2 3 3 0 M O N R O E

2330 MONROE ST. SANTA CLARA, CA
APN: 224-37-068
SITE PERMIT #:
BUILDING PERMIT #:

SUMMARY SCOPE OF WORK

CONSTRUCTION OF NEW 3 STORY TYPE V-A BUILDING APPROXIMATELY 74,000 SF TO ACCOMMODATE 65 UNITS OF AFFORDABLE APARTMENTS. THE BUILDING SHALL INCLUDE OFFICES, COMMUNITY ROOM, LAUNDRY ROOM, FITNESS ROOM, GAME ROOM, INDOOR BICYCLE STORAGE, AND OTHER SUPPORT SPACES. ALSO INCLUDES THE CONSTRUCTION OF A PARKING WITH 94 PARKING STALLS, 3 STALLS FOR FUTURE EV CHARGING STATIONS, PARATRANSIT/DROP-OFF STALL. OUTDOOR OPEN SPACE INCLUDES 31,836 SF OF AREA FOR ACTIVE RECREATIONAL USES, OUTDOOR BICYCLE PARKING, OUTDOOR TRASH ENCLOSURE, AND OTHER SITE IMPROVEMENTS.

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Roy

CEQA Consultant
(Owner Consultant)
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Jennifer Ostner

SOLAR HOT WATER
(TBD Owner Consultant)

TRASH MANAGEMENT
(TBD)

ERRCS
(TBD Owner Consultant)

FIRE PROTECTION
(TBD Owner Consultant)

SECURITY/DATA
(TBD Owner Consultant)

SOIL CORROSIVITY CONSULTANT
(TBD Owner Consultant)

PROJECT DATA

ADDRESS	2330 MONROE STREET, SANTA CLARA 95050		
A.P.N.	224-37-068		
	BLOCK 6522 LOT 064		
MUNICIPALITY	SANTA CLARA COUNTY, CALIFORNIA		
ZONING			
EXISTING ZONING (INC. SPECIAL USE DIST, HEIGHT AND BULK DIST., ETC)		R1-6L	
PROPOSED ZONING		PD	
USES			
PERMITTED (PERMITTED, CONDITIONAL USE, A.U.P., ETC.)		MUNLTI-FAMILY RESIDENTIAL	
CALIFORNIA BUILDING CODE OCCUPANCY CLASSIFICATION		GROUP R-2, A-2, B	
SITE AREA			
SQUARE FEET		107,759 SF	
ACRES		2.474 ACRES	
DENSITY			
UNITS / ACRE		25 UNIACRE	
FLOOR AREA RATIO (UNCONDITIONED GARAGE/UTILITY COUNTED)		3.7	
LOT COVERAGE		35%	
ALLOWABLE STORIES AND HEIGHT			
PROPOSED HEIGHT		54'-6"	
SETBACKS, YARDS, AND COURTS			
FRONT & SIDE SETBACKS		20' PROPOSED (NO RESTRICTION)	
REAR		15' PROPOSED (NO RESTRICTION)	
PROJECTIONS - BAYS / BALCONIES			
MAX PROJECTION INTO REQUIRED SETBACK		NO RESTRICTIONS	
MIN WIDTH BETWEEN BAYS		NO RESTRICTIONS	
PROJECTIONS - MARQUEE		NO RESTRICTIONS	
ACTIVE RECREATIONAL AREA, S.L.D.			
32,670 SF MINIMUM REQUIRED			
31,836 SF PROVIDED			
PARKING CBC 11B-208.2.3 (BASED ON 65 UNITS)	REGULAR	ADA	VAN
11B-208.2.3.1: 65 PARKING STALLS AT 1:1 STALLS PER UNIT	(61)	(3)	(1)
11B-208.2.3.2: 22 ADDITIONAL RES. PARKING AT 2% ADA	(19)	-	(1)
11B-208.2.3.3: 9 PARKING STALLS GUESTS/EMPLOEES PER TABLE 11B-208.2	(8)	-	(1)
TOTAL PARKING STALLS: 94	(88)	(3)	(1)
CALGREEN 4.106.4.2 ELECTRIC VEHICLE CHARGING STATIONS			
3% OF TOTAL NUMBER OF PARKING STALLS (94)	(2)	-	(1)
PASSENGER LOADING - DROP OFF / PARATRANSIT			
11B-503 ONE 8 FEET WIDE X 20 FEET LONG STALL WITH 8 FEET WIDE ISLE			
TRASH / RECYCLING			
TYPES (TRASH+RECYCLING + COMPOST)		TRASH+RECYCLING + COMPOST	
BICYCLE PARKING PROVIDED			
CLASS I (INDOOR)		33	
CLASS II (OUTDOOR)		4	
TCAC			
10% MOBILITY UNITS PER CBC 11B - 7 UNITS TOTAL			
4% COMMUNICATION UNITS PER CBC 11B - 3 UNITS TOTAL			

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE/BUILDING ENERGY EFFICIENCY STANDARDS.
2016 CALIFORNIA GREEN BUILDING CODE (CALGreen).
ALL ABOVE AS MODIFIED BY THE SAN FRANCISCO MUNICIPAL CODE.
2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES

SUSTAINABILITY GOALS

1. 2016 CA TITLE 24: GREEN BUILDING CODE RESIDENTIAL MANDATORY MEASURES: EXCEED 2016 CODE BY 10%.
2. TARGET T-24 ENERGY: BASIC COMPLIANCE

VICINITY MAP

UNIT COUNT

	TYPE	10% MOBILITY	4% COMMUNICATION
STUDIO	7 (11%)	1	1
1 BEDROOM	23 (35%)	2	1
2 BEDROOM	29 (45%)	3	1
3 BEDROOM	6 (9%)	1	-
TOTAL	65 UNITS	7	3

UNITS BY LEVEL

LEVEL 1:

STUDIO	3
1 BEDROOM	9
2 BEDROOM	7
3 BEDROOM	2
TOTAL:	21

LEVEL 2:

STUDIO	3
1 BEDROOM	9
2 BEDROOM	11
3 BEDROOM	2
TOTAL:	25

LEVEL 3:

STUDIO	1
1 BEDROOM	5
2 BEDROOM	11
3 BEDROOM	2
TOTAL:	19
TOTAL	65 UNITS

GROSS BUILDING AREA

1ST FLOOR	26,688 SF
2ND FLOOR	25,341 SF
3RD FLOOR	21,443 SF
TOTAL APPROXIMATELY	74,000 SF

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2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
DRAWN -
CHECKED -
JOB CAPTAIN -
ISSUE

△	DATE	DESCRIPTION
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
COVER SHEET

SCALE 12" = 1'-0"

G0.1

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GENERAL		
G0.1	COVER SHEET	1
G0.1.1	DRAWING INDEX	1
G1.1	GENERAL NOTES, ABBREVIATIONS AND SYMBOLS	1
G1.1.1	SITE PHOTOS	1
CIVIL		
.SHEET 1	ALTA SURVEY - SHEET 1	2
.SHEET 2	ALTA SURVEY - SHEET 2	2
C-4	PRELIMINARY GRADING PLAN	2
C-5	PRELIMINARY UTITLITY PLAN	2
C-6	PRELIMINARY STORMWATER PLAN	2
C-7	SANTA CLARA PROVISION C.3 DATA FORM	2
LANDSCAPE		
L1.01	LANDSCAPE PLAN	3
L1.02	LANDSCAPE PLAY AREA PLAN ENLARGEMENT	3
L2.01	PLANT LIST AND TREE SELECTIONS	3
L2.02	TREE PRESERVATION LIST & NOTES	3
L3.01	LANDSCAPE ELEMENTS	3
L3.02	PLAY AREA ELEMENTS	3
L3.03	FITNESS EQUIPMENT & PARK-LIKE QUIET AREA ELEMENTS	3
L4.01	ON-SITE RECREATION AMENITIES	3
ARCHITECTURAL		
A1.1.1	SITE PLAN	4
A2.1.1	FIRST FLOOR OVERALL PLAN	4
A2.2.1	SECOND FLOOR OVERALL PLAN	4
A2.3.1	THIRD FLOOR OVERALL PLAN	4
A2.5.1	ROOF OVERALL PLAN	4
A3.1.0	OVERALL EXTERIOR ELEVATIONS	4
A3.1.1	EXTERIOR ELEVATIONS	4
A3.1.2	EXTERIOR ELEVATIONS	4
A3.1.3	EXTERIOR ELEVATIONS	4
A3.1.4	PERSPECTIVE RENDERING	4
ELECTRICAL SITE		
ES0.0	ELECTRICAL GENERAL INFORMATION	8.1
ES1.0	ELECTRICAL UTILITY SITE PLAN	8.1
ES1.1	ENLARGED ELECTRICAL UTILITY PLAN	8.1
ES2.0	TRENCH DETAILS	8.1
ES2.1	SVP STANDARD DETAILS	8.1

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LICENSED ARCHITECT
PAUL M McELHINEY
REG. 05/2019
No. C 28734
STATE OF CALIFORNIA

2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	80340
DRAWN	-
CHECKED	-
JOB CAPTAIN	-

ISSUE

△	DATE	DESCRIPTION
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE

DRAWING INDEX

SCALE

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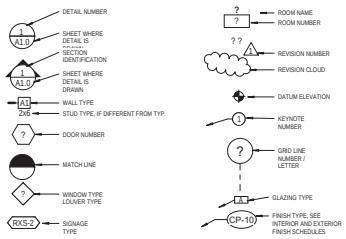
ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTER LINE
[	CHANNEL
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
(F)	FUTURE
(N)	NEW
(R)	REMOVED
A.B.	ANCHOR BOLT
ABV.	ABOVE
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
AC.T	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALT.	ALTERNATE
AL./ALUM.	ALUMINUM
AP.	ACOUSTIC PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ADDL.	ADDITIONAL
A.T.P.	ABOVE TOP PLATE
BD.	BOARD
BITUM.	BITUMINOUS
B. ROD	BACKER ROD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
B.S.	BOTH SIDES
BOT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
CI.	CAST IRON
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CMU.	CONC. MASONRY UNIT
COL.	COLUMN
COMM	COMMUNICATION
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.P.	CEMENT PLASTER
CNTR.	COUNTER
CT	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
D.FIR	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DIST.	DISTANCE
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
ED.	EDITION
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
EMHO	ELECTROMAGNETIC HOLD-OPEN
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP.	EXPANSION
EXPO.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.C.P.	FIBER CEMENT PANEL
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
F.H.W.S.	FLATHEAD WOOD SCREW
FIN.	FINISH
FL./FLR.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE/ FACE OF CURB
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
F.R.C.B.	FIBER REINF. CONC. BD.
F.R.P.	FIBER REINF. PLASTIC
F.R.T.	FIRE RETARDANT TREATED
F.S.	FULL SIZE
F.S.#	FINISH SYSTEM NUMBER
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GYPSUM BOARD
G.BAR.	GRAB BAR
G.I.	GALVANIZED IRON
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.A.	GYPSUM ASSOCIATION
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HEAT PUMP
HR.	HOUR
HS.	HEAT STRENGTHENED
HT.	HEIGHT
I.D.	INSIDE DIAMETER (DIM.)
I.D.F.	INTERMEDIATE DIST. FRAME
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFG.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MR.	MOISTURE RESISTANT
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S	NOT TO SCALE
O/	OVER
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
O.F.D.	OVERFLOW DRAIN
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
P.D.F.	POWER DRIVEN FASTENER
PL.	PLATE
P.LAM	PLASTIC LAMINATE
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVDF	FLUOROPOLYMER (POLY VINYLIDENE FINISH SYSTEM FLUORIDE)
QT.	QUARRY TILE
R.	RISER
RAD.	RADIUS
RAT.	RATING
RCP.	REFLECTED CEILING PLAN
REQ.	REQUIREMENTS
R.D.	ROOF DRAIN
REF.	REFERENCE/ REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ'D	REQUIRED
RET	RETARDANT
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RTD.	RATED
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER (PIPE)
S.	SOUTH
SAF.	SELF-ADHERING FLASHING
S.A.P.	SUSPENDED ACOUSTICAL PANEL
S.A.H.T.	SELF-ADHERED HIGH TEMPERATURE
S.A.S.M.	SELF-ADHERED SHEET MEMBRANE
S.C.D.	SEE CIVIL DOCUMENTS/ SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.C.WD.	SOLID CORE WOOD
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DOCUMENTS
SH.	SHELF
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DOCUMENTS
S.M.D.	SEE MECHANICAL DOCUMENTS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATIONS
S.P.D.	SEE PLUMBING DOCUMENTS
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DOCUMENTS
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TILE
T.B.	TOWEL BAR
T.BD.	TACKBOARD
TEL.	TELEPHONE
THK.	THICK (THICKNESS)
T.O.C.	TOP OF CURB/ TOP OF CONCRETE
T.O.S.	TOP OF SLAB
T.O.P.	TOP OF PAVEMENT
T.O.W	TOP OF WALL
T.P.D	TOILET PAPER DISPENSER
TRD.	TREAD
TV.	TELEVISION
TYP.	TYPICAL
T.W.B.	TACKABLE WALLBOARD
T & G	TONGUE AND GROOVE
U.B.C.	UNIFORM BUILDING CODE
U.L.	UNDERWRITERS LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VCT.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.	VERTICAL DRAIN
V.W.C.	VINYL WALL COVERING
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
W.O.	WHERE OCCURS
WP.	WATERPROOF (WEATHERPROOF)
WPMB.	WATERPROOF MEMBRANE
WSCT.	WAINSCOT
WT.	WEIGHT
OF/OI	FURNISHED BY OWNER, INSTALLED BY OWNER (EQUIVALENT TO N.I.C.)
OF/CI	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
CF/CI	FURNISHED AND INSTALLED BY CONTRACTOR
OS/SI	FURNISHED AND INSTALLED UNDER SEPARATE CONCURRENT OWNER-CONTRACTOR AGREEMENT.

PERIODS ARE NOT A NECESSARY CHARACTER IN ABBREVIATIONS AND MAY OR MAY NOT BE USED, WITH NO CHANGE TO THE MEANING.

ARCHITECTURAL SYMBOLS



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (CCR) TITLE 24 INCLUDING THE FOLLOWING:
   A. 2016 CALIFORNIA BUILDING CODE WITH CURRENT SAN FRANCISCO BUILDING CODE AMENDMENTS
   B. 2016 CALIFORNIA MECHANICAL CODE WITH CURRENT SAN FRANCISCO MECHANICAL CODE AMENDMENTS
   C. 2016 CALIFORNIA PLUMBING CODE WITH CURRENT SAN FRANCISCO PLUMBING CODE AMENDMENTS
   D. 2016 CALIFORNIA ELECTRICAL CODE WITH CURRENT SAN FRANCISCO ELECTRICAL CODE AMENDMENTS
   E. 2016 CALIFORNIA FIRE CODE WITH CURRENT SAN FRANCISCO FIRE CODE AMENDMENTS
   F. 2016 CALIFORNIA ENERGY CODE
   G. 2016 CALIFORNIA GREEN BUILDING CODE WITH CURRENT SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS
   H. 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
   I. BUILD IT GREEN POINT RATING SYSTEM FOR SENIOR HOUSING.
2. BUILDING IS TO BE FULLY SPRINKLERED IN ACCORDANCE WITH NFPA 13, ALL FIRE PROTECTION SYSTEMS (I.E. UNDERGROUND FIRE SERVICE, FIRE SPRINKLER, AND FIRE ALARM) REQUIRE SEPARATE FIRE PERMIT PRIOR TO INSTALLATION.
3. UNLESS OTHERWISE INDICATED, ALL PLAN DIMENSIONS ARE TO FACE OF STUD (F.O.S.) FACE OF MASONRY (C.M.U.), FACE OF CONCRETE, OR GRID
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
5. FIGURED DIMENSIONS SHALL TAKE PRECEDENCE OF SCALED DIMENSIONS
6. PROVIDE AND VERIFY SIZE AND LOCATION OF THE FOLLOWING: ACCESS DOORS, OPENINGS, FURRINGS, ANCHORS, INSERTS AND BLOCKING REQUIRED FOR ACCESSORIES AND MECHANICAL AND ELECTRICAL EQUIPMENT.
7. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THE CONTRACT.
8. MAINTAIN FIRE-RATING BEHIND FIXTURES OR EQUIPMENT RECESSED IN FIRE-RATED ASSEMBLIES.
9. WORK INDICATED "N.I.C." OR "NOT IN CONTRACT" WILL BE PROVIDED BY THE OWNER OR UNDER SEPARATE CONTRACT. COORDINATE CONTRACT WORK WITH ALL N.I.C. WORK, OWNER-SUPPLIED EQUIPMENT, ETC.
10. WHERE DOORS IS LOCATED NEAR THE CORNER OF A ROOM, AND IS NOT LOCATED BY PLAN DIMENSION OR DETAIL, DIMENSIONS SHALL BE 4-INCHES FROM F.O.S. TO FINISHED DOOR OPENING.
11. REPETITIOUS FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWIN IN FULL.
12. ALL ACCESS DOORS IN FIRE RATED CEILINGS AND WALLS TO BE RATED TO COMPLY WITH THE FIRE RATING OF THE CEILING OR WALL AS REQUIRED AND TO BE UL-LABELED.
13. SEAL ALL PENETRATIONS IN FIRE RATED ASSEMBLIES, OFF SET ITEMS WHICH ARE BACK-TO-BACK. PROVIDE FIRESTOPPING AT ALL THROUGH PENETRATION AND MEMBRANE PENETRATIONS OF FIRE RATED WALLS (I.E. PARTY, BEARING, CORRIDOR, AREA FIRESTOP MATERIALS SHALL BE U.L. CLASSIFIED FOR THE TYPE AND SIZE OF VOID TO BE FIRESTOPPED AND SHALL NOT BE LESS THAN REQUIRED FIRE RESISITANCE RATING OF THE ASSEMBLY PENETRATED. PEPETRATIONS IN NON-BEARING WALLS WITHIN RESIDENTIAL UNITS NEED NOT BE FIRE-STOPPED
14. ALL DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION. FOLLOWING THE COMPLETION OF ARCHITECT / ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY OF SAN FRANCISCO SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INCLUDE A LETTER STATING THAT REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLAN AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARDS TO GEOMETRY, LOAD CONDITIONS, ETC.) WITH NO EXCEPTIONS.
15. PER CFC SECTION 510, ALL BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. UPON COMPLETION OF THE BUILDING CONSTRUCTION, A RADIO COVERAGE TEST SHALL BE CONDUCTED PER THE APPLICABLE CODES AND STANDARDS, AND IF THE TEST FAILS, AN EMERGENCY RESPONDERS RADIO COVERAGE SYSTEM (ERRCS) SHALL BE INSTALLED.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND CFC CHAPTER 35 WELDING AND OTHER HOT WORK.
17. PROVIDE TEMPORARY STANDPIPES FOR FIRE PROTECTION DURING CONSTRUCTION PER SFBC SECTION 905.2.

