



CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR.
SANTA CLARA, CA 95050

GPA RESUBMISSION 2
05/25/2022

PROJECT
CIVIC CENTER FAMILY HOUSING
LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING



DATE: 05/25/2022
PROJECT: PLANNING SUBMITTAL
JOB NO: 02-1-0021
11-13-2021
14-06-2022
15-05-2022
15-05-2022
15-05-2022
15-05-2022

DATE: 05/25/2022
PROJECT: GPA RESUBMISSION 1

DATE: 05/25/2022
PROJECT: PLANNING SUBMITTAL
JOB NO: 02-1-0021
11-13-2021
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SHEET INDEX

DATE: 05/25/2022
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11-13-2021
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GENERAL LAYOUT, SEE XY, XYZ

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DATE: 02/25/2022

DATE	DESCRIPTION
02/25/2022	PLANNING SUBMITTAL
02/25/2022	10% SCHEMATIC DESIGN
03/03/2022	GPA SUBMITTAL
03/15/2022	50% DESIGN DEVELOPMENT
04/08/2022	GPA RESUBMISSION 1
05/05/2022	100% DESIGN DEVELOPMENT
05/15/2022	GPA RESUBMISSION 2
06/01/2022	GPA RESUBMISSION 3
06/01/2022	GPA RESUBMISSION 4
06/01/2022	GPA RESUBMISSION 5
06/01/2022	GPA RESUBMISSION 6
06/01/2022	GPA RESUBMISSION 7
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06/01/2022	GPA RESUBMISSION 11
06/01/2022	GPA RESUBMISSION 12
06/01/2022	GPA RESUBMISSION 13
06/01/2022	GPA RESUBMISSION 14
06/01/2022	GPA RESUBMISSION 15
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06/01/2022	GPA RESUBMISSION 47
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06/01/2022	GPA RESUBMISSION 50

DATE: 02/25/2022

PROJECT NUMBER: KB / SA

PROJECT CLIENT: SA / AK

PROJECT LOCATION: AP

PROJECT TITLE: CIVIC CENTER FAMILY HOUSING

DATE: 02/25/2022

PROJECT INFO

PROJECT NUMBER: 1927400

DATE: 05/25/2022

PROJECT TITLE: G0.02

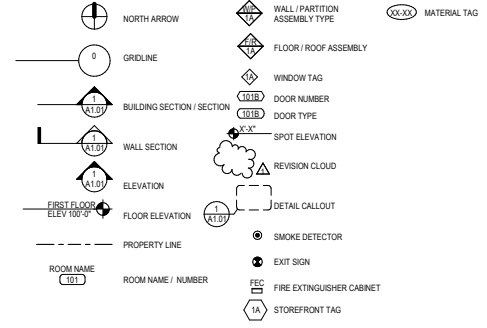
PROJECT CLIENT: GPA RESUBMISSION 2

DATE: 02/25/2022

PROJECT LOCATION: CIVIC CENTER FAMILY HOUSING

DATE: 02/25/2022

SYMBOLS



BUILDING DEPARTMENT INFORMATION

JURISDICTION: SANTA CLARA COUNTY

ZONING: SANTA CLARA CITY MUNICIPAL CODE, ZONING CODE, & BUILDING ORDINANCES

BUILDING: 2019 CALIFORNIA BUILDING CODE

FIRE: 2019 CALIFORNIA FIRE CODE

MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE

ELECTRICAL: 2019 CALIFORNIA ELECTRICAL CODE

PLUMBING: 2019 CALIFORNIA PLUMBING CODE

ENERGY: 2019 CALIFORNIA ENERGY CODE

CODE AS AMENDED AND ADOPTED BY THE STATE BUILDING CODE COUNCIL AND THE CITY OF SANTA CLARA

OCCUPANCY GROUPS: PREDOMINANTLY RESIDENTIAL (R-2), WI SOME (A-3), (B), (S-2) SPACES

OCCUPANCY SEPARATIONS: (PER CBC 508.4) R-2 | A-3: 1-HR B | A-3: 1-HR R-2 | B: 1-HR A-3 | S-2: 1-HR R-2 | S-2: 1-HR

TYPE OF CONSTRUCTION: TYPE IIIA & IA

FIRE PROTECTION: SPRINKLERED PER NFPA 13

ALLOWABLE AREA:

TYPE IIIA PORTION: PER 506.2.3. SINGLE-OCCUPANCY, MULTISTORY BUILDINGS (WITH ACCESSORY USES)

AA+TOTAL ALLOWABLE BUILDING AREA: 170,400 SF
 ALLOWABLE AREA PER FLOOR: 85,200 SF

AA+ (AT + (NS X F) X SA
 AA+ 72,000 = (24,000 X 0.55) X 2 + 170,400

IF = F x P - 0.25W/30
 IF = (994.6741.85 - 0.25) X 30/30 = 0.55

AT = 72,000 (WITHOUT HEIGHT INCREASE)
 NS = 24,000
 F = 594.6'
 P = 741.85'
 W = 30'
 SA = 2

TYPE I PORTION: UNLIMITED FOR S-2, A-3, B, AND R-2 ACCESSORY

GSF TABLE
 SEE G2.00A FOR BREAKDOWN AND FLOOR PLANS

GSF - TOTAL		
Name	Construction Type	Area
AREA 'A'	TYPE IA	18408 SF
AREA 'B'	TYPE IA	13227 SF
AREA 'C'	TYPE IIIA	41456 SF
AREA 'D'	TYPE IIIA	53908 SF
		132737 SF

PROJECT SUMMARY

108 UNITS OF AFFORDABLE FAMILY HOUSING AND ASSOCIATED COMMON SPACES, OPEN SPACE AND WITH ON-GRADE PARKING.

ZONING INFORMATION

PROJECT ADDRESS: 1601 CIVIC CENTER DR, SANTA CLARA, CA 95050
 SANTA CLARA COUNTY

PARCEL INFORMATION: APN: 224-49-006 | 61,409 SF | 1,408R ACRES
 VACANT SINCE LATE 2016 / EARLY 2017
 REFER TO C1.01 FOR EXISTING SITE DIMENSIONS

EXISTING USE: OFFICE BUILDING
 BUILDING SQUARE FOOTAGE: 28,950 sf
 LOT COVERAGE: 15,161 sf | 61,409 sf = 24%

ZONING CLASSIFICATION: EXISTING: O3 GENERAL OFFICE
 PROPOSED: PD PLANNED DEVELOPMENT

GENERAL PLAN: EXISTING: COMMUNITY COMMERCIAL
 PROPOSED: HIGH DENSITY RESIDENTIAL

LAND USE: RESIDENTIAL

LEGAL DESCRIPTION: SEE SURVEY DRAWING FOR DETAILS

ZONING DATA:

CATEGORY	PROPOSED	COMMENTS / STATUS
HEIGHT:	5-stories 5'-9 1/2' along Civic Center Drive, 6'-0" along Lincoln Street 6'-7" along North facade 6'-5" along West facade	
LOT COVERAGE:	37.63547 / 61,409 sf = 62%	
SETBACKS & FRONTAGES	Lincoln St: 10' sidewalk zone + varied setback (15 to 50') Civic Center Dr. 10' sidewalk zone + 5' setback North Edge: 10' West Edge varies (67'7" to 72') Parking Setback: 6'	
PARKING	0.76 spaces/unit (at 108 units) Total Parking Provided: 82 Spaces *See parking plan	
BIKE PARKING	Class 1: 108 spaces Class 2: 8 spaces	
DENSITY:	75.2 DU/ acre	
DEDICATED PARKLAND	None	

PROJECT TEAM

OWNER
 CHARITIES HOUSING
 1400 PARKNOOR AVE #190
 SAN JOSE, CA 95126

CONTACT: KATHY ROBINSON
 KROBINSON@CHARITIESHOUSING.ORG

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CONTACT: KRISTEN BELT
 KBELT@MITHUN.COM

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 FORMWORK LANDSCAPE ARCHITECTS
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 619.326.4422

CONTACT: MIKE VAL
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 408.487.2200 X5636

CONTACT: ZEFERINO JIMENEZ
 ZJIMENEZ@HHCA.COM

STRUCTURAL ENGINEER
 IDA STRUCTURAL ENGINEERS
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CONTACT: JEFF BLAEVOET
 JBLAEVOET@GB-ENG.COM

ELECTRICAL ENGINEER
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CONTACT: VICTOR STEFFEN
 VSTEFFEN@GB-ENG.COM

PLUMBING ENGINEER
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 SAN FRANCISCO, CA 94133
 707.523.3010 X 303

CONTACT: ROLANDO JACO
 RJACO@GB-ENG.COM

VICINITY MAP



FEMA MAP



ALLOWABLE HEIGHT
 5 STORES PER TABLE 504.4, TYPE IIIA R-2
 6' PER TABLE 504.3, TYPE IIIA R-2 WITH AREA INCREASE (MAXIMUM STORES AND HEIGHT TO BE MEASURED OVER TYPE I PODIUM)

SPECIAL PROVISIONS:
 CBC 510.4 PARKING BENEATH GROUP R: NUMBER OF TYPE IIIA STORIES TO START ABOVE THE TYPE I GARAGE.
 CBC 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE: TYPE I PORTION CONSIDERED A SEPARATE BUILDING FOR THE PURPOSES OF AREA CALCULATIONS.
 CBC 1009.2 HORIZONTAL EXITS: IN BUILDING PROVIDED WITH SPRINKLER SYSTEM, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH HORIZONTAL EXITS.
 CBC 31.04 A PEDESTRIAN WALKWAY: BUILDINGS CONNECTED BY PEDESTRIAN WALKWAYS SHALL BE CONSIDERED TO BE SEPARATE STRUCTURES, AND SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE CONSTRUCTION.
 CBC 31.04.5.2 ALTERNATIVE SEPARATION: DISTANCE BETWEEN CONNECTED BUILDINGS ARE OVER 10', AND BOTH THE BUILDINGS AND WALKWAY ARE PROVIDED WITH SPRINKLER.

REQUIRED RATING:
 SHAFTS: 2 HOURS
 EXIT STAIR ENCLOSURES: 2 HOURS
 HORIZONTAL EXITS: 2 HOURS

SQUARE FOOTAGE:
 SEE G2.00A.

EGRESS:
 SEE CODE SUMMARY SHEET, G2.01 THROUGH G2.05

EMERGENCY ESCAPE AND RESCUE WINDOWS
 CBC 1030.1 EXCEPTION 1, RESCUE WINDOWS ARE NOT REQUIRED FOR TYPE IIIA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED SPRINKLER SYSTEM.

ACCESSIBILITY:
 100% OF THE UNITS ARE ADAPTABLE AND COMPLY WITH 2019 CBC SECTION 11A.
 15% (17) OF THE UNITS HAVE ADDED MOBILITY FEATURES PER 2010 ADA & FHA GUIDELINES.
 5% (6) OF THE UNITS WILL HAVE ADDED COMMUNICATION FEATURES PER 2010 ADA & FHA GUIDELINES.

UNIT WITH MOBILITY FEATURES:
 TO BE DETERMINED

UNITS WITH COMMUNICATION FEATURES:
 TO BE DETERMINED.

MITHUN, INC. 1927400 05/25/2022
 1927400 05/25/2022
 CIVIC CENTER FAMILY HOUSING
 1601 CIVIC CENTER DR, SANTA CLARA, CA 95050
 PROJECT NUMBER: 1927400
 DATE: 05/25/2022
 PROJECT TITLE: G0.02
 PROJECT CLIENT: GPA RESUBMISSION 2
 PROJECT LOCATION: CIVIC CENTER FAMILY HOUSING
 DATE: 02/25/2022

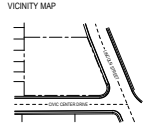


Table with 2 columns: Date and Milestone. Includes dates from 02/28/2021 to 05/15/2022 and milestones like Planning Summary, Schematic Design, etc.

Author: AT
Project Manager: KB / SA
Designer: SA / AK
Project Engineer: AP

GREEN POINT RATED CHECKLIST

Version: 1927400
Date: 05/25/2022

Score: G0.03
GPA RESUBMISSION 2
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Civic Center Family Housing - Table with 10 columns: Item, Description, Points, etc. Includes sections for LEED, WELL, and SmartMarket.

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Table with 2 columns: Date and Event Name. Includes dates like 02/28/2022 and 03/02/2022 with events like Planning Submittal and GPR Submittal.

AT
PROJECT NUMBER
KB / SA
PROJECT ADDRESS
SA / AK
PROJECT NUMBER
AP
PROJECT NUMBER

GREEN BUILDING ARCHITECTURE

1927400
05/25/2022

G0.04
GPR SUBMISSION 2
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City of Santa Clara Building Division
2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST
Includes contact info, permit details, and a checklist table with columns for Feature or Measure, Yes/No, and Mandatory/Recommended.

BLD Permit No.
Checklist table for BLD Permit No. with categories like Outdoor potable water use, Enhanced durability, Construction waste management, etc.

BLD Permit No.
Checklist table for BLD Permit No. with categories like Environmental comfort, Installer and special inspector qualification, Verification, etc.

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05/29/2022 1:37 PM
 MITHUN ARCHITECTURE INC. 1927 400 STREET, SUITE 200, SAN FRANCISCO, CA 94103
 TEL: 415.774.9300 FAX: 415.774.9301
 WWW.MITHUN.COM

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR.
SANTA CLARA, CA 95050

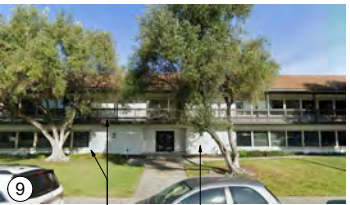
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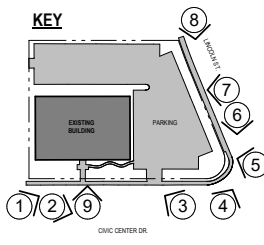

03.18.2021	PLANNING SUBMITTAL
03.19.2021	100% SCHEMATIC DESIGN
03.19.2021	GPA SUBMITTAL
04.13.2021	50% DESIGN DEVELOPMENT
04.28.2022	GPA RESUBMISSION 1
05.18.2022	100% DESIGN DEVELOPMENT
05.15.2022	GPA RESUBMISSION 2

NO. DATE REVISION

DATE: 05/25/2022



WOOD RAILING AND WINDOW TRIM STUCCO EXTERIOR



KEY
SITE & SURROUNDING AREA PHOTOS

PROJECT NO.: 1927400
 DATE: 05/25/2022

PROJECT
CIVIC CENTER FAMILY HOUSING
LOCATION
1601 CIVIC CENTER DR., SANTA CLARA, CA 95050

PREPARED FOR
 CHARITIES HOUSING

VICINITY MAP



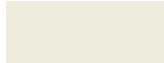
LINCOLN ST. (EAST) PERSPECTIVE



STREET TREES ARE REMOVED FROM RENDERING FOR CLARITY

COLORS AND MATERIALS

STUCCO 1A- WHITE



FIBER CEMENT PLANK - DARK GREY



THERMALLY MODIFIED WOOD SIDING, ALT. FIBER CEMENT PLANK



STUCCO 1B- BLUE



FASCIA / WINDOW FRAME / BRAKE METAL 4, 5, 6 - DARK BRONZE



STUCCO 1C- LIGHT GRAY



PERFORATED METAL GUARDRAIL/WALL PANEL - COPPER COLOR



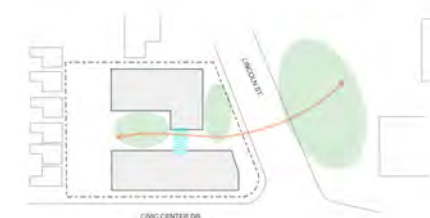
STUCCO 1D- DARK GRAY



NARRATIVE

THE DESIGN FOR CIVIC CENTER FAMILY HOUSING CREATES A GATEWAY CONDITION MOVING FROM EL CAMINO REAL TO THE CIVIC CENTER CAMPUS. THE SOUTHERN LEG OF THE BUILDING EXTENDS TOWARDS THE CIVIC CENTER CAMPUS, MAKING IT CLEARLY VISIBLE AS YOU MAKE YOUR WAY FROM EL CAMINO REAL DOWN LINCOLN. IT SERVES AS A WELCOMING POINT OF ORIENTATION, WITH A COMMUNITY ROOM OCCUPYING THE CORNER OF THE GROUND FLOOR. MOVING DOWN LINCOLN, THE REMAINDER OF THE BUILDING PULLS BACK FROM THE STREET, CREATING A LANDSCAPED FORECOURT THAT MIMICS THE CIVIC CENTER CAMPUS OPEN SPACE ACROSS THE STREET.

THE BUILDING IS BROKEN INTO 2 DISTINCT VOLUMES, REDUCING THE APPARENT SCALE OF THE BUILDING. THE VOLUMES ARE CONNECTED BY A BRIDGE THAT PROVIDES A VISUAL CONNECTION BETWEEN THE PRIVATE COURTYARD AND THE PUBLIC REALM.



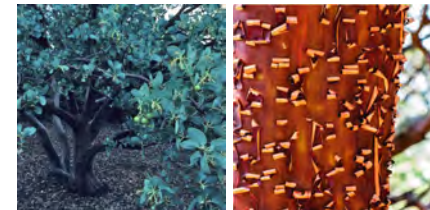
RENEWAL AND RESILIENCE

LAYERS OF BARK OF THE BIG BERRY/ BLUE MANZANITA PEEL ANNUALLY AS AN ADAPTATION FOR PROTECTION AGAINST INSECTS AND PARASITIC ORGANISMS. TANNINS AND OTHER COMPOUNDS PRODUCED IN THE CELLS OF THE OUTER BARK SERVE TO DETER THESE ORGANISMS AND ARE ALSO RESPONSIBLE FOR THE VARIOUS COLORS AND LAYERED QUALITY OF THE TRUNK AND BRANCHES. THE PHYSICAL EXPRESSION OF THIS SPECIES IS ONE OF CONSTANT RENEWAL AND RESILIENCE, AND APT METAPHOR FOR A NEW COMMUNITY.

THE FORMAL LANGUAGE AND MATERIAL EXPRESSION OF THIS BUILDING TAKES ITS INSPIRATION FROM THE BLUE MANZANITA, A SPECIES ENDEMIC TO THE SANTA CLARA VALLEY.

THE SIMPLE STUCCO EXTERIOR IS PUNCTUATED BY BALCONIES, WHICH MIMIC THE PEELING BARK AND REVEAL A RICH ACCENT COLOR BENEATH, AS THE LIVING SPACES OF THE INTERIOR TRANSITION TO THE OUTSIDE.

THE BASE OF THE BUILDING IS WRAPPED IN A WARM GRAY STUCCO WITH NATURAL WOOD ACCENT PANELS EMPHASIZING THE PUBLIC PROGRAM ELEMENTS AND MAIN ENTRY, DRAWING PEOPLE AND THE OUTSIDE IN.



DATE	DESCRIPTION
02.28.2022	PLANNING SUBMITTAL
02.29.2022	1990 SCHEMATIC DESIGN
03.12.2022	GPA SUBMITTAL
03.19.2022	GPA SUBMITTAL
04.08.2022	GPA RESUBMISSION 1
04.29.2022	100% DESIGN DEVELOPMENT
05.18.2022	GPA RESUBMISSION 2
05.18.2022	GPA RESUBMISSION 2

DATE 04.09.2022

GPA RESUBMISSION 1

DATE:

AT:

KB / SA

SA / AK

AP

PROJECT NUMBER:

DATE:

RENDERINGS, COLORS & MATERIALS

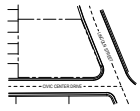
1927400
05/25/2022

G1.02
GPA RESUBMISSION 2
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PREPARED FOR



VICINITY MAP



DATE	DESCRIPTION
02.08.2022	PLANNING SUBMITTAL
02.15.2022	10% SCHEMATIC DESIGN
03.10.2022	GPA SUBMITTAL
03.15.2022	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.05.2022	100% DESIGN DEVELOPMENT
05.15.2022	GPA RESUBMISSION 2

DATE	DESCRIPTION
04.08.2022	GPA RESUBMISSION 1

REVISION	DATE	DESCRIPTION
AT		PROJECT NUMBER
KB / SA		PROJECT ARCHITECT
SA / AK		PROJECT ENGINEER
AP		PROJECT TRADE CONTRACTOR

RENDERINGS

RENDERING NO.
1927400
DATE
05/25/2022

RENDERING NO.
G1.03
GPA RESUBMISSION 2
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CIVIC CENTER PERSPECTIVE



NARRATIVE

THE DESIGN INCLUDES GROUND LEVEL UNITS ALONG CIVIC CENTER DRIVE WITH A LANDSCAPED SETBACK AND PRIVATE PATIOS TO HELP CREATE AN ACTIVE, RESIDENTIAL FEEL ON THIS STREET THAT TRANSITIONS INTO A SINGLE FAMILY NEIGHBORHOOD.

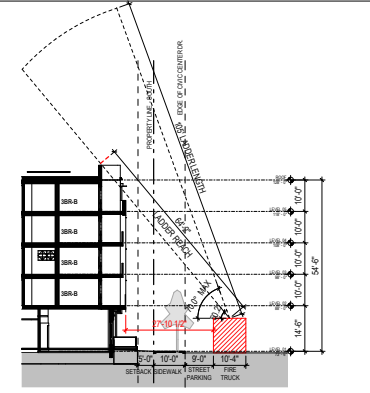
THE BUILDING IS SET BACK FROM THE EXISTING RESIDENTIAL NEIGHBORS ON THE WEST SIDE OF THE PROPERTY BY 65' AND TREES ARE USED TO PROVIDE A NATURAL SCREENING BETWEEN THE NEW BUILDING AND EXISTING HOMES. WINDOWS ON THE WEST FACING ELEVATION ARE LIMITED IN ORDER TO PROTECT THE PRIVACY OF THE EXISTING HOMES.

