALLOWED IN WALLS THAT ARE 10 FEET OR MORE FROM THE PROPERTY LINE. EXTENDING INTO THE AREA WHERE OPENINGS ARE PROHIBITED, THIS MEANS THAT ATTACHMENT CAN EXTEND TO A POINT 24 INCHES FROM THE PROPERTY LINE, BUT NO CLOSURE.

PROVIDE 2X6 @ 16" PLUMBING WALL LOAD BEARING WALL, AS INDICATED ON STRUCTURE DWG.

PLATE WASHERS, A MINIMUM OF 0.220 INCH B3 BY 3 INCHES BY 3 INCHES (5.6 MM BY 76 MM BY 76 MM) IN SIZE, SHALL BE PROVIDED BETWEEN THE ANCHOR BOLTS AND THE WALL. ALL ANCHOR BOLTS MUST BE IMPROVED ANCHOR STRAPS ARE USED. (2012 CRC R802.1.1.1)

5. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE SYSTEM. ALL COLLECTION SHALL BE COLLECTED. THERE DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION. WALKWAYS SHALL BE PAVED WITH 4" MIN. THICKNESS OF 6" INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048MM). (2022 CRC SECTION 840.3)
6. DUCT PENETRATION, DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM GARAGE SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR OTHER PROVED MATERIALS AND SHALL HAVE OPENINGS INTO THE GARAGE. (2022 CRC SEC. R3002.5.2)
7. MIN. ROOM AREA: HABITABLE ROOMS, EXCEPT KITCHENS, SHALL HAVE A MIN. OF 70 SQUARE FEET. MIN. DWELLING HABITABLE ROOMS SHALL BE NOT LESS THAN 7 FT IN ANY DIMENSION (2022 CRC SEC. R3004)
8. PROVIDE CORRECT TYPE GLAZING FOR ALL GLAZING LOCATED IN HAZARDOUS LOCATIONS AS SPECIFIED IN. (2022 CRC SEC. R3006.4)
9. BATHROOMS AND SHOWERS IN ALL OCCUPANCIES SHALL BE FINISHED WITH A WATERPROOFED SURFACE TO A HEIGHT OF 6" ABOVE THE FLOOR. (2022 CRC SEC. R3007.1)
10. PROVIDE AN APPROVED ATTIC ACCESS 22"x36" with 30 INCHES MINIMUM VERTICAL HEADROOM. (2022 CRC SEC. R9007.1)
11. ENCLOSED ACCESSIBLE SPACE NUDE STAIRS SHALL HAVE WALLS, UNDER-STAIR STAIRWAYS, AND ANY SOFFITS PROTECTED ON THE ENCLOSE SIDE WITH 1/2" INCH CYCLONE BOARD. (2022 CRC SEC. R3027.7)
12. PROVIDE ATTIC VENTILATION AS PER (2022 CRC SEC. R800 AND THE CALIFORNIA MECHANICAL CODE)
13. FACTORY BUILT FIREPLACES AND FACTORY BUILT CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS AS PER (2022 CRC SEC. R1004 AND R1005.)
14. PROVIDE UNDER FLOOR CLEARANCES AS PER 2022 CRC SECTION R307.4. A MINIMUM 18" CLEARANCE TO FLOOR JOISTS AND 18" CLEARANCE TO FLOOR JOISTS. (2022 CRC SECTION R307.4) MINIMUM 18" CLEARANCE TO FLOOR JOISTS IS REQUIRED UNLESS PRESERVATIVE-TREATED WOOD OR WOOD NATURAL UNEXPOSED TO DECAY IS UTILIZED. A MINIMUM 18-INCH BY 24-INCH ACCESS SHALL BE PROVIDED TO THE CRAWL SPACE. (2022 CRC SEC. R408.4)
15. FLOOR BLOCKING AND DRAFT STOPPING SHALL BE INSTALLED ACCORDING (2022 CRC SEC. R302.11.)
16. ON GYPSUM BOARD, STUCCO, PLASTER, AND NAUTAL SHALL BE INSTALLED. (2022 CRC CHAPTER 7)
17. EXTERIOR WALL COVERINGS SHALL BE APPLIED. (2022 CRC SEC. R703.)
18. ALL CHIMNEYS ATTACHED TO ANY APPLIANCE OR FIREPLACE THAT BURNS SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. (2022 CRC SEC. R302.2)
19. FIXTURES SHALL BE SPACED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE. (2022 CRC SECTION 904)

20. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (2022 CRC R401.3)

TUB/SHOWER REQUIREMENTS

FOLLOWING IS A LISTING OF THE GENERAL REQUIREMENTS BASED ON THE 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2022, CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), AND 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS. THIS BROCHURE IS INTENDED TO PROVIDE GENERAL INFORMATION, CONTACT THE BUILDING SAFETY DIVISION FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

- [illegible]

1. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (2022 CPC 402.6)
2. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (2022 CPC 402.2)

TEMPERED GLAZING (2022 CBC 2408.4, 2403.1 AND CBC 308.1, R308.4)
TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. THE
GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARK
IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED
(E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR
EMBOSSED).

1. WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE SURFACE AND DRAIN INLET.
2. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
3. GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.