MOBILITY/ADAPTABLE/ COMMUNICATION UNIT MATRIX

LEVEL 1 LEVEL 2 LEVEL 3

BUILDING AREA (Gross)

OCCUPANCY	AREA
FIRST FLOOR	
FIRST FLOOR GROSS AREA	26,688 SF
ST	367 SF
SECOND FLOOR	
SECOND FLOOR AREA	25,341 SF
THIRD FLOOR	
3RD FLOOR	21,443 SF
Grand total	73,839 SF

UNIT SCHEDULE

1 BR		23
2 BR		29
3 BR		6
Room		1
STUDIO		7
TOTAL UNITS		66

HKIT ARCHITECTS
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T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
DRAWN
CHECKED -
JOB CAPTAIN -
ISSUE

△	DATE	DESCRIPTION
4	06/28/19	SD SUBMITTAL
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
GENERAL NOTES, ABBREVIATIONS AND SYMBOLS

SCALE 1/4" = 1'-0"

G1.1

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H:\80340 Freebird Santa Clara Housing_80340\Drawings\80340sc_Revit\Model\80340-A-Central.rvt

9/6/2019 5:49:00 PM

1. FACING EAST AT SAN TOMAS

2. FACING SOUTH AT THE CORNER OF SAN TOMAS & MONROE STREET

3. FACING SOUTH AT MONROE

4. FACING WEST AT MONROE

KEY MAP

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2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	80340
DRAWN	Author
CHECKED	Checker
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
SITE PHOTOS

SCALE
G1.1.1

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TITLE REPORT

THE TITLE REPORT USED IN THIS SURVEY WAS ISSUED BY OLD REPUBLIC TITLE COMPANY, PRELIMINARY REPORT ORDER NO. 1117019804–JM, EFFECTIVE DATE OCTOBER 26, 2018 AT 7:30 A.M., REFERRED TO HEREON AS THE "PTR".

TITLE OR INTEREST VESTED IN:

THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA, A PUBLIC BODY CORPORATE AND POLITIC

THE ESTATE OR INTEREST IN THE LAND IS:

FEE

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

REAL PROPERTY IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF PARCEL 3 DESCRIBED IN THE DEED TO THE COUNTY OF SANTA CLARA, RECORDED FEBRUARY 2, 1962, IN BOOK 5453 OF OFFICIAL RECORDS, PAGE 669, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 30 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2896 FILED FOR RECORD ON MAY 11, 1961 IN BOOK 132 OF MAPS, PAGES 38 AND 39, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 3, NORTH 26° 09' 22" EAST, 14.01 FEET; THENCE NORTH 64° 01' 08" WEST, 147.59 FEET; THENCE NORTH 73° 07' 44" WEST, 63.92 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET; THROUGH A CENTRAL ANGLE OF 62° 52' 15" FOR AN ARC LENGTH OF 65.84 FEET; THENCE SOUTH 44° 00' 01" WEST, 274.40 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 962.00 FEET, THROUGH A CENTRAL ANGLE OF 16° 07' 44" FOR AN ARC LENGTH OF 270.81 FEET, TO THE NORTHWESTERLY LINE OF LOT 19 AS SHOWN ON THAT CERTAIN MAP OF TRACT 2992 FILED FOR RECORD ON JUNE 21, 1961, IN BOOK 134 OF MAPS, PAGES 26 AND 27, SANTA CLARA COUNTY RECORDS;

THENCE ALONG THE NORTHWESTERLY AND NORTHERLY LINES OF LOTS 19 THROUGH 25 OF SAID MAP OF TRACT 2992 AND ALONG THE NORTHWESTERLY LINE OF LOTS 27 THROUGH 30 OF SAID MAP OF TRACT 2896, THE FOLLOWING FIVE COURSES:

1. THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, WHOSE CENTER BEARS SOUTH 59° 19' 45" EAST THROUGH A CENTRAL ANGLE OF 0° 10' 12" FOR AN ARC LENGTH OF 3.56 FEET;

2. THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 53° 58' 00" FOR AN ARC LENGTH OF 141.28 FEET;

3. THENCE NORTH 84° 48' 27" EAST, 213.98 FEET;

4. THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, THROUGH CENTRAL ANGLE OF 49° 33' 01" FOR AN ARC LENGTH OF 194.58 FEET;

5. THENCE NORTH 35° 15' 26" EAST, 179.75 FEET, TO A POINT OF BEGINNING.

APN: 224–37–068

EXCEPTIONS

[1] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR SANITARY SEWER PURPOSES, RECORDED JUNE 26, 1961 IN BOOK 5210 OF OFFICIAL RECORDS, PAGE 674 UNDER RECORDER'S SERIAL NUMBER 2018642, AFFECTS AS DESCRIBED THEREIN (EXC. 3 – PLOTTED).

[2] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR STORM DRAINAGE PURPOSES, RECORDED JUNE 26, 1961 IN BOOK 5210 OF OFFICIAL RECORDS, PAGE 677 UNDER RECORDER'S SERIAL NUMBER 2018643, AFFECTS AS DESCRIBED THEREIN (EXC. 4 – PLOTTED).

[3] AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES GRANTED TO CITY OF SANTA CLARA, A MUNICIPAL CORPORATION, FOR STORM DRAIN PURPOSES, RECORDED SEPTEMBER 14, 1961 IN BOOK 5296 OF OFFICIAL RECORDS, PAGE 608 UNDER RECORDER'S SERIAL NUMBER 2060294, AFFECTS AS DESCRIBED THEREIN (EXC. 5 – PLOTTED).

[4] RELEASE AND RELINQUISHMENT OF ABUTTER'S OR ACCESS RIGHTS TO AND FROM SAN TOMAS EXPRESSWAY, UPON WHICH PREMISES ABUTS, INSTRUMENT GRANT DEED INDIVIDUAL, TO COUNTY OF SANTA CLARA, RECORDED FEBRUARY 2, 1962 IN BOOK 5453 OF OFFICIAL RECORDS, PAGE 669 UNDER RECORDER'S SERIAL NUMBER 2135068 (EXC. 6 – PLOTTED).

[5] TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED ASSIGNMENT AND ASSUMPTION AGREEMENT (COOPERATION AGREEMENT FOR PAYMENT OF COSTS ASSOCIATED WITH CERTAIN REDEVELOPMENT AGENCY FUNDED LOW AND MODERATE INCOME HOUSING PROJECTS), EXECUTED BY CITY OF SANTA CLARA, CITY OF SANTA CLARA HOUSING AUTHORITY AND REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA, RECORDED JUNE 23, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 21216118 (EXC. 7 – NOT PLOTTABLE).

[6] TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT ENTITLED GRANT DEED, EXECUTED BY REDEVELOPMENT AGENCY OF THE CITY OF SANTA CLARA AND CITY OF SANTA CLARA HOUSING AUTHORITY, RECORDED JUNE 23, 2011 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 21216119 (EXC. 8 – NOT PLOTTABLE).

NOTES

1. EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE "PTR". OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
2. THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY AND NO WARRANTY IS GIVEN HEREIN AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.
3. UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
   STORM DRAINS: CITY OF SANTA CLARA
   SANITARY SEWER: CITY OF SANTA CLARA
   WATER: CITY OF SANTA CLARA
   ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
   NATURAL GAS: PACIFIC GAS & ELECTRIC CO.
4. THE DATE OF THE FIELD SURVEY IS JANUARY 3 AND 4, 2019
5. THERE ARE NO CEMETERIES ON OR WITHIN 100 FEET OF THE SUBJECT PROPERTIES
6. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
7. THE SURVEYED PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE REPORT

TABLE A NOTES

1. FOUND MONUMENTS ARE SHOWN ON SHEET 2.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS APN# 224–37–068, SANTA CLARA, CA 95050.
3. FLOOD ZONE: THE PROPERTY IS LOCATED IN ZONE AO, DEFINED AS " SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.", PER FLOOD INSURANCE RATE MAP NUMBER 06085C0227H, DATED MAY 18, 2009.
4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 107,759 SQUARE FEET +/– OR 2.474 ACRES MORE OR LESS.
6. (A/B) ZONING REQUIREMENTS: PER THE CITY SANTA CLARA ZONING MAP, THE PROPERTY IS ZONED "R1–6L", DEFINED AS "SINGLE FAMILY ZONING DISTRICT"

   REFERENCE IS MADE HERE TO THE CITY OF SANTA CLARA PLANNING CODE, CHAPTER 18.12 REGARDING PROPERTY DEVELOPMENT STANDARDS, MINIMUM YARDS, BUILDING HEIGHT LIMITATION, BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS:

   SETBACKS
   MINIMUM FRONT: 20 FEET
   MINIMUM SIDE YARD: 5 FEET
   MINIMUM REAR: 20 FEET

   MAXIMUM HEIGHT: 2 STORIES BUT NOT EXCEEDING 25 FEET

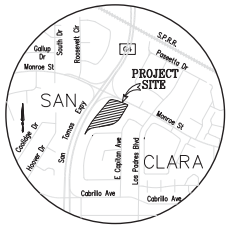
   PARKING REQUIREMENTS: TWO GARAGE OR CARPORT PARKING SPACES
7. (A/B1/C) THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT PROPERTY.
8. SUBSTANTIAL, VISIBLE IMPROVEMENTS ARE SHOWN ON SHEET 2.
9. THERE ARE NO PARKING SPACES ON THE SUBJECT PROPERTY.
10. (A) THERE ARE NO DIVISIONS OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES.
11. LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE AND MAPS FROM UTILITY COMPANIES ARE SHOWN ON SHEET 2 OF THE SURVEY.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ARE SHOWN ON SHEET 2 OF THE SURVEY.
14. DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN ON SHEET 2 OF THE SURVEY.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE ARE NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
18. THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY.
19. THERE ARE NO OFFSITE EASEMENTS.
20. PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $2,000,000 IS HELD BY THE SURVEYOR.

BASIS OF BEARINGS

BEARINGS BETWEEN FOUND MONUMENTS ON SHERATON DRIVE, TAKEN AS NORTH 84°47'30" EAST, AS SHOWN ON THE MAP OF TRACT NO. 2992, RECORDED IN BOOK 134 OF MAPS, PAGES 26–27, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

RECORD REFERENCES

(R1) GRANT DEED, DOCUMENT NO. 21216119, SANTA CLARA COUNTY RECORDS.
(R2) MAP OF TRACT NO. 2896, BOOK 132 OF MAPS, PAGES 38–39, SANTA CLARA COUNTY RECORDS.
(R3) MAP OF TRACT NO. 2992, BOOK 134 OF MAPS, PAGES 26–27, SANTA CLARA COUNTY RECORDS.



VICINITY MAP

NOT TO SCALE

BENCHMARK

BENCHMARK C–13, LOCATED AT THE INTERSECTION OF BOWERS AVENUE AND CABRILLO AVENUE, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "CLARA" ON TOP OF CATCH BASIN HOOD (SET 1999). ELEVATION = 61.13 FEET, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).

SURVEYOR'S CERTIFICATE

TO THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA, A PUBLIC BODY CORPORATE AND POLITIC; AND OLD REPUBLIC TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B1), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 3 AND 4, 2019.

DATE JANUARY 25, 2019

JACQUELINE LUK, P.L.S. 8934
FOR LUK & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYOR
JACQUELINE LUK
No. 8934
STATE OF CALIFORNIA

ALTA/NSPS LAND TITLE SURVEY

OF

2330 MONROE STREET
CITY OF SANTA CLARA
SANTA CLARA COUNTY, CALIFORNIA

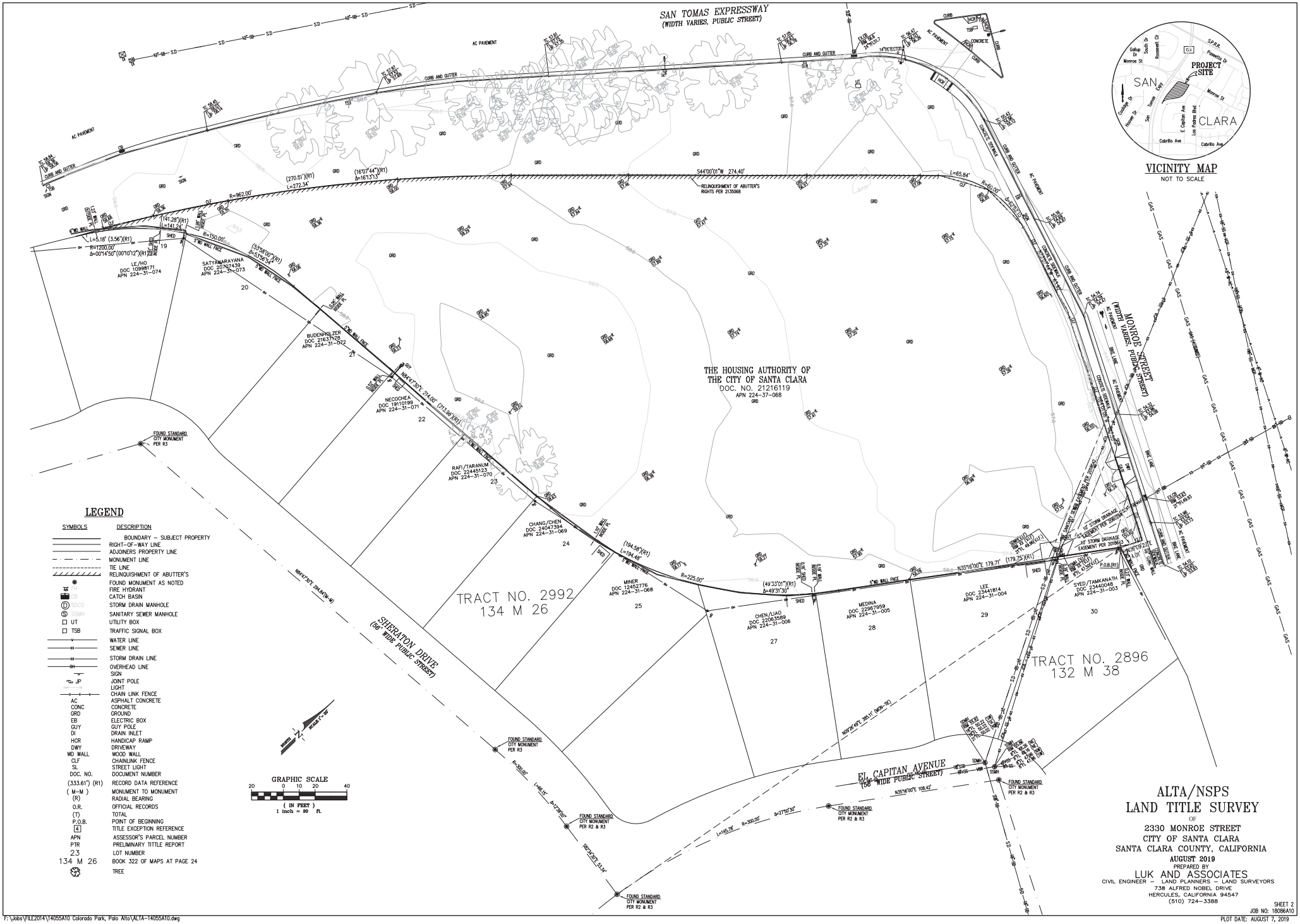
AUGUST 2019

PREPARED BY

LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724–3388

SHEET 1
JOB NO: 18086A10
PLOT DATE: AUGUST 7, 2019

F:\Jobs\FILE2014\14055A10 Colorado Park, Palo Alto\ALTA-14055A10.dwg



ALTA/NSPS LAND TITLE SURVEY

OF

2330 MONROE STREET
CITY OF SANTA CLARA
SANTA CLARA COUNTY, CALIFORNIA

AUGUST 2019

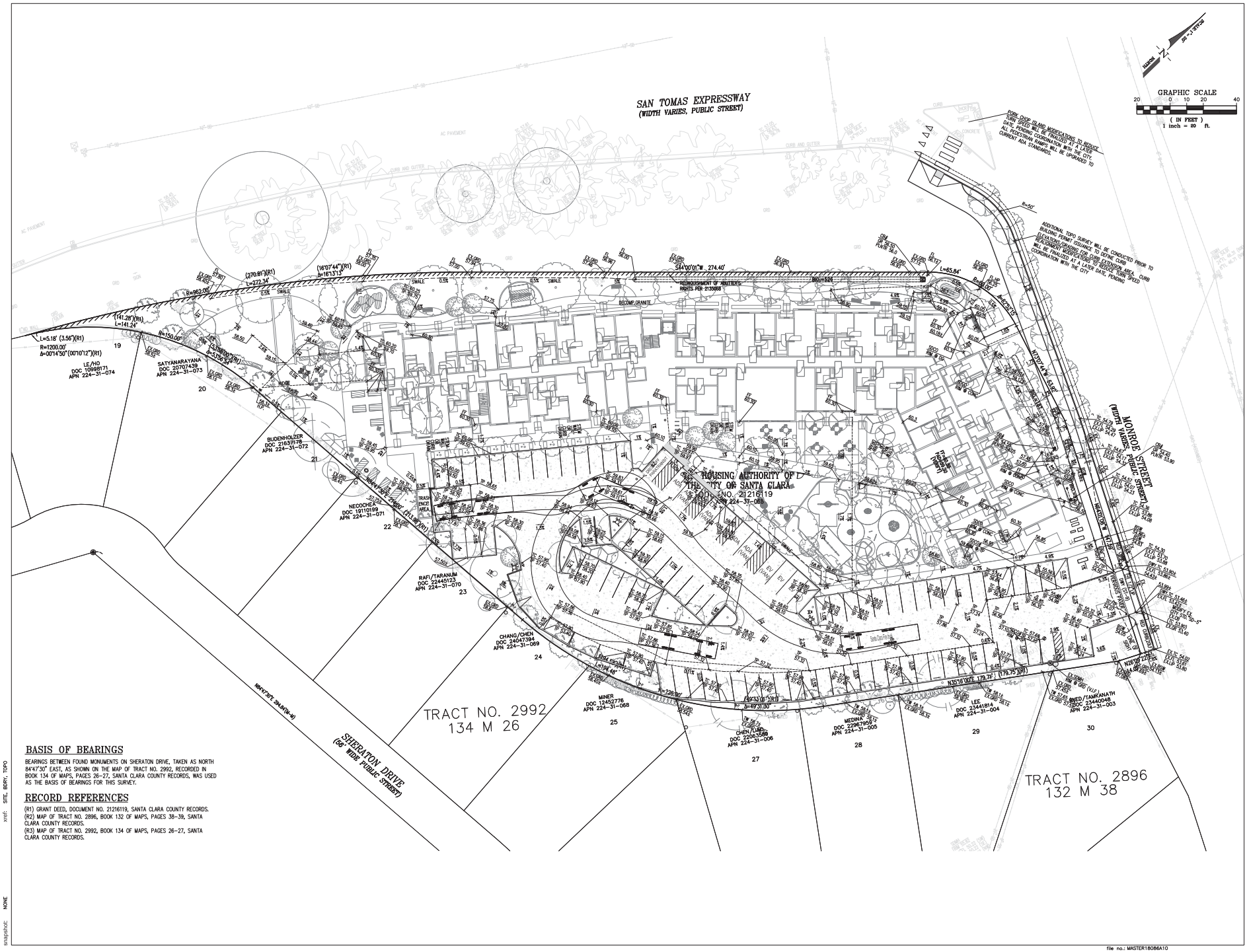
PREPARED BY

LUK AND ASSOCIATES
CIVIL ENGINEER – LAND PLANNERS – LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERCULES, CALIFORNIA 94547
(510) 724-3388