LOBBY ENTRY PERSPECTIVE

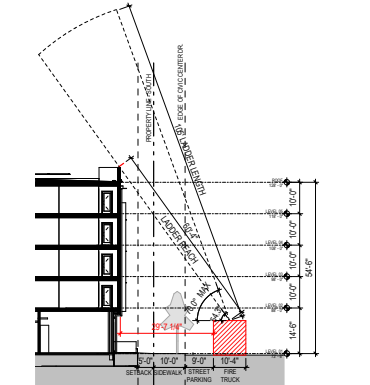


CIVIC CENTER STREET LEVEL PERSPECTIVE

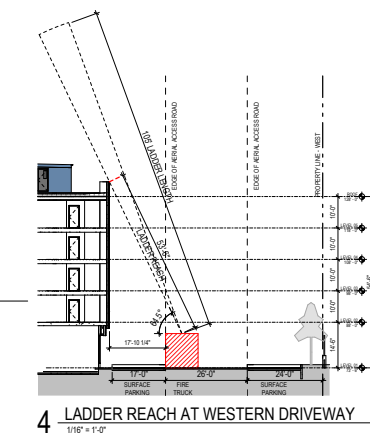




2 LADDER REACH AT CIVIC BALCONY 02
 1/16" = 1'-0"



3 LADDER REACH AT CIVIC MAIN FACADE
 1/16" = 1'-0"



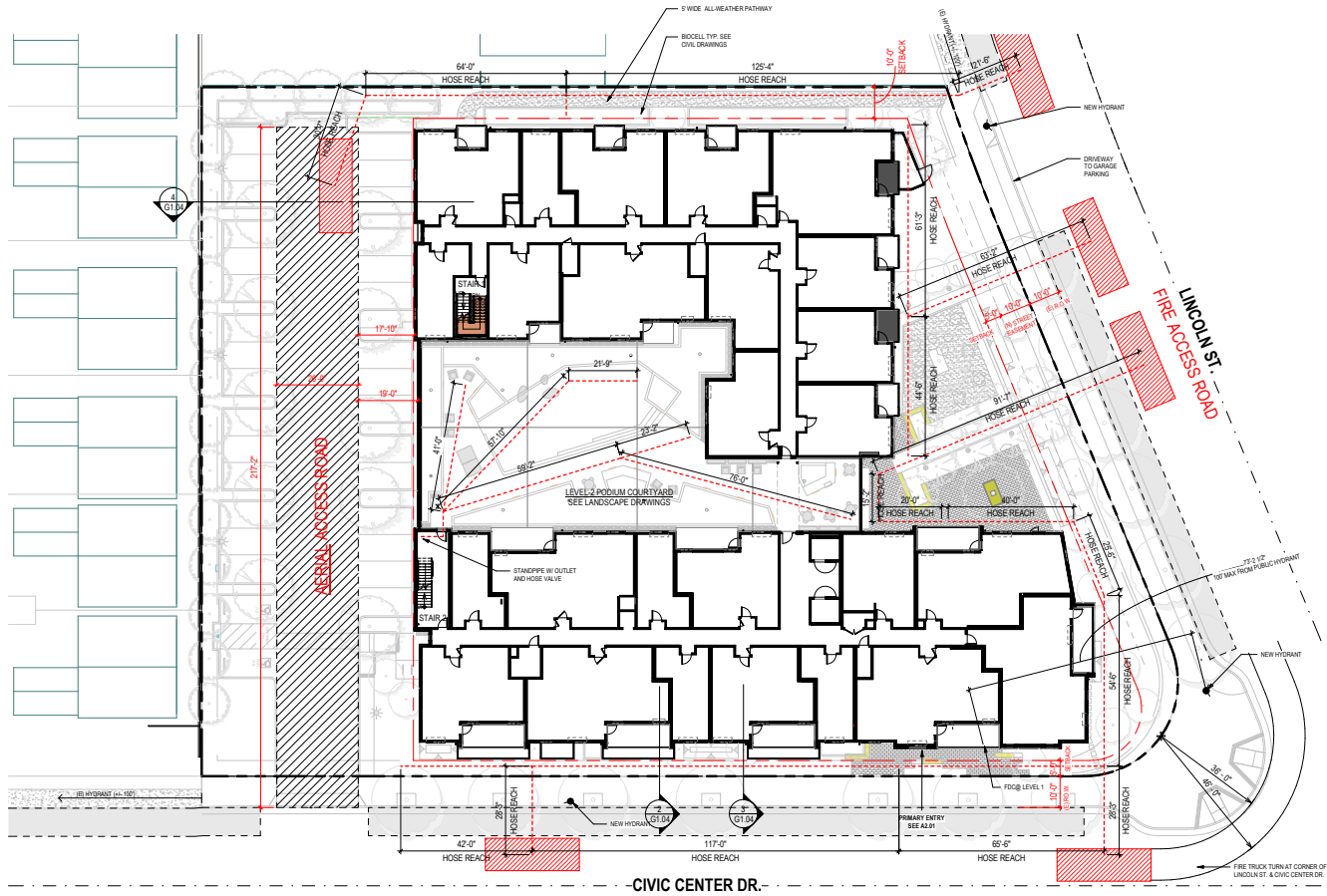
4 LADDER REACH AT WESTERN DRIVEWAY
 1/16" = 1'-0"

FIRE ACCESS DIAGRAM

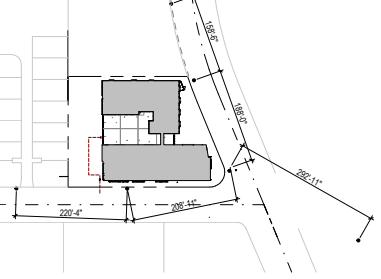
PROJECT NORTH

1927400
 05/25/2022

G1.04
 GPA RESUBMISSION 2
 © 2016 MITHUN, INC.



1 FIRE ACCESS-LEVEL 2 FLOOR PLAN
 1/16" = 1'-0"



10 FIRE HYDRANT DIAGRAM
 1" = 100'-0"

Fire Flow Requirements with Mixed Construction

Building	Total Area (SF)
Level 1 (Type IA)	31,635 SF
Level 2-5 (Type IIA)	101,066 SF
Number of Stories	5
Height	Varies from SF-9' to 66'-6"
Construction Type	4 levels Type IIA over 1 level Type IA
Occupancy Group	R-2, S-2, A, B

Calculations:
 Total Building area: 31,635 square feet (Type IA - Garage) + 101,066 square feet (Type IIA - Residential) = 132,701 SF
 Percentage of Building: IA = 31,635/132,701 x 100 = 23.8%
 IIA = 101,066/132,701 x 100 = 76.2%

Fire Flow Duration, Hydrant Locations and Distribution are to be based on the full Fire Flow required per CFC Table B105.1(2)
 Full Fire Flow: 0.238 (2,000 gpm) + 0.762 (4,500 gpm) + 3,905 gpm = 4,000 gpm (round up)

A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2.
 A max 50% reduction in fire-flow is allowed per Conditions of Approval from Santa Clara Fire Department for this project.
 Reduced Fire Flow: 0.52 x 4,000 gpm = 2,000 gpm

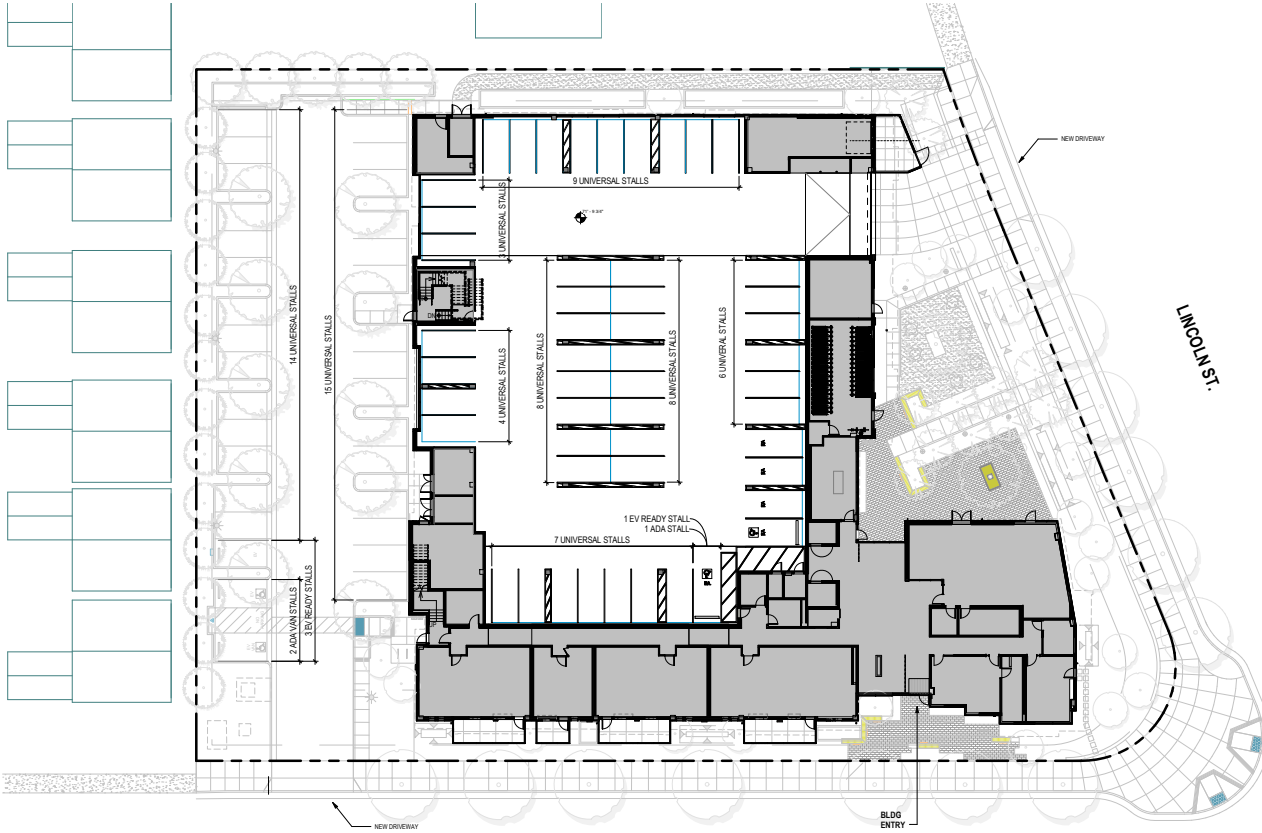
Based upon 4,000 gpm Full Fire Flow, there needs to be a minimum of 4 hydrants with an average spacing of 350 feet (from Appendix C of the Fire Code) for the duration of 4 hours. The frontage distance based on the 4,000 gpm Full flow requirement is 210 feet.

- NOTES**
- SEE A3.11 & A3.12 FOR FULL BUILDING SECTIONS INCLUDING FACD LOCATION
 - SEE A2.01 FOR GROUND LEVEL CONDITIONS
 - ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE RECORDED AS PERMANENT EAVE PER TO COMMENTS. AMBR WILL BE SUBMITTED FOR EAVE AT WESTERN DRIVEWAY.
 - EAVE TO HAVE ALL WEATHER SURFACE DESIGNED TO SUPPORT GROSS VEHICLE WEIGHT OF 75,000 LBS.

CONSTRUCTION TYPE
 TYPE IIA & IA

- LEGEND**
- PROPERTY LINE
 - PROPOSED SETBACK
 - HOSE LENGTH
 - FIRE ENGINE
 - EVALUATE
 - PARALLEL PARKING ZONE
 - IN FIRE HYDRANT
 - OUT FIRE HYDRANT TO BE REMOVED
 - FIRE DEPARTMENT CONNECTION
 - FIRE ALARM/CONTROL PANEL
 - SEE A2.01 FOR LOCATION

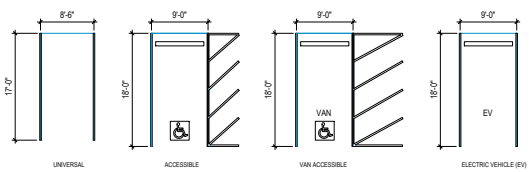
MITHUN ARCHITECTURE
 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050
 TEL: 408.297.1100 FAX: 408.297.1101
 WWW.MITHUN.COM
 05/25/2022 137.58 (PH)



1 LEVEL 1 FLOOR PLAN - PARKING
 1/16" = 1'-0"

CIVIC CENTER DR.

PARKING LEGEND



PARKING COUNT - EXTERIOR			
CATEGORY	PROPOSED	SIZE	COMMENTS
UNIVERSAL STALLS PROVIDED	29	8'-6" X 17'-0"	
VAN ACCESSIBLE	2	9'-0" (-8'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.2.4 (1% of ADA stalls)
ADA STALLS	1	9'-0" (-5'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.3.1
EV PARKING*	3	9'-0" X 18'-0"	CalGreen 4.106.4.2 (10% of total parking) CBC 11B-208.3.2.1 Includes (1) Van Stall
SUBTOTAL PARKING	32		

PARKING COUNT - INTERIOR			
CATEGORY	PROPOSED	SIZE	COMMENTS
UNIVERSAL STALLS PROVIDED	45	8'-6" X 17'-0"	
VAN ACCESSIBLE REQ'D	1	9'-0" (-8'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.2.4 (1% of ADA stalls)
ADA STALLS REQ'D	1	9'-0" (-5'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.3.1
EV PARKING**	5	9'-0" X 18'-0"	CalGreen 4.106.4.2 (10% of total parking) CBC 11B-208.3.2.1 Includes (1) Van & (1) ADA Stall
SUBTOTAL PARKING	50		

TOTAL PARKING	82		
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* Included as part of ADA stall
 ** Included as part of Van accessible stall

MITHUN, INC. 1927400 05/25/2022
 PROJECT NUMBER: 1927400 DATE: 05/25/2022
 PROJECT ARCHITECT: KB / SA PROJECT ENGINEER: SA / AK PROJECT DESIGNER: AP PROJECT TITLE NUMBER: 0000
 G1.05 GFA RESUBMISSION 2 © 2016 MITHUN, INC.



DATE: 05/25/2022

05/25/2022 PLANNING SUBMITTAL
 05/25/2022 1901 SCHEMATIC DESIGN
 11/19/2021 GFA SUBMITTAL
 04/28/2022 GFA RESUBMISSION 1
 05/25/2022 GFA DESIGN DEVELOPMENT
 05/25/2022 GFA RESUBMISSION 2

DATE: 04/08/2022

04/08/2022 GFA RESUBMISSION 1

PROJECT NUMBER: AT7

PROJECT MANAGER: SA / AK

PROJECT ARCHITECT: AP

PROJECT TITLE: CIVIC CENTER

UNIT COUNTS

PROJECT NUMBER: 1927400

DATE: 05/25/2022

UNIT COUNT - STUDIO

Level	Name	Count
LEVEL 02	SSR-A	6
LEVEL 03	SSR-A	6
LEVEL 04	SSR-A	6
LEVEL 05	SSR-A	6
SSR-D		
LEVEL 01	SSR-D	1
25		

UNIT COUNT - 3BR

Level	Name	Count
LEVEL 02	3BR-A	1
LEVEL 03	3BR-A	1
LEVEL 04	3BR-A	1
LEVEL 05	3BR-A	1
3BR-B		
LEVEL 02	3BR-B	3
LEVEL 03	3BR-B	3
LEVEL 04	3BR-B	3
LEVEL 05	3BR-B	3
3BR-B.2		
LEVEL 02	3BR-B.2	1
LEVEL 03	3BR-B.2	1
LEVEL 04	3BR-B.2	1
LEVEL 05	3BR-B.2	1
3BR-B.3		
LEVEL 02	3BR-B.3	1
LEVEL 03	3BR-B.3	1
LEVEL 04	3BR-B.3	1
LEVEL 05	3BR-B.3	1
3BR-C		
LEVEL 02	3BR-C	1
LEVEL 03	3BR-C	1
LEVEL 04	3BR-C	1
LEVEL 05	3BR-C	1
3BR-D		
LEVEL 01	3BR-D	1
29		

UNIT COUNT - 1BR

Level	Name	Count
LEVEL 02	1BR-A	4
LEVEL 03	1BR-A	4
LEVEL 04	1BR-A	4
LEVEL 05	1BR-A	4
1BR-B		
LEVEL 02	1BR-B	2
LEVEL 03	1BR-B	2
LEVEL 04	1BR-B	2
LEVEL 05	1BR-B	2
1BR-C		
LEVEL 02	1BR-C	1
LEVEL 03	1BR-C	1
LEVEL 04	1BR-C	1
LEVEL 05	1BR-C	1
26		

UNIT COUNT - TOTAL

UNIT TYPE	COUNT	AVERAGE SQ FT
SSR-A	24	379 SF
SSR-D	1	395 SF
1BR-A	16	395 SF
1BR-B	8	341 SF
1BR-C	4	605 SF
2BR-A	2	766 SF
2BR-B	23	789 SF
2BR-C	1	828 SF
3BR-A	4	1139 SF
3BR-B	12	1091 SF
3BR-B.2	4	1107 SF
3BR-B.3	4	1100 SF
3BR-C	4	1131 SF
3BR-D	1	997 SF
Grand total:	105	

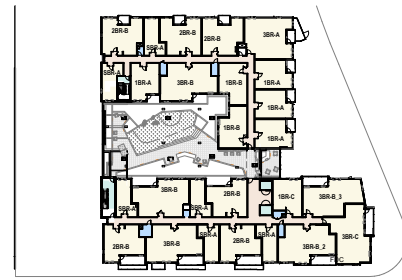
UNIT COUNT - 2BR

Level	Name	Count
2BR-A		
LEVEL 01	2BR-A	2
2BR-B		
LEVEL 02	2BR-B	5
LEVEL 03	2BR-B	5
LEVEL 04	2BR-B	6
LEVEL 05	2BR-B	6
2BR-C		
LEVEL 03	2BR-C	1
26		

- NOTES:**
- ALL AREAS IN THE SCHEDULE ARE DESIGN DEVELOPMENT LEVEL AND APPROXIMATE IN NATURE.
 - NSF FOR RESIDENTIAL UNIT INCLUDES SHAFT SPACE WITHIN THE UNIT.



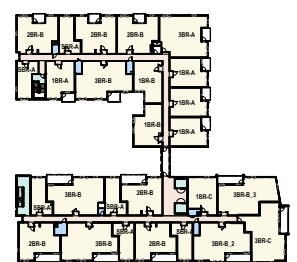
3 LEVEL-3 FLOOR PLAN - UNIT COUNT (26 UNITS)
 1" = 40'-0"



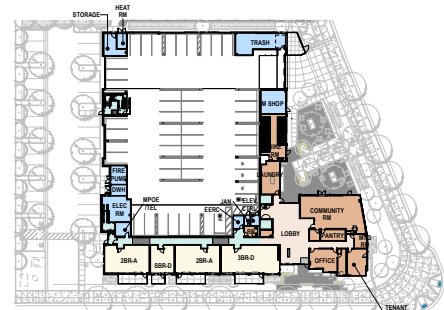
2 LEVEL-2 PODIUM - UNIT COUNT (26 UNITS)
 1" = 40'-0"



5 LEVEL-5 FLOOR PLAN - UNIT COUNT (26 UNITS)
 1" = 40'-0"



4 LEVEL-4 FLOOR PLAN - UNIT COUNT (26 UNITS)
 1" = 40'-0"



1 GROUND FLOOR - FLOOR PLAN - UNIT COUNT (4 UNITS)
 1" = 40'-0"

MITHUN, INC. 1927400 05/25/2022
 PROJECT NUMBER: AT7
 PROJECT MANAGER: SA / AK
 PROJECT ARCHITECT: AP
 PROJECT TITLE: CIVIC CENTER
 GENERAL LAYOUT, SEE BY: JCT
 G1.07 GFA RESUBMISSION 2
 © 2016 MITHUN, INC.



Date	Revision
12.06.2019	PLANNING SUBMITTAL
02.24.2021	50% SCHEMATIC DESIGN
11.10.2021	GPA SUBMITTAL
11.10.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.25.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

Date	Revision
01.04.08.2022	GPA RESUBMISSION 1

ARCHITECT
 AT
 KB / SA
 PROJECT ARCHITECT
 SA / AK
 ARCHITECT
 AP
 PROJECT ARCHITECT

GROSS AREA CALCS

PROJECT NO.
1927400
 DATE
05/25/2022

PROJECT NO.
G2.00A
 PROJECT NO.
 GPA RESUBMISSION 2
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GSF - TYPE I-A

Name	Construction Type	Area
LEVEL 01		
AREA A'	TYPE I-A	18408 SF
AREA B'	TYPE I-A	11880 SF
AREA C'	TYPE I-A	959 SF
AREA D'	TYPE I-A	370 SF
AREA E'	TYPE I-A	208 SF
		31636 SF

GSF - TYPE III-A

Name	Construction Type	Area
LEVEL 02		
AREA C''	TYPE III-A	11882 SF
AREA D''	TYPE III-A	13302 SF
LEVEL 03		
AREA C'	TYPE III-A	11882 SF
AREA D'	TYPE III-A	13466 SF
LEVEL 04		
AREA C'	TYPE III-A	11884 SF
AREA D'	TYPE III-A	13466 SF
LEVEL 05		
AREA C'	TYPE III-A	11882 SF
AREA D'	TYPE III-A	13374 SF
		101102 SF

GSF - TOTAL

Name	Construction Type	Area
AREA A'	TYPE I-A	18408 SF
AREA B'	TYPE I-A	12227 SF
AREA C'	TYPE III-A	47494 SF
AREA D'	TYPE III-A	53608 SF
		132737 SF

GSF - SUMMARY

PROGRAM	GSF
BOH	4664 SF
CIRCULATION - HORIZONTAL	13314 SF
CIRCULATION - VERTICAL	3146 SF
COMMONS	5802 SF
PARKING	18338 SF
RESIDENTIAL	87862 SF
	132723 SF

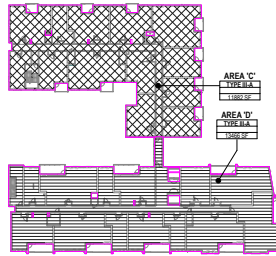
GSF - PER PROGRAM

LEVEL	PROGRAM	GSF
LEVEL 01	BOH	2371 SF
	CIRCULATION - HORIZONTAL	1174 SF
	CIRCULATION - VERTICAL	726 SF
LEVEL 01	COMMONS	5802 SF
	PARKING	18338 SF
LEVEL 01	RESIDENTIAL	3229 SF
LEVEL 02	BOH	573 SF
	CIRCULATION - HORIZONTAL	2907 SF
LEVEL 02	CIRCULATION - VERTICAL	606 SF
LEVEL 02	RESIDENTIAL	21083 SF
LEVEL 03	BOH	572 SF
	CIRCULATION - HORIZONTAL	3079 SF
	CIRCULATION - VERTICAL	606 SF
LEVEL 03	RESIDENTIAL	21073 SF
LEVEL 04	BOH	574 SF
	CIRCULATION - HORIZONTAL	3079 SF
LEVEL 04	CIRCULATION - VERTICAL	606 SF
LEVEL 04	RESIDENTIAL	21071 SF
LEVEL 05	BOH	574 SF
	CIRCULATION - HORIZONTAL	3075 SF
LEVEL 05	CIRCULATION - VERTICAL	603 SF
LEVEL 05	RESIDENTIAL	21004 SF

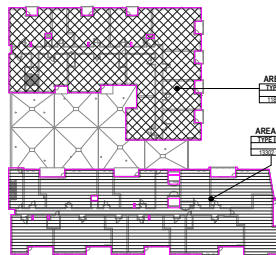
NOTES:

- GSF IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS, CENTERLINE OF CORRIDOR WALLS, AND CENTERLINE OF PARTITION WALLS.
- ALL AREAS IN THE SCHEDULE ARE DESIGN DEVELOPMENT LEVEL AND APPROXIMATE IN NATURE.
- GSF DOES NOT INCLUDE COVERED EXTERIOR AREAS.