WATER EFFICIENCY AND CONSERVATION.
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE
FOLLOWING:

1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.26 GAL/FLUSH (CGC 403.1.1)
2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5

3. FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE TO CGC 4.303.1.3 AND CGC 403.1.4
4. AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAPING PROVIDED THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CGC 4.304

5. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE ROOFED PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY
GCC 4.408.1

8. AN OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER CGC 4.410.1

- ENVIRONMENTAL QUALITY**
7. ANY GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTIBLE TYPE.
8. ANY WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE EMISSION LIMITS PER CGC 4.503.1

9. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING

10. ADHESIVE, SEALANTS AND CAULKS SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CGC 4.504.2.1.

9. 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 COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER CGC 4.504.1.

10. ADHESIVE, SEALANTS AND CAULKING SHALL MEET THE VOC OR OTHER TOXIC COMPOUND LIMITS PER CDDC 4.504-2.1.
11. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CDDC 4.504-2.2.
12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER CDDC 4.504-2.3.
13. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING OWNER, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CDDC 4.504-2.4.
14. CARPET SYSTEM INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENT PER CDDC 4.504-3.
15. WHERE RESIDENT FLOORING IS INSTALLED, AT LEAST 60% OF THE FLOOR AREA RECEIVING RESIDENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER CDDC 4.504-3.1.
16. HARDWOOD PLYWOOD, PARTICULATEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION REQUIREMENTS PER CDDC 4.504-3.2.

17. A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R506.2.3. 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 10% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER CGC 4.505.3.

TERMINATE OUTSIDE THE BUILDING. SHALL BE PROVIDED IN EVERY BATHROOM PER CGC 4.506.1. ENVIRONMENTAL COMFORT HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS: HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2004 OR EQUIVALENT; DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1, MANUAL D-2009 OR EQUIVALENT; SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2004 OR EQUIVALENT.

19. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.

20. 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.



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

[illegible]

RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95050

PROJECT:

SHEET TITLE :

NOTES

EXISTING 2N

FLOOR PLAN

DRAWN BY :	FimaWan
REVIEWED BY :	-
DATE :	-
SCALE :	-
SHEET NO. :	

NO.

✱

WALL LEGEND

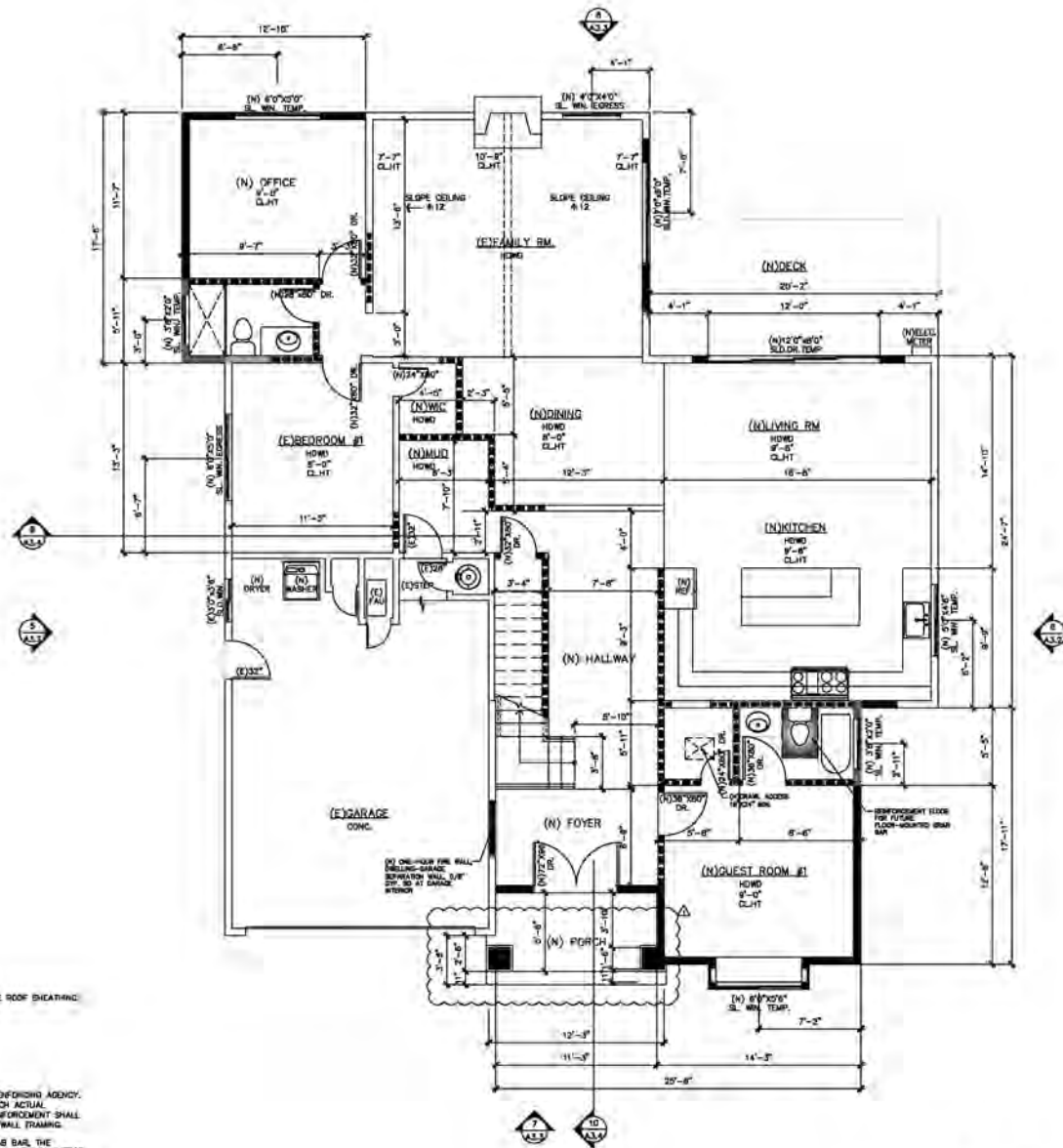
	EXISTING CONSTRUCTION TO REMAIN
	(N) FINISHED WALL / COLUMN
	NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUDS 7/8" MAX. STUDS G/5 METAL LATH G/ TWO LAYERS OF GRADE 70 BLDG. PAPER G/ PLYWOOD.
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WOODSIP BD. OR GURCO AS RADING MATERIAL AND WATER PROOFED MATERIAL.
	ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.
	S/G SAFETY GLAZING WINDOW/TEMPERED GLASS
	DRINK ACCESS 18"x24" MIN. (2022 IRC SEC. R408.4)
	ATTIC ACCESS 22"x30" MIN. (2022 IRC SEC. R807.1)
	ATTIC ACCESS 36"x36" MIN. WHEN TURNABLE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS
	EXTERIOR STAIR STEPS, MAX 7-3/4" RISE
	SLOUGHT 2'-0" & 4'-0"