SHEET 2
JOB NO: 18086A10

F:\Jobs\FILE2014\14055A10 Colorado Park, Palo Alto\ALTA-14055A10.dwg

PLOT DATE: AUGUST 7, 2019



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Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: jackie@lukassociates.com

Seal:

2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 18086A10
DRAWN: D.A.D.
CHECKED: M.D. / J.L.
DESIGN: R.K.
ISSUE: 08/06/2019

△	DATE	DESCRIPTION
1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC COMMENTS
3	06/12/19	PCC RESUBMITTAL
4	06/28/19	SCHEMATIC DESIGN
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE:

PRELIMINARY
GRADING PLAN

SCALE : 1"=20'

C-4

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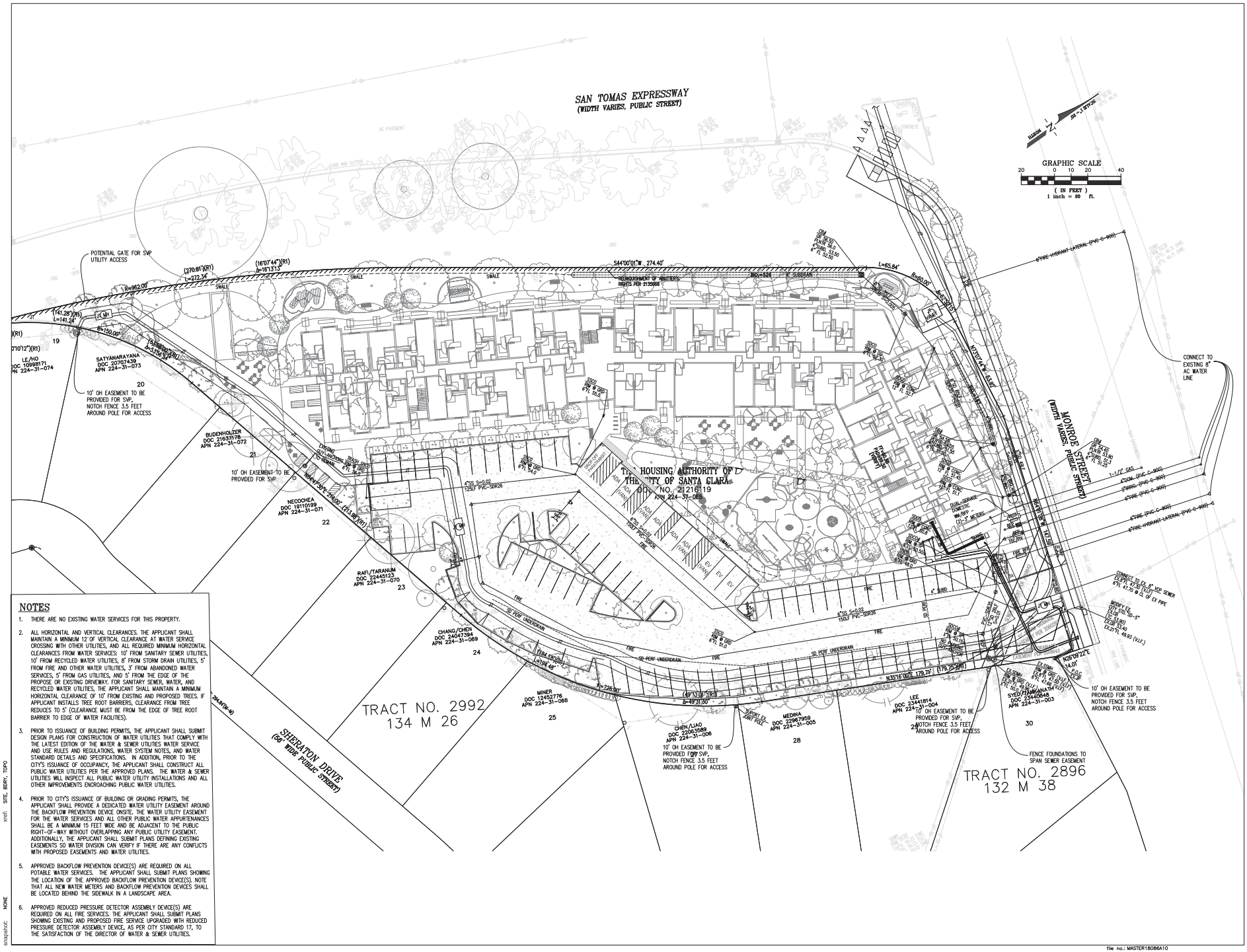
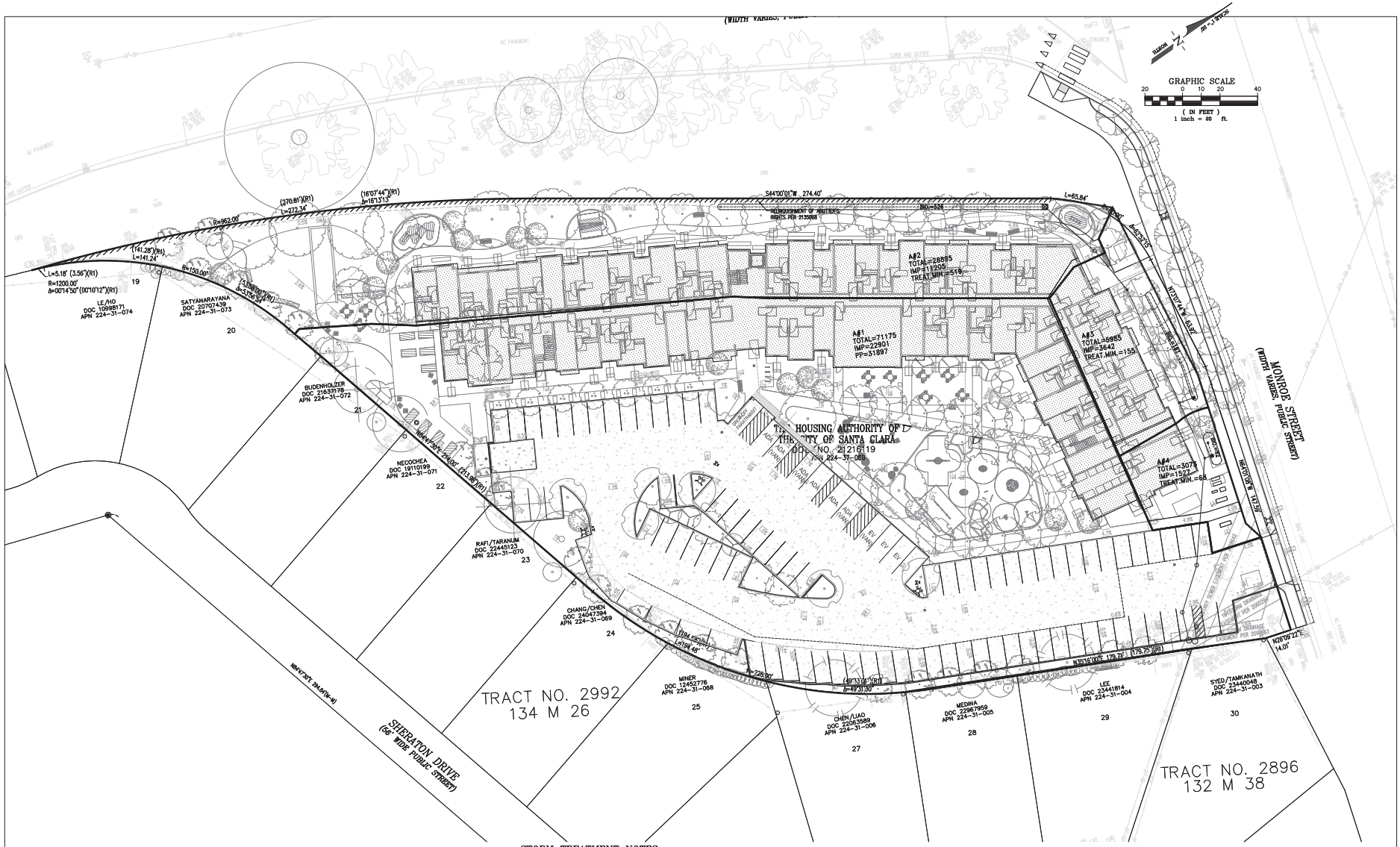
plot date: 9/16/2019

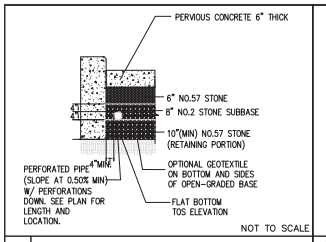
file no.: MASTER18086A10

xref: SITE, BDRY, TOPO

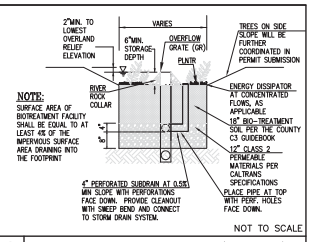
snapshot: NONE


SAN TOMAS EXPRESSWAY
(WIDTH VARIES, PUBLIC STREET)
MONROE STREET
(WIDTH VARIES, PUBLIC STREET)
SHERATON DRIVE
(56' WIDE PUBLIC STREET)
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
THE HOUSING AUTHORITY OF THE CITY OF SANTA CLARA
DOC NO. 21216119
APN 224-31-065
TRACT NO. 2992
134 M 26
TRACT NO. 2896
132 M 38
POTENTIAL GATE FOR SVP UTILITY ACCESS
10' OH EASEMENT TO BE PROVIDED FOR SVP. NOTCH FENCE 3.5 FEET AROUND POLE FOR ACCESS
CONNECT TO EXISTING 8" AC WATER LINE
FENCE FOUNDATIONS TO SPAN SEWER EASEMENT
SATYANARAYANA DOC 20707439 APN 224-31-073
BUDENHOLZER DOC 21637178 APN 224-31-072
NEOCHEA DOC 19110199 APN 224-31-071
RAFI/TARANUM DOC 22445123 APN 224-31-070
CHANG/CHEN DOC 24047394 APN 224-31-069
MINER DOC 12452776 APN 224-31-068
CHEN/LIAO DOC 22063589 APN 224-31-006
MEDINA DOC 22067959 APN 224-31-005
LEE DOC 23441814 APN 224-31-004
SYED/RAMANATH DOC 23440648 APN 224-31-003
LE/HO DOC 10998817 APN 224-31-074
19
20
21
22
23
24
25
28
30
S44°00'01"W 274.40'
N20°07'14"W 61.87'
N26°09'22"E 14.01'
N35°16'00"E 179.78' (179.75-999)
S-49°31'30"
L=65.84'
R=60.00'
R=962.00'
R=150.00'
L=141.24'
L=272.34'
L=219.48'
L=194.48'
R=225.00'
R=24.00'
R=21.00'
1-1/2" GAS
4" COM. (PVC C-900)
4" WATER (PVC C-900)
6" FIRE (PVC C-900)
6" FIRE HYDRANT LATERAL (PVC C-900)
CONNECT TO EX. 6" MCP SEWER
10' OH EASEMENT TO BE PROVIDED FOR SVP. NOTCH FENCE 3.5 FEET AROUND POLE FOR ACCESS
SD PERF UNDERDRAIN
4"SS S=0.02 125LF PVC-SDR26
6"SS S=0.02 152LF PVC-SDR26
DUAL-SERVICE DOMESTIC WATER METERS
FIRE BFP
TRANSFORMER
TRASH
DUMPSTER ENCLOSURE
ADA
EV
EV2
FIRE
SWALE
SWALE
SWALE
RETAINING WALL
EXISTING GAS LINE TO REMAIN
EXISTING SEWER LINE TO REMAIN
EXISTING WATER LINE TO REMAIN
EXISTING SEWER LINE TO BE REMOVED
EXISTING WATER LINE TO BE REMOVED
EXISTING GAS LINE TO BE REMOVED
EXISTING ELECTRICAL LINE TO BE REMOVED
EXISTING TELEPHONE LINE TO BE REMOVED
EXISTING CABLE LINE TO BE REMOVED
EXISTING FIRE LINE TO BE REMOVED
EXISTING FIRE HYDRANT TO BE REMOVED
EXISTING WATER METER TO BE REMOVED
EXISTING SEWER MANHOLE TO BE REMOVED
EXISTING SEWER CLEANOUT TO BE REMOVED
EXISTING WATER VALVE TO BE REMOVED
EXISTING GAS VALVE TO BE REMOVED
EXISTING ELECTRICAL VAULT TO BE REMOVED
EXISTING TELEPHONE VAULT TO BE REMOVED
EXISTING CABLE VAULT TO BE REMOVED
EXISTING FIRE VAULT





1 SELF-RETAINING PERVIOUS CONCRETE



NOTE:
SURFACE AREA OF BIOTREATMENT FACILITY SHALL BE EQUAL TO AT LEAST 4% OF THE IMPERVIOUS SURFACE AREA DRAINING INTO THE FOOTPRINT

2 BIO-RETENTION PLANTER (@GRADE)

STORM TREATMENT NOTES:

SOILS CLASS-D (CLAY) ASSUMED

PER SANTA CLARA COUNTYWIDE WATER POLLUTION PREVENTION PROGRAM PUBLICATION:"C.3 STORMWATER TECHNICAL GUIDANCE" WITH LATEST UPDATES IN JUNE 2016.

1) THE TOTAL PROPOSED IMPERVIOUS AREA IS 1.58 ACRES. HYDROMODIFICATION MANAGEMENT DOES NOT APPLY DUE TO EXISTING HARDENED CHANNELS.

2) THE PROJECT SITE IS DELINEATED INTO THE DRAINAGE MANAGEMENT AREAS SHOWN ON THE DESIGN CHART ON THIS SHEET.

3) THE TREATMENT METHOD IS CHOSEN TO BE BIORETENTION FACILITY.

CRITERIA APPLY TO BIORETENTION FACILITY (FOR TREATMENT AND FLOW CONTROL):
- SIZING FACTOR (SF) [BIORETENTION FACILITY] = 0.04 * (IMPERVIOUS AREA + 10% OF PERVIOUS AREA)
- SURFACE RESERVOIR DEPTH = 6 INCHES
- SOIL MIX DEPTH = 18 INCHES TYPICAL (5 IN/HR MINIMUM -10 IN/HR MAXIMUM)
- UNDERDRAIN = 4 INCH DIA. (MIN) PVC PERFORATED PIPE (SDR 35 OR EQUIVALENT)

4) FOR LANDSCAPE SELF-RETAINING AREAS, THE RATIO OF IMPERVIOUS TO PERVIOUS AREA SHALL BE LESS THAN OR EQUAL TO 2:1. SELF-RETAINING AREAS SHALL CAPTURE AND FLOW CONTROL A 1" PRECIPITATION DEPTH PER COUNTY DESIGN STANDARDS. PERVIOUS PAVEMENT DESIGNED TO BE SELF RETAINING AREAS SHALL BE SIZED FOR VOLUME BASED TREATMENT MEASURES BASED ON THE ADAPTED CASQA STORMWATER BMP HANDBOOK APPROACH

5) FOR SELF-TREATING AREAS, THE DRAINAGE AREA MAY INCLUDE CONSERVED NATURAL OPEN AREAS, LANDSCAPING, GREEN ROOFS AND PERVIOUS PAVEMENT PER COUNTY DESIGN STANDARDS. HARDSCAPE WITHIN THE SELF-TREATING AREA CAN NOT EXCEED 5% OF THE TOTAL AREA.

6) FOR PERMEABLE CONCRETE AREAS, THE DEPTH OF THE SECTION WILL BE CALCULATED BASED ON A VOLUME CALCULATION SIZING 18.