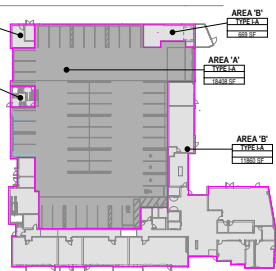
3 LEVEL 03 - GSF AREAS
 1" = 40'-0"



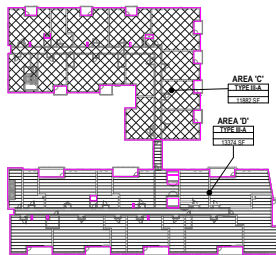
2 LEVEL 02 - GSF AREAS
 1" = 40'-0"



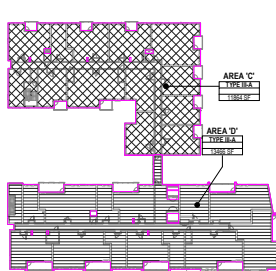
1 LEVEL 01 - GSF AREAS
 1" = 40'-0"



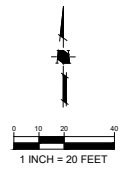
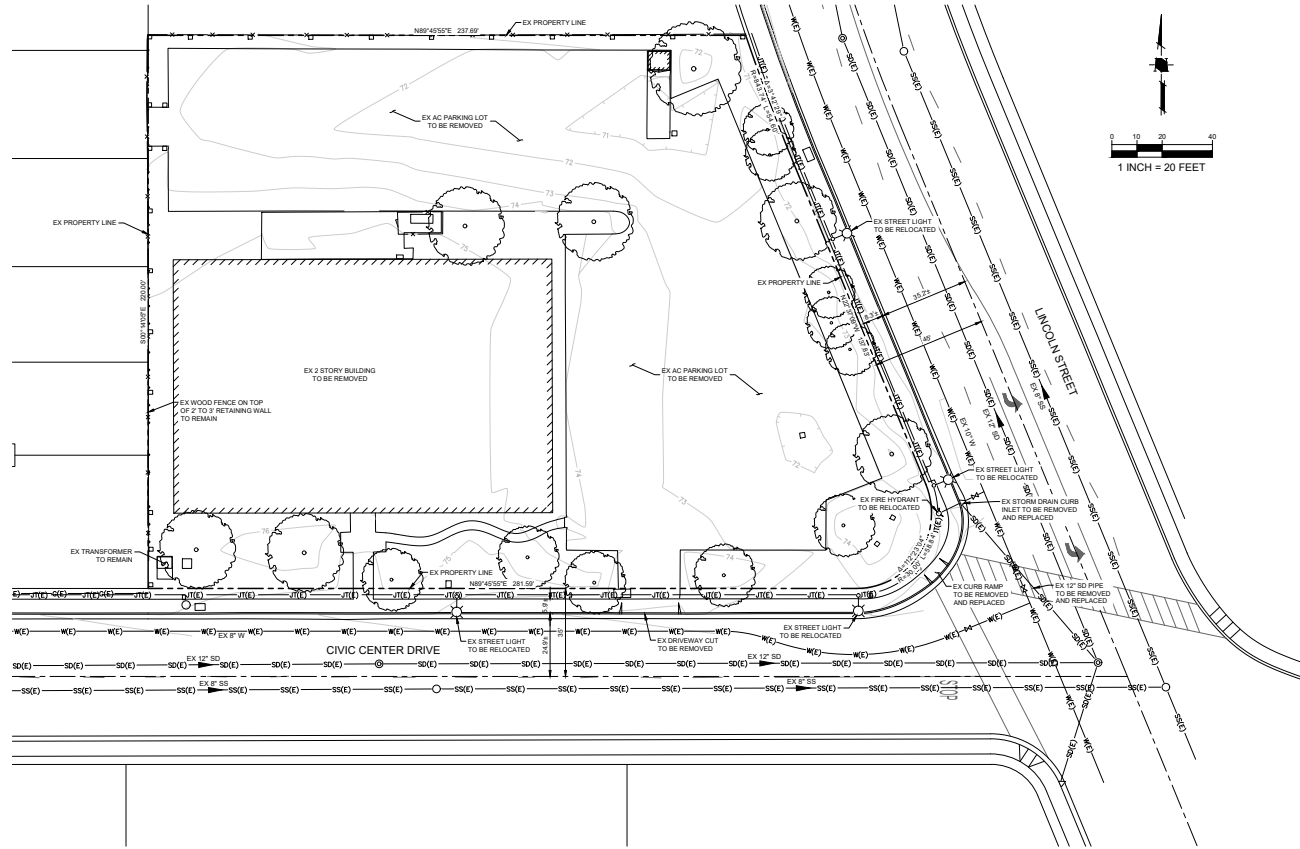
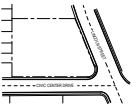
5 LEVEL 05 - GSF AREAS
 1" = 40'-0"



4 LEVEL 04 - GSF AREAS
 1" = 40'-0"



MITHUN ARCHITECTS, INC. IS THE ARCHITECT OF RECORD FOR THIS PROJECT. THE ARCHITECT'S DESIGN AND CONSTRUCTION DOCUMENTS SHALL BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE ARCHITECT'S DESIGN AND CONSTRUCTION DOCUMENTS SHALL BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT. THE ARCHITECT'S DESIGN AND CONSTRUCTION DOCUMENTS SHALL BE USED IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.



LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
CENTERLINE	---
CURB AND GUTTER	---
SIDEWALK	---
DRIVEWAY	---
WHEELCHAIR RAMP	---
TREE	○
SANITARY SEWER	SS(E)
SANITARY SEWER MANHOLE	○
SANITARY SEWER CLEAN OUT	○
STORM DRAIN LINE	SD(E)
STORM DRAIN MANHOLE	⊙
STORM DRAIN CURB INLET	△
STORM DRAIN INLET	□
WATER MAIN	WE(E)
WATER VALVE	⋈
WATER METER	⋈
FIRE HYDRANT	⋈
ELECTROLIER	⊙
PULL BOX	□
JOINT TRENCH	JT(E)
GAS	GE(E)

EXISTING

NOTES

1. ALL EXISTING TREES WITHIN THE PROPERTY TO BE REMOVED.
2. EXISTING CURB, GUTTER AND ATTACHED SIDEWALK TO BE REMOVED AND REPLACED ALONG THE PROJECT FRONTAGE ON CIVIC CENTER DRIVE.
3. EXISTING CURB AND GUTTER ALONG THE PROJECT FRONTAGE ON LINCOLN STREET TO BE REMOVED AND REPLACED.
4. EXISTING ATTACHED SIDEWALK ALONG THE PROJECT FRONTAGE ON LINCOLN STREET TO BE REMOVED AND REPLACED WITH A DETACHED SIDEWALK.

DATE	DESCRIPTION
11.28.2018	PLANNING SUBMITTAL
12.13.2018	SCHEMATIC DESIGN
11.13.2019	GPA SUBMISSION 1
04.28.2020	GPA RESUBMISSION 1
05.21.2020	SCHEMATIC DESIGN
05.21.2020	GPA RESUBMISSION 2

NO. DATE	DESCRIPTION
01.01.2019	GPA RESUBMISSION 1

PROJECT NUMBER	1927400
DATE	05/25/2022

PROJECT NUMBER	1927400
DATE	05/25/2022

PROJECT NUMBER	1927400
DATE	05/25/2022

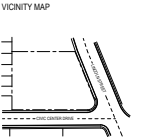
PROJECT NUMBER	1927400
DATE	05/25/2022

PROJECT NUMBER	1927400
DATE	05/25/2022

PROJECT NUMBER	1927400
DATE	05/25/2022

PROJECT
CIVIC CENTER FAMILY HOUSING
LOCATION
**1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050**

PREPARED FOR



DATE	DESCRIPTION
11.18.2018	PLANNING SUBMITTAL
12.14.2018	SCHEMATIC DESIGN
11.13.2019	GPA SUBMISSION 1
04.08.2020	GPA SUBMISSION 2
05.28.2020	10% DESIGN DEVELOPMENT
05.21.2021	GPA RESUBMISSION 1
05.21.2021	GPA RESUBMISSION 2

NO. DATE DESCRIPTION
04.08.2020 GPA SUBMISSION 2

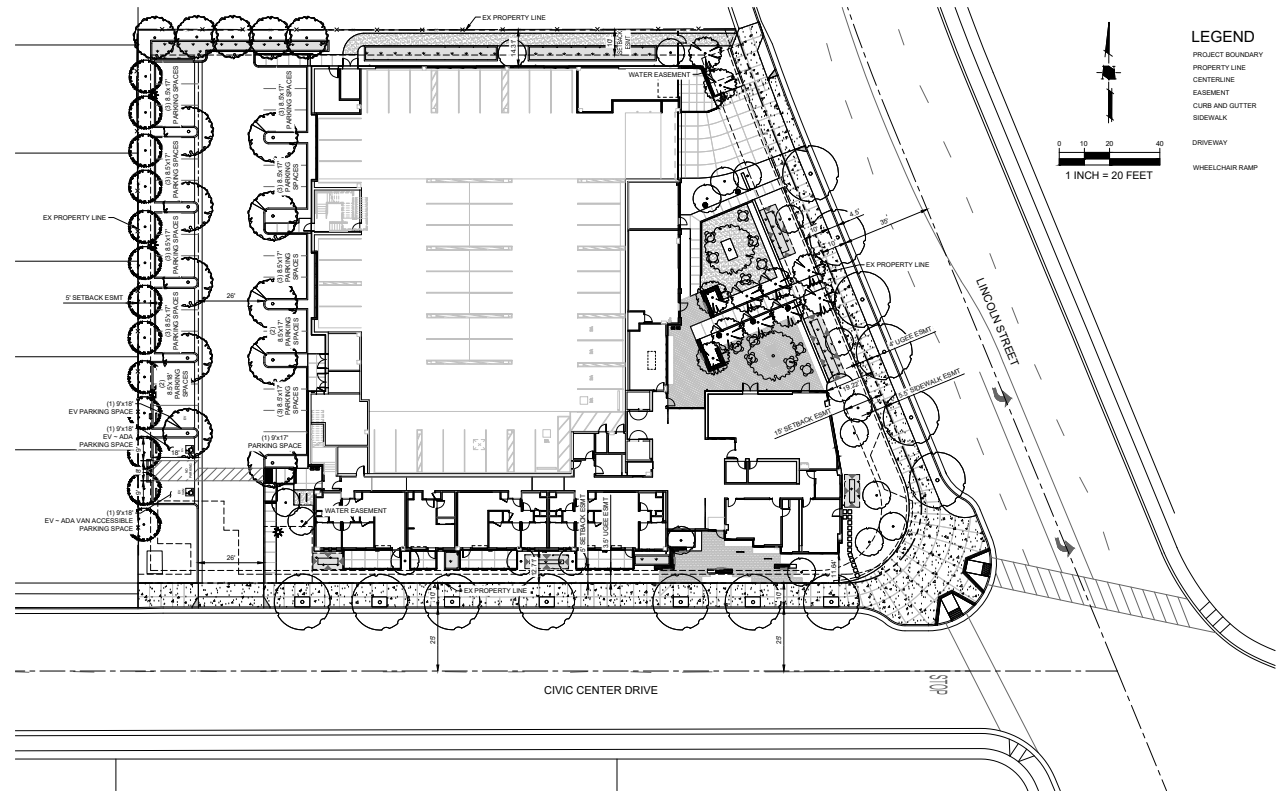
PROJECT TEAM
ARCHITECT
KB / SA
PROJECT MANAGER
SA / AK

PROJECT INFORMATION
DATE

DATE
SITE PLAN

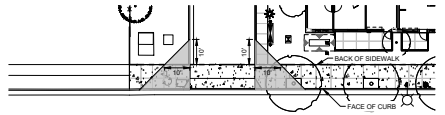
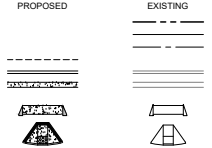
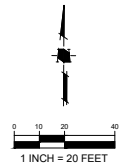
PROJECT NO.
1927400
DATE
05/29/2022

C1.02
GPA RESUBMISSION 2
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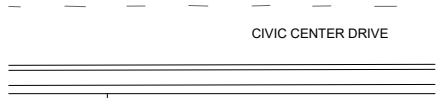


LEGEND

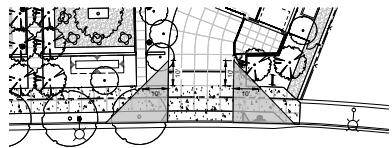
- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- WHEELCHAIR RAMP



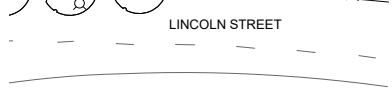
CIVIC CENTER DRIVE



DRIVEWAY'S TRIANGLE OF SAFETY
SCALE: 1" = 20'



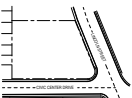
LINCOLN STREET



DRIVEWAY'S TRIANGLE OF SAFETY
SCALE: 1" = 20'

PREPARED FOR

VICINITY MAP

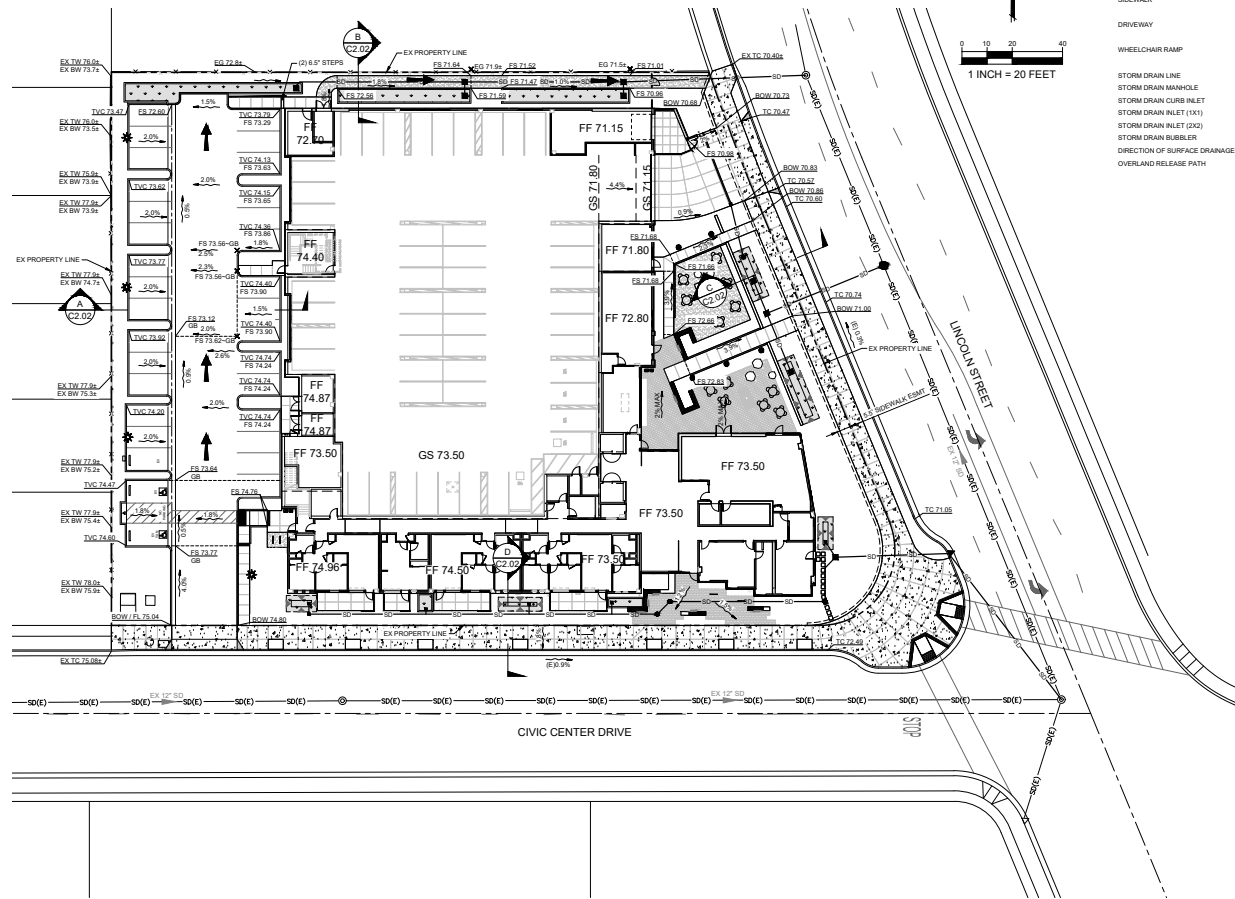
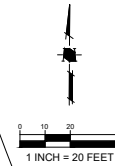
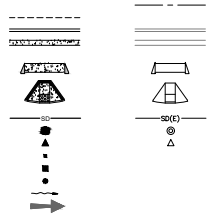


LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- WHEELCHAIR RAMP
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN INLET (EX)
- STORM DRAIN INLET (GX)
- STORM DRAIN BUBBLER
- DIRECTION OF SURFACE DRAINAGE
- OVERLAND RELEASE PATH

PROPOSED

EXISTING



DATE	DESCRIPTION
11.08.2018	FINAL SUBMITTAL
11.23.2018	FINAL SCHEMATIC DESIGN
11.13.2018	GPA SUBMISSION 1
11.13.2018	PRELIMINARY DESIGN
10.28.2018	GPA SUBMISSION 1
10.28.2018	PRELIMINARY DESIGN
10.28.2018	GPA SUBMISSION 1
10.28.2018	PRELIMINARY DESIGN

NO.	DATE	DESCRIPTION
1	10/28/2018	GPA SUBMISSION 1

NO.	DATE	DESCRIPTION
1	10/28/2018	GPA SUBMISSION 1

NO.	DATE	DESCRIPTION
1	10/28/2018	GPA SUBMISSION 1

NO.	DATE	DESCRIPTION
1	10/28/2018	GPA SUBMISSION 1

NO.	DATE	DESCRIPTION
1	10/28/2018	GPA SUBMISSION 1

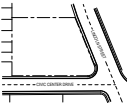
GRADING PLAN
PROJECT NO.
1927400
DATE
05/29/2022

C2.01
GPA RESUBMISSION 2
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PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
**1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050**

PREPARED FOR

VICINITY MAP



DATE	DESCRIPTION
11.18.2016	PLANNING SUBMITTAL
12.15.2016	196% SCHEMATIC DEVELOPMENT
1.11.2017	GPA SUBMISSION 1
11.13.2017	19% DESIGN DEVELOPMENT
11.13.2017	GPA SUBMISSION 2
12.13.2017	19% DESIGN DEVELOPMENT
12.13.2017	GPA SUBMISSION 2

NO.	DATE	DESCRIPTION
1	11/13/2017	GPA RESUBMISSION 1
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

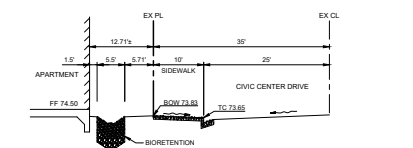
DESIGNER
 AP
 PROJECT MANAGER
 KB / SA
 PROJECT ARCHITECT
 SA / AK
 ARCHITECT

PROJECT TOPOGRAPHY
 DATE

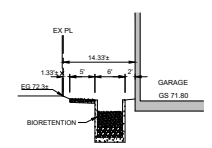


THIS
GRADING SECTIONS
 PROJECT NO.
 1927400
 DATE
 05/29/2022

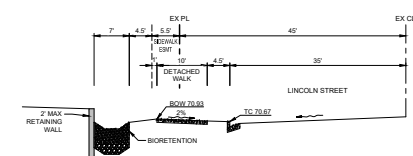
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 GPA RESUBMISSION 2
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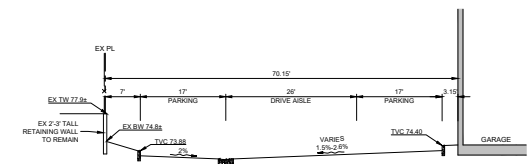
D SECTION
 NTS



B SECTION
 NTS



C SECTION
 NTS



A SECTION
 NTS

DATE	DESCRIPTION
11.18.2018	PLANNING SUBMITTAL
12.13.2018	FINAL SCHEMATIC DESIGN
1.11.2019	GPA SUBMITTAL
11.13.2019	FINAL DESIGN DEVELOPMENT
10.18.2019	GPA RESUBMISSION 1
05.21.2020	FINAL DESIGN DEVELOPMENT
05.21.2020	GPA RESUBMISSION 2





BY	DATE	DESCRIPTION
AKM	10/18/2020	GPA RESUBMISSION 1
AKM	05/21/2020	GPA RESUBMISSION 2

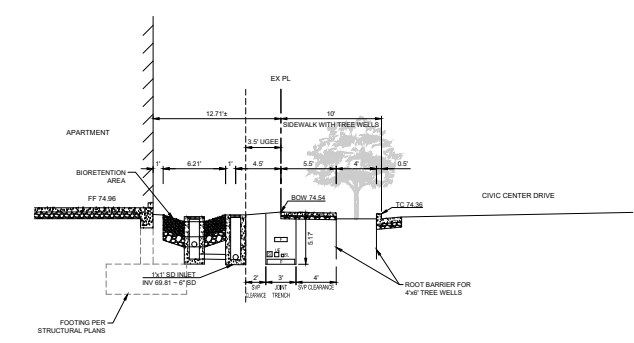
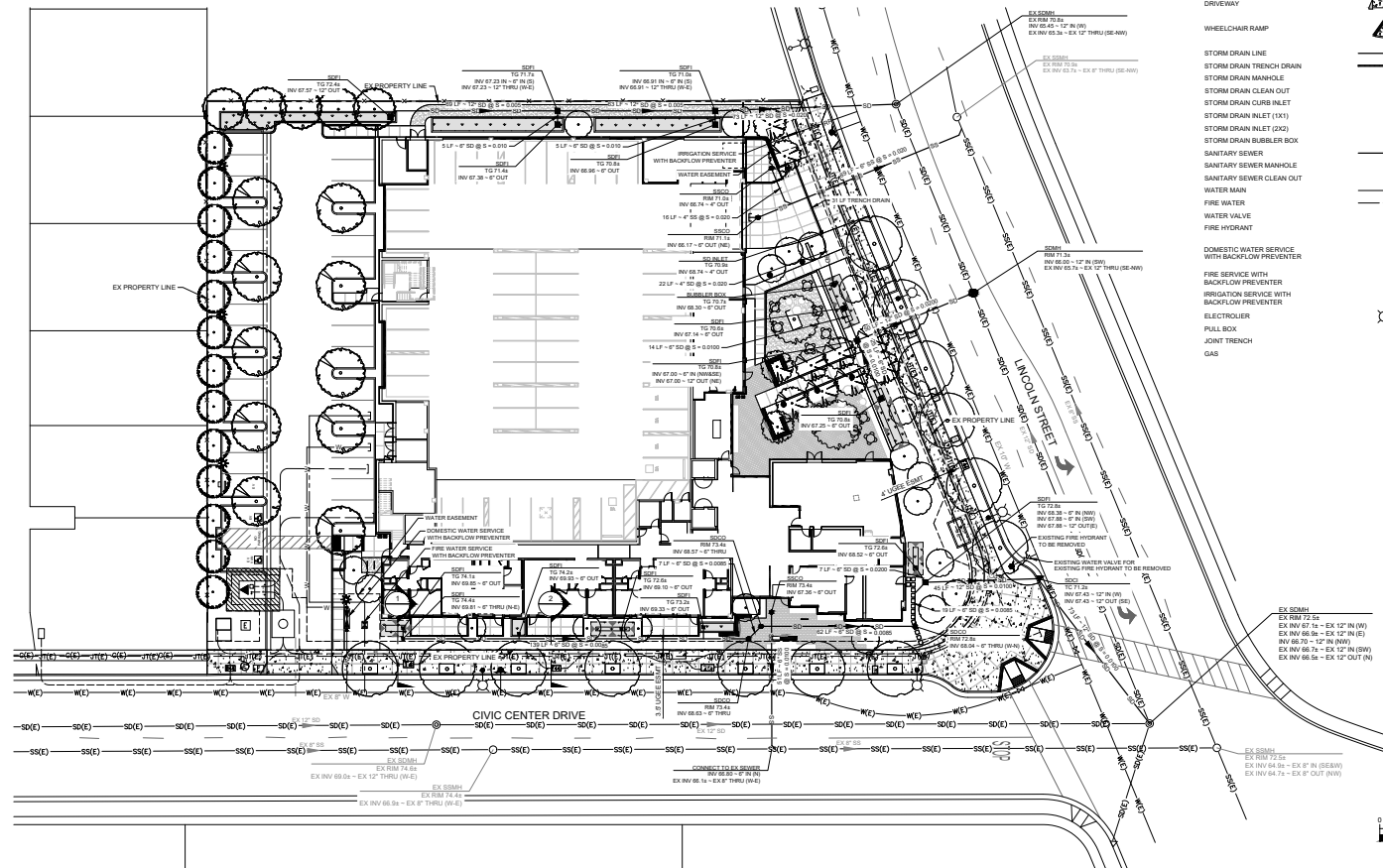
DATE	DESCRIPTION
10/18/2020	AP
10/18/2020	KB / SA
10/18/2020	PROJECT MANAGER
10/18/2020	SA / AK