ONE-HOUR RATED WALL NOTE:

ONE-HOUR RATED WALL ASSEMBLY SHALL EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

AGING-IN-PLACE REINFORCEMENT BATHROOM FLOOR AND WALLS INSTALLATION:

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, [1 1/2 INCH BY 7 1/4 INCH ACTUAL, (INCHES)] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LONG CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 36 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
4. WHERE THE CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/25/25
RE-SUBMITAL	08/26/25

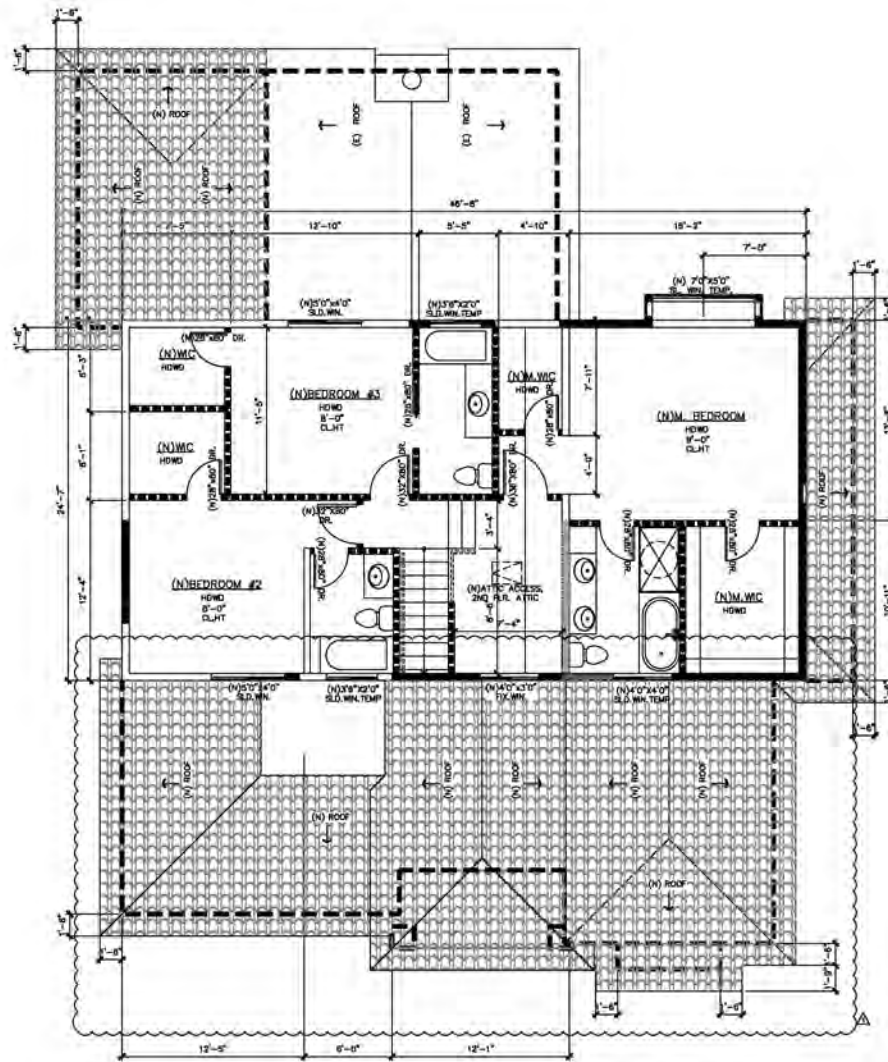
RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:
PROPOSED 1ST FLOOR PLAN