LEGEND

- IMPERVIOUS SURFACE
- BIO-RETENTION AREA
- PERMEABLE CONCRETE PAVEMENT AREA
- DRAINAGE MANAGEMENT AREA LIMIT

AREA#	DRAINAGE MANAGEMENT AREA
TOTAL=	TOTAL DRAINAGE AREA
IMP.=	IMPERVIOUS AREA
TREAT MIN.=	MINIMUM TREATMENT AREA REQUIRED
BIO.=	TREATMENT AREA PROVIDED
PP.=	PERMEABLE PAVEMENT AREA

STORM TREATMENT DESIGN (PER SANTA CLARA COUNTY)

D.M.A. NAME	TYPE	A SIZING FACTOR	SURFACE SIZING FACTOR	RUNOFF SURFACE TYPE	D.M. AREA (S.F.)	TREATMENT MIN. SIZE (S.F.)	TREATMENT PROPOSED SIZE (S.F.)
*A1	SELF RETAINING	B VOLUME METHOD	N/A	IMPERVIOUS	22901	2,500 CU.FT.	2,700 CU.FT.
			N/A	PERVIOUS	16377		
A2	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	11205	519	526
			0.1	PERVIOUS	17690		
A3	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	3642	155	187
			0.1	PERVIOUS	2343		
A4	BIORETENTION PLANTER	0.04	1.0	IMPERVIOUS	1527	68	69
			0.1	PERVIOUS	1546		

* A1 – VOLUME SIZING PARAMETERS

32% – IMPERVIOUS
1.04 – MAP CORRECTION FACTOR
0.4 – UNIT BASIN STORAGE VOLUME FOR 80% CAPTURE
10% – VOIDS FOR NO.57 DRAIN ROCK

9.3" OF RETAINING ROCK SECTION REQUIRED, 10" PROVIDED

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SANTA CLARA, CA

JOB NO. 18086A10
DRAWN: D.A.D.
CHECKED: M.D. / J.L.
DESIGN: R.K.
ISSUE: 08/06/2019

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1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC COMMENTS
3	06/12/19	PCC RESUBMITTAL
4	06/28/19	SCHEMATIC DESIGN
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE:

PRELIMINARY STORMWATER TREATMENT PLAN

SCALE : 1"=20'

C-6

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plot date:9/09/2019

file no.: MASTER18086A10

snapshot: NONE
xref: SITE, BIORY, TOPO

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

PROVISION C.3 DATA FORM

Which Projects Must Comply with Stormwater Requirements?

All projects that create and/or replace **10,000 sq. ft.** or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.

All restaurants, auto service facilities, retail gasoline outlets, and uncovered parking lot projects (stand-alone or part of another development project, including the top uncovered portion of parking structures) that create and/or replace **5,000 sq. ft.** or more of impervious surface on the project site must also fill out this worksheet.

Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-paving, and single family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering. Pervious pavement, underlain with pervious soil or pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

For More Information

For more information regarding selection of Best Management Practices for stormwater pollution prevention or stormwater treatment contact: the Planning Department at 408-615-2450 and request the Stormwater Pollution Prevention Information Packet.

1. Project Information

Project Name: 2330 Monroe **APN #** 224-37-068

Project Address: 2330 Monroe St

Cross Streets: San Tomas Expressway

Applicant/Developer Name: Freebird Development Company

Project Phase(s): _____d_____ **Engineer:** Luk and Associates

Project Type (Check all that apply): ■ New Development ☐ Redevelopment

■ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Public ☐ Institutional

☐ Restaurant ☐ Uncovered Parking ☐ Retail Gas Outlet ☐ Auto Service (SIC code)_____ (5013-5014, 5541, 7532-7534, 7536-7539)

☐ Other _____

Project Description: New construction of 61 dwelling units.

Project Watershed/Receiving Water (creek, river or bay):

☐ Calabasas Creek ■ Saratoga Creek ☐ San Tomas Aquino Creek ☐ Guadalupe River

2. Project Size

a. Total Site Area: 2.47 acre	b. Total Site Area Disturbed: 2.47 acre (including clearing, grading, or excavating)			
	Existing Area (ft²)	Proposed Area (ft²) Replaced	Proposed Area (ft²) New	Total Post-Project Area (ft²)
Impervious Area				
Roof	0	0	27,215	27,215
Parking	0	0		
Sidewalks and Streets	0	0	11,427	
c. Total Impervious Area	0	0		
d. Total new and replaced impervious area	38,642			
Pervious Area				
Landscaping	107750	37,295	0	37,295
Pervious Paving	0	0	31,091	31,091
Other (e.g. Green Roof)	0	0	0	0
e. Total Pervious Area				68,389
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = NA %				

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 1 acre or more?

■ Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (see www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml for details).

☐ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.d. equal to **10,000** sq. ft. or more, or **5,000** sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?

*(*Note that for public projects, the 5,000 sq. ft. threshold does not take effect until 12/1/12.)*

■ Yes, C.3. source control, site design and treatment requirements apply

☐ No, C.3. source control and site design requirements may apply – check with local agency

b. Is #2.f. equal to 50% or more?

■ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to entire site

☐ No, C.3. requirements only apply to impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

■ Yes (continue) ☐ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? (www.scvurppp-w2k.com/hmp_maps.htm)

☐ Yes, project must implement HM requirements

■ No, project is exempt from HM requirements

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

☐ Minimize land disturbed
☐ Minimize impervious surfaces
☐ Minimum-impact street or parking lot design
■ Cluster structures/ pavement
☐ Disconnected downspouts
■ Pervious pavement
☐ Green roof
☐ Microdetention in landscape
☐ Other self-treating area
■ Self-retaining area
☐ Rainwater harvesting and use (e.g., rain barrel, cistern connected to roof drains) [1]
☐ Preserved open space: _____ac. or sq. ft (circle one)
☐ Protected riparian and wetland areas/buffers (Setback from top of bank: _____ft.)
☐ Other _____

Source Control Measures

☐ Alternative building materials
■ Wash area/racks, drain to sanitary sewer[2]
■ Covered dumpster area, drain to sanitary sewer[2]
☐ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[2]
☐ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)
☐ Outdoor material storage protection
☐ Covers, drains for loading docks, maintenance bays, fueling areas
■ Maintenance (pavement sweeping, catchbasin cleaning, good housekeeping)
■ Storm drain labeling
☐ Other _____

Treatment Systems

☐ None (all impervious surface drains to self-retaining areas)

LID Treatment

☐ Rainwater harvest and use (e.g., cistern or rain barrel sized for C.3.d treatment)
☐ Infiltration basin
☐ Infiltration trench
☐ Exfiltration trench
☐ Underground detention and infiltration system (e.g. pervious pavement drain rock, large diameter conduit)

Biotreatment [3]

■ Bioretention area
☐ Flow-through planter
☐ Tree box with bioretention soils
☐ Other _____

Other Treatment Methods

☐ Proprietary tree box filter[4]
☐ Media filter (sand, compost, or proprietary media)[4]
☐ Vegetated filter strip[5]
☐ Dry detention basin[5]
☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

☐ Detention basin ☐ Underground tank or vault ☐ Bioretention with outlet control ☐ Other _____

[1] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.
[2] Subject to sanitary sewer authority requirements.
[3] Biotreatment measures are allowed only with completed feasibility analysis showing that infiltration and rainwater harvest and use are infeasible.
[4] These treatment measures are only allowed if the project qualifies as a "Special Project".
[5] These treatment measures are only allowed as part of a multi-step treatment process.

7. Treatment System Sizing for Projects with Treatment Requirements

Indicate the hydraulic sizing criteria used and provide the calculated design flow or volume:

Treatment System Component	Hydraulic Sizing Criteria Used[1]	Design Flow or Volume (cfs or cu.ft.)
Biofiltration Planters	2c	4% rule
Permeable Paving	1b	2,500 CU.FT.

[1]Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Factored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

8. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

■ Yes ☐ No Name of Reviewer Alan Le - HMH Engineers

9. Operation & Maintenance Information

A. Property Owner's Name Robin Zimbler - Freebird Development

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

a. Name: To Be Provided

b. Address: To Be Provided

c. Phone/E-mail: To Be Provided

This section to be completed by Municipal staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☐ Other mechanism that assigns responsibility (describe below):

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DRAWING TITLE:

SANTA CLARA
PROVISION
C.3 DATA FORM

SCALE : 1"=20'

C-7

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plot date: 9/06/2019

file no.: MASTER18086A10

xref: SITE, BDRY, TOPO

snapshot: NONE

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LANDSCAPE LEGEND

- COLORED CONCRETE PAVING, COLOR A
- COLORED CONCRETE PAVING, COLOR B
- RUBBER SAFETY SURFACE
- DECOMPOSED GRANITE PAVING
- PLANTING AREA WITH SHRUBS AND IRRIGATION
- BIOFILTRATION AREA,SEE CIVIL DRAWINGS
- PERMEABLE CONCRETE AT PARKING LOT
- CONVENTIONAL TURF
- ORNAMENTAL GRASSES
- 6' TALL SOUND WALL
- 8' PRIVACY FENCE TYPE 1
- 6' PRIVACY FENCE TYPE 2
- PLAY AREA FENCE, 4' TALL
- PROPERTY LINE

TREE LEGEND

- CELTIS SINENSIS (CHINESE HACKBERRY)
- CERIS CANDENSIS 'FOREST PANSY' MULTISTEM (EASTERN REDBUD)
- GINKGO BILOBA 'PRINCETON SENTRY (MAIDENHAIR TREE)
- LAEGERSTROMIA INDICA MULTISTEM (CRAPE MYRTLE)
- PISTACHE CHINENSIS (CHINESE PISTACHE)
- TRISTANIA LAURINA 'ELEGANT' (ELEGANT WATER GUM)
- QUERCUS AGRIFOLIA (COAST LIVE OAK)
- ULMUS PARVIFOLIA
- OLEA EUROPAEA 'SWAN HILL'
- LAURUS 'SARATOGA'

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN AND TREE NO.
- EXISTING TREE TO REMOVE AND TREE NO.

NOTE: EXISTING TREE NUMBERS ARE PER ARBORIST REPORT COMPLETED BY TREE MANAGEMENT EXPERTS CONSULTING ARBORISTS, 3109 SACRAMENTO ST, SAN FRANCISCO, CA, DATED 1/23/2019.

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CHECKED	KK
JOB CAPTAIN	Approver

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4	06/28/19	100% SD
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6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
LANDSCAPE PLAN

SCALE As indicated

L1.01

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Elements of Play	Ages 2-5	Level of Play	*Proposed Capacity	Ages 6-12	Level of Play	*Proposed Capacity	Total Capacity
Balancing Boogie board & spring	2	B	2	1	A	5	7
riders Sliding	0	NA	NA	0	NA	NA	0
Brachiating Core fit extreme	0	NA	NA	1	A	3	3
Spinning Curva spinner	0	NA	NA	1	A	4	4
Climbing Cozy dome &	1	B	10	1	A	3	13
Core fit Swinging Oodles swing &	0	NA	NA	2	I	9	9
Boogie Board Running/Free Play	1	N/A	15	1	N/A	15	30
SENSORY PLAY: 2 play panels	2	A	6	0	0	0	6
Total:	5	NA	33	7	NA	39	72
Inclusive Play Elements	5			7			

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LANDSCAPE PLAY AREA PLAN ENLARGEMENT

SCALE 3/16" = 1'-0"

L1.02

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tree pallette

ACCENT TREES

LAGERSTROEMIA (CREPE MYRTLE)

CERCIS OCCIDENTALIS (WESTERN REDBUD)

LARGE SHADE TREE

CELTIS SINENSIS (JAPANESE HACKBERRY)

QUERCUS AGRIFOLIA (COAST LIVE OAK)

PISTACIA CHINENSIS (CHINESE PISTACHE)

TRISTANIA LAURENIA (WATER GUM)

MEDIUM SIZED TREE

CERCIS CANADENSIS 'FOREST PANSY' (EASTERN REDBUD)

GINKGO BILOBA 'PRINCETON SENTRY' (MAIDENHAIR TREE)

PROPOSED TREE LIST

QUANTITY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT
TREE						
42	CELTIS SINENSIS	PRARIE SENTINEL HACKBERRY	24" BOX	18'-0"	LOW	Yes
19	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD MULTI-STEM	24" BOX	12'-0"	MODERATE	No
8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24" BOX	15'-0"	MODERATE	No
11	LAGERSTROEMIA INDICA MULTISTEM	CRAPE MYRTLE MULTI-STEM	24" BOX	20'-0"	LOW	Yes
22	LAURUS X 'SARATOGA'	SARATOGA BAY LAUREL	48" BOX	15'-0"	LOW	Yes
2	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	48" BOX	30'-0"	VERY LOW	Yes
7	PISTACIA CHINENSIS	CHINESE PISTACHE 'MALE ONLY'	24" BOX	40'-0"	LOW	Yes
9	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	30'-0"	VERY LOW	Yes
3	TRISTANIOPSIS LAURINA 'ELEGANT'	WATER GUM	24" BOX	20'-0"	MODERATE	No
3	ULMUS PARVIFOLIA	CHINESE ELM 'DRAKE'	24" BOX	30'-0"	LOW	Yes

IRRIGATION DESIGN INTENT & MWELO CONFORMANCE

1. IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT.
2. THE SYSTEM IS A COMBINATION OF OVERHEAD SPRINKLER AND SUBSURFACE IRRIGATION AS APPROPRIATE TO PLANT TYPE, EXPOSURE AND SLOPE CONDITIONS.
3. CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.
4. THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
5. THE LANDSCAPE IS OVER 2,500 SQUARE FEET OF NEW LANDSCAPING AND WILL MEET THE REQUIRMENTS OF THE WATER EFFICIENCY LANDSCAPE ORDINANCE (WELO): HTTPS://WATER.CA.GOV/LEGACYFILES/WATERUSEEFFICIENCY/DOCS/MWELO09-10-09.PDF

MWELO CONFORMANCE

I HAVE COMPLIED WITH THE CRITERIA OF ARTICLE 19 OF THE ZONING CODE, INCLUDING ALL DESIGN STANDARDS OF SECTION 4-1908, AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

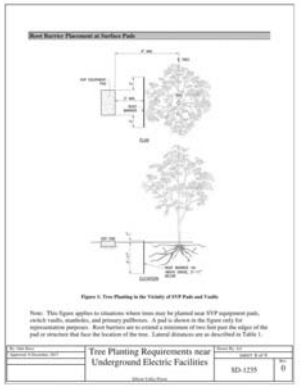
AS ATTESTED BY PROJECT LANDSCAPE ARCHITECT

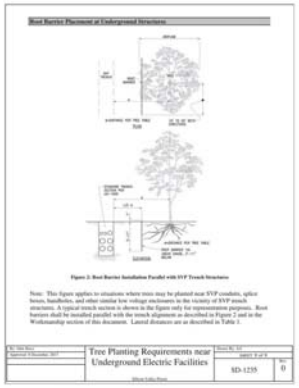
SHRUB & GROUNDCOVER LIST

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	WATER USE	DROUGHT TOLERANT
SHRUB					
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	6'-0"	LOW	Yes
CARPENTERIA CALIFORNICA 'ELIZABETH'	BUSH ANEMONE	1 GAL	4'-0"	MODERATE	No
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	5 GAL	4'-0"	LOW	Yes
CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL	4'-0"	LOW	Yes
CISTUS 'SUNSET'	ROCKROSE	1 GAL	6'-0"	LOW	Yes
PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GAL	2'-0"	LOW	Yes
PHORMIUM 'JACK SPRATT'	NEW ZEALAND FLAX	5 GAL	1'-0"	LOW	Yes
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN KOHUHU	5 GAL	6'-0"	MODERATE	No
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	6'-0"	LOW	Yes
ROSMARINUS OFFICINALIS 'BENENDEN BLUE'	BENENDEN BLUE ROSEMARY	1 GAL	3'-0"	LOW	Yes
WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	1 GAL	5'-0"	LOW	Yes
GROUNDCOVER					
ANIGOZANTHOS 'AMBER VELVET'	AMBER VELVET KANGAROO PAW	1 GAL	2'-0"	LOW	Yes
BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	1 GAL	1'-6"	LOW	Yes
ECHEVERIA ELEGANS	MEXICAN SNOWBALL	1 GAL	1'-0"	LOW	Yes
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-6"	LOW	Yes
HELLEBORUS ARGUTIFOLIUS	CORSICAN HELLEBORE	1 GAL	2'-0"	LOW	Yes
LEONOTIS LEONURUS	LIONS TAIL	1 GAL	4'-0"	LOW	Yes
LOMANDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH	1 GAL	3'-6"	LOW	Yes
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	3'-0"	LOW	Yes
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	3'-0"	MODERATE	No

TREE & LANDSCAPE SETBACKS & REQUIREMENTS FROM UTILITIES & EASMENTS

A. PROPOSED TREES TO BE OUTSIDE SANITARY AND STORM DRAIN MAINS AND LATERALS 10' CLEAR OF THE TRUNK. PERFORATED PIPE IN BIOFILTRATION AREAS ARE NOT CONSIDERED A LATERAL AND ARE EXEMPT.
B. 5 feet clear from electrical lines, 7' clear from centerline of joint trench.
C. PROPOSED TREES SHALL BE 5' MINIMUM CLEAR OF SIDEWALKS, EXCLUDING THE LANDSCAPE STRIP. PROVIDE ROOT BARRIER IF TREES ARE PLANTED SUCH THAT 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, WHICH EVER IS GREATER, AND BE 1.5' DEEP, AND CENTERED ON TREES. ROOT BARRIER 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.
D. NO TREES WITHIN UNDERGROUND UTILITY EASEMENTS.
E. OBSERVE THE HEIGHT LIMITS IN OVERHEAD UTILITY EASEMENTS.
F. Root barrier shall be constructed of a polyethylene material and have a minimum thickness of 0.06" and shall be a minimum width of 48". It may be a minimum 10' roll or in 5 -24" long panels. Panels must be interlocking. Root barrier shall be installed per the manufacturer's recommendations, per project specifications, or per the direction of the SVP Engineer. Approved vendors for root barriers are:
   a. DeepRoot, (Tel. 800-458-7668)
   b. Century Products, (Tel. 714-632-7083)
   c. Villa Root Barrier, Inc., (800-654-406
G. ALL TREES AND LANDSCAPE ELEMENTS ARE TO FOLLOW SILICON VALLEY POWER REQUIRMENTS INCLUDING THE FOLLOWING:
   a. UG1250 – ENCROACHMENT PERMIT CLEARANCES FROM ELECTRIC FACILITIES
   b. UG0330 – REMOTE SWITCH PAD
   c. OH1230 – TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES
   d. SD1235 – TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES





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T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO.	Monroe-HKIT
DRAWN	XA
CHECKED	KK
JOB CAPTAIN	Approver

ISSUE

△	DATE	DESCRIPTION
1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
4	06/28/19	100% SD
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
PLANT LIST & TREE SELECTIONS

SCALE 1" = 10'-0"

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EXISTING TREE LIST

TREE NO.	BOTANIC NAME	COMMON NAME	DBH	TREE TO BE REMOVED
1	CARYA ILLINOISNENSIS	PECAN	18"	
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18"	
3	QUERCUS ILEX	HOLLY OAK	14"	YES
4	LIGUSTRUM JAPONICUM	TEXAS RPIVET	15"	
5	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	15"	
6	LIGUSTRUM JAPONICUM	TEXAS RPIVET	10"	YES
7	QUERCUS ILEX	HOLLY OAK	5"	YES
8	PINUS HALEPENSIS	ALEPPO PINE	24"	
9	PINUS HALEPENSIS	ALEPPO PINE	25"	
10	PINUS HALEPENSIS	ALEPPO PINE	27"	
11	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
12	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
13	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
14	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4"	
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41	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	10"	
42	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	11"	
43	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6"	
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83	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5"	
84	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5"	
85	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	5"	

1. EXISTING TREE INFORMATION PROVIDED BY ARBORIST REPORT PREPARED BY TREE MANAGEMENT EXPERTS, DATED JANUARY 23, 2019.
2. TREE NO.2,4,5,8-85 ARE OFF-SITE TREES.