DATE	DESCRIPTION
10/18/2020	PROJECT MANAGER

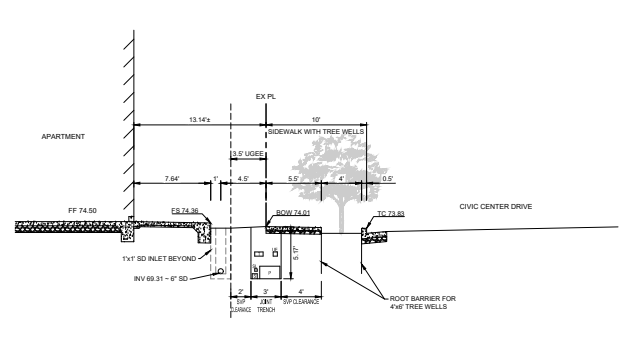
UTILITY PLAN

LEGEND

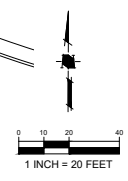
PROJECT BOUNDARY	PROPOSED	EXISTING
PROPERTY LINE	---	---
CENTERLINE	---	---
EASEMENT	---	---
CURB AND GUTTER	---	---
SIDEWALK	---	---
DRIVEWAY		
WHEELCHAIR RAMP		
STORM DRAIN LINE	---	---
STORM DRAIN TRENCH DRAIN	---	---
STORM DRAIN MANHOLE	⊙	⊙
STORM DRAIN CLEAN OUT	⊙	⊙
STORM DRAIN CURB INLET	⊙	⊙
STORM DRAIN INLET (1X)	⊙	⊙
STORM DRAIN INLET (2X)	⊙	⊙
STORM DRAIN BUBBLER BOX	⊙	⊙
SANITARY SEWER	---	---
SANITARY SEWER MANHOLE	⊙	⊙
SANITARY SEWER CLEAN OUT	⊙	⊙
WATER MAIN	---	---
FIRE WATER	---	---
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
DOMESTIC WATER SERVICE WITH BACKFLOW PREVENTER	---	---
FIRE SERVICE WITH BACKFLOW PREVENTER	---	---
IRRIGATION SERVICE WITH BACKFLOW PREVENTER	---	---
ELECTROLUER	---	---
PULL BOX	⊙	⊙
JOINT TRENCH	---	---
GA8	---	---



1 SECTION
SCALE: 1" = 5'



2 SECTION
SCALE: 1" = 5'



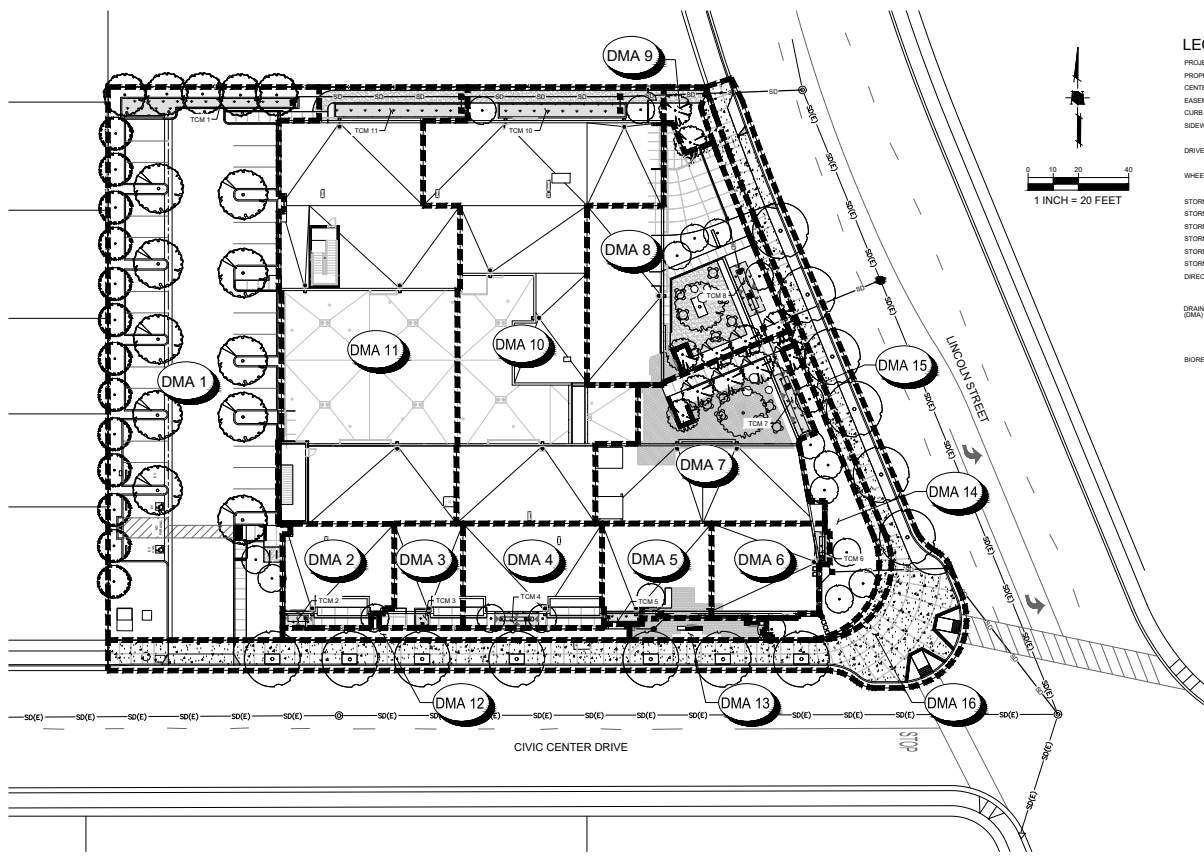
REVISIONS

NO.	DATE	DESCRIPTION
1	JUL 20 2021	PER ANNOVAL SUBMITTAL
2	JUL 23 2021	PER SCHEMATIC DEVELOPMENT
3	AUG 13 2021	GPA SUBMITTAL
4	AUG 13 2021	PER DESIGN DEVELOPMENT
5	AUG 20 2022	GPA RESUBMISSION 1
6	AUG 20 2022	PER DESIGN DEVELOPMENT
7	JUL 23 2022	GPA RESUBMISSION 2

DESIGNATION

AP	PROJECT MANAGER
KB / SA	PROJECT ENGINEER
SA / AK	PROJECT ENGINEER
PROJECT TEAM MEMBER	
DATE	

TITLE
 STORMWATER CONTROL PLAN
PROJECT NO.
 1927400
DATE
 05/25/2022



LEGEND

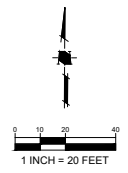
- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- WHEELCHAIR RAMP
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN INLET (X1)
- STORM DRAIN INLET (X2)
- STORM DRAIN BUBBLER
- DIRECTION OF SURFACE DRAINAGE
- DRAINAGE MANAGEMENT AREA (DMA)
- BIORETENTION BASIN

PROPOSED

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EXISTING

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STORMWATER CONTROL PLAN

NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED	REVISIONS
1	05/25/2022	INITIAL DESIGN	KB	AK	AP	
2	06/15/2022	PER ANNOVAL SUBMITTAL	KB	AK	AP	
3	07/20/2022	PER SCHEMATIC DEVELOPMENT	KB	AK	AP	
4	08/10/2022	GPA SUBMITTAL	KB	AK	AP	
5	08/20/2022	PER DESIGN DEVELOPMENT	KB	AK	AP	
6	09/15/2022	GPA RESUBMISSION 1	KB	AK	AP	
7	10/10/2022	PER DESIGN DEVELOPMENT	KB	AK	AP	
8	11/05/2022	GPA RESUBMISSION 2	KB	AK	AP	

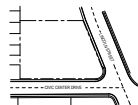
1. THIS PLAN IS THE PROPERTY OF MITHUN AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MITHUN.

PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR



VICINITY MAP



NO.	DATE	DESCRIPTION
1	JULY 2011	PERMITS SUBMITTAL
2	JULY 2011	100% SITE PLAN SUBMITTAL
3	AUG 2011	GPA RESUBMISSION
4	AUG 2011	100% DESIGN DEVELOPMENT
5	AUG 2012	GPA RESUBMISSION 1
6	AUG 2012	100% DESIGN DEVELOPMENT
7	SEP 2012	GPA RESUBMISSION 2

NO. DATE DESCRIPTION

AUG 2012 GPA RESUBMISSION 1

NO. DATE DESCRIPTION

AUG 2012 GPA RESUBMISSION 1

NO. DATE DESCRIPTION

AP

KJ / SA

PROJECT NUMBER

SA / AX

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

STORMWATER CONTROL NOTES & DETAILS
 1927400
 DATE: 05/25/2022

C4.02
 GPA RESUBMISSION 2
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Site Conditions	
Soil Type	Silt Loam (S)
Depth to Groundwater	0 - 10 ft
100 Year Flood Elevation	Zone X (Less than 1')
Receiving Water Body	San Gabriel River
Pollutants	Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides
Pollutant Source Areas	Roads, Paved Parking Surfaces, Driveways, Trash Enclosures, Landscaping
Source Control Measures	Shredded Metal, Covered Trash Enclosures, Covered Parking, Customer Barstubs

* Soil type and depth to groundwater information per C-3 Stormwater/MS4/MSD, Santa Clara Valley Urban Runoff Pollution Prevention Program, April 2012. Flood elevation information per FEMA Flood Insurance Rate Maps, May 18, 2010.

Bioretention Cell Maintenance

The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook - New and Redevelopment.

Maintenance

The primary maintenance requirement for bioretention areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the bioretention cell. Appropriately selected plants will aid in reducing fertilizer, pesticide, water, and overall maintenance requirements. Bioretention system components should be inspected over time through plant and root growth, organic decomposition, and the development of a natural soil horizon. These biological and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

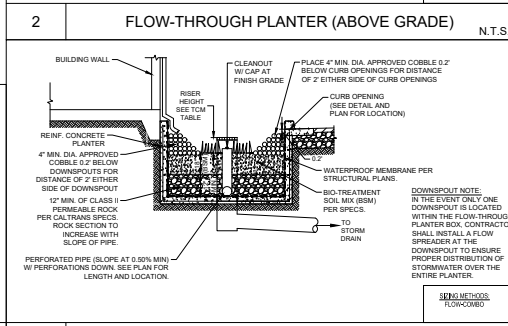
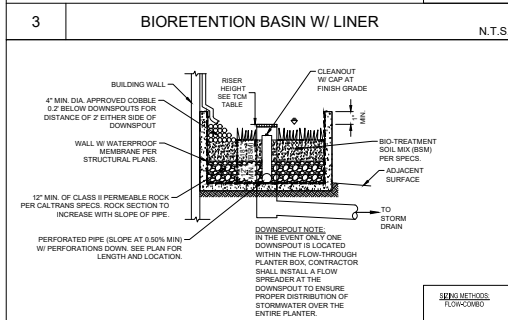
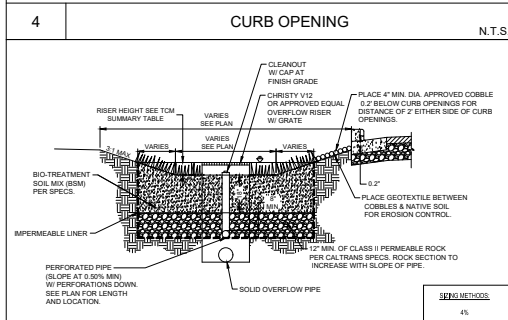
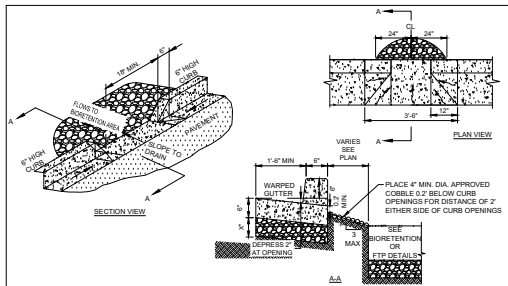
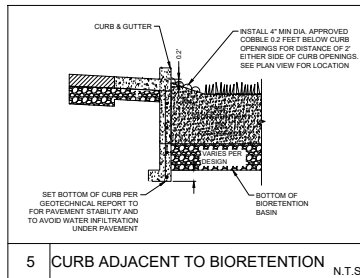
Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, bioretention BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance it may be necessary to prune and weed. If surface mulch is specified, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

Accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the under drain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5-10 years of construction (U.S., 2000).

The following schedule provides a summary of the recommended maintenance activities:

ACTIVITY	FREQUENCY
Inspect and remove sediment and debris	Annually
Inspect and repair or replace components	Annually
Inspect and remove dead or diseased vegetation	Annually
Inspect and remove standing water	Annually
Inspect and remove aggressive plant species	Annually
Inspect and replace mulch	Every 2-3 years
Inspect and replace soil	Every 5-10 years



5 CURB ADJACENT TO BIORETENTION N.T.S.

1 FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.

PREPARED FOR

VICINITY MAP



Table with 2 columns: 'SIZING FOR VOLUME BASED TREATMENT' and 'COMBO FLOW & VOLUME BIORETENTION CALCULATION'. Includes fields for DWA, Impervious Area, and various calculation steps.

Table with 2 columns: 'SIZING FOR VOLUME BASED TREATMENT' and 'COMBO FLOW & VOLUME BIORETENTION CALCULATION'. Includes fields for DWA, Impervious Area, and various calculation steps.

Table with 2 columns: 'SIZING FOR VOLUME BASED TREATMENT' and 'COMBO FLOW & VOLUME BIORETENTION CALCULATION'. Includes fields for DWA, Impervious Area, and various calculation steps.

Table with 2 columns: 'SIZING FOR VOLUME BASED TREATMENT' and 'COMBO FLOW & VOLUME BIORETENTION CALCULATION'. Includes fields for DWA, Impervious Area, and various calculation steps.

Table with 2 columns: 'SIZING FOR VOLUME BASED TREATMENT' and 'COMBO FLOW & VOLUME BIORETENTION CALCULATION'. Includes fields for DWA, Impervious Area, and various calculation steps.

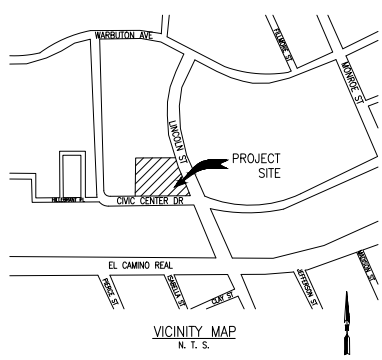
Table with 2 columns: 'SIZING FOR VOLUME BASED TREATMENT' and 'COMBO FLOW & VOLUME BIORETENTION CALCULATION'. Includes fields for DWA, Impervious Area, and various calculation steps.

Table with 2 columns: 'DATE' and 'DESCRIPTION'. Lists project milestones from 2018 to 2022.

Table with 2 columns: 'DATE' and 'DESCRIPTION'. Lists project milestones from 2018 to 2022.

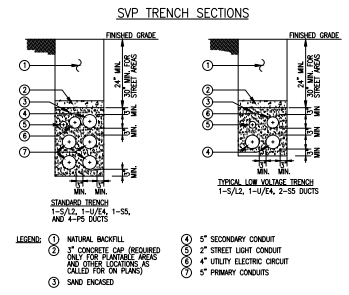
STORMWATER CONTROL CALCULATIONS
PROJECT NUMBER
1927440
DATE
05/25/2022

C4.03
GPA RESUBMISSION 2
© 2018 MITHUN, INC.



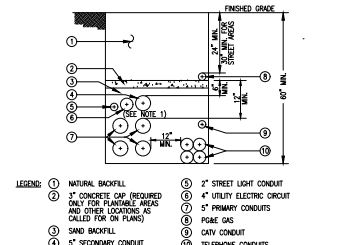
WORK RESPONSIBILITY JOINT TRENCH

Table with 2 columns: TRENCHING, SUPPLY & INSTALL, EDUCATION. Lists items like GAS MATERIAL, ELECTRIC CABLE, ELECTRIC CONDUIT, etc., with status indicators.



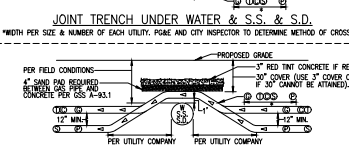
- LEGEND: 1 NATURAL BACKFILL, 2 CONCRETE CAP, 3 SAND COVER, 4 5" SECONDARY CONDUIT, 5 2" STREET LIGHT CONDUIT, 6 4" UTILITY ELECTRIC CONDUIT, 7 5" PRIMARY CONDUITS.

- NOTES: 1. CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. 2. ALL DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS...



- LEGEND: 1 NATURAL BACKFILL, 2 CONCRETE CAP, 3 SAND COVER, 4 2" STREET LIGHT CONDUIT, 5 4" UTILITY ELECTRIC CONDUIT, 6 5" PRIMARY CONDUITS, 7 GAS PIPES, 8 GUY CABLE, 9 2" SECONDARY CONDUIT, 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, CABLE, AND TELEPHONE CONDUITS TO BE PROVIDED BY THE RESPECTIVE UTILITIES.



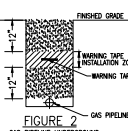
- NOTES: 1. TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO POSE AND SVP. YOU ARE REQUIRED TO CONTACT THE LOCAL POSE AND SVP ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVER LESS THAN 18" OR COVER REQUIRING SHORING...

GENERAL NOTES:

- 1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY ALIGNMENT (P.U.A.). 2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE. 3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES...

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

- 1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. 2. INSTALL 4" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" FROM THE SURFACE...



TYPICAL GAS METER REQUIREMENTS* table with columns: METER TYPE, LOAD (GPM), DELIVERY PRESSURE (PSIG), PAD SIZE (INCHES), MIN. UNEXPOSED DISTANCE FROM RESIDENTIAL HOUSING (INCHES).

PG&E PM#S:

DESIGN CHANGE COMPONENT ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY PG&E GAS ADE PHONE NUMBER

CONSTRUCTION NOTES:

- 1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH POSE 10 STANDARD 53453 (EFFECTIVE DATE 7-5-2006) AND SUCION VALLEY POWER STANDARD DOCUMENT US-1000. 2. ALL WORK MUST COMPLY WITH POSE, SVP, TELEPHONE, CITY, STANDARDS AND PRACTICES...

SUBSTRUCTURE VERIFICATION STAMP

Form for SUBSTRUCTURE VERIFICATION STAMP with fields for DEVELOPER, PLEASE NOTE AND SIGN, and SIGNATURE.

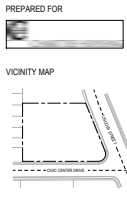
UTILITY APPROVALS table with columns: UTILITY, APPROVED BY, DATE. Lists SVP ELECTRIC, PG&E GAS, AT&T (PHONE), COMCAST (CATV), CITY ENGINEER.

DEVELOPER: CHARITIES HOUSING 1400 PARKMOOR AVE SAN JOSE, CA 95126 HAI NGUYEN T: 408-550-8314 E: HNGUYEN@CHARITIESHOUSING.ORG

SHEET INDEX

- JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH COMPOSITE
JT-3 JOINT TRENCH SECTIONS

PROJECT CIVIC CENTER FAMILY HOUSING LOCATION 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050



Revision table with columns: NO., DATE, DESCRIPTION. Lists revisions from 12.08.2020 to 05.25.2022.

APPROVALS table with columns: NAME, TITLE, DATE. Lists approvals for SVP, PG&E, AT&T, COMCAST, and CITY ENGINEER.

UTILITY APPROVALS table with columns: UTILITY, APPROVED BY, DATE. Lists approvals for SVP, PG&E, AT&T, COMCAST, and CITY ENGINEER.

JOINT TRENCH TITLE SHEET

21-086 05/25/2022

JT-1 DESIGN DEVELOPMENT © 2019 MITHUN, INC.

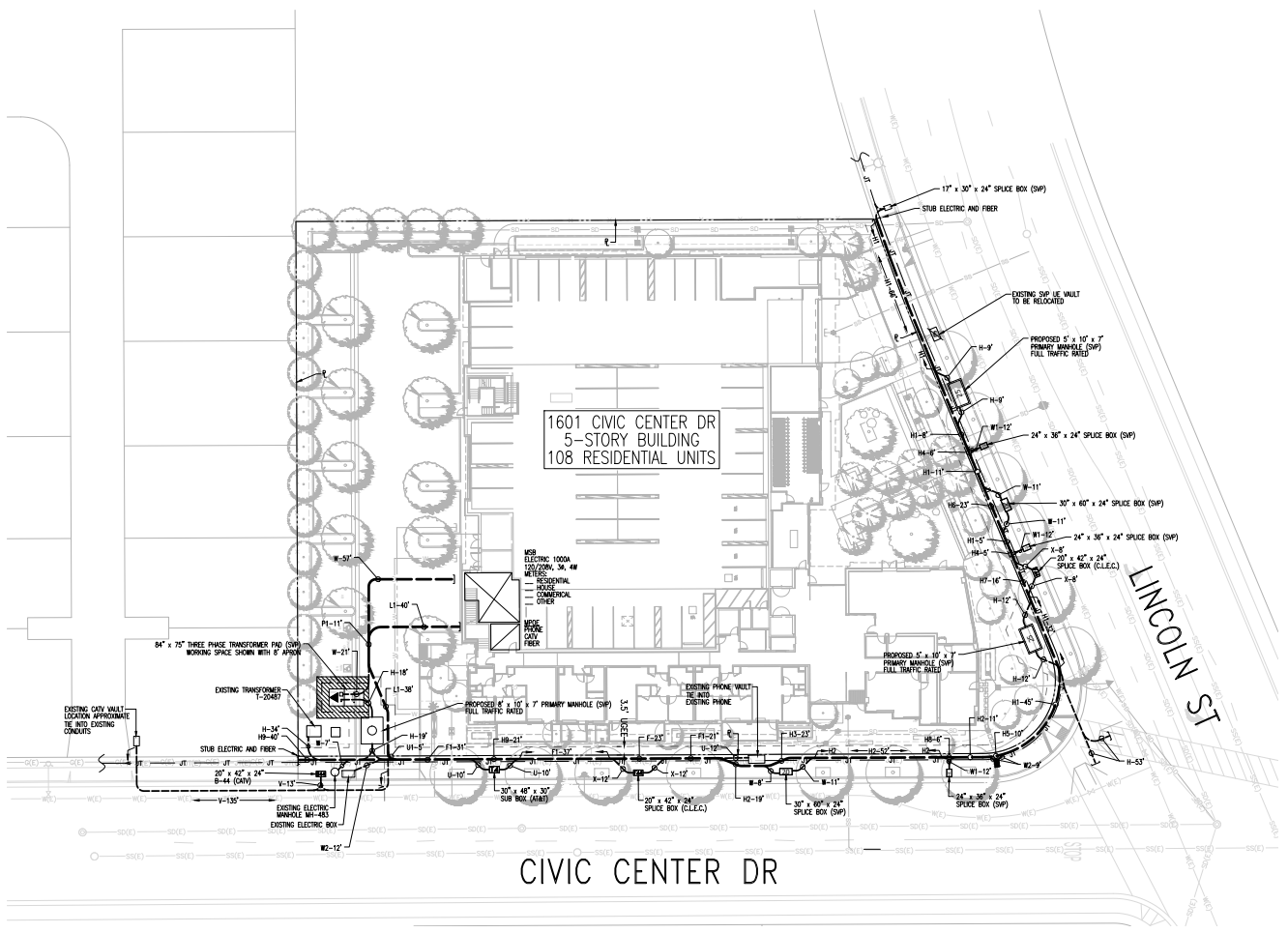
**-PRELIMINARY-
NOT FOR CONSTRUCTION**

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY,
REFER TO JOINT TRENCH TITLE SHEET (JT-1)

LEGEND

- 84' x 75' THREE PHASE TRANSFORMER PAD (SVP)
WORKING SPACE SHOWN WITH 8' APRON
- PROPOSED 8' x 10' x 7' PRIMARY MANHOLE (SVP)
FULL TRAFFIC RATED
- PROPOSED 5' x 10' x 7' PRIMARY MANHOLE (SVP)
FULL TRAFFIC RATED
- PROPOSED 30' x 60' x 24' SPLICE BOX (SVP)
- PROPOSED 24' x 36' x 24' SPLICE BOX (SVP)
- PROPOSED 17' x 30' x 24' SPLICE BOX (SVP)
- PROPOSED 30' x 48' x 30' SUB BOX (AT&T)
- PROPOSED 20' x 42' x 24' B-44 (CATV)
- PROPOSED 20' x 42' x 24' SPLICE BOX (C.L.E.C.)
- JT — EXISTING JOINT TRENCH
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC MANHOLE
- V — EXISTING SVP VAULT TO BE RELOCATED

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A
LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE
SHEET (JT-1) REGARDING EXISTING CONDITIONS.