DRAWN BY:	FinaleWard
REVIEWED BY:	-
DATE:	-
SCALE:	-
SHEET NO.:	A2.2
OF	SHEETS

WALL LEGEND

	EXISTING CONSTRUCTION TO REMAIN
	(N) FURRED WALL / COLLUM.
	NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUDS 7/8" MIN. STUDS O/ METAL LATH O/ TWO LAYERS OF GRADE 10' BLDG. PAPER O/ PLYWOOD.
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
	NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WOODEN BD. OR GURROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.
	ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.
	S.G.
	SAFETY GLAZING WINDOW/TEMPERED GLASS
	DRINK ACCESS 18"x24" MIN. (2022 CRC SEC. #608.4)
	ATTIC ACCESS 22"x30" MIN. (2022 CRC SEC. #607.1)
	ATTIC ACCESS 36"x36" MIN. WHEN PURCHASE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS
	EXTERIOR STAIR STEPS, MAX 7-3/4" RISE
	SKYLIGHT 2'-0" X 4'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

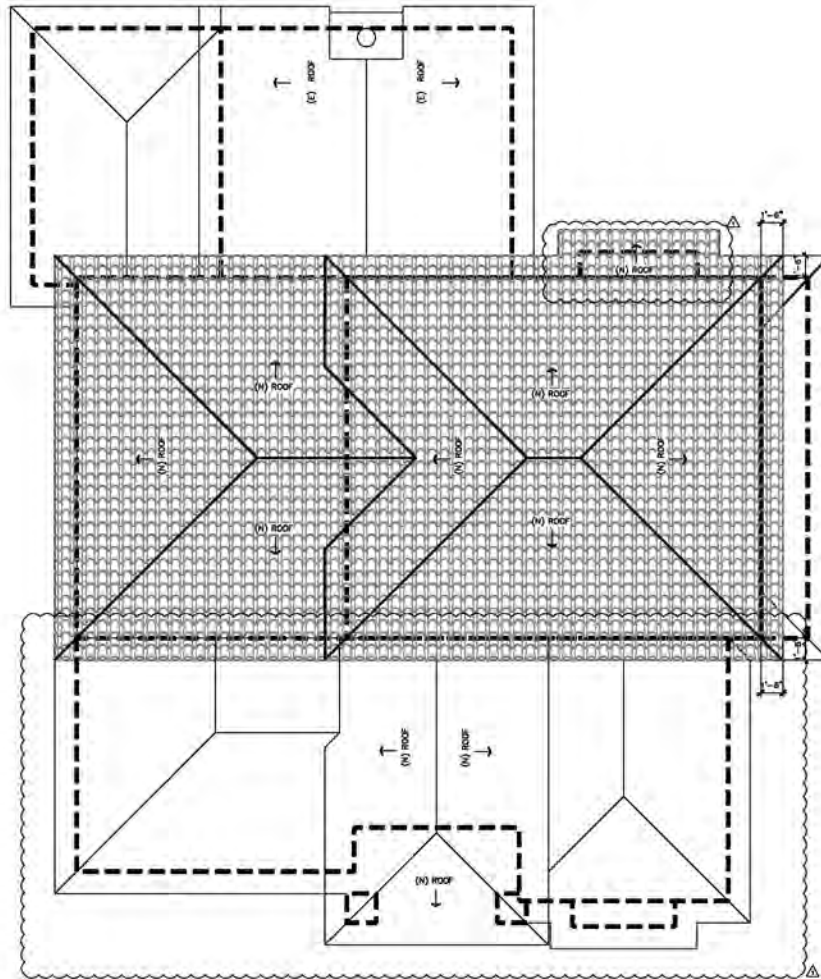
REVISION	DATE
SUBMITAL	08/25/25
RE-SUBMITAL	08/26/25

RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

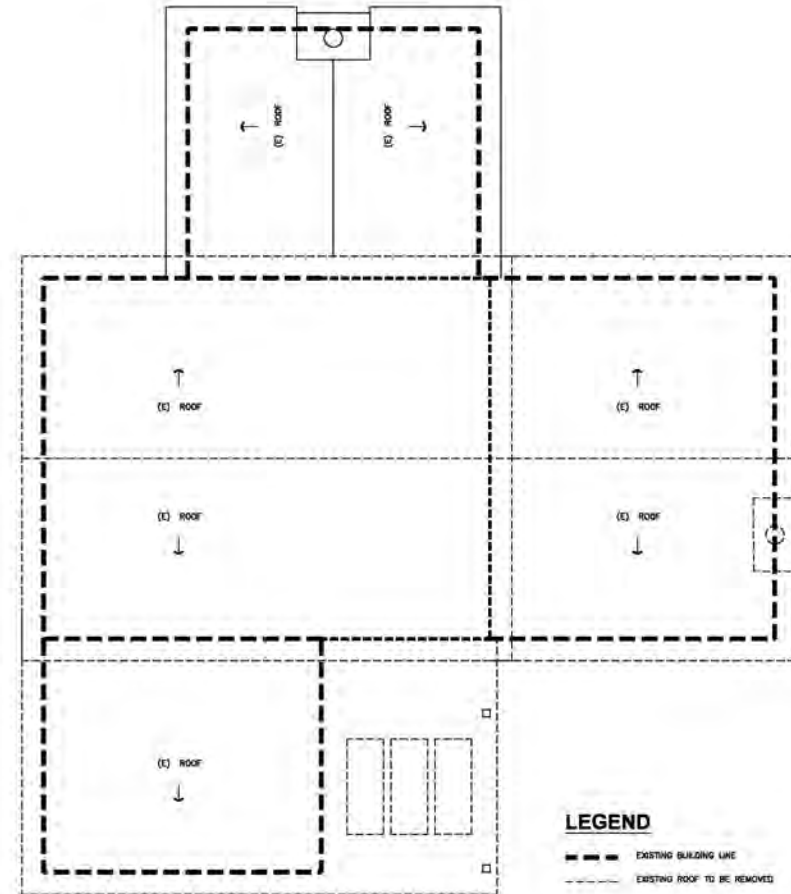
PROJECT:

PROPOSED 2ND FLOOR PLAN

DRAWN BY:	FinaleWard
REVIEWED BY:	-
DATE:	-
SCALE:	-
SHEET NO.:	A2.3
OF	SHEETS



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING BUILDING LINE
- EXISTING ROOF TO BE REMOVED

REVISIONS	DATE
SUBMITTAL	08/25/25
RE-SUBMITTAL	08/26/25

PROJECT:

RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

SHEET NO.:

EXISTING & PROPOSED ROOF

DRAWN BY: FineWana

REVIEWED BY: -

DATE: -

SCALE: -

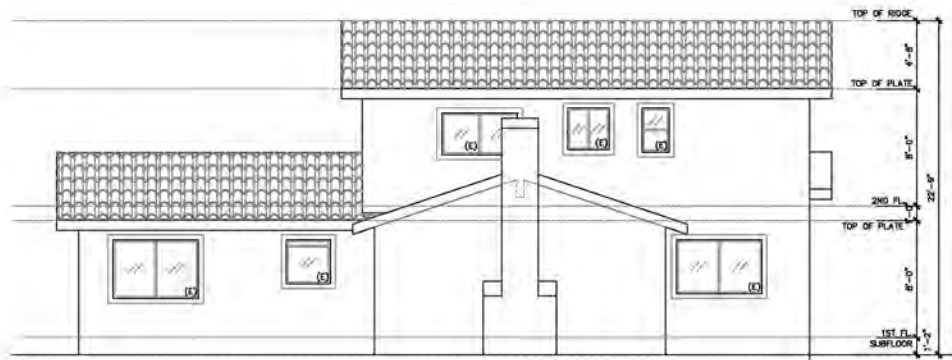
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A2.4

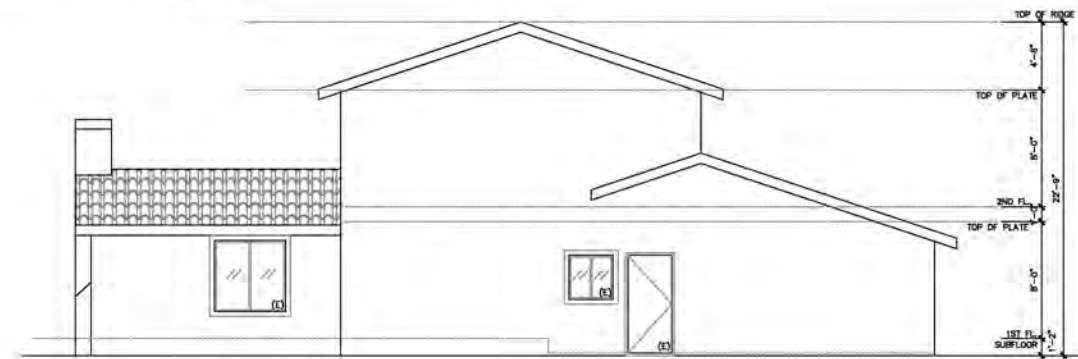
OF **SHEETS**



1 NORTH EXISTING ELEVATION
SCALE : 1/4" = 1'-0"



2 SOUTH EXISTING ELEVATION
SCALE : 1/4" = 1'-0"



3 EAST EXISTING ELEVATION
SCALE : 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/20/25
RE-SUBMITAL	08/26/25

RESIDENCE ADDITION

2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET NO. 1

EXISTING ELEVATIONS

DRAWN BY: *FineWard*

REVIEWED BY: -

DATE: -

SCALE: -

SHEET NO. 1

A3.1

OF SHEETS



R1

Best Buy Metals

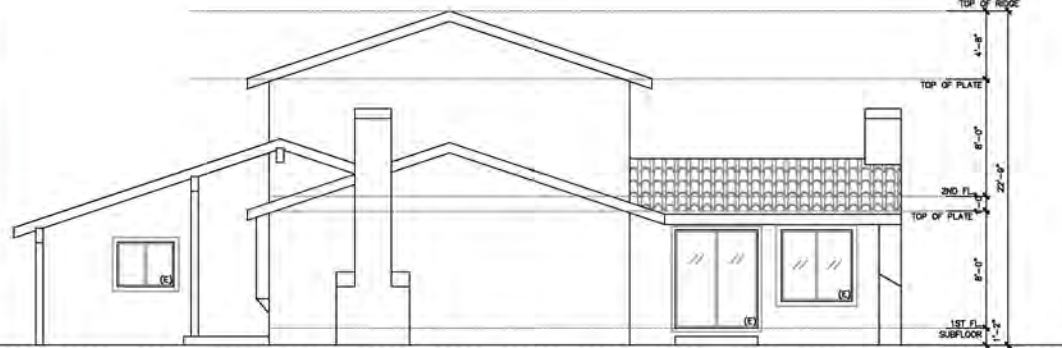
DEORA VILLA STONE COATED METAL TILE ROOFING
RUSTICA CLAY