CITY OF SANTA CLARA ARBORIST NOTES FOR TREE PRESERVATION

I. GENERAL

1. NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).
2. NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.) CERTIFIED ARBORIST.
3. WHEN CONSTRUCTION OCCURS WITHIN THE DRIP LINE OF EXISTING TREES, CONTRACTOR SHALL PILE THE SOIL ON THE SIDE AWAY FROM THE TREE. WHEN THIS IS NOT POSSIBLE, PLACE SOIL ON PLYWOOD, TARP, OR 4"-5" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.
4. REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80°F OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80°, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCUMB IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.
5. WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. CRUSHED OR TORN ROOTS ARE MORE LIKELY TO ALLOW DECAY TO BEGIN. SHARPLY CUT ROOTS PRODUCE A FLUSH OF NEW ROOTS HELPING THE TREE TO RECOVER FROM ITS INJURY.
6. CONTRACTOR SHALL NOTIFY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY 72 HOURS IN ADVANCE OF ANY WORK REQUIRING DIGGING AROUND OR WITHIN THE DRIP LINE OF EXISTING TREES.
7. A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 20' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.
8. MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.
9. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADIUS OF THE DRIP LINE OUT FROM THE TRUNK OF THE TREE. A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH FENCE. THE SIGN SHALL BE A MINIMUM OF 8.5"x11" AND CLEARLY STATE "WARNING – TREE PROTECTION ZONE. THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORIST/PROJECT ARBORIST". FENCES SHALL BE 6-FOOT TALL CHAIN LINK OR EQUIVALENT, AS APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. FENCES SHALL REMAIN UNTIL ALL GRADING AND CONSTRUCTION WORK IS COMPLETED. IN ADDITION, WRAP ALL TREES WITH STRAW WADDLE UP TO THE FIRST MAIN BRANCH, THEN WRAP SNOW FENCING AROUND THE WADDLE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.
10.NO TRENCHING SHALL BE DONE WITHIN THE DRIP LINE OF EXISTING TREES WITHOUT THE APPROVAL OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. OPEN TRENCHING IN THE ROOT ZONE OF A PUBLIC TREE IS PROHIBITED EXCEPT IN CASES WHERE THE TRENCHING FALLS OUTSIDE THE DRIP LINE OF THE TREE INVOLVED. EXCEPTIONS MAY BE ALLOWED IF, IN THE OPINION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY, THE IMPACT OF TRENCHING ON THE TREE WILL BE NEGLIGIBLE.
11.ANY CUTTING OF EXISTING ROOTS OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ANY CUTTING OF EXISTING ROOTS OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN I.S.A CERTIFIED ARBORIST.
12.GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.
13.ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN I.S.A. CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.
14.WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.
15.TREES THAT ARE DETERMINED TO BE REMOVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY DUE TO AN UNFORSEEN CIRCUMSTANCE DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.
16.PLACE 4"-5" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.
17.BORE PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

II. BORING

WHERE THERE IS INSUFFICIENT SPACE TO BYPASS THE DRIP LINE BY TRENCHING ADJCENT TO ALL EXISTING TREES IN EXCESS OF 5" D.B.H., THE INSTALLATION MUST BE MADE BY BORING. THE BEGINNING AND ENDING DISTANCE OF THE BORE FROM THE FACE OF THE TREE IN ANY DIRECTION IS DETERMINED BY THE DIAMETER OF THE TREE AS SPECIFIED BY THE ACCOMPANYING TABLE:

WHEN THE TREE DIAMETER AT 4½ FEET IS:	TRENCHING WILL BE REPLACED BY BORING AT THIS MINIMUM DISTANCE FROM THE FACE OF THE TREE IN ANY DIRECTION:
0-2 INCHES	1 FOOT
3-4 INCHES	2 FEET
6-9 INCHES	5 FEET
10-14 INCHES	10 FEET
15-19 INCHES	12 FEET
OVER 19 INCHES	15 FEET

TREE DIAMETER	(MINIMUM) DEPTH OF BORE
9 INCHES OR LESS	2.5 FEET
10-14 INCHES	3.0 FEET
15-19 INCHES	3.5 FEET
20 INCHES OR MORE	4.0 FEET

III. TREE PROTECTION

1. CONTRACTOR SHALL TAG AND IDENTIFY EXISTING TREES WHICH ARE TO REMAIN WITHIN THE PROJECT LIMITS AND ON THE PUBLIC RIGHT-OF-WAY PRIOR TO START OF WORK. PROTECT ALL TAGGED TREES AT ALL TIMES FROM DAMAGE BY THE WORK. TREATMENT OF ALL MINOR DAMAGE TO TAGGED TREES SHALL BE PERFORMED BY AN I.S.A. CERTIFIED ARBORIST OR OTHER PERSONNEL APPROVED BY THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. IF A TAGGED TREE IS PERMANENTLY DISFIGURED OR KILLED AS A RESULT OF THE WORK, CONTRACTOR SHALL REMOVE THE TREE, INCLUDING ITS ROOTS, FROM THE SITE AND REPLACE EACH REMOVED TREE WITH AN EQUAL-SIZED TREE. IF SUCH REPLACEMENT IS NOT POSSIBLE, THE CONTRACTOR SHALL REIMBURSE TO THE TREE OWNER THE AMOUNT LISTED IN THE TABLE BELOW. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE. CONTRACTOR SHALL PROVIDE REGULAR WATERING OF EXISTING LANDSCAPING WITHIN THE CONSTRUCTION AREA THROUGH THE CONSTRUCTION PERIOD.

2. CONTRACTOR SHALL PAY THE TREE OWNER THE VALUE OF EXISTING TREES TO REMAIN THAT DIED OR WERE DAMAGED BECAUSE OF THE CONTRACTOR'S FAILURE TO PROVIDE ADEQUATE PROTECTION AND MAINTENANCE. THE PAYMENT AMOUNT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE OF VALUES, USING "TREE CALIPER" METHOD ESTABLISHED IN THE MOST RECENT ISSUE OF THE 'GUIDE FOR ESTABLISHING VALUES OF TREES AND OTHER PLANTS', PREPARED BY THE COUNCIL OF TREE AND LANDSCAPE ARCHITECTS.

7 INCHES	$ 2,400
8 INCHES	$ 3,400
9 INCHES	$ 4,400
10 INCHES	$ 5,200
11 INCHES	$ 6,200
12 INCHES	$ 7,200
13 INCHES	$ 8,200
14 INCHES	$ 9,200
15 INCHES	$ 10,000
16 INCHES	$ 11,000
17 INCHES	$ 12,000
18 INCHES AND OVER: ADD FOR EACH CALIPER INCH	$ 1,200

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JOB NO. Monroe-HKIT
DRAWN Author
CHECKED Checker
JOB CAPTAIN Approver

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6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
TREE PRESERVATION & PLANTING

SCALE 1" = 10'-0"

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landscape elements

COLORED CONCRETE & SCORING AT ENTRY PLAZAS AND COURTYARD.

BIKE RACK: MODEL: METRO 40 RIDE BY LANDSCAPE FORMS FINISH:
MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com,
TELEPHONE: 800.430.6209

CHAIR: MODEL: 21 CHAIR WITH ARMS BY LANDSCAPE FORMS, FINISH:
LANDSCAPE FORMS' PROPRIETARY PANGARD II® POLYESTER POWDERCOAT,
MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com, TELEPHONE: 800.430.6209

BENCH: MODEL: NEOLIVIANO BENCH, MANUFACTURER: LANDSCAPEFORMS, www.landscapeforms.com,
TELEPHONE: 800.430.6209
ALL BENCHES ARE 4' LONG MAXIMUM WITH ARM RESTS.

LOUNGE CHAIR: MODEL: HARPO LOUNGE CHAIR, MANUFACTURER:
LANDSCAPEFORMS, www.landscapeforms.com, TELEPHONE: 800.430.6209

COURTYARD & PLAY AREA FENCE: MOEDEL: METRO DESIGN, 4' TALL,
MANUFACTURER: AMETCO MANUFACTURING COMPANY, TELEPHONE: 800-321-7042,
www.ametco.com

SOUNDWALL: 6' TALL PRECAST CONCRETE WALL, PERMAWALL 1, BY MANUFACTURER: PERMACAST PRECAST
CONCRETE WALLS, WWW.PERMACASTWALLS.COM.

PRIVACY FENCE TYPE 2: 8' TALL, CEDAR PLANK FENCE WITH STEEL POSTS + STEEL TOP + BOTTOM RAIL

PRIVACY FENCE TYPE 1: 8' TALL PRE-CAST CONCRETE FENCE, MODEL: SUPERIOR WOOD FENCE FINISH: FAUX WOOD GRAIN,
MANUFACTURER: SUPERIOR CONCRETE PRODUCTS, HYPERLINK "HTTP://WWW.CONCRETEFENCE.COM" WWW.CONCRETEFENCE.COM,
TELEPHONE: HYPERLINK "PHONE:(800)%20942.9255" (800) 942.9255
PER CITY OF SANTA CLARA ENGINEERING DEPARTMENT WITHIN THE UNDERGROUND UTILITY EASEMENTS FENCE FOOTINGS FAILURE EDGE TO BE: STARTING ONE FOOT BELOW AND AWAY FROM THE PIPE EDGE GOING UP AT A 1:1 RATIO TO FINAL ELEVATION FOR FENCE FOOTING.

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LANDSCAPE ELEMENTS

SCALE
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play area components

6 KEY ELEMENTS: SWINGING, CLIMBING, BALANCING, SPINNNING & BRACHIATING- PROVIDE 6

SWINGING

MODEL: OODLE SWING HDG #228069, AGES 6 TO 12, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

BALANCING

MODEL: BOOGIE BOARD #193176 AGES 6 TO 12, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

BRACHIATING

MODEL: FITCORE EXTREME JUMP HANG #244193, AGES 6 TO 12, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

SPINNING

MODEL: CURVA SPINNER #249553, AGES 6 TO 12, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

+1 KEY ELEMENTS

running/ free play/imagination elements at lawn area adjacent to formal play areas

PRECAST EGG SHAPED BENCHES WILL PROVIDE A UNIQUE ELEMENT TO THE PLAY AREA AS WELL AS FOSTERING IMAGINATIVE PLAY. MANUFACTURED BY QCR CONCRETE.

RECLAIMED URBAN STREET TREES WILL BE USED TO CREATE WOODEN BENCHES IN THE PLAY AREA FOSTERING SENSORY & IMAGINATIVE PLAY.

LAWN, NO MOW TURF AND NATIVE PLANTINGS WILL SURROUND THE PLAY AREA FOSTERING IMAGINATIVE AND SENSORY PLAY.

CLIMBING

MODEL: COZY DOME #168099, AGES 2 TO 5, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

ROCKING

MODEL:SPRINGER #NRO115 & NRO118, AGES 2 TO 5, MANUFACTURER: KOMPAN INC, www.kompan.us, TELEPHONE: 800-426-9788

SENSORY/ IMAGINATIVE PLAY

MODEL: BONGO AND XYLOFUN PANEL #168666, AGES 2 TO 5, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

MODEL: IMAGINATION TABLE #168105, AGES 2 TO 5, MANUFACTURER: LANDSCAPE STRUCTURES, www.playlsi.com, TELEPHONE: 888-438-6574

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DRAWING TITLE
PLAY AREA ELEMENTS

SCALE
L3.02

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landscape & furnished park-like quite area elements at petanque court

RECLAIMED URBAN STREET TREES WILL BE USED TO CREATE WOODEN BENCHES IN THE PLAY AREA FOSTERING SENSORY & IMAGINATIVE PLAY.

LAWN, NO MOW TURF AND NATIVE PLANTINGS WILL SURROUND THE PLAY AREA FOSTERING IMAGINATIVE AND SENSORY PLAY.

PETANQUE COURT

fitness equipment at fitness pathway

MODEL: COMBI 2 PRO, #FSW10201, SERIES OUTDOOR FITNESS, MANUFACTURER: KOMPAN INC. www.kompan.us, TELEPHONE: (800) 426-9788
THE BENCH PROVIDES A PERFECT TRAINING FOR THE CORE AND LOWER BACK MUSCLES BY DOING EXERCISES SUCH AS LEG LIFTS AND SIT UPS. EASY GRIPS ARE CREATED TO MAKE SURE ANYONE CAN DO THE EXERCISE IN A CORRECT WAY. COMPACT AND COMPLETE STREET WORKOUT COMBINATION FEATURING AN INCLINE BENCH, PUSH UP BAR, DECLINE PRESS, HORIZONTAL LADDER AND PULL UP STATION.

MODEL: DIP BENCH, #FSW20200, SERIES OUTDOOR FITNESS, MANUFACTURER: KOMPAN INC. www.kompan.us, TELEPHONE: (800) 426-9788
A ROW OF PARALLEL HANDLE BARS SUITABLE FOR THE MORE ADVANCED HAND BALANCING EXERCISES SUCH AS HAND STAND PUSHUPS. ALSO PERFECT FOR DIPS, AN IDEAL EXERCISE FOR STRENGTHENING THE CHEST, SHOULDER AND ARM MUSCLES. ROUNDED CORNERS MAKES IT SAFE AND SIMPLE FOR ANYONE TO TRY EXERCISES IN WHICH THEY TRY TO SWING THEIR LEGS OVER THE BAR.

MODEL: MAGNETIC BELLS, #FAZ10200, SERIES CROSS TRAINING, SERIES OUTDOOR FITNESS, MANUFACTURER: KOMPAN INC. www.kompan.us, TELEPHONE: (800) 426-9788
AN INNOVATIVE MAGNETIC BREAKING SYSTEM ALLOWS THE USER TO INCREASE THE RESISTANCE BY INCREASING THE SPEED OF MOVEMENT. THE PATENTED SYSTEM ALSO FUNCTIONS AS BRAKE WHEN SOMEONE DROPS THE MAGNETIC BELLS AND WILL REDUCE THE IMPACT SIGNIFICANTLY. THE OPTION TO CHOOSE BETWEEN A LIGHT, MEDIUM OR HEAVY TRAINING WEIGHT OFFERS A SCALABLE TRAINING AND IT MAKES THE MAGNETIC BELLS AN ACCESSIBLE PIECE OF EQUIPMENT FOR BOTH THE TRAINED AND THE UNTRAINED. THE MAGNETIC BELLS MOVE FREELY UP AND DOWN AND CAN SPIN 360O . THIS ALLOWS THE USERS TO DO EXERCISES WHICH ARE VERY SIMILAR TO MEDICINE BALLS AND KETTLE BELL EXERCISES.

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CHECKED	Checker
JOB CAPTAIN	Approver

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1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
4	06/28/19	100% SD
5	08/06/19	PCC RESUBMITTAL
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DRAWING TITLE
FITNESS EQUIPMENT & PARK-LIKE QUIET AREA ELEMENTS

SCALE
L3.03

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ON-SITE PRIVATE RECREATION AMENITIES TABLE

THE FOLLOWING ARE THE FOUR OF EIGHT MINIMUM ON-SITE PRIVATE PARK ELEMENTS THIS PROJECT IS PURSUING.