PROJECT
**CIVIC CENTER FAMILY
HOUSING**
LOCATION
**1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050**

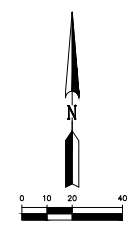
PREPARED FOR



DATE	DESCRIPTION
12.28.2020	PLANNING SUBMITTAL
03.23.2021	100% SCHEMATIC DESIGN
03.23.2021	OPA REVISIONS
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	OPA REVISIONS
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	OPA REVISIONS

NO.	DATE	REVISION
1.	04.08.2022	OPA REVISIONS

DESIGNER
AP
PROJECT NUMBER
KB / SA
PROJECT NUMBER
SA / AK
PROJECT NUMBER



SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH COMPOSITE
JT-3	JOINT TRENCH SECTIONS

JOINT TRENCH
COMPOSITE

PROJECT NUMBER
21-086
DATE
05/25/2022

PROJECT NUMBER
JT-2
DESIGN DEVELOPMENT



DATE

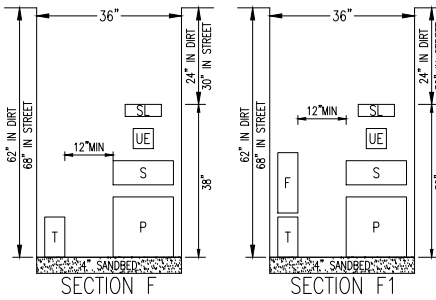
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03.23.2021	100% SCHEMATIC DESIGN
05.27.2021	OPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	OPA REVISIONS 1
05.10.2022	100% DESIGN DEVELOPMENT
05.25.2022	OPA REVISIONS 2

NO. DATE REVISION

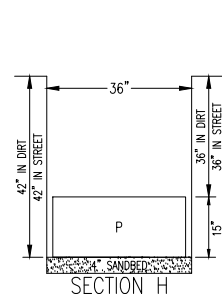
1	04.08.2022	OPA REVISION 1
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DESIGN TEAM

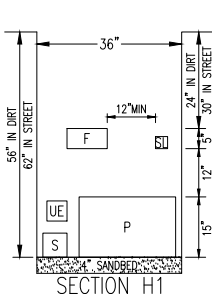
AP: PROJECT ARCHITECT
 KB / SA: ARCHITECT
 SA / AK: ARCHITECT
 PROJECT MANAGER
 DESIGN TEAM



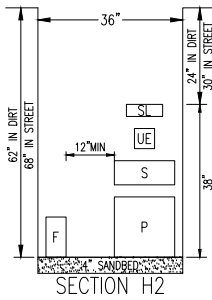
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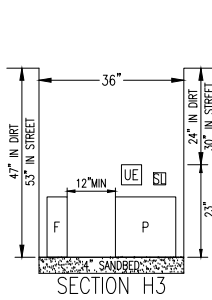
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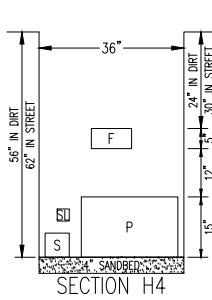
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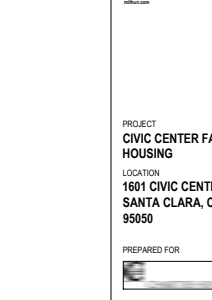
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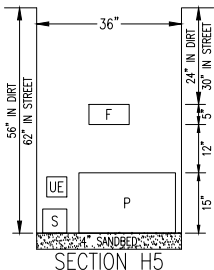
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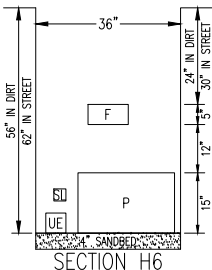
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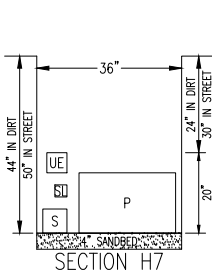
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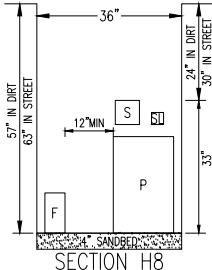
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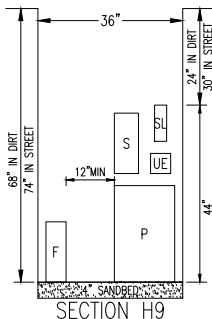
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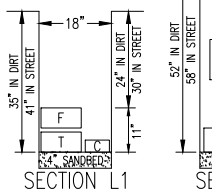
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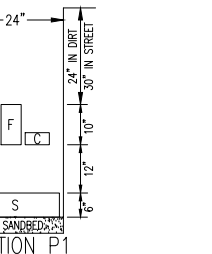
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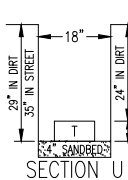
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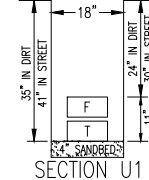
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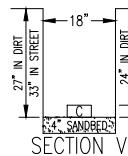
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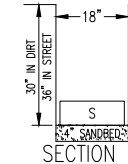
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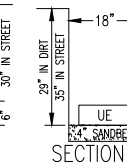
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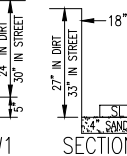
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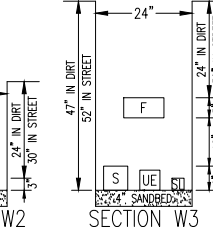
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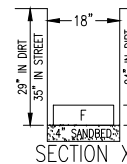
SECTION W1



SECTION W2



SECTION W3



SECTION X

TRENCH OCCUPANCY GUIDE

SECTION	G	C	S	P	OTHER
A	X	X	X	X	X
B	X	X	X	X	X
C	X	X	X	X	X
D	X	X	X	X	X
E	X	X	X	X	X
F	X	X	X	X	X
G	X	X	X	X	X
H	X	X	X	X	X
I	X	X	X	X	X
J	X	X	X	X	X
K	X	X	X	X	X
L	X	X	X	X	X
M	X	X	X	X	X
N	X	X	X	X	X
O	X	X	X	X	X
P	X	X	X	X	X
Q	X	X	X	X	X
R	X	X	X	X	X
S	X	X	X	X	X
T	X	X	X	X	X
U	X	X	X	X	X
V	X	X	X	X	X
W	X	X	X	X	X
X	X	X	X	X	X
Y	X	X	X	X	X
Z	X	X	X	X	X

CONTRACTOR NOTES:

- THE SYMBOLS [P] [S] [UE] [T] [C] [G] [F] [F] INDICATE OCCUPANCY ONLY. SEE ELECTRIC, GAS, CATV, TELEPHONE, AND FIBER OPTIC PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS.
- THIS PLAN IS TO BE USED AS A GUIDE FOR TRENCHING WIDTH AND DEPTH AND NOT CONDUIT INSTALLATION.
- CONTRACTOR TO INCLUDE INCIDENTAL TRENCHING IN SPICE BOX, VAULT, OR TRANSFORMER EXCAVATION IN AREAS WHERE NO ENTRANCE OR EXIT OF TRENCH IS SHOWN.
- UTILITY COMPANIES RESERVE THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY.

SOILS NOTES:

- VIZION UTILITY PARTNERS IS NOT RESPONSIBLE FOR ANY SOILS ENGINEERING TO DETERMINE THE ABILITY TO CONSTRUCT OR THE PROJECT CONDITIONS.
- VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR ADDITIONAL WORK DUE TO ADVERSE JOB SITE CONDITIONS.

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS FOR JOINT TRENCHES

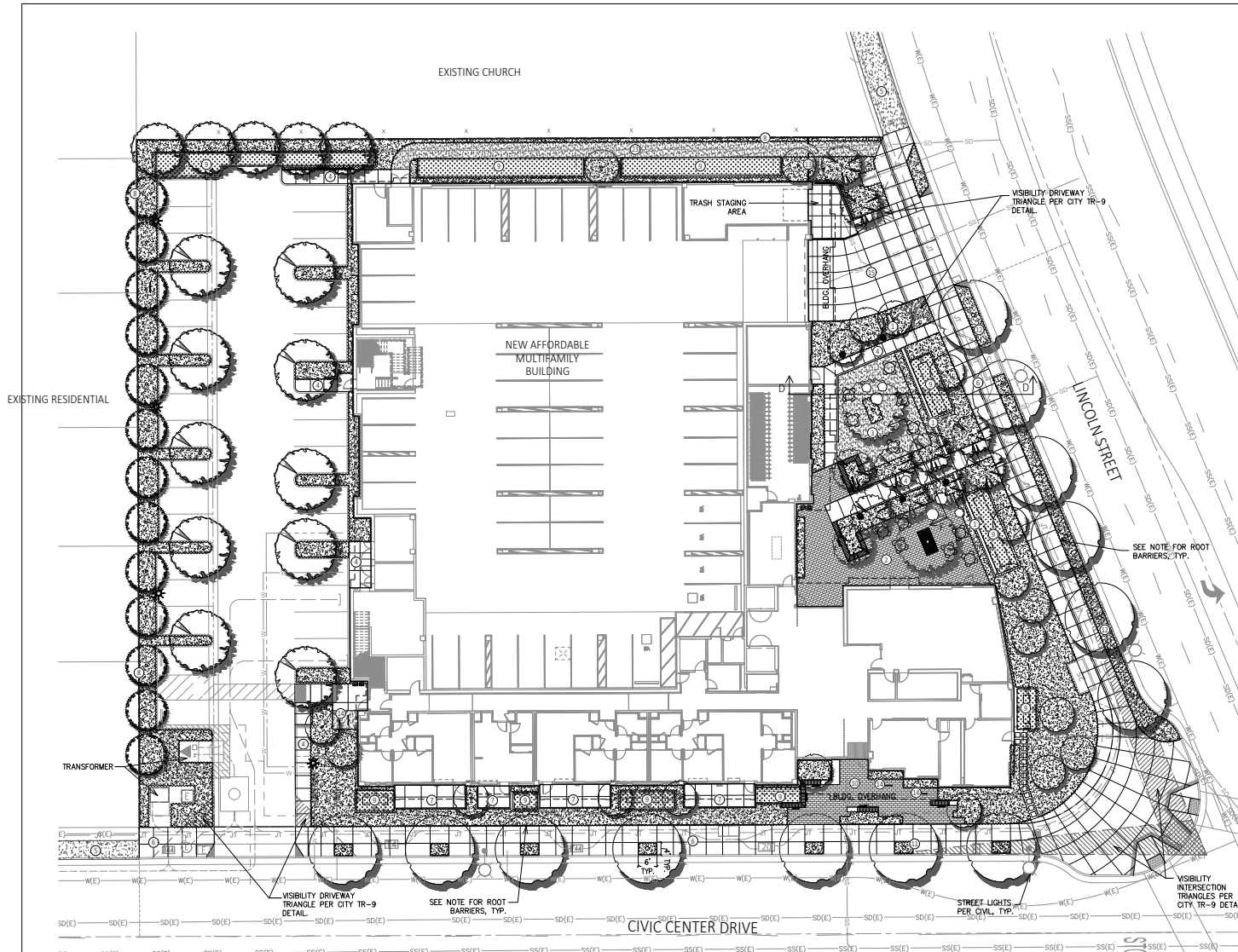
UTILITY	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"	126"	132"	
1" TRENCH (SVP)																					
2" TRENCH (SVP)																					
3" TRENCH (SVP)																					
4" TRENCH (SVP)																					
6" TRENCH (SVP)																					
8" TRENCH (SVP)																					
10" TRENCH (SVP)																					
12" TRENCH (SVP)																					
14" TRENCH (SVP)																					
16" TRENCH (SVP)																					
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120" TRENCH (SVP)																					
126" TRENCH (SVP)																					
132" TRENCH (SVP)																					

ABBREVIATIONS:

- [P] PRIMARY (SVP)
- [S] SECONDARY (SVP)
- [S] STREET LIGHT (SVP)
- [C] CATV (COMCAST)
- [T] PHONE (AT&T)
- [G] GAS (PG&E)
- [F] FIBER OPTIC (C.L.E.C.)

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH COMPOSITE
JT-3	JOINT TRENCH SECTIONS



CANDIDATE PLANT LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS	HEIGHT (FT)
PROJECT STREET TREES:				
	LINCOLN STREET: OLEA EUROPAEA "SWAN HILL" (FRUITLESS OLIVE)	36" BOX	V. LOW	30
	CIVIC CENTER DRIVE: CERIS CANADENSIS (EASTERN REDBUD)	36" BOX	MOD	30
ENTRY COURT TREE (SUCH AS):				
	ZELKOVA S. "CITY SPRITE" (DWARF ZELKOVA)	24" BOX	MOD	25
	OLEA EUROPAEA "SWAN HILL" (FRUITLESS OLIVE)	36" BOX	V. LOW	30
	CERIS OCCIDENTALIS (WESTERN REDBUD)	24" BOX	V. LOW	15-20
	PYRUS C. "CAPITAL" (CAPITAL FLOWERING PEAR)	24" BOX	MOD	25-35
LEVEL 2 COURTYARD TREES (SUCH AS):				
	OLEA EUROPAEA "SWAN HILL" (FRUITLESS OLIVE)	36" BOX	V. LOW	30
	AGONIS F. "AFTER DARK" (AFTER DARK PEPPERMINT TREE)	24" BOX	LOW	15-20
	CHITALPA TASHKENTENSIS (CHITALPA)	24" BOX	MOD	20-30
	PITTOSPORIUM TENUIFOLIUM (KOHUHU)	15-GAL	MOD	15-25
	ROBINIA P. "PURPLE ROBE" (PURPLE ROBE LOCUST)	24" BOX	LOW	30-34
	PRUNUS CAROLINIANA (CAROLINA CHERRY)	24" BOX	LOW	15-20
SECONDARY ACCENT TREES (SUCH AS):				
	ACER PALMATUM "RHODE ISLAND RED" (JAPANESE MAPLE)	15-GAL	MOD	6
	ARBUTUS "MARINA" (MARINA MADRONE)	15-GAL	LOW	20-30
	LOPHOSTEMUM CONFERTUS (BRISSANE BOX)	15-GAL	MOD	35-45
	ACACIA STENOPHYLLA (SHOE-STRING ACACIA)	15-GAL	LOW	20-40
	COTINUS COGGYGRIA (SMOKETREE)	15-GAL	LOW	12-15
PARKING AREA TREES (SUCH AS):				
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	LOW	20-30
	GERA PARVIFLORA (AUSTRALIAN WILLOW)	24" BOX	MOD	20-35
	PITTOSPORIUM TENUIFOLIUM (KOHUHU)	15-GAL	MOD	15-25
STORMWATER TREATMENT PLANTINGS (SUCH AS):				
	CAREX SPP. (SEDGE)	1 GAL	MOD	
	MUHLENBERGIA SPP. (MUHLY)	1 GAL	LOW	
	JUNCUS SPP. (RUSH)	1 GAL	LOW	
	CAREX SUBFUSCA (RUSTY SEDGE)	1 GAL	LOW	
SHRUBS/SUCCULENTS/GROUNDCOVERS/VINES (SUCH AS):				
	LEPTOSPERMUM S. CYS (DW. TEA TREE)	5 GAL	MOD	
	WESTRINGIA FRUTICOSA (COAST ROSEMARY)	5 GAL	LOW	
	RHAMNUS C. "EVE CASE" (DW. COFFEEBERRY)	5 GAL	LOW	
	LOMANDRA LONGIFOLIA "TANIKA" (TANIKA LOMANDRA)	5 GAL	LOW	
	GREVILLEA NOELLII (NOEL'S GREVILLEA)	5 GAL	LOW	
	ACACIA "COUSIN ITT" (DW. RIVER WATTLE)	5 GAL	LOW	
	ARTOSTAPHYLOS SPP. (MANZANITA)	5 GAL	LOW	
	ASPARAGUS D. "MYERS" (MYER'S FERN)	1 GAL	MOD	
	DIETES BICOLOR (FORTNIGHT LILY)	1 GAL	LOW	
	CHONDROPETALUM TECTORUM (CAPE RUSH)	1 GAL	LOW	
	POLYSTICHUM MUNIUM (WESTERN SWORD FERN)	1 GAL	MOD	
	MYOPORIUM SPP. (CREEPING MYOPORIUM)	1 GAL	LOW	
	LANTANA SELLOWIANA (TRAILING LANTANA)	1 GAL	LOW	
	ERIGERON KARWINSKIANUS (SANTA BARBARA DAISY)	1 GAL	LOW	
	ROSEMARINUS SPP. (ROSEMARY)	1 GAL	LOW	

A CONCEPTUAL LANDSCAPE PLAN - LEVEL 1
1/16"=1'-0"



UTILITY & TREE PROTECTION NOTES:
 MIN 5' OF SEPARATION IS PROVIDED BETWEEN TREES AND UTILITIES. WHEN LOCATED WITHIN 5' A ROOT BARRIER WILL BE PROVIDED.
 ROOT BARRIERS FOR SIDEWALK PROTECTION WILL BE 16" LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, AND WILL BE 1.5' DEEP, AND CENTERED ON TREES.
STREET TREES:
 STREET TREES FRONTING THE PROJECT SITE ALONG THE PUBLIC R.O.W. WILL BE COORDINATED WITH STREET DEPARTMENT AND CITY ARBORIST FOR THE TYPE, LOCATION, INSTALLATION AND MAINTENANCE.

CONCEPTUAL SITE LIGHTING KEY

- 12' POLE LIGHT
- BOLLARD LIGHT
- RECESSED STEP LIGHT

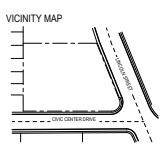
LANDSCAPE ELEMENTS KEY

- ① LOW DECORATIVE GARDEN WALL (36" MAX).
- ② ACTIVE FORECOURT WITH ENHANCED PAVING, SEATING, LANDSCAPE BOULDERS & TREE GRATE.
- ③ PASSIVE FORECOURT WITH TREE GRATE, SEATING, LANDSCAPE BOULDERS & SOFTER PAVING MATERIALS (D.G./DECORATIVE PEA-GRAVEL PAVING).
- ④ CONCRETE WALKWAY.
- ⑤ EXISTING PUBLIC SIDEWALK TO REMAIN.
- ⑥ NEW PUBLIC SIDEWALK.
- ⑦ PRIVATE RESIDENT PATIOS.
- ⑧ EXISTING FENCE TO REMAIN.
- ⑨ STORMWATER TREATMENT BASIN: SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- ⑩ PRIMARY ENTRY COURT WITH ENHANCED PAVING AND CONCRETE SEATWALLS WITH WOOD SLATS.
- ⑪ TREE WELLS IN SIDEWALK @ CIVIC CENTER DRIVE.
- ⑫ CONTIGUOUS LANDSCAPED PARKWAY @ LINCOLN STREET.
- ⑬ NEW 6-FT PERFORATED METAL PANEL FENCE (WITH MAINTENANCE ACCESS) TO MATCH TRASH ENCLOSURE AND OTHER BUILDING GUARDRAILS. SEE ARCH. DRAWINGS FOR MORE INFO.
- ⑭ SHORT-TERM BIKE PARKING (QTY: 8 BIKES).
- ⑮ DRIVEWAY.
- ⑯ STEPPED CONCRETE PERIMETER.
- ⑰ RAISED RECREATIONAL AREA WITH SYNTHETIC TURF.
- ⑱ RAISED PLANTERS.
- ⑲ LANDSCAPE BOULDERS OR SMOOTH CONCRETE FAUX BOULDERS.
- ⑳ DINING COURT WITH BBQ COUNTER.
- ㉑ RECREATION AREA WITH OUTDOOR PING PONG TABLE & SEATING.
- ㉒ BREAK-OUT SPACE WITH SEATING.
- ㉓ D.G. PATHWAY (EMERGENCY ACCESS).



PROJECT
**CIVIC CENTER
 FAMILY HOUSING**
 LOCATION
**1601 CIVIC CENTER DR.
 SANTA CLARA, CA 95050**

PREPARED FOR



DATE

12.08.2020	PLANNING SUBMITTAL
09.24.2021	GPA APPLICATION SET
04.08.2022	GPA RESUBMISSION 1
05.25.2022	GPA RESUBMISSION 2

NO. DATE

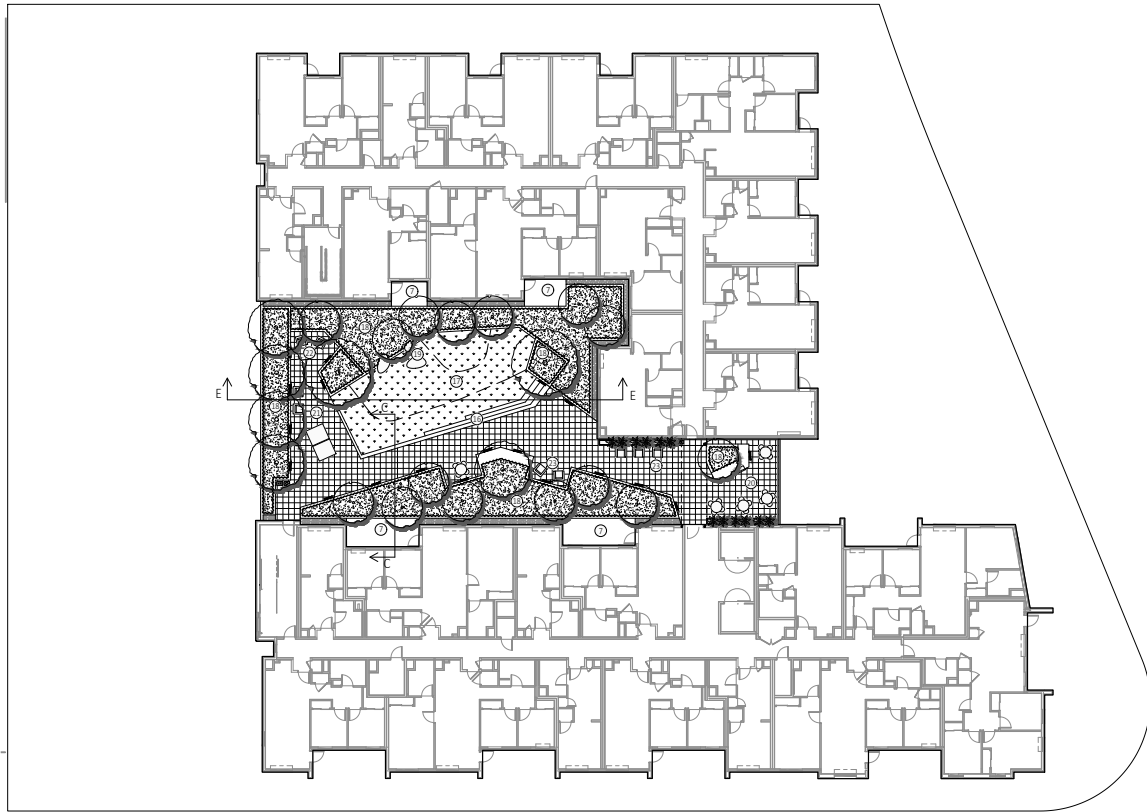
04.08.2022	GPA RESUBMISSION 1
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CONCEPTUAL LANDSCAPE PLAN - LEVEL 1

PROJECT NO.
1927400

DATE
05/25/2022

PROJECT NO.
L1.0
 GPA RESUBMISSION 2



A CONCEPTUAL LANDSCAPE PLAN - LEVEL 2
1/16"=1'-0"



CONCEPTUAL SITE LIGHTING KEY

- 12' POLE LIGHT
- BOLLARD LIGHT
- RECESSED STEP LIGHT

LANDSCAPE ELEMENTS KEY

- ① LOW DECORATIVE GARDEN WALL (36" MAX).
- ② ACTIVE FORECOURT WITH ENHANCED PAVING, SEATING, LANDSCAPE BOULDERS & TREE GRATE.
- ③ PASSIVE FORECOURT WITH TREE GRATE, SEATING, LANDSCAPE BOULDERS & SOFTER PAVING MATERIALS (D.G./DECORATIVE PEA-GRAVEL PAVING).
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- ㉓ D.G. PATHWAY (EMERGENCY ACCESS).