C1

BEHR

MASONRY STUCCO & BRICK PAINTS
MISTY COVE MS-48®



4

WEST EXISTING ELEVATION

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



C2

BEHR

MASONRY STUCCO & BRICK PAINTS
MOUNTAIN SUMMIT MS-47®



C3

BEHR

OIL-BASE & ENAMELS URETHANE ALKYLID
WHITE 7800 (URETHANE ALKYLID SATIN)

5

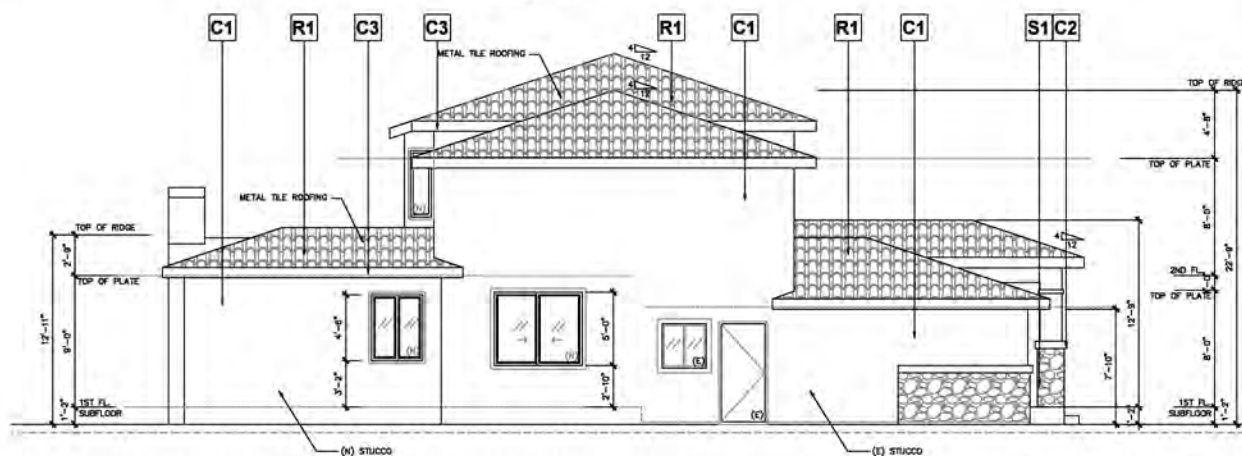
WEST PROPOSED ELEVATION

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



S1

M-ROCK
GEORGETOWN COBBLE STONE CONCRETE STONE VENEER
TRADITIONAL 1.5 IN. TO 4 IN. X 5 IN. TO 8 IN.



6

EAST PROPOSED ELEVATION

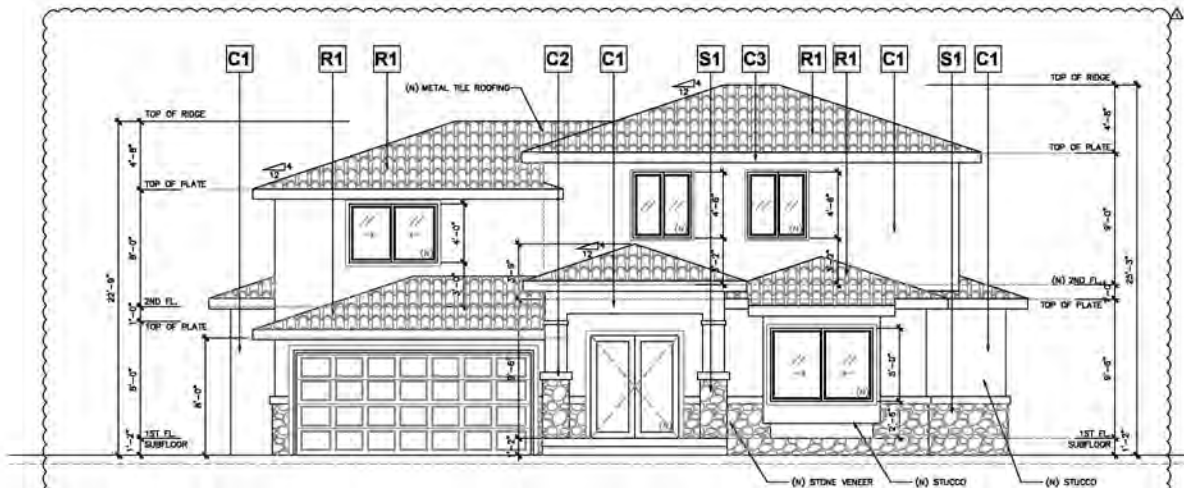
REVISIONS	DATE
SUBMITAL	08/30/25
RE-SUBMITAL	08/28/25