PRIVATE PARK-LIKE ELEMENTS	DESCRIPTION	AREA
1. CHILDREN'S PLAY APPARATUS AREA	CONFORMS TO CURRENT FEDERAL CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES. SEPERATE PLAY AREAS FOR AGES 2-5 & 5-12 WITH THE INCLUSION OF FIVE OF THE 6 + 1 KEY ELEMENTS, SEE PLAY AREA PLAN ENLARGEMENT FOR FURTHER DESCRIPTION AND ITEMIZATION OF ELEMENTS.	6,331 SF
2. LANDSCAPED & FURNISHED PARK-LIKE QUIET AREA AT BOCCE COURTNOTE THIS IS NOT AN OPEN NATURAL TURF AREA WHICH REQUIRES HALF ACRE MINIMUM	LAWN AREAS ADJACENT TO BOCCE COURT IS PROVIDED AND INCLUDES LOG BENCHES, BENCHES, TABLE & CHAIRS, AND NATIVE PLANTINGS.	3,562 SF
3. RECREATIONAL COMMUNITY GARDENS	PLANS CALL FOR 9 RAISED BEDS SURROUNDED BY DECOMPOSED GRANITE PAVING. IN ADDITION DINING TABLES, BENCHES AND LOG SEATS ARE PROVIDED AT THIS AREA.	2,370 SF
4. FAMILY PICNIC AREA	PLANS CALL FOR 2 PICNIC AREAS OUTSIDE OF THE COMMUNITY ROOM, THESE AREAS INCLUDE TWO BBQ AND 7 DINING TABLES.	3,289 SF
5. GAME, FITNESS OR SPORT COURT AREA (PETANQUE COURT)	CONFORMS TO CURRENT FEDERAL CONSUMER PRODUCT SAFETY COMMISSION GUIDELINES. SEPARATE PLAY AREAS FOR AGES 2-5 & 5-12 WITH THE INCLUSION OF FIVE OF THE 6 + 1 KEY ELEMENTS, SEE PLAY AREA PLAN ENLARGEMENT FOR FURTHER DESCRIPTION AND ITEMIZATION OF ELEMENTS.	730 SF
6. GAME, FITNESS OR SPORT COURT AREA (FITNESS PATHWAY)	PLANS CALL FOR A 5' WIDE PERIMETER PATH AROUND THE DEVELOPMENT WHICH ALSO FUNCTIONS AS FIRE EGRESS PATH. ALONG THE SAN TOMAS EXPRESSWAY THERE WILL BE 3 BENCHES AND 3 FITNESS STATIONS. ALONG MONROE STREET THERE IS A BENCH AT THE ENTRYWAY, BUT THE REMAINDER OF THE 5' WIDE PATH REMAINS WITHOUT BENCHES DUE TO THE WIDTH NOT ACCOMMODATING BENCHES AND FITNESS STATIONS ALONG WITH BIOFILTRATION AND FIRE LADDER PADS.	12,354 SF
7. INTERIOR COMMUNITY ROOM	COMMUNITY ROOM WILL PROVIDE A SITTING AREA, DINING AREA, KITCHENETTE, ENTERTAINMENT CENTER WITH TV, MUSIC EQUIPMENT, ETC.	1,103 SF
8. INTERIOR FITNESS ROOM	FITNESS ROOM WILL INCLUDE (4) THREADMILLS, (2) TRX PRO 4 SUSPENSION TRAINING SYSTEM, (4) SPINN BIKE, WEIGHT TRAINING EQUIPMENT.	655 SF
9. INTERIOR GAME ROOM	GAME ROOM WILL INCLUDE SHARED BOARD GAMES, SEATING AND TV SCREEN	655 SF
10. PUTTING GREEN	ARTIFICIAL TURF 8.5' RADIUS PUTTING GREEN	787 SF

32,670 SF MINIMUM ACTIVE RECREATIONAL USES MUST BE PROVIDED

THIS PLAN PROVIDES TOTAL ACTIVE RECREATIONAL USES: 31,836 SF

EXTERIOR ACTIVE RECREATIONAL SPACES EXCLUDES:
4' SET BACK FROM BUILDING FACADE, SHRUB ONLY AREAS AT PARKING LOT, UTILITY AREAS, AND BIOFILTRATION AREAS.

PLAY AREA: 3,500 SF MINIMUM

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ON-SITE RECREATION AMENITIES

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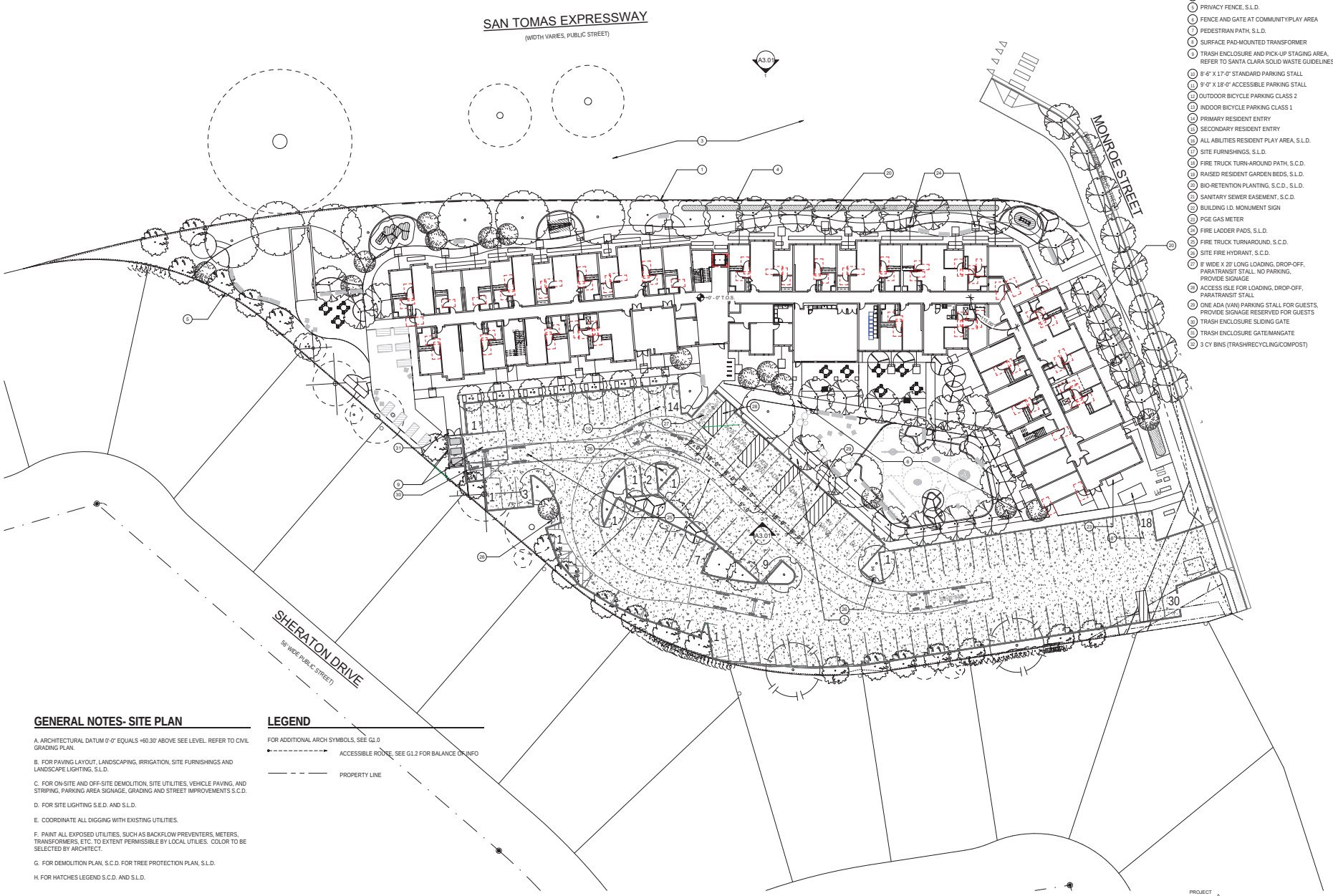

SHEET NOTES - SITE PLAN

1. PROPERTY LINE
2. SETBACK LINE
3. ADJACENT COUNTY-OWNED PARCEL (N.I.C.) EXISTING LANDSCAPING TO REMAIN
4. SOUND WALL FENCE (SAN TOMAS), S.L.D.
5. PRIVACY FENCE, S.L.D.
6. FENCE AND GATE AT COMMUNITY/PLAY AREA
7. PEDESTRIAN PATH, S.L.D.
8. SURFACE PAD-MOUNTED TRANSFORMER
9. TRASH ENCLOSURE AND PICK-UP STAGING AREA. REFER TO SANTA CLARA SOLID WASTE GUIDELINES
10. 8'-6" X 17'-0" STANDARD PARKING STALL
11. 9'-0" X 18'-0" ACCESSIBLE PARKING STALL
12. OUTDOOR BICYCLE PARKING CLASS 2
13. INDOOR BICYCLE PARKING CLASS 1
14. PRIMARY RESIDENT ENTRY
15. SECONDARY RESIDENT ENTRY
16. ALL ABILITIES RESIDENT PLAY AREA, S.L.D.
17. SITE FURNISHINGS, S.L.D.
18. FIRE TRUCK TURN-AROUND PATH, S.C.D.
19. RAISED RESIDENT GARDEN BEDS, S.L.D.
20. BIO-RETENTION PLANTING, S.C.D., S.L.D.
21. SANITARY SEWER EASEMENT, S.C.D.
22. BUILDING I.D. MONUMENT SIGN
23. PGE GAS METER
24. FIRE LADDER PADS, S.L.D.
25. FIRE TRUCK TURNAROUND, S.C.D.
26. SITE FIRE HYDRANT, S.C.D.
27. 8' WIDE X 20' LONG LOADING, DROP-OFF, PARATRANSIT STALL. NO PARKING, PROVIDE SIGNAGE
28. ACCESS ISLE FOR LOADING, DROP-OFF, PARATRANSIT STALL
29. ONE ADA (VAN) PARKING STALL FOR GUESTS, PROVIDE SIGNAGE RESERVED FOR GUESTS
30. TRASH ENCLOSURE SLIDING GATE
31. TRASH ENCLOSURE GATE/MANGATE
32. 3 CY BINS (TRASH/RECYCLING/COMPOST)

GENERAL NOTES- SITE PLAN

A. ARCHITECTURAL DATUM 0'-0" EQUALS +60.30' ABOVE SEE LEVEL. REFER TO CIVIL GRADING PLAN.

B. FOR PAVING LAYOUT, LANDSCAPING, IRRIGATION, SITE FURNISHINGS AND LANDSCAPE LIGHTING, S.L.D.

C. FOR ON-SITE AND OFF-SITE DEMOLITION, SITE UTILITIES, VEHICLE PAVING, AND STRIPING, PARKING AREA SIGNAGE, GRADING AND STREET IMPROVEMENTS S.C.D.

D. FOR SITE LIGHTING S.E.D. AND S.L.D.

E. COORDINATE ALL DIGGING WITH EXISTING UTILITIES.

F. PAINT ALL EXPOSED UTILITIES, SUCH AS BACKFLOW PREVENTERS, METERS, TRANSFORMERS, ETC. TO EXTENT PERMISSIBLE BY LOCAL UTILIES. COLOR TO BE SELECTED BY ARCHITECT.

G. FOR DEMOLITION PLAN, S.C.D. FOR TREE PROTECTION PLAN, S.L.D.

H. FOR HATCHES LEGEND S.C.D. AND S.L.D.

LEGEND

FOR ADDITIONAL ARCH SYMBOLS, SEE G1.0

ACCESSIBLE ROUTE, SEE G1.2 FOR BALANCE OF INFO

PROPERTY LINE

1 SITE PLAN - PLANNING
1" = 20'-0"

PROJECT NORTH
TRUE NORTH

0 10 20 40 FEET

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SITE PLAN

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1 FIRST FLOOR OVERALL PLAN - PLANNING
1/16" = 1'-0"

GENERAL NOTES - OVERALL FLOOR PLAN

A. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, COMMON AREA WALL TAGS, WINDOW TAGS, COMMON AREA DOOR TAGS.

B. SEE A4 - SERIES ARCHITECTURAL ENLARGED UNIT PLANS UNIT FOR UNIT WALL TAGS AND UNIT DOOR TAGS.

C. SEE DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

D. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

E. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

LEGEND - FLOOR PLAN

FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01

1 HOUR RATED ASSEMBLY

2 HOUR RATED ASSEMBLY

HORIZONTAL 2 HR FIRE WALL

PROPERTY LINE

60" DIA. ACCESSIBLE WEELCHAIR TURNING RADIUS

30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE

F.E.C. 102 — RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE

F.E. — SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

XXX — SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS

DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:

UNIT TYPE XX	UNIT TYPE
UNIT #	UNIT NUMBER
	MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
	COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

KEY PLAN

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FIRST FLOOR OVERALL PLAN

SCALE As indicated

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1 SECOND FLOOR OVERALL PLAN - PLANNING 1

1/16" = 1'-0"

GENERAL NOTES - OVERALL FLOOR PLAN

A. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, COMMON AREA WALL TAGS, WINDOW TAGS, COMMON AREA DOOR TAGS.

B. SEE A4 - SERIES ARCHITECTURAL ENLARGED UNIT PLANS UNIT FOR UNIT WALL TAGS AND UNIT DOOR TAGS.

C. SEE DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

D. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

E. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

LEGEND - FLOOR PLAN

FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01

1 HOUR RATED ASSEMBLY

2 HOUR RATED ASSEMBLY

HORIZONTAL 2 HR FIRE WALL

PROPERTY LINE

60" DIA. ACCESSIBLE WEELCHAIR TURNING RADIUS

30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE

F.E.C. RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE

F.E. SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

XXX SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS

5'-0" 4'-0" 27" - 6" MIN. PULL SIDE 1" - 0" MIN. PUSH SIDE

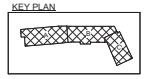
DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:

UNIT TYPE XX	UNIT TYPE
UNIT #	UNIT NUMBER
	MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
	COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

KEY PLAN



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SECOND FLOOR OVERALL PLAN

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1 THIRD FLOOR OVERALL PLAN - PLANNING
1/16" = 1'-0"

GENERAL NOTES - OVERALL FLOOR PLAN

A. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, COMMON AREA WALL TAGS, WINDOW TAGS, COMMON AREA DOOR TAGS.

B. SEE A4 - SERIES ARCHITECTURAL ENLARGED UNIT PLANS UNIT FOR UNIT WALL TAGS AND UNIT DOOR TAGS.

C. SEE DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

D. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

E. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

LEGEND - FLOOR PLAN

FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01

1 HOUR RATED ASSEMBLY

2 HOUR RATED ASSEMBLY

HORIZONTAL 2 HR FIRE WALL

PROPERTY LINE

60" DIA. ACCESSIBLE WEELCHAIR TURNING RADIUS

30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE

F.E.C. RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE

F.E. SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

XXX SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS

1'- 6" MIN. PULL SIDE

1'- 0" MIN. PUSH SIDE

DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:

UNIT TYPE XX	UNIT TYPE
UNIT #	UNIT NUMBER
	MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4
	COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

KEY PLAN

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THIRD FLOOR OVERALL PLAN

SCALE As indicated

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1 ROOF OVERALL PLAN - PLANNING
1/16" = 1'-0"

GENERAL NOTES - OVERALL FLOOR PLAN

A. SEE ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION, DIMENSIONS, COMMON AREA WALL TAGS, WINDOW TAGS, COMMON AREA DOOR TAGS.

B. SEE A4 - SERIES ARCHITECTURAL ENLARGED UNIT PLANS UNIT FOR UNIT WALL TAGS AND UNIT DOOR TAGS.

C. SEE DOOR, WINDOW, AND FINISH SCHEDULES FOR ADDITIONAL INFORMATION.

D. SEE SLAB PLANS FOR ADDITIONAL INFORMATION INCLUDING LOCATIONS OF CONCRETE CURBS AT WALLS, PITS, DRAINS, PENETRATIONS AND SLAB DEPRESSIONS.

E. SAFETY GLAZING MUST BE PROVIDED AT HAZARDOUS LOCATIONS PER CBC 2406.4, INCLUDING, BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS.

LEGEND - FLOOR PLAN

FOR ADDITIONAL ARCH. SYMBOLS, SEE G0.01

1 HOUR RATED ASSEMBLY

2 HOUR RATED ASSEMBLY

HORIZONTAL 2 HR FIRE WALL

PROPERTY LINE

60" DIA. ACCESSIBLE WEELCHAIR TURNING RADIUS

30" X 48" ACCESSIBLE WHEELCHAIR CLEARANCE

F.E.C. 10# — RECESSED CABINET W/ FIRE EXTINGUISHER RATED 2A, SEE

F.E. — SURFACE MOUNTED FIRE EXTINGUISHER CABINET RATED 2A

XXX — SIGN TYPE - SEE A10.40 FOR SIGNAGE SCHEDULE & DETAILS

5' - 0" / 4' - 0" — 8" MIN. PULL SIDE — 1' - 0" MIN. PUSH SIDE

DOORS ON ACCESSIBLE ROUTE - REQUIRED CLEARANCE

UNIT IDENTIFICATION LEGEND

THE FOLLOWING ARE LOCATED WITHIN EACH UNIT TO IDENTIFY:

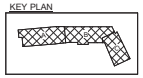
UNIT TYPE XX — UNIT TYPE

UNIT # — UNIT NUMBER

MOBILITY UNIT - PER CBC 11B-809.2 - 11B-809.4

COMMUNICATION UNIT (HVI) - PER CBC 11B-809.5

KEY PLAN



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ROOF OVERALL PLAN

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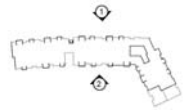

KEY PLAN

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

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

2 SOUTH ELEVATION
1/16" = 1'-0"

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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OVERALL EXTERIOR ELEVATIONS

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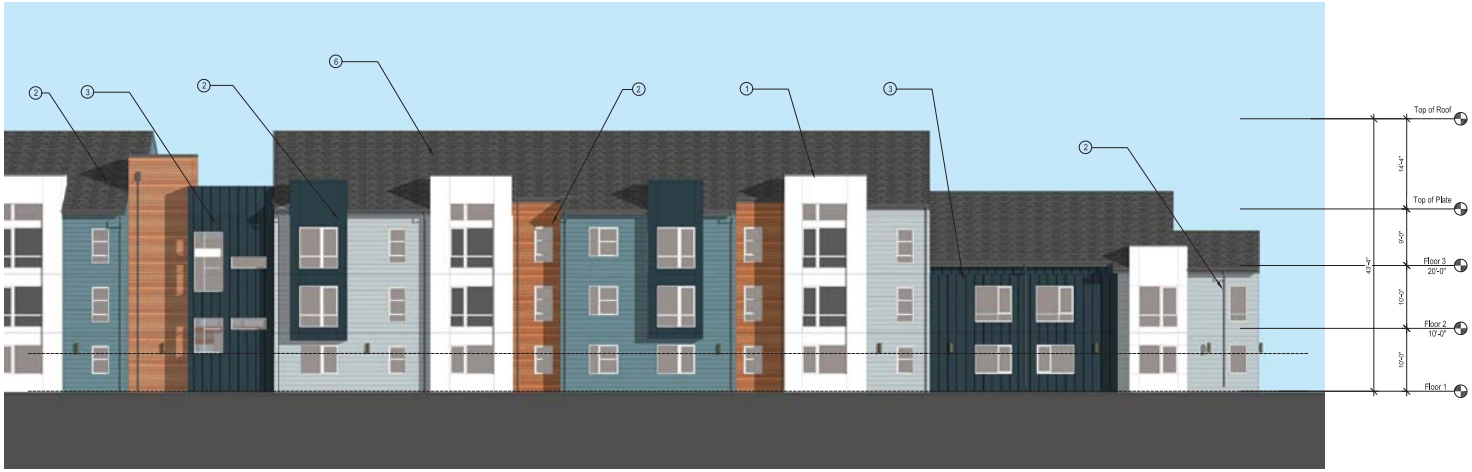