LANDSCAPE WATER EFFICIENCY CHECKLIST

IRRIGATION FIGURES
TOTAL AREA: 13829 SF
STORMWATER AREA: 1689 SF
ALL OTHER LANDSCAPE AREA: 12140 SF

MAWA
 $(48.4)(0.62)(0.58 \times 13829 \text{ SF}) = 245,662 \text{ GAL/YR}$

ETWU
 $(48.4)(0.62)(0.3 \times 12140 \text{ SF})/0.9 = 123,941 \text{ GAL/YR}$
 $(48.4)(0.62)(0.5 \times 1689 \text{ SF})/0.9 = 28,739 \text{ GAL/YR}$

TOTAL=152,680 GAL/YR

IRRIGATION DESIGN STATEMENT
 THE IRRIGATION SYSTEM WILL BE DESIGNED TO REDUCE THE OVERALL WATER REQUIRED FOR SUPPLEMENTAL IRRIGATION, ALONG WITH THE RESPONSIBLE SELECTION OF PLANT MATERIALS. CURRENT IRRIGATION TECHNOLOGIES WILL BE UTILIZED IN ORDER TO COMPLY BOTH WITH THE STATE AND CITY WATER CONSERVATION ORDINANCES. THESE INCLUDE ET-BASED "SMART" CONTROLLERS, FLOW AND RAIN SENSORS, AND LOW-VOLUME SUB-SURFACE DRIP IRRIGATION AND DEEP-ROOT TREE BUBBLERS.

IRRIGATION EQUIPMENT STANDARDS

- PRESSURIZED MAINLINE PIPING WILL BE CL. 315 PVC & BURIED MINIMUM 18".
- NON-PRESSURIZED LATERALS WILL BE SCH. 40 PVC OR CL. 315 PVC & BURIED MINIMUM 12".
- AN "RP" TYPE BACKFLOW PREVENTER WILL BE INSTALLED NEAR THE PROJECT POINT-OF-CONNECTION.
- SUBSURFACE IN-LINE DRIP IRRIGATION SHALL BE TORO DL2000, NETAFIM, OR APPROVED EQUIVALENT.
- NO OVERHEAD OR SPRAY IRRIGATION WILL BE UTILIZED.

TURF AREA

- NO IRRIGATED LAWN AREAS ARE PLANNED FOR THIS PROJECT.

IRRIGATION DESIGN FOR RECYCLED WATER:
 ALL ON-SITE IRRIGATION WILL BE DESIGNED FOR RECYCLED WATER USE AND WILL COMPLY WITH ALL RECYCLED WATER REGULATIONS BY CITY OF SANTA CLARA, SBRM AND DEPARTMENT OF DRINKING WATER.

SEE L1.0 FOR PLANT LEGEND



PROJECT
**CIVIC CENTER
 FAMILY HOUSING**
 LOCATION
**1601 CIVIC CENTER DR.
 SANTA CLARA, CA 95050**

PREPARED FOR



VICINITY MAP



DATE	REVISION
12.08.2020	PLANNING SUBMITTAL
09.22.2021	GPA APPLICATION SET
04.08.2022	GPA RESUBMISSION 1
05.25.2022	GPA RESUBMISSION 2

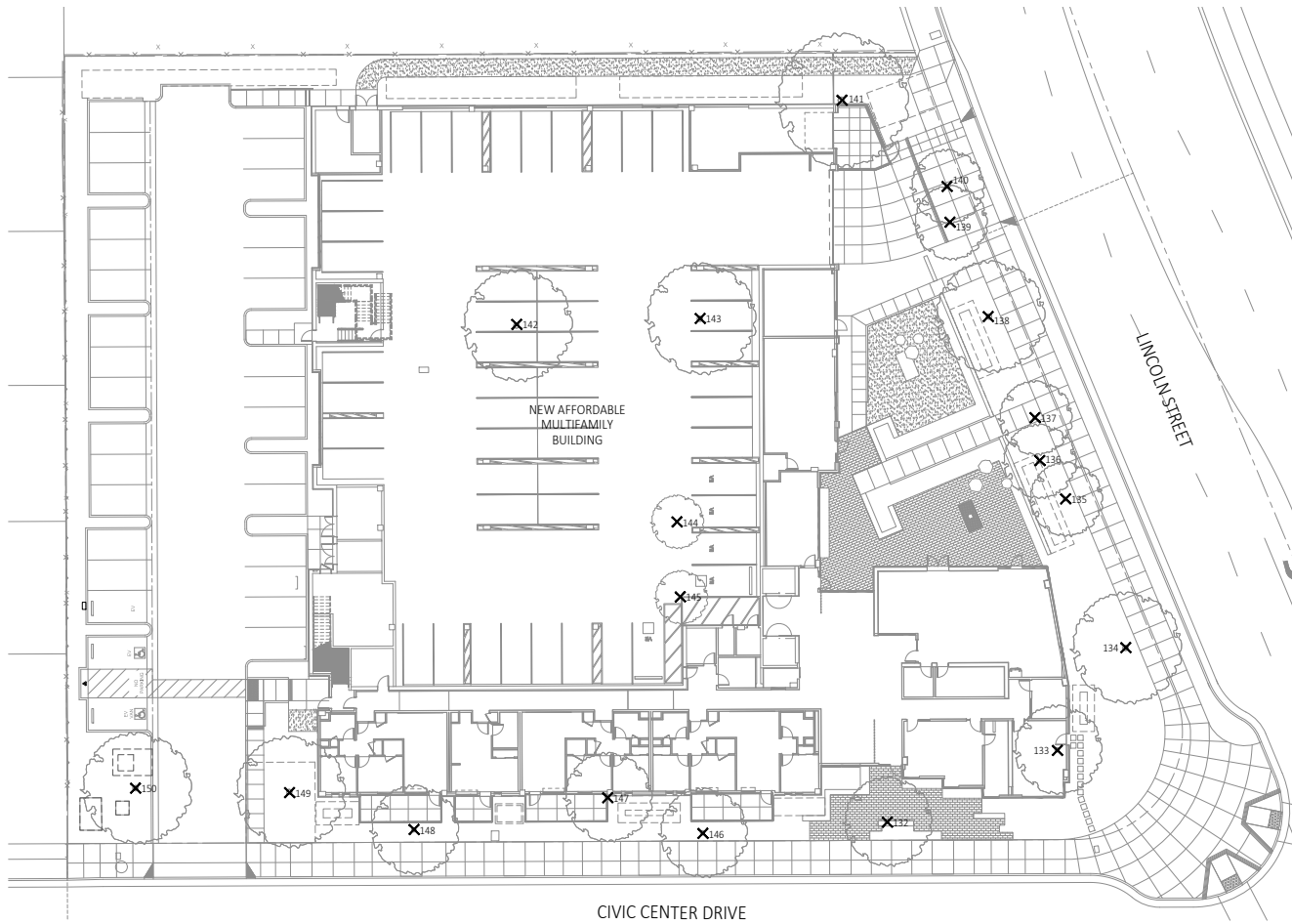
REV.	DATE	REVISION
01	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT ENGINEER
PROJECT TEAM MEMBERS
DATE

TITLE
**CONCEPTUAL LANDSCAPE
 PLAN - LEVEL 2**

PROJECT NUMBER
1927400
 DATE
05/25/2022

PROJECT NUMBER
L2.0
 GPA RESUBMISSION 2



EXISTING TREE LEGEND

#	TREE TYPE	DIA.(N)	PROTECTED?	CONDITION	ACTION
				1-POOR 5-EXCELLENT	
132	OLIVE	15	YES	2	REMOVE
133	OLIVE	11, 7, 7	NO	2	REMOVE
134	OLIVE	16, 9	YES	3	REMOVE
135	SWEETGUM	8	NO	2	REMOVE
136	SWEETGUM	8	NO	2	REMOVE
137	SWEETGUM	8	NO	2	REMOVE
138	OLIVE	16, 9, 5	YES	3	REMOVE
139	SWEETGUM	7	NO	2	REMOVE
140	SWEETGUM	8	NO	3	REMOVE
141	OLIVE	16, 15	YES	3	REMOVE
142	PURPLE LEAF PLUM	11, 7, 7, 4	NO	3	REMOVE
143	OLIVE	13, 10	YES	3	REMOVE
144	AFRICAN FERNPINE	4, 3, 3, 2	NO	3	REMOVE
145	AFRICAN FERNPINE	5, 4	NO	3	REMOVE
146	OLIVE	16	YES	3	REMOVE
147	OLIVE	16, 15	YES	3	REMOVE
148	OLIVE	10, 10, 9	NO	3	REMOVE
149	OLIVE	17, 14	YES	3	REMOVE
150	OLIVE	12, 10, 10, 9	YES	3	REMOVE

EXISTING TREE NOTES

1. INFORMATION CONTAINED HERE IS TAKEN FROM ARBORIST'S REPORT PREPARED BY HORT SCIENCE/BARILETTI CONSULTING (325 RAY ST., PLEASANTON, CA 94566) DATED 03-06-2020.
2. TREE NUMBERING CONVENTION USED SO AS TO ALIGN WITH NUMBERING USED IN ARBORIST'S REPORT.
3. WHERE TREES HAD MORE THAN TRUNK, THE DIAMETERS OF INDIVIDUAL TRUNKS WERE ADDED TOGETHER TO ESTABLISH THE DIAMETER CLASS FOR MITIGATION PURPOSES.
4. TREES IN LEGEND MARKED WITH ASTERISK (*): NOT INCLUDED IN PRELIMINARY ARBORIST'S REPORT.

SUMMARY:

TOTAL TREES REMOVED:-	19
MIN 24" BOX TREES PROVIDED:-	38

*TREES PERMITTED BY THE CITY FOR REMOVAL WILL BE REPLACED AT A MINIMUM 2:1 RATIO WITH 24-INCH BOX SPECIMEN TREES.

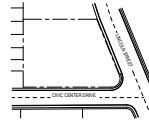


PROJECT
**CIVIC CENTER
FAMILY HOUSING**
LOCATION
**1601 CIVIC CENTER DR.
SANTA CLARA, CA 95050**

PREPARED FOR



VICINITY MAP



DATE	DESCRIPTION
12.08.2020	PLANNING SUBMITTAL
08.22.2021	GPA APPLICATION SET
04.08.2022	GPA RESUBMISSION 1
05.25.2022	GPA RESUBMISSION 2

NO. DATE	REVISION
04.08.2022	GPA RESUBMISSION 1

A EXISTING TREE PLAN
1/16"=1'-0"

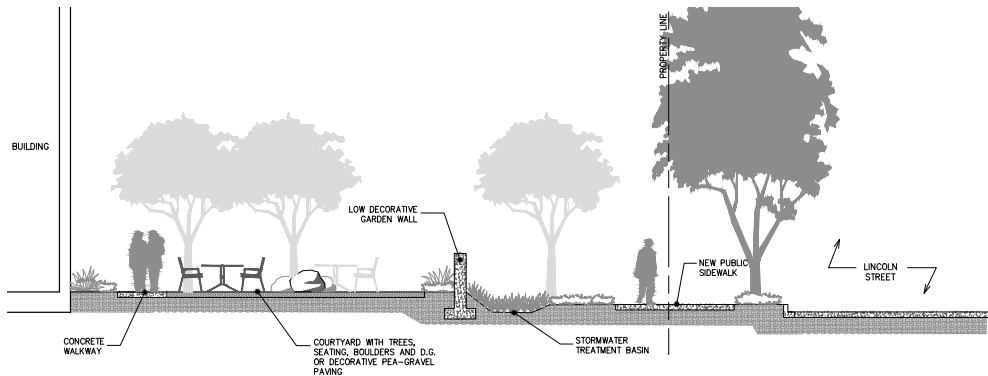
EXISTING TREE KEY

○	=PROTECT IN PLACE
×	=TO BE REMOVED

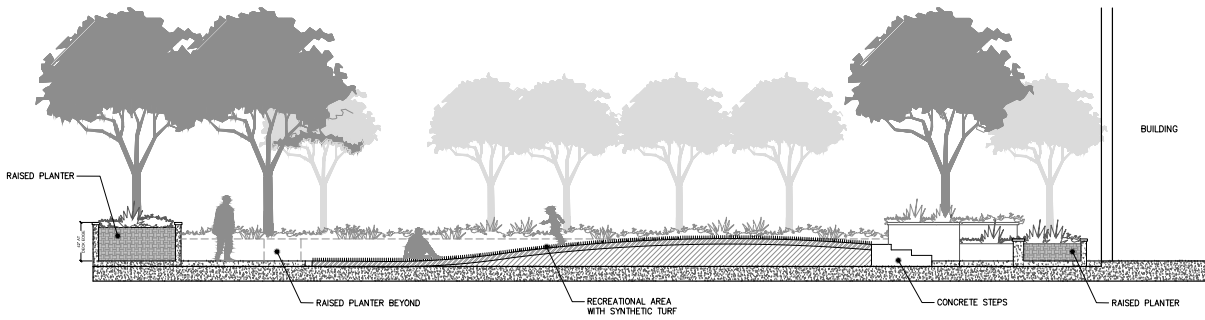
TITLE
EXISTING TREE PLAN

PROJECT NO.
1927400
DATE
05/25/2022

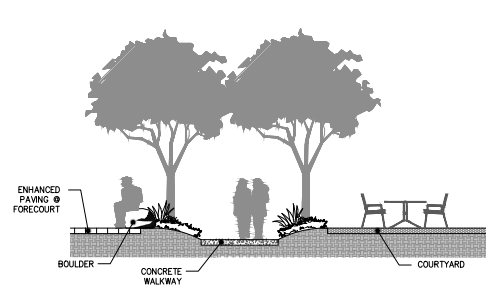
SHEET NUMBER
L3.0
GPA RESUBMISSION 2



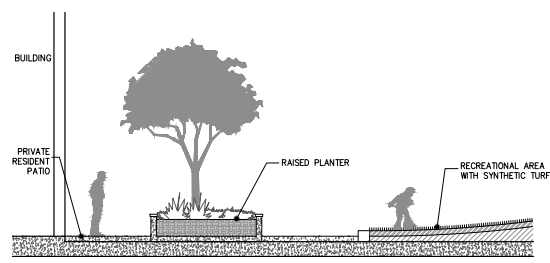
D CROSS-SECTION THROUGH LEVEL 1 COURTYARD
3/16"=1'-0"



E CROSS-SECTION THROUGH LEVEL 2 COURTYARD
3/16"=1'-0"



F CROSS-SECTION @ FORECOURT & COURTYARD
3/16"=1'-0"



C CROSS-SECTION THROUGH LEVEL 2 COURTYARD
3/16"=1'-0"



A CONCEPTUAL LIGHTING IMAGERY



LINEAR STORMWATER TREATMENT @ CIVIC CENTER DRIVE FRONTAGE



SEAT WALLS @ ENTRY



LOW DECORATIVE GARDEN WALL SURROUNDED BY PLANTING; IMPLIED BARRIER BUT NOT RESTRICTIVE



DECORATIVE LINEAR UNIT PAVERS



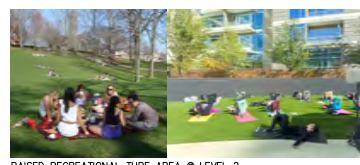
PASSIVE FORECOURT AREA: CASUAL, QUIET, SOFT PAVING MATERIALS



REAL OR FAUX BOULDERS @ LEVEL 2



PERFORATED METAL PANEL FENCE



RAISED RECREATIONAL TURF AREA @ LEVEL 2



BIKE RACK

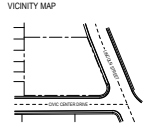
B LANDSCAPE ELEMENT IMAGERY



DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
08.22.2021	GPA APPLICATION SET
04.08.2022	GPA RESUBMISSION 1
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	ISSUE
04.08.2022		GPA RESUBMISSION 1

DESIGN PARTNER	PROJECT MANAGER	PROJECT ARCHITECT	PROJECT ENGINEER	PROJECT TEAM MEMBERS	CHECK



DATE	DESCRIPTION
02.18.2021	PLANNING SUBMITTAL
02.19.2021	100% SCHEMATIC DESIGN
03.10.2021	GPA SUBMITTAL
03.19.2021	50% DESIGN DEVELOPMENT
04.08.2021	GPA RESUBMISSION 1
05.05.2021	100% DESIGN DEVELOPMENT
05.15.2021	GPA RESUBMISSION 2

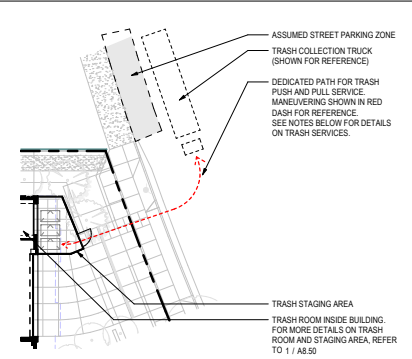
1. 04.08.2021 GPA RESUBMISSION 1

ARCHITECT
 AT / SA
 PROJECT MANAGER
 SA / AK
 ARCHITECT
 AP
 PROJECT MANAGER
 DATE

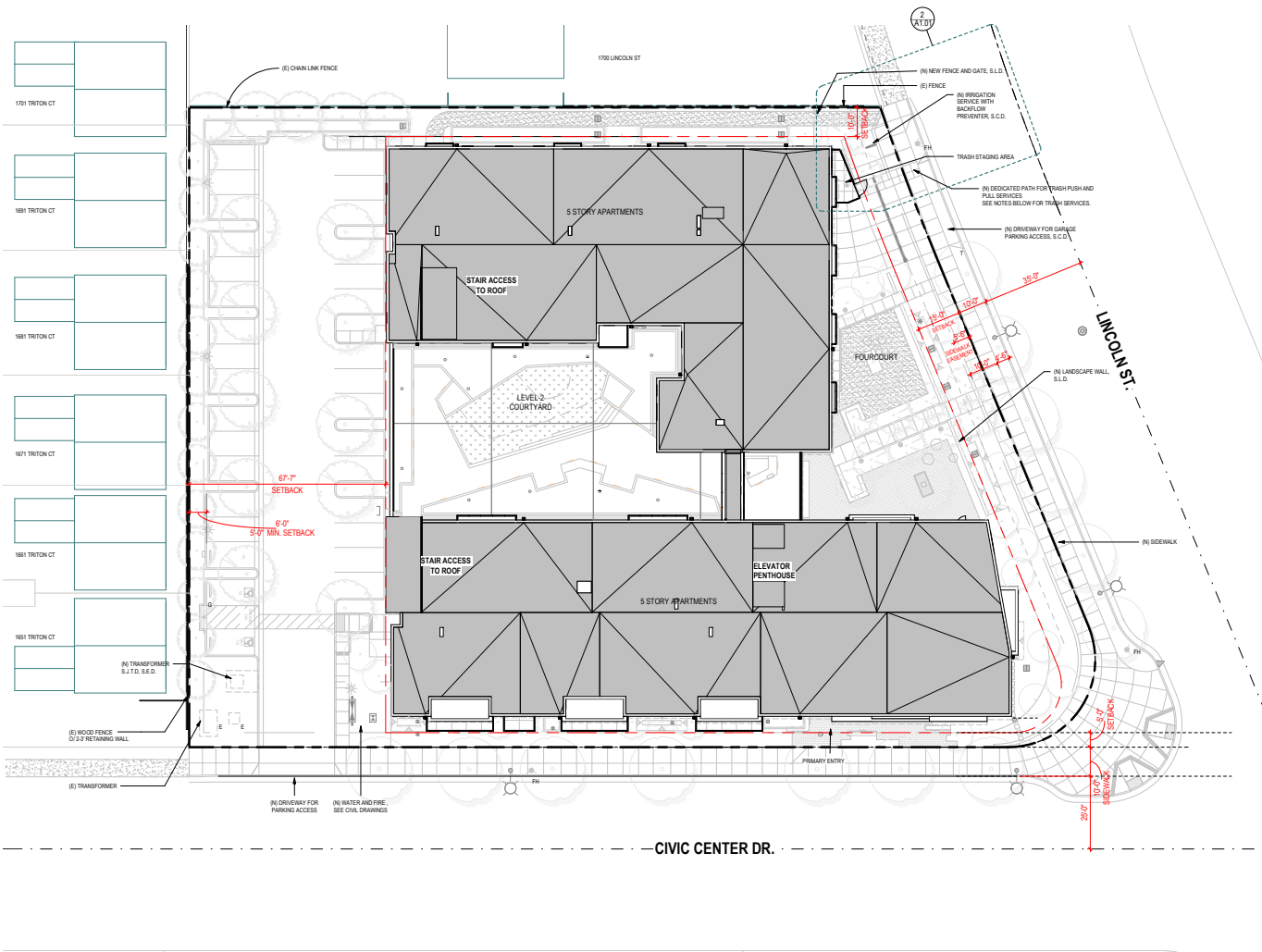
ARCHITECTURAL SITE PLAN

PROJECT NO.
 1927400
 DATE
 05/25/2022

A1.01
 GPA RESUBMISSION 2
 © 2016 MITHUN, INC.