PROJECT:
RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

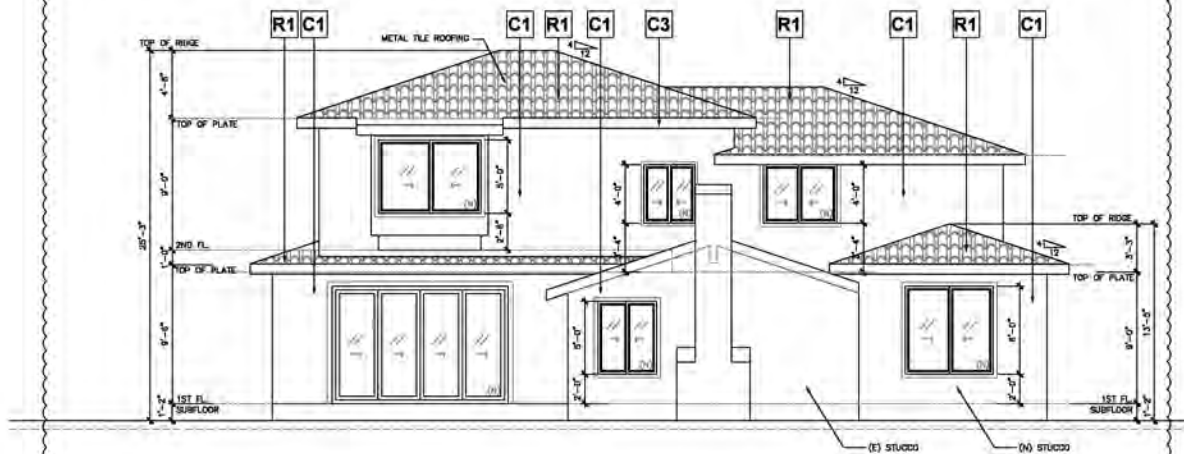
PROJECT:
PROPOSED
ELEVATIONS

DRAWN BY: *Finch*
REVIEWED BY: *Finch*
DATE: *08/28/25*
SCALE: *1/4" = 1'-0"*

SHEET NO.:
A3.2
OF SHEETS



7 NORTH PROPOSAL ELEVATION
SCALE: 1/4" = 1'-0"



8 NORTH PROPOSAL ELEVATION
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/25/25
RE-SUBMITAL	08/26/25

RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:

SHEET NO.:

PROPOSED ELEVATIONS

DRAWN BY: *FineWard*

REVIEWED BY: -

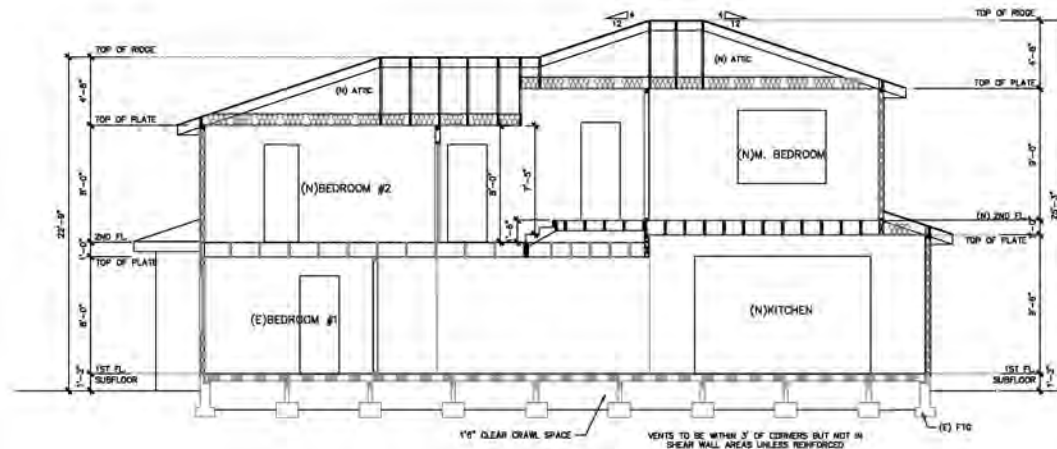
DATE: -

SCALE: -

SHEET NO.:

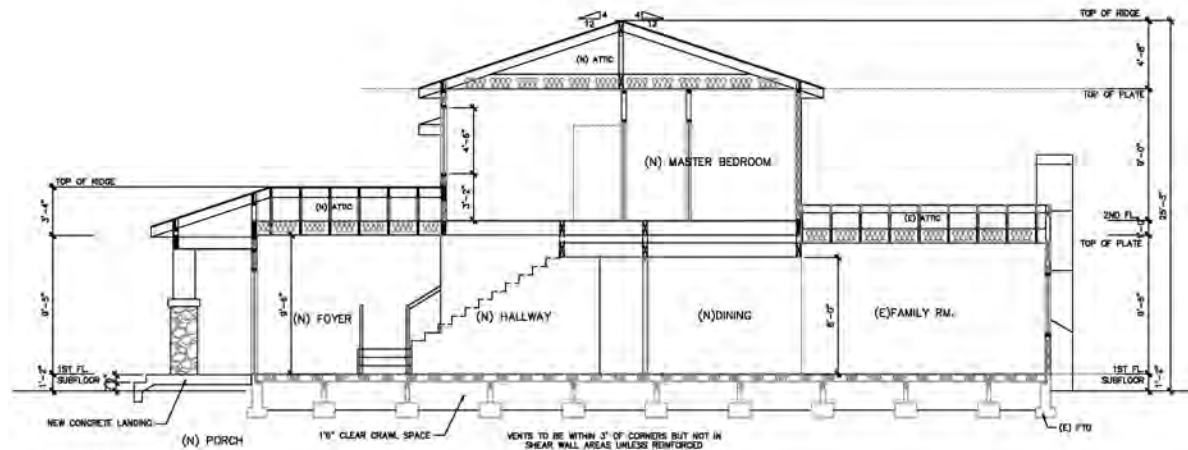
A3.3

OF SHEETS



9

PROPOSED SECTION 1
SCALE: 1/4" = 1'-0"



10

PROPOSED SECTION 2
SCALE: 1/4" = 1'-0"

REVISION	DATE
SUBMITAL	08/25/25
RE-SUBMITAL	08/26/25

RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051

PROJECT:
SHEET NO.:
PROPOSED SECTIONS

DRAWN BY: *FineWard*
REVIEWED BY: *FineWard*
DATE: *8/25/25*
SCALE: *1/4" = 1'-0"*
SHEET NO.:
A3.4
OF SHEETS

City of Santa Clara
2022 CALIFORNIA GREEN BUILDING CODE (CGC)
RESIDENTIAL CHECKLIST - Effectively July 1st, 2024
BUILDING PERMIT NO. BLD-2022-0001
ADDRESS: 2892 Mesquite Dr, Santa Clara, CA 95051
Feature or Measure Yes
SITE DEVELOPMENT (CGC 4.106)
Storm water drainage and retention during construction...

MS21 2022 Green Building Residential Revised 07-2024.docx

Page 1 of 4

BLD Permit No.
Electric vehicle (EV) charging for additions or alterations of parking facilities serving existing multi-family buildings...
WATER EFFICIENCY AND CONSERVATION
INDOOR WATER USE (CGC 4.305)
Water conservation pre-installation testing and verification...

MS21 2022 Green Building Residential Revised 07-2024.docx

Page 2 of 4

BLD Permit No.
Recycling by occupants. Where 70 or more internally stored units are included on a building, the project must provide recycling bins...
ENVIRONMENTAL QUALITY (CGC 4.500)
Gas fireplace. Any installed gas fireplace shall be a direct vent sealed combustion type per CGC 4.503.1
WOODWORK. Any installed woodwork or paneling shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits...

MS21 2022 Green Building Residential Revised 07-2024.docx

Page 3 of 4

BLD Permit No.
VERIFICATION (CGC 703)
Documentation. Upon request, verification of compliance with this checklist shall be provided by the building owner...
Responsible Designer's Declaration Statement
Contractor Declaration Statement

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Page 4 of 4

City of Santa Clara
RESIDENTIAL CONDENSATE DISPOSAL REQUIREMENTS
As condensation coils require a condensate drain with a trap in accordance with the manufacturer's instructions (CMC 110.1), the trap must discharge by gravity to a drain or an indoor waste, or to a condensate pump that connects to an indoor waste...

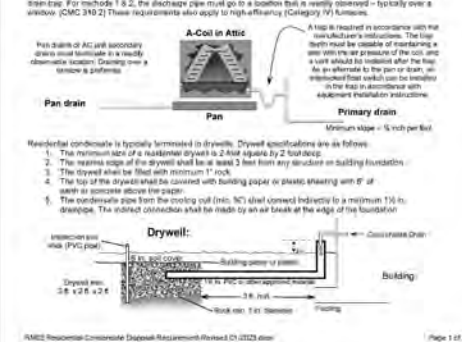
MS21 2022 Green Building Residential Revised 07-2024.docx

Page 2 of 2

COMMERCIAL / INDUSTRIAL REQUIREMENTS
Terminating condensate discharge from commercial and industrial air-conditioning units must follow these specifications:
1. Trap and vent the air-conditioning condensate drains per the condition of the listing of the equipment and in accordance with the requirements of the Uniform Mechanical Code.
2. Terminate the condensate using one of the following methods:

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Page 3 of 2



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Page 2 of 2

GREEN BUILDING CHECK LIST
DRAWN BY: Fina Wang
REVIEWED BY:
DATE:
SCALE:
SHEET NO.:
GBCL

MS21 2022 Green Building Residential Revised 07-2024.docx

Page 3 of 2

Table with 2 columns: REVISIONS, DATE. Row 1: SUBMITAL, 06/26/25. Row 2: RE-SUBMITAL, 06/26/25.

PROJECT: RESIDENCE ADDITION
2892 Mesquite Dr, Santa Clara, CA 95051
GREEN BUILDING CHECK LIST
DRAWN BY: Fina Wang
REVIEWED BY:
DATE:
SCALE:
SHEET NO.:
GBCL