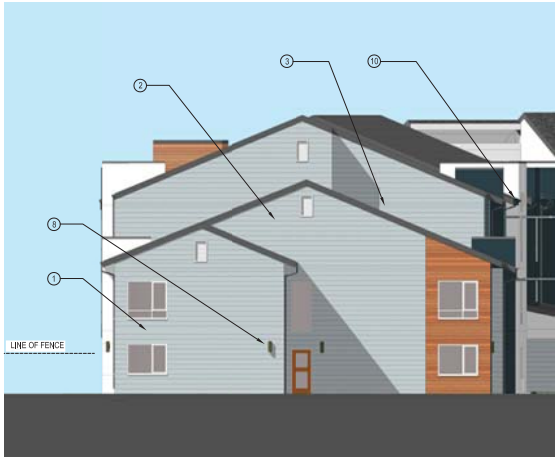
1 WING A NORTH
1/8" = 1'-0"

KEY PLAN

NOTES

1. FIBER CEMENT PANELS
2. FIBER CEMENT HORIZONTAL SIDING
3. FIBER CEMENT BOARD AND BATTEN
4. METAL CANOPY
5. VINYL WINDOWS
6. ASPHALT COMPOSITION ROOF SHINGLE
7. FENCE, S.L.D.
8. DECORATIVE WALL SCONCE
9. PERFORATED ALUMINUM SUNSHADE
10. GUTTER

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



2 WING A WEST ELEVATION
1/8" = 1'-0"

3 WING A SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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ISSUE

△	DATE	DESCRIPTION
1	01/29/19	PLANNING SUBMITTAL
2	02/15/19	PCC REVIEW
3	06/12/19	PCC RESUBMITTAL
5	08/06/19	PCC RESUBMITTAL
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
EXTERIOR ELEVATIONS

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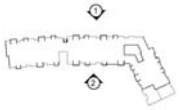
1 WING B NORTH ELEVATION
1/8" = 1'-0"

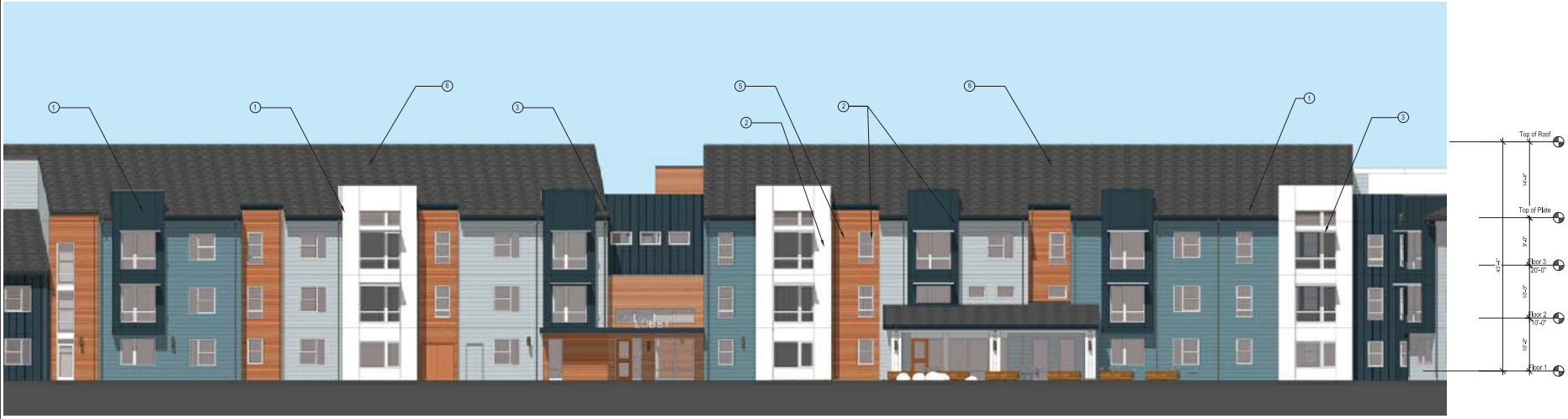


KEY PLAN

NOTES

1. FIBER CEMENT PANELS
2. FIBER CEMENT HORIZONTAL SIDING
3. FIBER CEMENT BOARD AND BATTEN
4. METAL CANOPY
5. VINYL WINDOWS
6. ASPHALT COMPOSITION ROOF SHINGLE
7. FENCE, S.L.D.
8. DECORATIVE WALL SCONCE
9. PERFORATED ALUMINUM SUNSHADE
10. GUTTER

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



2 WING B SOUTH ELEVATION
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

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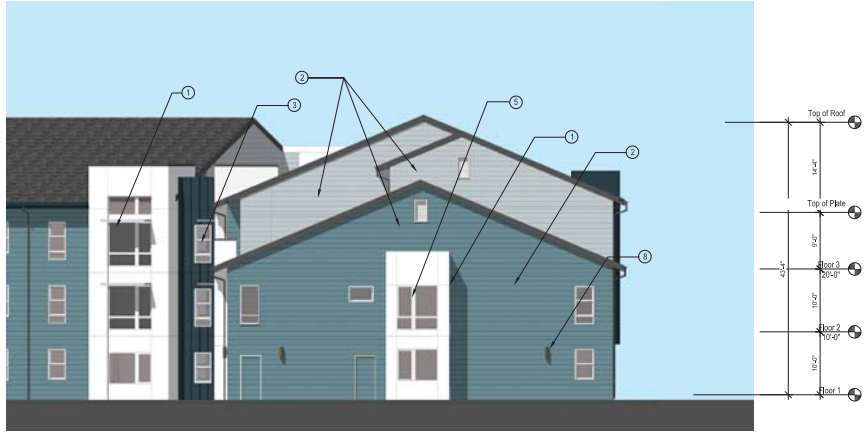
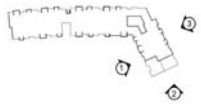
1 WING C WEST ELEVATION
1/8" = 1'-0"

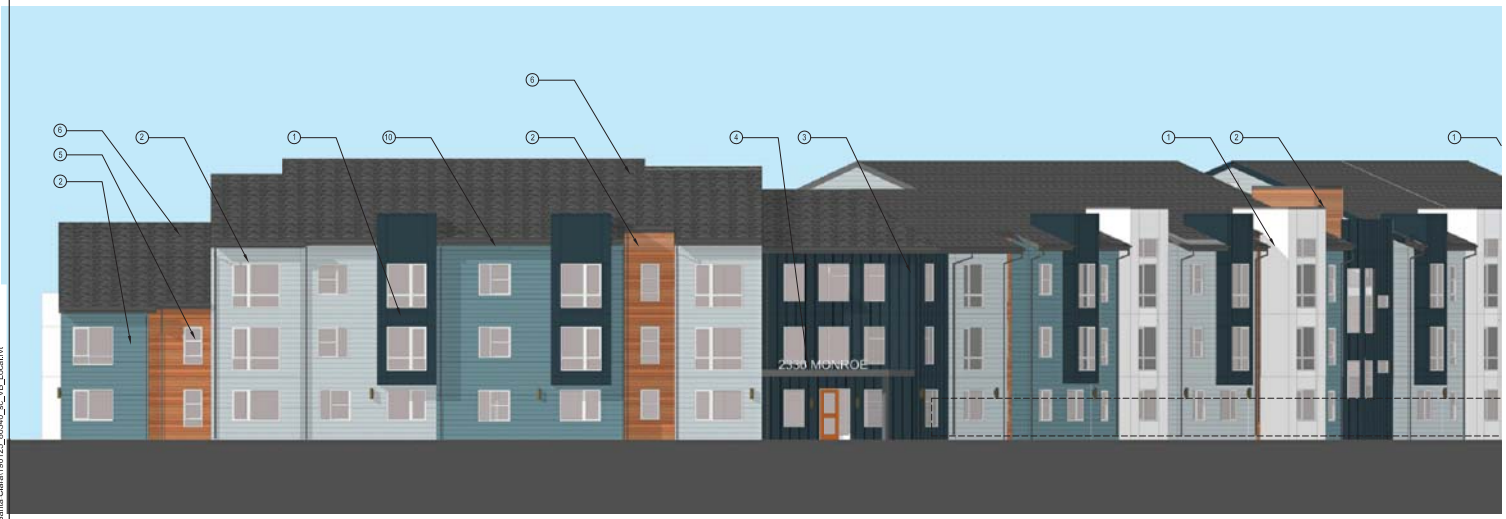


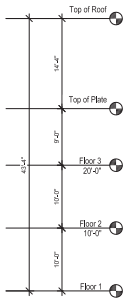
2 WING C EAST ELEVATION
1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



KEY PLAN





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GENERAL NOTES / SPECIFICATIONS

1. CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THE REGULATORY REQUIREMENTS. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWINGS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST RULES, CODES AND REGULATIONS. SEE SPECIFICATIONS PARAGRAPH 1.02.
2. ALL DEVICES AND EQUIPMENT INSTALLED OUTDOORS OR EXPOSED TO THE WEATHER SHALL BE OF WEATHERPROOF CONSTRUCTION.
3. CONDUCTOR PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF THE PENETRATION, OR OTHER APPLIED METHODS.
4. ALL EQUIPMENT SHALL BE UL LISTED AND SHALL BE INSTALLED AS PER THEIR LISTINGS. INSTALLATION INSTRUCTION FOR ALL UL LISTED EQUIPMENT SHALL BE MADE AVAILABLE TO THE BUILDING INSPECTOR AT THE TIME OF INSPECTION.
5. STRUCTURAL STEEL FIREPROOFING THAT WERE DAMAGED DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED BY THIS CONTRACTOR.
6. CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE SUBMITTING BID.
7. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, ETC. REQUIRED.
8. WHERE REQUIRED, CONTRACTOR SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL INSPECTIONS AGENCY.
9. DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER.
10. GUARANTEE ALL WORK, MATERIAL AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
11. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT. MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL WORK IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH GOOD COMMERCIAL PRACTICE.
12. PRIOR TO ANY REQUIRED CUTTING AND PATCHING OF CONCRETE FLOOR CONTRACTOR SHALL COORDINATE WITH BUILDING ENGINEER. SEAL ALL EXTERIOR AND FIREWALL PENETRATIONS.
13. DO NOT SCALE FROM THESE DRAWINGS.
14. NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH 02 CEC ART. 110.3.
15. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS OF ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK. AND THE WORK OF ALL SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.
16. COORDINATE ALL WORK WITH INTERIOR ELECTRICAL, MECHANICAL & PLUMBING.
17. REFER TO SVP STANDARDS FOR SUB -STRUCTURAL WORK CLEARANCES:
    UG 1000 - INSTALLATION OF UNDERGROUND SUBSTRUCTURES BY DEVELOPERS
    UG1250 - ENCROACHMENT PERMIT CLEARANCES FROM OVERHEAD ELECTRIC FACILITIES.
    UG0399 - REMOTE SWITCH PAD.
    OH1250 - TREE CLEARANCES FROM OVERHEAD ELECTRIC LINES.
    SD1235 - TREE PLANTING REQUIREMENTS NEAR UNDERGROUND ELECTRIC FACILITIES.
18. 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.
19. THE DEVELOPER SHALL GRANT TO CITY, WITHOUT COST, ALL EASEMENTS AND/OR RIGHT OF WAY NECESSARY FOR SERVING THE PROPERTY OF THE DEVELOPER AND FOR INSTALLATION OF UTILITIES (SANTA CLARA CITY CODE CHAPTER 17.15.110).

LEGEND / ABBREVIATIONS

SYMBOL	ABBREVIATION	DESCRIPTION
	A	AMPERE
	AIC	AMPERE INTERRUPTING CAPACITY
	AFF	ABOVE FINISHED FLOOR
	AHJ	AUTHORITY HAVING JURISDICTION
	AWG	AMERICAN WIRE GAUGE
	C	CONDUIT
	CU	COPPER
	D	ONE WAY DISTANCE OF FEEDER OR BRANCH CIRCUIT
	GC	GENERAL CONTRACTOR
	GFI	GROUND FAULT INTERRUPTER
	G, GND	GROUND
	HP	HORSEPOWER
	ISC	SHORT CIRCUIT CURRENT
	MCB	MAIN CIRCUIT BREAKER
	MLO	MAIN LUG ONLY
	CEC	CALIFORNIA ELECTRICAL CODE
	PROVIDE	FURNISH. INSTALL. CONNECT
	RMC	RIGID METAL CONDUIT
	UON	UNLESS OTHERWISE NOTED
	V	VOLTS
	VA	VOLT AMPERE
	VD	VOLTAGE DROP
	VFD	VARIABLE FREQUENCY DRIVE
	WP	WEATHERPROOF
	+#2	SUBSCRIPT LOCATED NEXT TO THE DEVICE MEANS 42"AFF TO CENTER OF DEVICE
	SVP	SILICON VALLEY POWER
	– – – P – – –	PRIMARY POWER UNDERGROUND CONDUIT
	– – – S – – –	SECONDARY POWER UNDERGROUND CONDUIT
	– – – T – – –	TELEPHONE CABLE UNDERGROUND CONDUIT
	– – – C – – –	TV CABLE UNDERGROUND CONDUIT

SHEET INDEX

DWG NO.	DRAWING TITLE
ES0.0	ELECTRICAL GENERAL INFORMATION
ES1.0	ELECTRICAL UTILITY SITE PLAN
ES1.1	ENLARGED ELECTRICAL UTILITY PLAN
ES2.0	TRENCH DETAILS
ES2.1	SVP STANDARD DETAILS

ADDITIONAL SVP NOTES

1. THE DEVELOPER SHALL PROVIDE AND INSTALL ELECTRIC FACILITIES PER SANTA CLARA CITY CODE CHAPTER 17.15.210.
2. 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.
3. UNDERGROUND SERVICE ENTRANCE CONDUITS AND CONDUCTORS SHALL BE "PRIVATELY" OWNED, MAINTAINED, AND INSTALLED PER CITY BUILDING INSPECTION DIVISION CODES. ELECTRIC METERS AND MAIN DISCONNECTS SHALL BE INSTALLED PER SILICON VALLEY POWER STANDARD MS-G7, REV. 2.
4. THE DEVELOPER SHALL GRANT TO THE CITY, WITHOUT COST, ALL EASEMENTS AND/OR RIGHT OF WAY NECESSARY FOR SERVING THE PROPERTY OF THE DEVELOPER AND FOR THE INSTALLATION OF UTILITIES (SANTA CLARA CITY CODE CHAPTER 17.15.110).
5. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT DEVELOPER'S EXPENSE.
6. THE DEVELOPER SHALL PROVIDE THE CITY, 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 CITY SHALL ACCEPT THE WORK. DEVELOPER SHALL FURTHER INSTALL AT HIS COST THE SERVICE FACILITIES, CONSISTING OF SERVICE WIRES, CABLES, CONDUCTORS, AND ASSOCIATED EQUIPMENT NECESSARY TO CONNECT A CUSTOMER TO THE ELECTRICAL SUPPLY SYSTEM OF AND BY THE CITY. AFTER COMPLETION OF THE FACILITIES INSTALLED BY DEVELOPER, 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 (SANTA CLARA CITY CODE CHAPTER 17.15.210 (2)).
7. ELECTRICAL IMPROVEMENTS (INCLUDING UNDERGROUND ELECTRICAL CONDUITS ALONG FRONTAGE OF PROPERTIES) MAY BE REQUIRED IF ANY SINGLE NON-RESIDENTIAL PRIVATE IMPROVEMENT VALUED AT $200,000 OR MORE OR ANY SERIES OF NON-RESIDENTIAL PRIVATE IMPROVEMENTS MADE WITHIN A THREE-YEAR PERIOD VALUED AT $200,000 OR MORE (SANTA CLARA CITY CODE TITLE 17 APPENDIX A (TABLE III)).
8. ALL SVP-OWNED EQUIPMENT IS TO BE COVERED BY AN UNDERGROUND ELECTRIC EASEMENT (U.G.E.E.) THIS IS DIFFERENT THAN A PUE. ONLY PUBLICALLY-OWNED DRY UTILITIES CAN BE IN A UGEE. OTHER FACILITIES CAN BE IN A JOINT TRENCH CONFIGURATION WITH SVP, SEPARATED BY A 1' CLEARANCE, PROVIDING THAT THEY ARE CONSTRUCTED SIMULTANEOUSLY WITH SVP FACILITIES. SEE UG 1000 FOR DETAILS.
9. ALL EXISTING SVP FACILITIES, ONSITE OR OFFSITE, ARE TO REMAIN UNLESS SPECIFICALLY ADDRESSED BY SVP PERSONNEL BY SEPARATE DOCUMENT. IT IS THE DEVELOPERS RESPONSIBILITY TO MAINTAIN ALL CLEARANCES FROM EQUIPMENT AND EASEMENTS. DEVELOPER TO CONTACT SVP OUTSIDE OF THE PCC PROCESS FOR CLEAR DEFINITIONS OF THESE CLEARANCE REQUIREMENTS. DEVELOPER 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.*

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ELECTRICAL GENERAL INFORMATION