2 SITE PLAN - TRASH COLLECTION
 1/16" = 1'-0"



1 SITE PLAN
 1/16" = 1'-0"

NOTES:

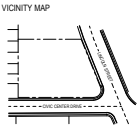
1. FOR TRASH PICK UP, PLEASE NOTE THE FOLLOWING:
 - A. A DEDICATED PATH ADJACENT TO THE GARAGE DRIVEWAY IS PROVIDED FOR PUSH AND PULL SERVICES.
 - B. COLLECTION TRUCK WILL PARK ON THE STREET AND WORKER WILL ACCESS THE STAGING AREA VIA THE DEDICATED PATH. WILL ROLL THE BINS OUT TO THE STREET TO BE SERVICED BY THE TRUCK, THEN RETURN TO THE STAGING AREA. BINS WILL NOT REMAIN ON THE STREET.
 - C. COLLECTION FOR RECYCLING AND GARBAGE WILL OCCUR ON SEPARATE DAYS.
 - D. BINS WILL BE MAXIMUM 3 CUBIC YARD.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED TREE, SEE LANDSCAPE DRAWINGS



MITHUN, INC. 1927400-01-ARCHITECTURAL SITE PLAN - TRASH COLLECTION - 05/25/2022 (1/16" = 1'-0")



DATE

03.08.2020	PLANNING SUBMITTAL
03.19.2021	10% SCHEMATIC DESIGN
03.19.2021	GPA SUBMITTAL
11.19.2021	SOL DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.05.2022	100% DESIGN DEVELOPMENT
05.15.2022	GPA RESUBMISSION 2

DATE: 04.08.2022
PROJECT: CIVIC CENTER FAMILY HOUSING
DRAWING: GPA RESUBMISSION 1

DESIGN TEAM

AT	PROJECT ARCHITECT
KB / SA	ARCHITECT
SA / AK	ARCHITECT
AP	PROJECT ARCHITECT

LEVEL-1
PROJECT NUMBER: 1927400
DATE: 05/25/2022

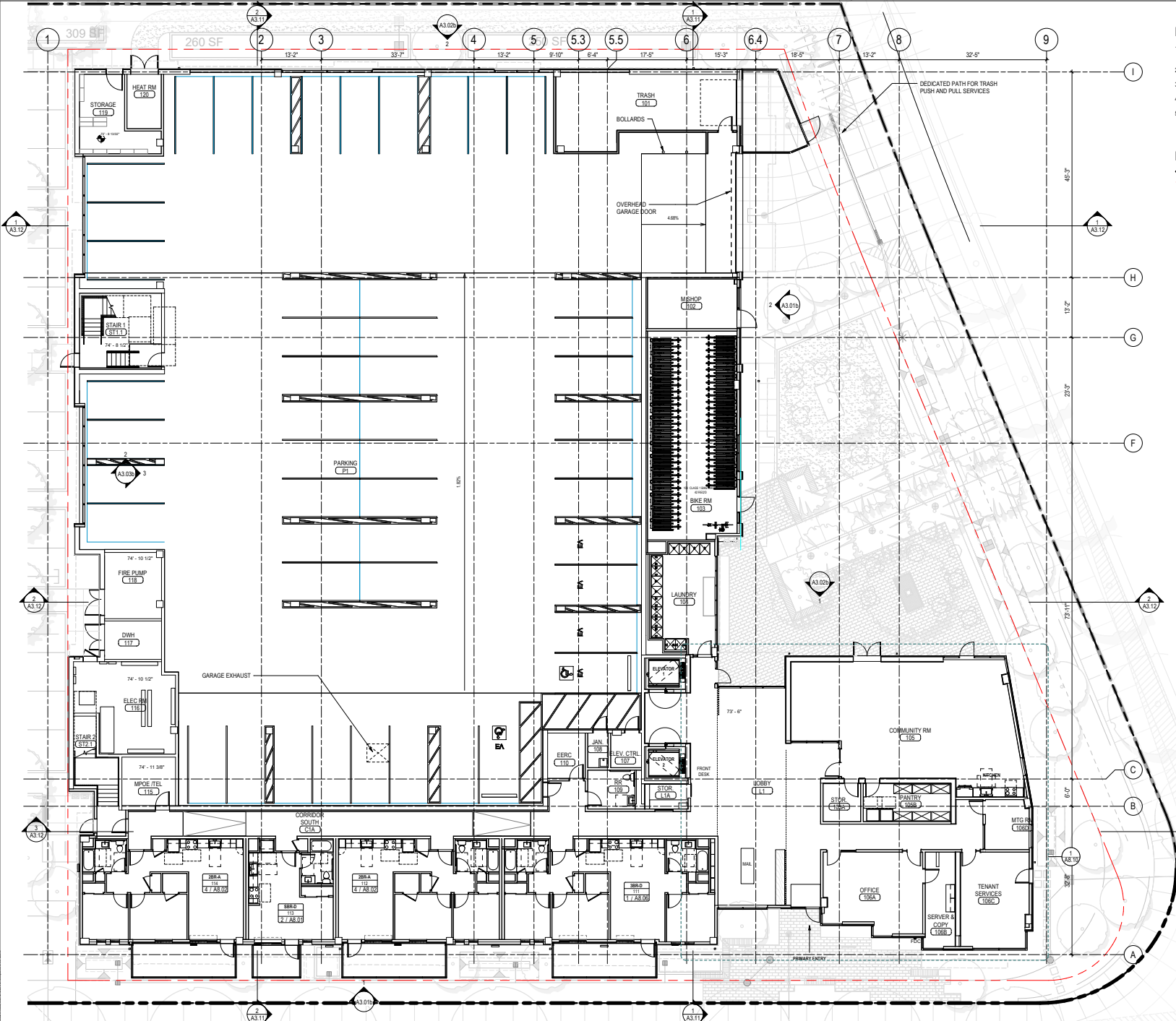
PROJECT NORTH
A2.01
GPA RESUBMISSION 2
© 2016 MITHUN, INC.

FLOOR PLAN NOTES

- SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALL PLAN. INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES
- SEE EXITING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS.
- FOR TYP. PLANTERS AND BIKE ENTONION PLANTERS INFORMATION, S.L.D. AND S.C.D.
- SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS.
- SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- FACP FIRE ACCESS CONTROL PANEL



1 LEVEL 1 FLOOR PLAN - GROUND
1/8" = 1'-0"



FLOOR PLAN NOTES

- SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALL PLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES
- SEE EXITING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS
- FOR TYP. PLANTERS AND BIODEGRADABLE PLANTERS INFORMATION, S.L.D. AND S.C.D.
- SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS
- SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- FACP FIRE ACCESS CONTROL PANEL



1 LEVEL 2 FLOOR PLAN - PODIUM
 1/8" = 1'-0"

MITHUN ARCHITECTS, INC. 1000 CALIFORNIA STREET, SUITE 1000, SAN FRANCISCO, CA 94108
 PROJECT NUMBER: 1927400
 DATE: 05/25/2022
 SHEET: A2.02
 GFA RESUBMISSION 2
 © 2016 MITHUN, INC.



DATE	DESCRIPTION
03.08.2021	PLANNING SUBMITTAL
03.19.2021	10% SCHEMATIC DESIGN
03.19.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.05.2022	100% DESIGN DEVELOPMENT
05.15.2022	GPA RESUBMISSION 2

DATE	DESCRIPTION
01.04.2022	GPA RESUBMISSION 1

DATE	DESCRIPTION
05.25.2022	GPA RESUBMISSION 2

DATE	DESCRIPTION
05.25.2022	GPA RESUBMISSION 2

DATE	DESCRIPTION
05.25.2022	GPA RESUBMISSION 2

DATE	DESCRIPTION
05.25.2022	GPA RESUBMISSION 2

DATE	DESCRIPTION
05.25.2022	GPA RESUBMISSION 2

PROJECT NORTH

A2.03
 GPA RESUBMISSION 2
 © 2016 MITHUN, INC.

FLOOR PLAN NOTES

- SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALL PLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES
- SEE EXITING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS
- FOR TYP. PLANTERS AND BIODECKTOP PLANTERS INFORMATION, S.L.D. AND S.C.D.
- SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS
- SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- FACP FIRE ACCESS CONTROL PANEL



1 LEVEL 3-4 FLOOR PLAN
 1/8" = 1'-0"

MITHUN ARCHITECTS, INC. 100 MARKET STREET, 4000 SAN FRANCISCO, CA 94104 | 415.763.0888
 PROJECT NO. 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050
 DRAWING NO. A2.03
 DATE: 05/25/2022
 SCALE: 1/8" = 1'-0"
 SHEET NO. 1 OF 1
 PROJECT: CIVIC CENTER FAMILY HOUSING
 CLIENT: CHARITIES HOUSING
 ARCHITECT: MITHUN ARCHITECTS, INC.
 DESIGNER: MITHUN ARCHITECTS, INC.
 CHECKED: MITHUN ARCHITECTS, INC.
 APPROVED: MITHUN ARCHITECTS, INC.
 05/25/2022 2:22:22 PM

FLOOR PLAN NOTES

- SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALL PLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES
- SEE EXITING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS
- FOR TYP. PLANTERS AND BIODECKTOP PLANTERS INFORMATION, S.L.D. AND S.C.D.
- SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS
- SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- FACP FIRE ACCESS CONTROL PANEL

PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
**1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050**

PREPARED FOR
CHARITIES HOUSING



DATE	DESCRIPTION
02.08.2022	PLANNING SUBMITTAL
02.10.2022	100% SCHEMATIC DESIGN
03.10.2022	GPA SUBMITTAL
11.10.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
02.03.2022	100% DESIGN DEVELOPMENT
02.15.2022	GPA RESUBMISSION 2

DATE: 04.08.2022
 DESCRIPTION: GPA RESUBMISSION 1

PROJECT NUMBER:
 AT
 KB / SA
 PROJECT ARCHITECT
 SA / AK
 ARCHITECT
 AP
 PROJECT TEAM MEMBER

LEVEL-5

PROJECT NO:
 1927400
 DATE:
 05/25/2022

A2.05
 GPA RESUBMISSION 2
 © 2016 MITHUN, INC.



1 LEVEL-5 FLOOR PLAN
 1/8" = 1'-0"



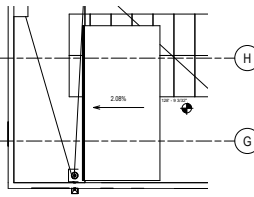
MITHUN ARCHITECTURE INC. 1601 CIVIC CENTER DRIVE, SANTA CLARA, CA 95050
 TEL: 408.253.1100 FAX: 408.253.1101
 WWW.MITHUN.COM
 PROJECT NO: 1927400
 DATE: 05/25/2022
 SHEET NO: A2.05
 TOTAL SHEETS: 07 OF 07
 02/10/22 2:23:27 PM

FLOOR PLAN NOTES

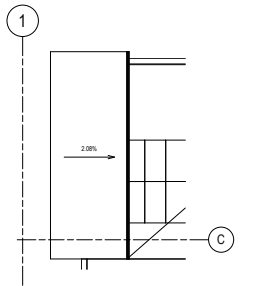
- SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALL PLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES
- SEE EXITING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS
- FOR TYP. PLANTERS AND BIODEGRADABLE PLANTERS INFORMATION, S.L.D. AND S.C.D.
- SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS
- SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

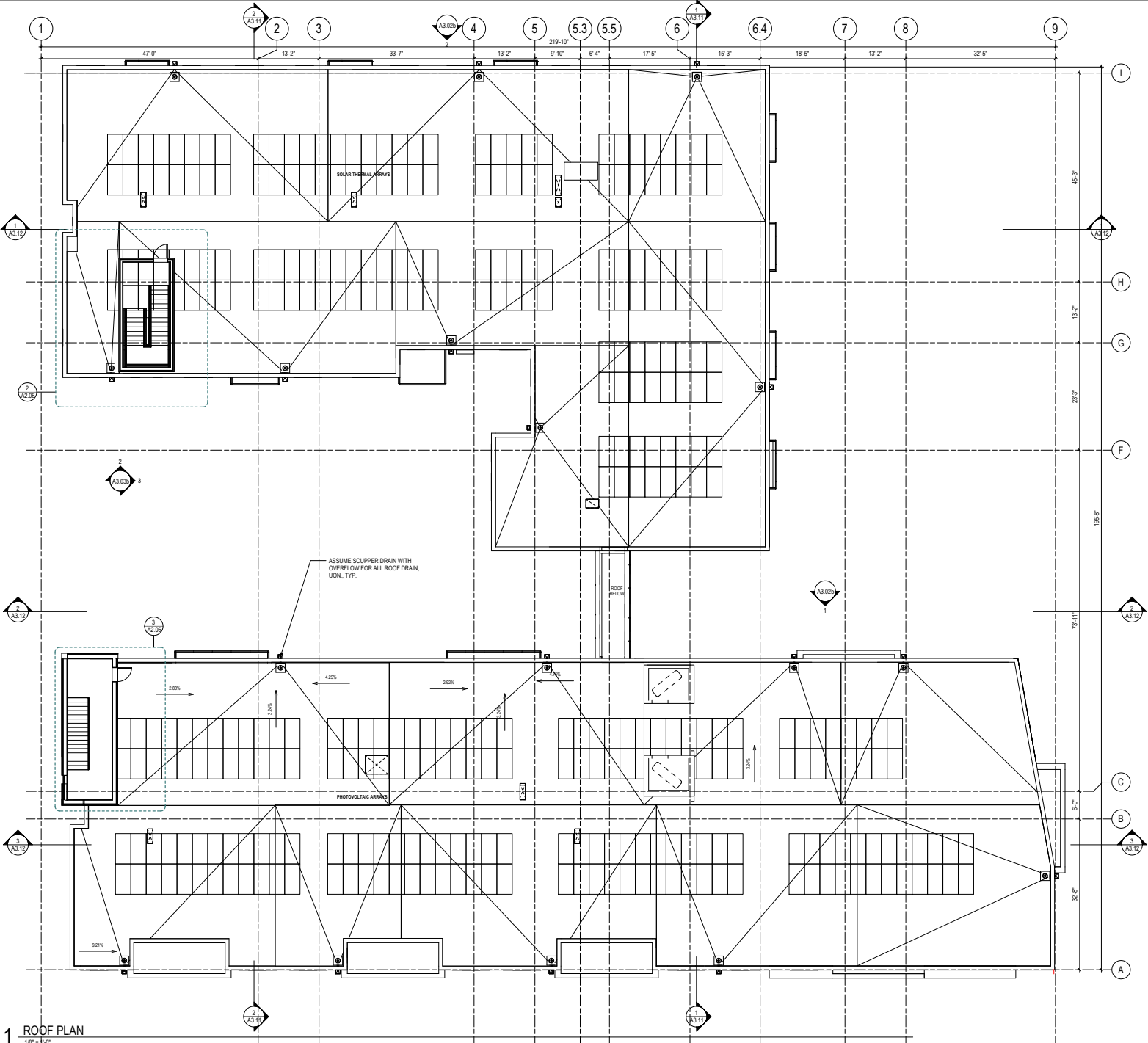
- PROPERTY LINE
- SETBACK LINE
- FACP FIRE ACCESS CONTROL PANEL



2 ROOF PLAN - PENTHOUSE N
 1/8" = 1'-0"



3 ROOF PLAN - PENTHOUSE S
 1/8" = 1'-0"



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

MITHUN ARCHITECTURE INC. 1601 CIVIC CENTER DRIVE, SANTA CLARA, CA 95050
 PROJECT NUMBER: 1927400
 DATE: 05/25/2022
 SHEET: 05/25/2022 (11) (18) (P)



1 SOUTH ELEVATION - CIVIC CENTER DR
1/8" = 1'-0"

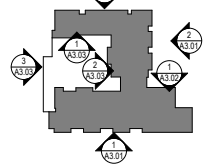


2 EAST ELEVATION - LINCOLN ST.
1/8" = 1'-0"

MATERIAL LEGEND

- 1A STUCCO - WHITE
- 1B STUCCO - BLUE
- 1C STUCCO - LIGHT GREY
- 2 FIBER CEMENT PLANK - DARK GREY
- 3 THERMALLY MODIFIED WOOD SIDING, ALT. FIBER CEMENT PLANK
- 4 NOT USED
- 5 BRAKE METAL PANEL - DARK BRONZE
- 6 DARK BRONZE ALUM. WINDOW W/ SUNSHADE WHERE NOTED
- 7 DARK BRONZE ANODIZED ALUM. STOREFRONT
- 8 METAL ROLL UP DOOR
- 9 PERFORATED METAL PANEL, FENCE / GUARDRAIL
- 10 (NOT USED)
- 11 LOUVERS - PAINTED TO MATCH WINDOW

KEY



DATE: 03.18.2022 PLANING SUBMITTAL
03.22.2021 10% SCHEMATIC DESIGN
11.13.2021 GFA SUBMITTAL
11.13.2021 50% DESIGN DEVELOPMENT
04.08.2022 GFA RESUBMISSION 1
04.08.2022 100% DESIGN DEVELOPMENT
03.15.2022 GFA RESUBMISSION 2

DESIGNER: MITHUN
PROJECT MANAGER: KB / SA
ARCHITECT: SA / AK
PROJECT ARCHITECT: AP
DATE: 03/18/2022

BUILDING ELEVATIONS

PROJECT NO: 1927400
DATE: 05/25/2022

PROJECT
CIVIC CENTER FAMILY
HOUSING
LOCATION
1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050

PREPARED FOR
CHARITIES HOUSING



1 NORTH ELEVATION - AT FORECOURT/COURTYARD
1/8" = 1'-0"

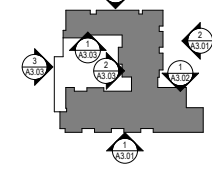


2 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- 1A STUCCO - WHITE
- 1B STUCCO - BLUE
- 1C STUCCO - LIGHT GREY
- 2 CEMENT BOARD - DARK GREY
- 3 THERMALLY MODIFIED WOOD SIDING, ALT. CEMENTITIOUS PANEL
- 4 NOT USED
- 5 BRAKE METAL PANEL - DARK BRONZE
- 6A DARK BRONZE ALUM. WINDOW W/ SUNSHADE WHERE NOTED
- 6B DARK BRONZE ANODIZED ALUM. STOREFRONT
- 7 METAL ROLL UP DOOR
- 8 PERFORATED METAL PANEL, FENCE / GUARDRAIL
- 9 (NOT USED)
- 10 LOUVERS - PAINTED TO MATCH WINDOW

KEY



DATE	DESCRIPTION
10.18.2020	PLANNING SUBMITTAL
02.18.2021	10% SCHEMATIC DESIGN
03.03.2021	GPA SUBMITTAL
11.13.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
06.03.2022	100% DESIGN DEVELOPMENT
07.15.2022	GPA RESUBMISSION 2

TITLE
BUILDING ELEVATIONS
PROJECT NUMBER
1927400
DATE
05/25/2022

SCALE
A3.02b
GPA RESUBMISSION 2
© 2016 MITHUN, INC.

PROJECT
 CIVIC CENTER FAMILY HOUSING
LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR
 CHARITIES HOUSING



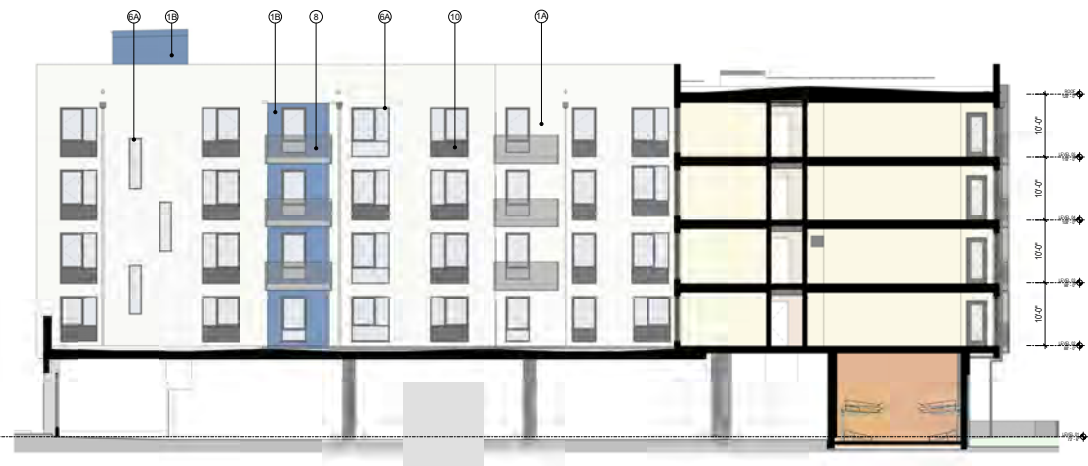
10.18.2022	PLANNING SUBMITTAL
10.24.2022	10% SCHEMATIC DESIGN
11.13.2022	GPA SUBMITTAL
11.13.2022	50% DESIGN DEVELOPMENT
11.16.2022	GPA RESUBMISSION 1
12.15.2022	100% DESIGN DEVELOPMENT
01.15.2023	GPA RESUBMISSION 2

AT	PROJECT MANAGER
KB / SA	ARCHITECT
SA / AK	ARCHITECT
AP	PROJECT MANAGER

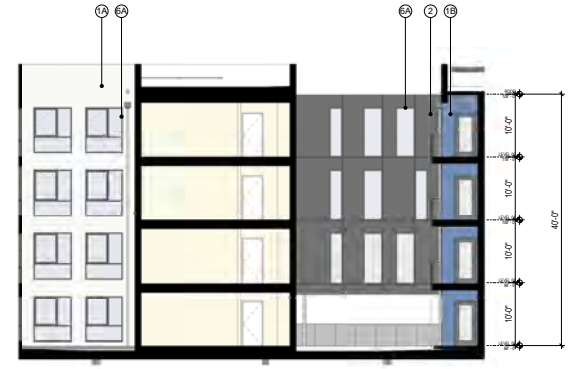
BUILDING ELEVATIONS

PROJECT NO: 1927400
 DATE: 05/25/2022

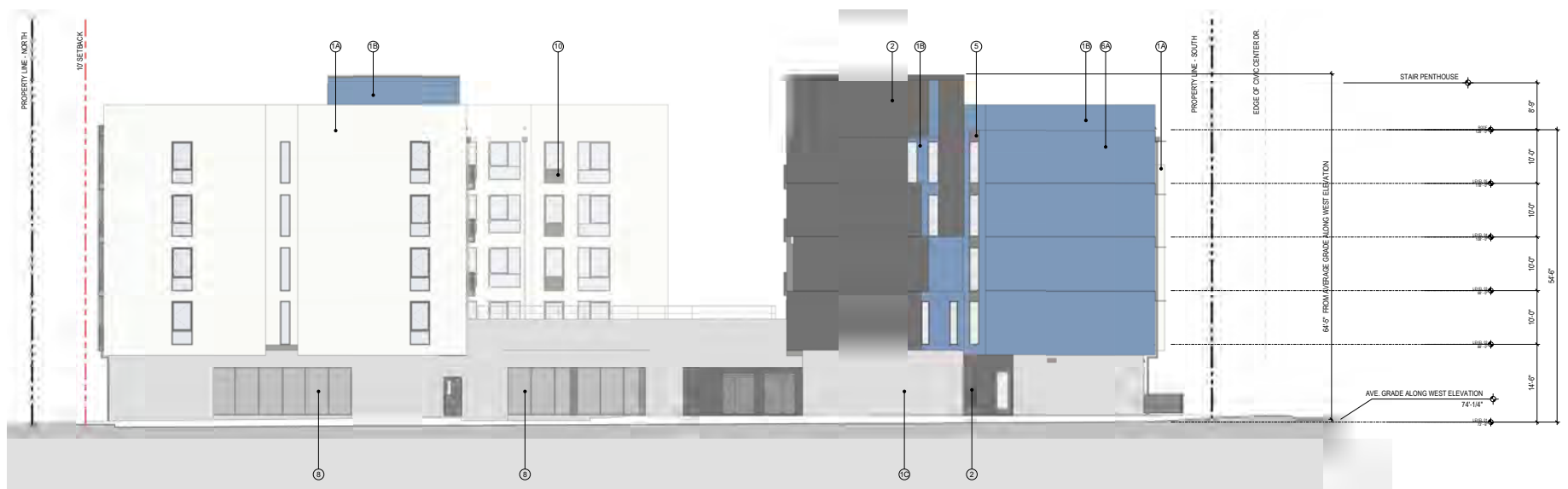
A3.03b
 GPA RESUBMISSION 2
 © 2016 MITHUN, INC.



2 COURTYARD SOUTH ELEVATION
 1/8" = 1'-0"



3 COURTYARD WEST ELEVATION
 1/8" = 1'-0"

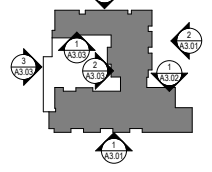


1 WEST ELEVATION
 1/8" = 1'-0"

MATERIAL LEGEND

- | | |
|---|--|
| (1A) STUCCO - WHITE | (1) BRAKE METAL PANEL - DARK BRONZE |
| (1B) STUCCO - BLUE | (2A) DARK BRONZE ALUM. WINDOW W/ SUNSHADE WHERE NOTED |
| (1C) STUCCO - LIGHT GREY | (2B) DARK BRONZE ANODIZED ALUM. STOREFRONT |
| (2) CEMENT BOARD - DARK GREY | (3) METAL ROLL UP DOOR |
| (3) THERMALLY MODIFIED WOOD SIDING, ALT. CEMENTITIOUS PANEL | (4) PERFORATED METAL PANEL; FENCE / GUARDRAIL (NOT USED) |
| (4) NOT USED | (5) LOUVERS - PAINTED TO MATCH WINDOW |

KEY



MITHUN, INC. 1927400 05/25/2022
 ARCHITECTURAL ELEVATIONS FOR CIVIC CENTER FAMILY HOUSING
 1601 CIVIC CENTER DR., SANTA CLARA, CA 95050
 PREPARED FOR CHARITIES HOUSING
 PROJECT NO. 1927400
 DATE 05/25/2022
 SHEET NO. A3.03b
 © 2016 MITHUN, INC.