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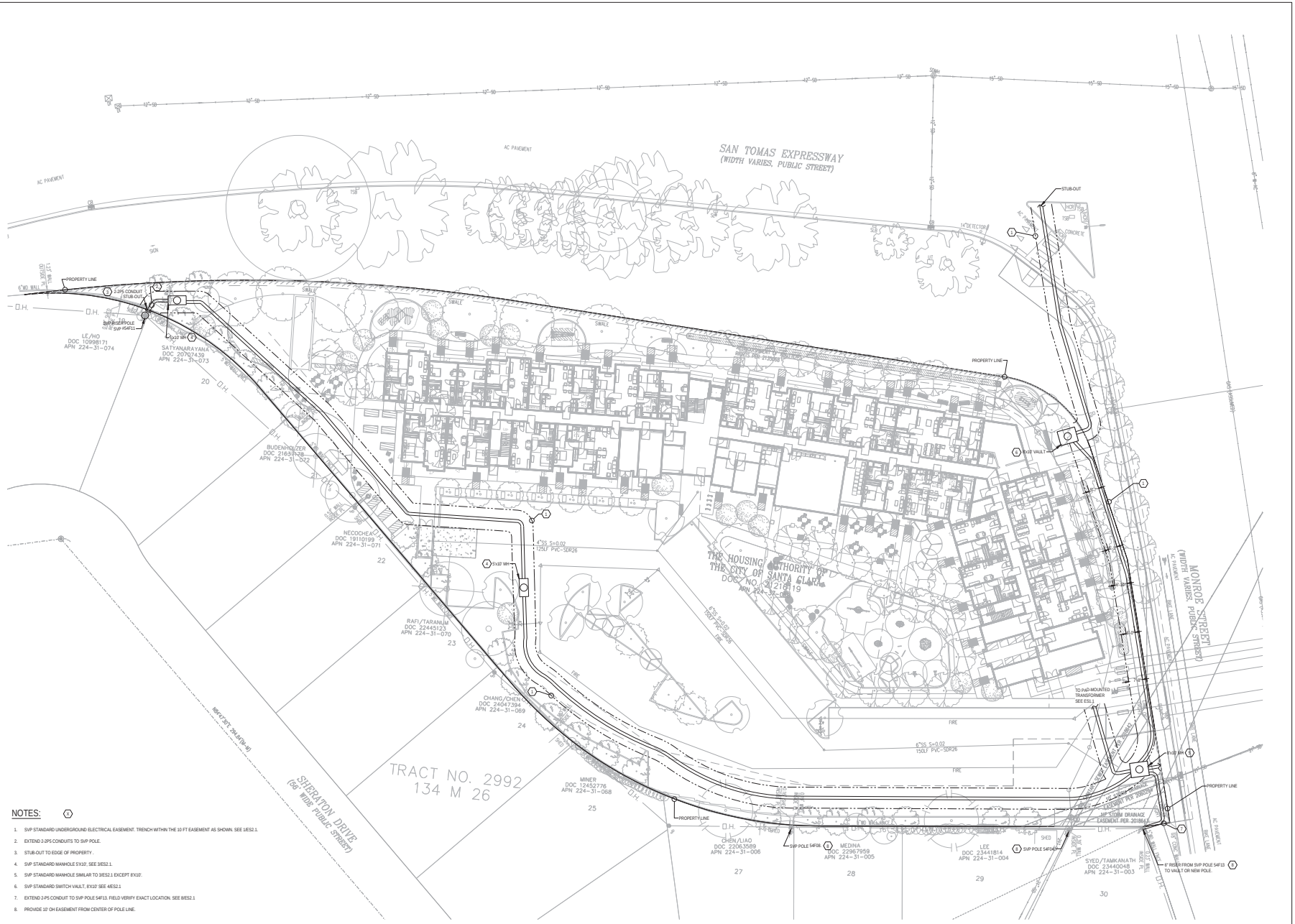

NOTES:

1. SVP STANDARD UNDERGROUND ELECTRICAL EASEMENT. TRENCH WITHIN THE 10 FT EASEMENT AS SHOWN. SEE 1/ES2.1.
2. EXTEND 2-2P5 CONDUITS TO SVP POLE.
3. STUB-OUT TO EDGE OF PROPERTY .
4. SVP STANDARD MANHOLE 5'X10', SEE 3/ES2.1.
5. SVP STANDARD MANHOLE SIMILAR TO 3/ES2.1 EXCEPT 8'X10'.
6. SVP STANDARD SWITCH VAULT, 8'X10' SEE 4/ES2.1
7. EXTEND 2-P5 CONDUIT TO SVP POLE 54F13. FIELD VERIFY EXACT LOCATION. SEE 8/ES2.1
8. PROVIDE 10' OH EASEMENT FROM CENTER OF POLE LINE.

ELECTRICAL UTILITY SITE PLAN | SCALE 1"=20'-0" | 1

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ELECTRICAL UTILITY SITE PLAN

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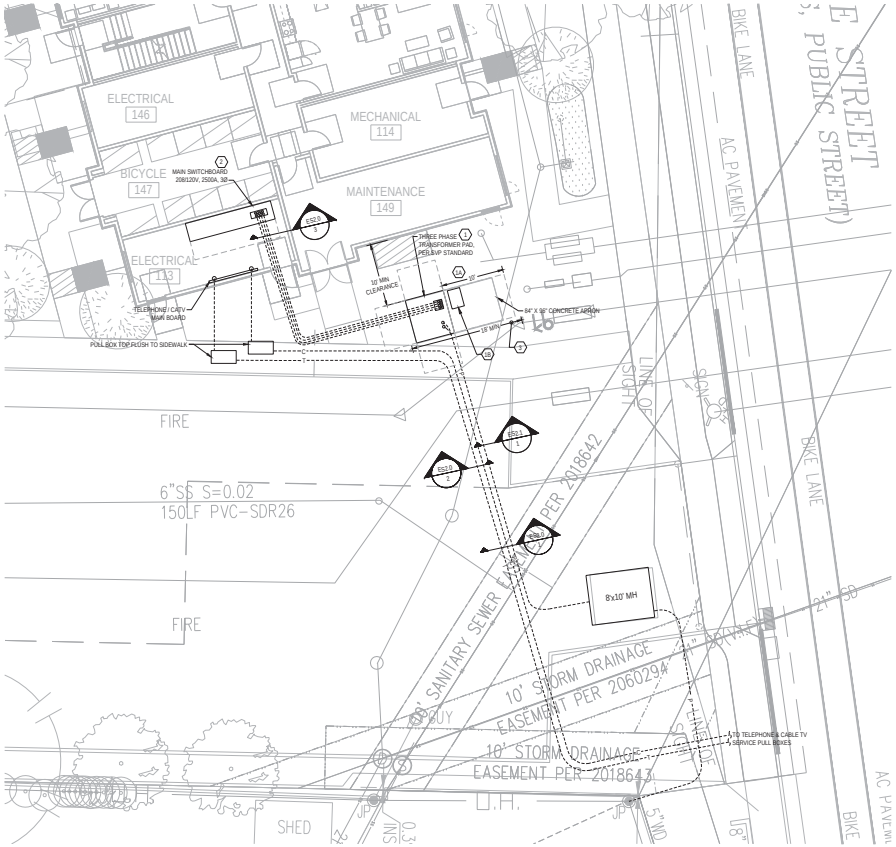


ENLARGED ELECTRICAL UTILITY PLAN | SCALE 1/8"=1'-0" | 3

SHEET NOTES: (X)

1 (N) PAD-MOUNTED UTILITY TRANSFORMER W/ 84" X75" PAD:
PROVIDE TRANSFORMER GROUNDING PER UTILITY COMPANY REQUIREMENT.

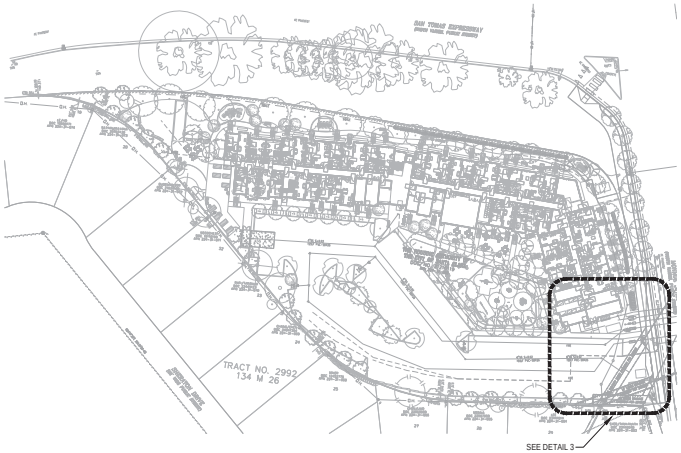
1A PROVIDE 10 FT CLEAR WORKING SPACE IN FRONT OF THE TRANSFORMER, PER SVP REQUIREMENTS.
(10 FT IN FRONT OF TRANSFORMER) AND 5 FT FROM BOTH SIDES AND BACK.
SEE SVP STANDARD 9ES2.1.

1B PROVIDE 24"X36" PULL BOX, PER SVP REQUIREMENTS.
SEE UTILITY DRAWINGS FOR SPECIFICATION AND EXACT LOCATION & REQUIREMENTS.

2 SERVICE MAIN SWITCHBOARD: 2500A MCB, 3PH, 208/120V,
PROVIDE 3 FT CLEAR WORKING SPACE IN FRONT OF MAIN SWITCH BOARD, PER SVP REQUIREMENTS.

3 MINIMUM 18FT WIDE ACCESS PATH SHALL BE PROVIDED AND MAINTAINED ON SIDE OF EQUIPMENT PAD TO ALLOW AN ELECTRIC DEPARTMENT LINE TRUCK TO DRIVE UP NEXT TO THE PAD FOR INSTALLATION AND MAINTENANCE OF EQUIPMENT.

NOTES | SCALE N.T.S. | 2



KEY PLAN | SCALE N.T.S. | 1

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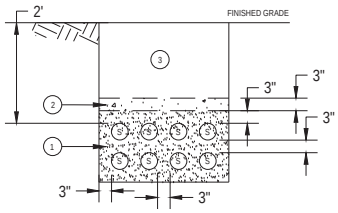
GENERAL NOTES:

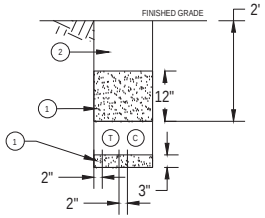
1. ALL CLEARANCE DIMENSIONS INDICATED ARE MINIMUM.
2. BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH GOVERNING AGENCY SPECIFICATIONS.

GENERAL NOTES | SCALE NONE | 5



1. SAND ENCASED
2. 3" CONCRETE CAP
3. BACK FILL.
S. SECONDARY CONDUIT 4"

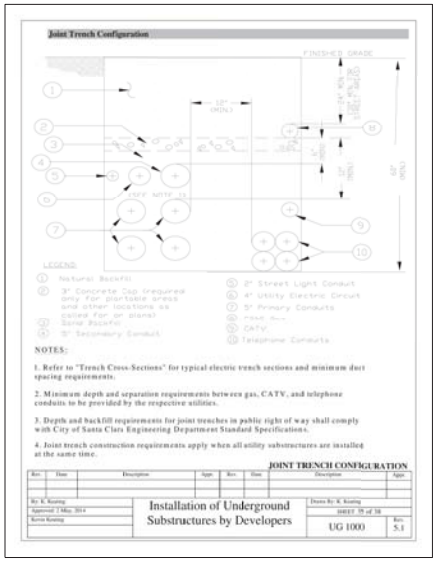
SECONDARY TRENCH DETAIL | SCALE 1"=1'-0" | 3



1. SAND (TYPICAL)
2. BACKFILL
T. TELEPHONE
C. CABLE

TELEPHONE & CABLE TRENCH DETAIL | SCALE 1"=1'-0" | 2

NOT USED | SCALE NONE | 4


Joint Trench Configuration

FINISHED GRADE

LEGEND:

1. Natural Backfill
2. 3" Concrete Cap (required only for portable areas and other locations as called for on plans)
3. Sand Bacnfill
4. 5" Secondary Conduit
5. 2" Street Light Conduit
6. 4" Utility Electric Circuit
7. 5" Primary Conduits
8. [illegible]
9. CATV
10. Telephone Conduits

NOTES:

1. Refer to "Trench Cross-Sections" for typical electric trench sections and minimum duct spacing requirements.

2. Minimum depth and separation requirements between gas, CATV, and telephone conduits to be provided by the respective utilities.

3. Depth and backfill requirements for joint trenches in public right of way shall comply with City of Santa Clara Engineering Department Standard Specifications.

4. Joint trench construction requirements apply when all utility substructures are installed at the same time.

JOINT TRENCH CONFIGURATION

Installation of Underground Substructures by Developers

UG 1000

JOINT TRENCH DETAIL | SCALE NONE | 1

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2330 MONROE

2330 MONROE ST.
SANTA CLARA, CA

JOB NO. 80340
DRAWN FW
CHECKED WL
JOB CAPTAIN
ISSUE

△	DATE	DESCRIPTION
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
TRENCH DETAILS

SCALE As indicated

ES2.0

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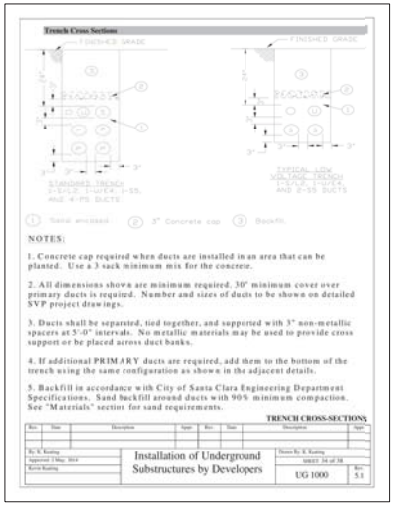
2/7/2019 11:32:21 AM



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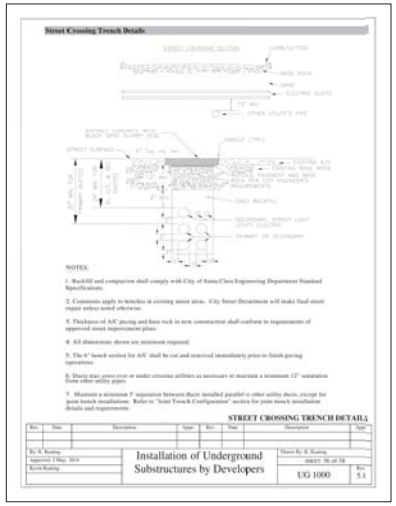

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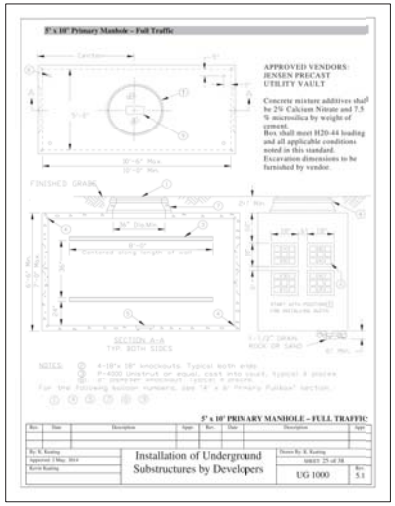

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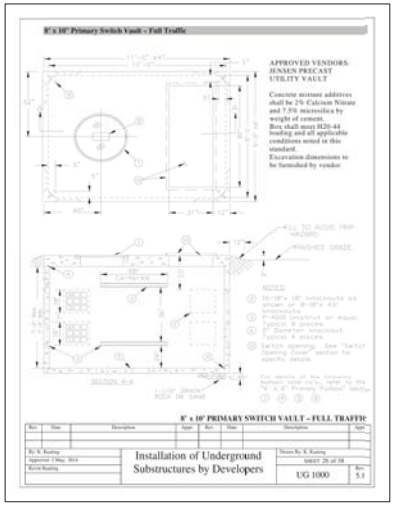

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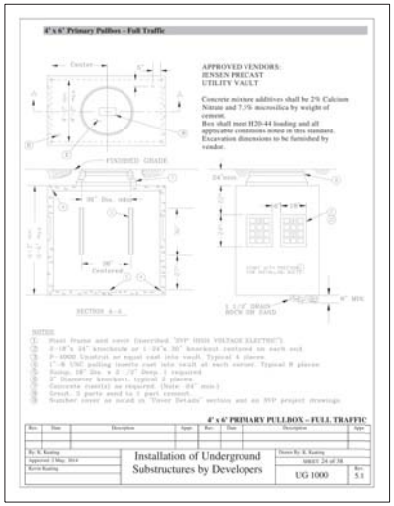

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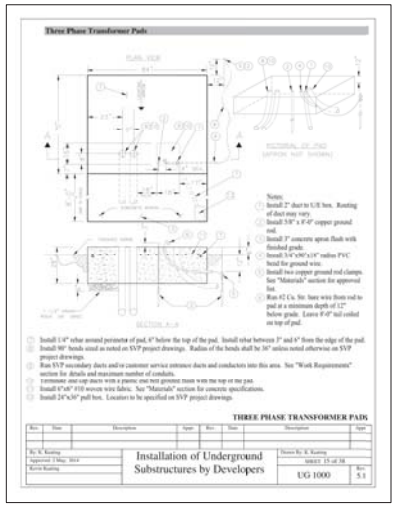

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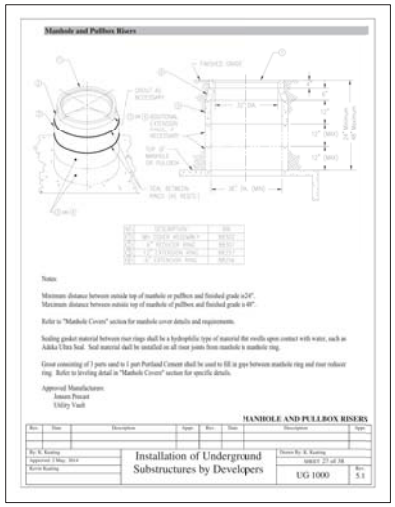

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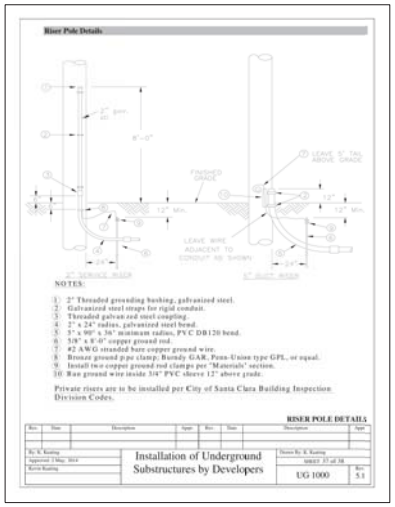

8/ES2.1 SCALE NTS 8

DETAILS SHOWN ARE FOR REFERENCE USE.

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Exp. 06/30/21

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SANTA CLARA, CA

JOB NO. 80340
DRAWN FW
CHECKED WL
JOB CAPTAIN
ISSUE

△	DATE	DESCRIPTION
6	09/06/19	PCC RESUBMITTAL

DRAWING TITLE
SVP STANDARD DETAILS

SCALE As indicated

ES2.1

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