NO.	DATE	DESCRIPTION
01	01/18/2022	PLANNING SUBMITTAL
02	02/16/2021	199% SCHEMATIC DESIGN
03	02/20/21	199% SUBMITTAL
04	11/13/2021	90% DESIGN DEVELOPMENT
04.01	06/06/2022	GPA RESUBMISSION 1
04.02	08/03/2022	100% DESIGN DEVELOPMENT
04.03	08/25/2022	GPA RESUBMISSION 2

NO.	DATE	DESCRIPTION

CONTRACT NO.:

PROJECT NUMBER:

PROJECT LEADER:

SA / AKA:

ARCHITECT:

PROJECT TEAM:

DATE:

REVISIONS:



BUILDING SECTIONS

PROJECT NO.:

1827400

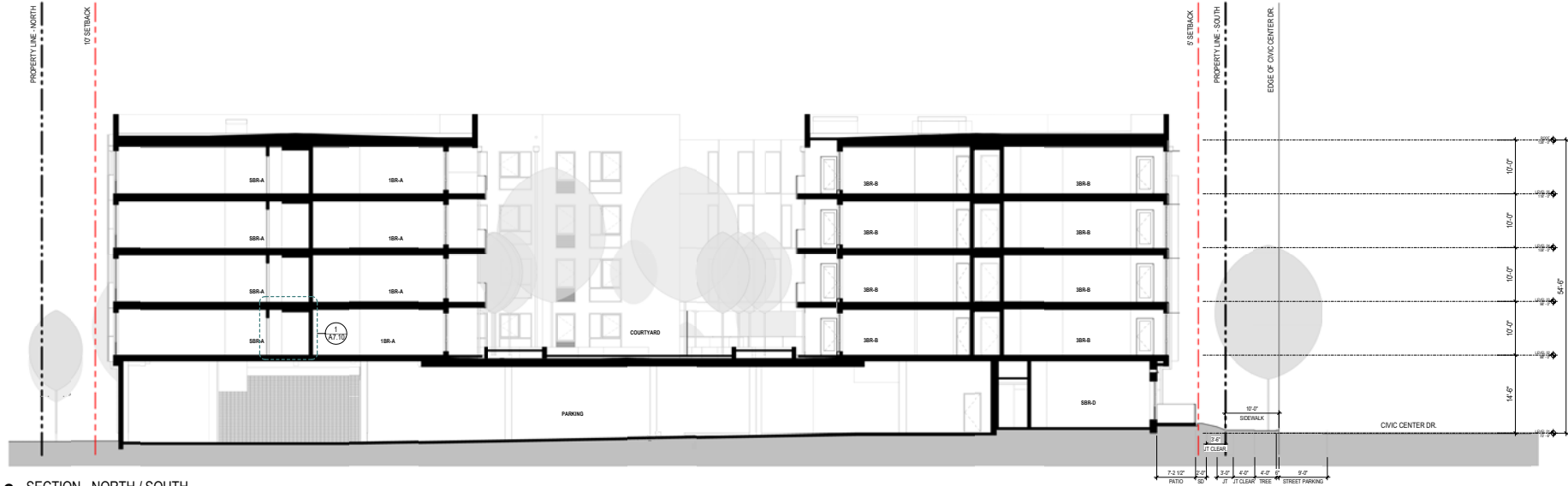
DATE:

05/25/2022

A3.11
 GPA RESUBMISSION 2
 © 2016 MITHUN, INC.



1 SECTION - NORTH / SOUTH AT LOBBY
 1/8" = 1'-0"

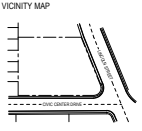


2 SECTION - NORTH / SOUTH
 1/8" = 1'-0"

MITHUN, INC. PROJECT: CIVIC CENTER FAMILY HOUSING, SANTA CLARA, CA. DATE: 05/25/2022. DRAWING: A3.11. SHEET: 01 OF 02.

PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
**1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050**

PREPARED FOR
 CHARITIES HOUSING



DATE	DESCRIPTION
02/08/2022	PLANNING SUBMITTAL
02/24/2022	90% SCHEMATIC DESIGN
03/02/2022	GPA SUBMITTAL
03/15/2022	90% DESIGN DEVELOPMENT
04/08/2022	GPA RESUBMISSION 1
05/05/2022	100% DESIGN DEVELOPMENT
05/15/2022	GPA RESUBMISSION 2

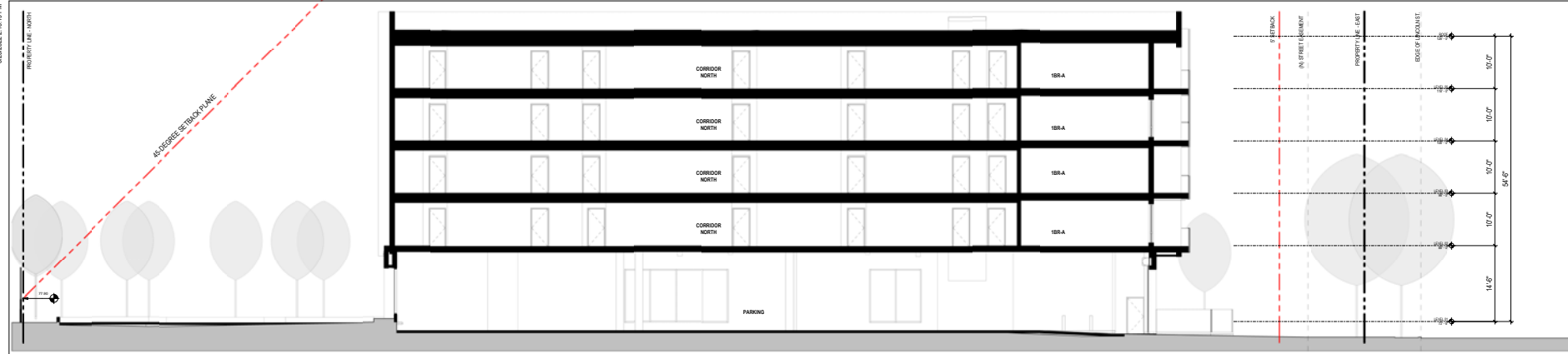
1. 04/08/2022 GPA RESUBMISSION 1

ARCHITECT
 AT / SA
 PROJECT MANAGER
 SA / AK
 ARCHITECT
 AP
 PROJECT MANAGER

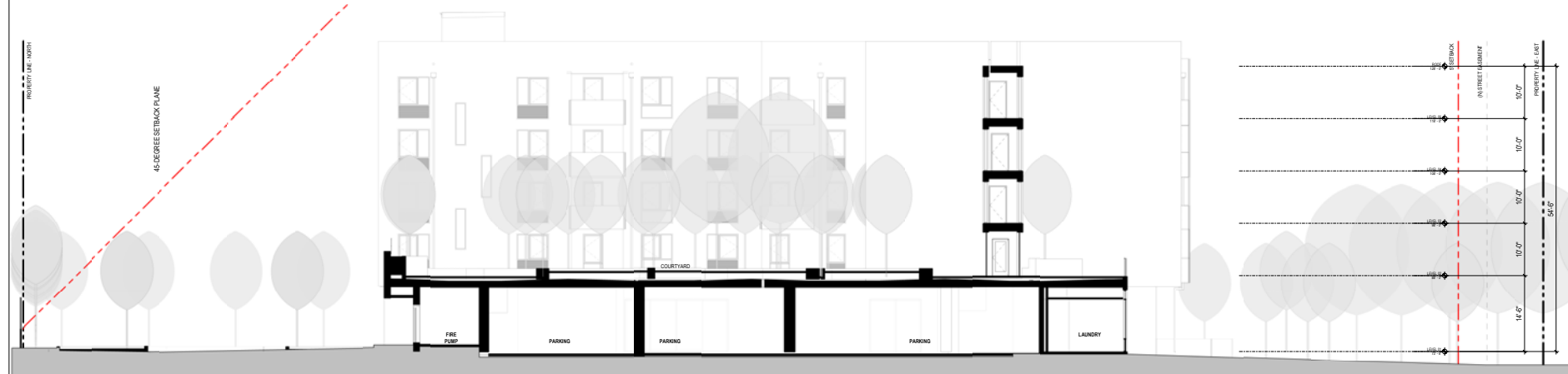
BUILDING SECTIONS

PROJECT NO.
 1927400
 DATE
 05/25/2022

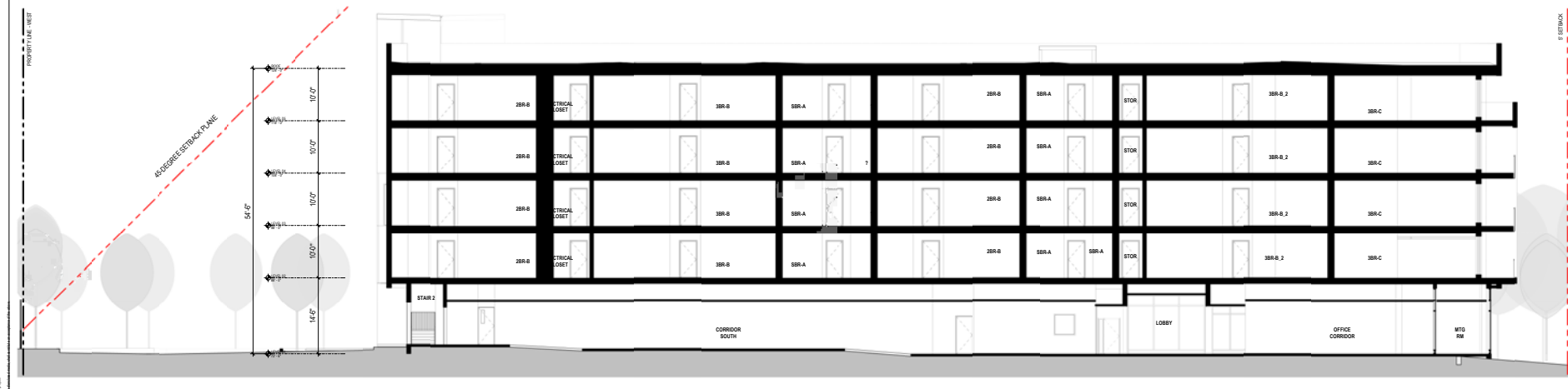
A3.12
 GPA RESUBMISSION 2
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1 SECTION - THROUGH GARAGE ENTRY
 1/8" = 1'-0"



2 SECTION - COURTYARD & CONNECTING WALKWAY
 1/8" = 1'-0"



3 SECTION - THROUGH CORRIDOR AT LEVEL 1
 1/8" = 1'-0"

MITHUN, INC. 1927400 - CIVIC CENTER FAMILY HOUSING - SECTION 1 - THROUGH GARAGE ENTRY - 05/25/2022
 ARCHITECTURAL SECTION - THROUGH GARAGE ENTRY - 1/8" = 1'-0"
 PROJECT NO. 1927400
 DATE 05/25/2022
 MITHUN, INC. 1927400 - CIVIC CENTER FAMILY HOUSING - SECTION 2 - COURTYARD & CONNECTING WALKWAY - 05/25/2022
 ARCHITECTURAL SECTION - COURTYARD & CONNECTING WALKWAY - 1/8" = 1'-0"
 PROJECT NO. 1927400
 DATE 05/25/2022
 MITHUN, INC. 1927400 - CIVIC CENTER FAMILY HOUSING - SECTION 3 - THROUGH CORRIDOR AT LEVEL 1 - 05/25/2022
 ARCHITECTURAL SECTION - THROUGH CORRIDOR AT LEVEL 1 - 1/8" = 1'-0"
 PROJECT NO. 1927400
 DATE 05/25/2022
 MITHUN, INC. 1927400 - CIVIC CENTER FAMILY HOUSING - SECTION 1 - THROUGH GARAGE ENTRY - 05/25/2022
 ARCHITECTURAL SECTION - THROUGH GARAGE ENTRY - 1/8" = 1'-0"
 PROJECT NO. 1927400
 DATE 05/25/2022
 MITHUN, INC. 1927400 - CIVIC CENTER FAMILY HOUSING - SECTION 2 - COURTYARD & CONNECTING WALKWAY - 05/25/2022
 ARCHITECTURAL SECTION - COURTYARD & CONNECTING WALKWAY - 1/8" = 1'-0"
 PROJECT NO. 1927400
 DATE 05/25/2022
 MITHUN, INC. 1927400 - CIVIC CENTER FAMILY HOUSING - SECTION 3 - THROUGH CORRIDOR AT LEVEL 1 - 05/25/2022
 ARCHITECTURAL SECTION - THROUGH CORRIDOR AT LEVEL 1 - 1/8" = 1'-0"
 PROJECT NO. 1927400
 DATE 05/25/2022

PROJECT
 CIVIC CENTER FAMILY
 HOUSING
LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR
 CHARITIES HOUSING



05.28.2022	PLANNING SUBMITTAL	05.28.2022
07.29.2021	SPK SCHEMATIC DESIGN	07.29.2021
11.10.2021	GPA SUBMITTAL	11.10.2021
11.19.2021	SPK DESIGN DEVELOPMENT	11.19.2021
04.08.2022	GPA RESUBMISSION 1	04.08.2022
05.05.2022	SPK DESIGN DEVELOPMENT	05.05.2022
05.15.2022	GPA RESUBMISSION 2	05.15.2022

DATE	BY	REVISION

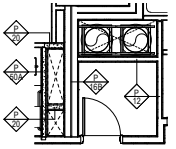
DATE
 BY
 PROJECT NUMBER
 PROJECT NAME
 PROJECT LOCATION
 PROJECT NUMBER

ENLARGED PLANS
 -TRASH ROOM AND
 CHUTES

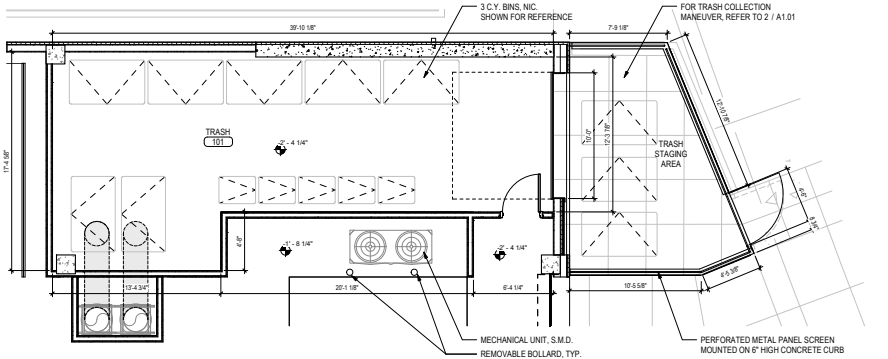
PROJECT NO.
 1927400
 DATE
 05/25/2022

SCALE: GENERAL SCALE: 1/8" = 1'-0"
A8.50
 GPA RESUBMISSION 2
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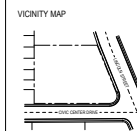
DATE PLOTTED: 05/25/2022 2:13:22 PM



10 TYPICAL TRASH CHUTE ROOM
 1/4" = 1'-0"



1 TRASH ROOM - GROUND LEVEL
 1/4" = 1'-0"



DATE: 05/25/2022

02.18.2022	PLANNING SUBMITTAL
02.19.2022	10% SCHEMATIC DESIGN
03.10.2022	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.05.2022	100% DESIGN DEVELOPMENT
05.15.2022	GPA RESUBMISSION 2

DATE: 05/25/2022

05/25/2022	GPA RESUBMISSION 1
------------	--------------------

PROJECT NUMBER:
AP
PROJECT NUMBER:
KB / SA
PROJECT NUMBER:
SA / AK
PROJECT NUMBER:
DATE:

THIS
**PODIUM LEVEL FLOOR
PLAN - LIGHTING**

PROJECT NO:
1927400
DATE:
05/25/2022

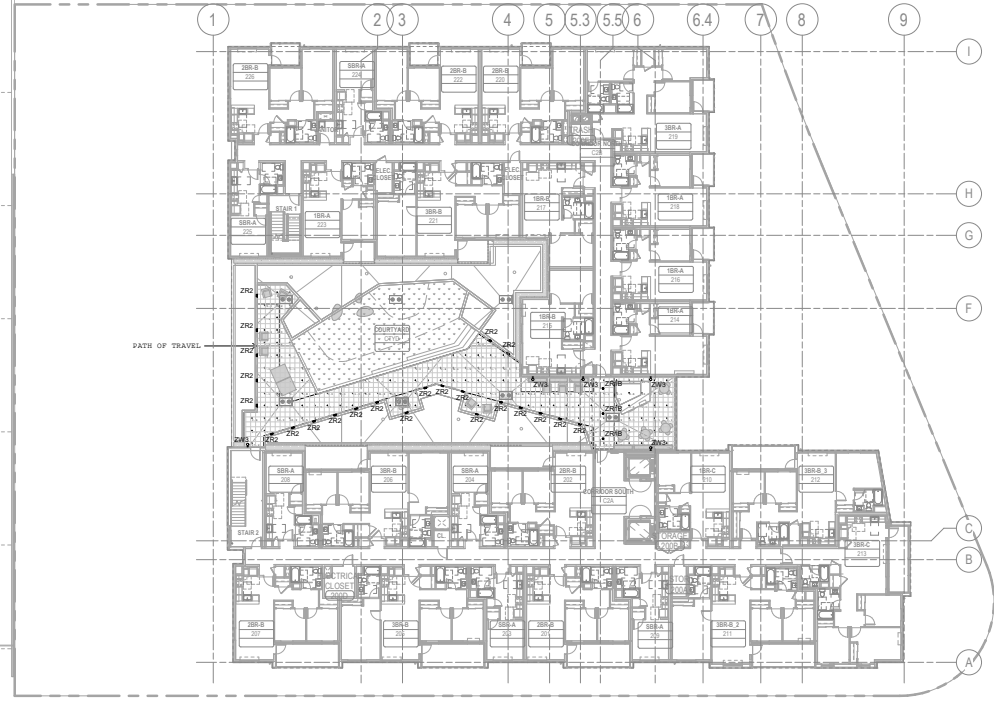
E1.02
GPA RESUBMISSION 2
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Calculation Summary

Code	Position	Area	Power	Watt	Watt	Watt	Watt	Watt
Podium Walkway	100	15,000	1.5	22,500	22,500	22,500	22,500	22,500
Podium Staircase	100	1,000	1.0	1,000	1,000	1,000	1,000	1,000

Component Schedule

Code	Position	Area	Power	Watt	Watt	Watt	Watt	Watt
100	100	16,000	1.6	25,600	25,600	25,600	25,600	25,600
101	101	1,000	1.0	1,000	1,000	1,000	1,000	1,000
102	102	1,000	1.0	1,000	1,000	1,000	1,000	1,000



1 PODIUM LEVEL FLOOR PLAN - LIGHTING
1/8" = 1'-0"

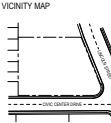
SHEET NOTES:
1. *****

GENERAL NOTES:
1. *****



PROJECT NORTH

MITHUN, INC. 100 Market Street, 4th Floor, San Francisco, CA 94103
 415.398.8888
 MITHUN CONSULTING ENGINEERS 2851 Powell Street, San Francisco, CA 94133
 415.655.4000
 GUTTMAN & BLAEVOET CONSULTING ENGINEERS 2851 Powell Street, San Francisco, CA 94133
 415.655.4001
 PROJECT: CIVIC CENTER FAMILY HOUSING
 LOCATION: 1601 CIVIC CENTER DR., SANTA CLARA, CA 95050
 SHEET: E1.02
 DATE: 05/25/2022
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



DATE	DESCRIPTION
02.18.2022	PLANNING SUBMITTAL
02.18.2022	10% SCHEMATIC DESIGN
03.11.2022	GPA SUBMITTAL
11.13.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
02.18.2022	100% DESIGN DEVELOPMENT
02.18.2022	GPA RESUBMISSION 2

NO.	DATE	DESCRIPTION
1	04.08.2022	GPA RESUBMISSION 1

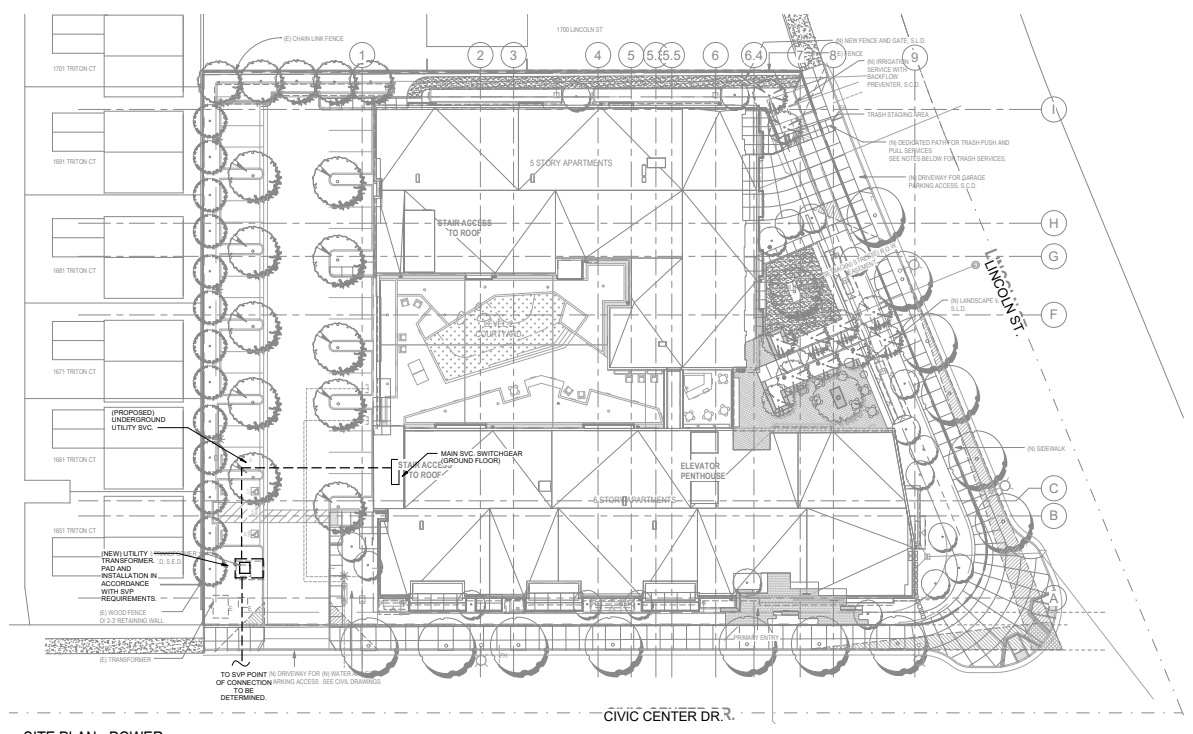
PROJECT NUMBER:
 AP
 PROJECT NUMBER:
 KB / SA
 PROJECT NUMBER:
 SA / AK
 PROJECT NUMBER:
 PROJECT TITLE:
 CIVIC



SITE PLAN - POWER

PROJECT NUMBER:
 1927400
 DATE:
 05/25/2022

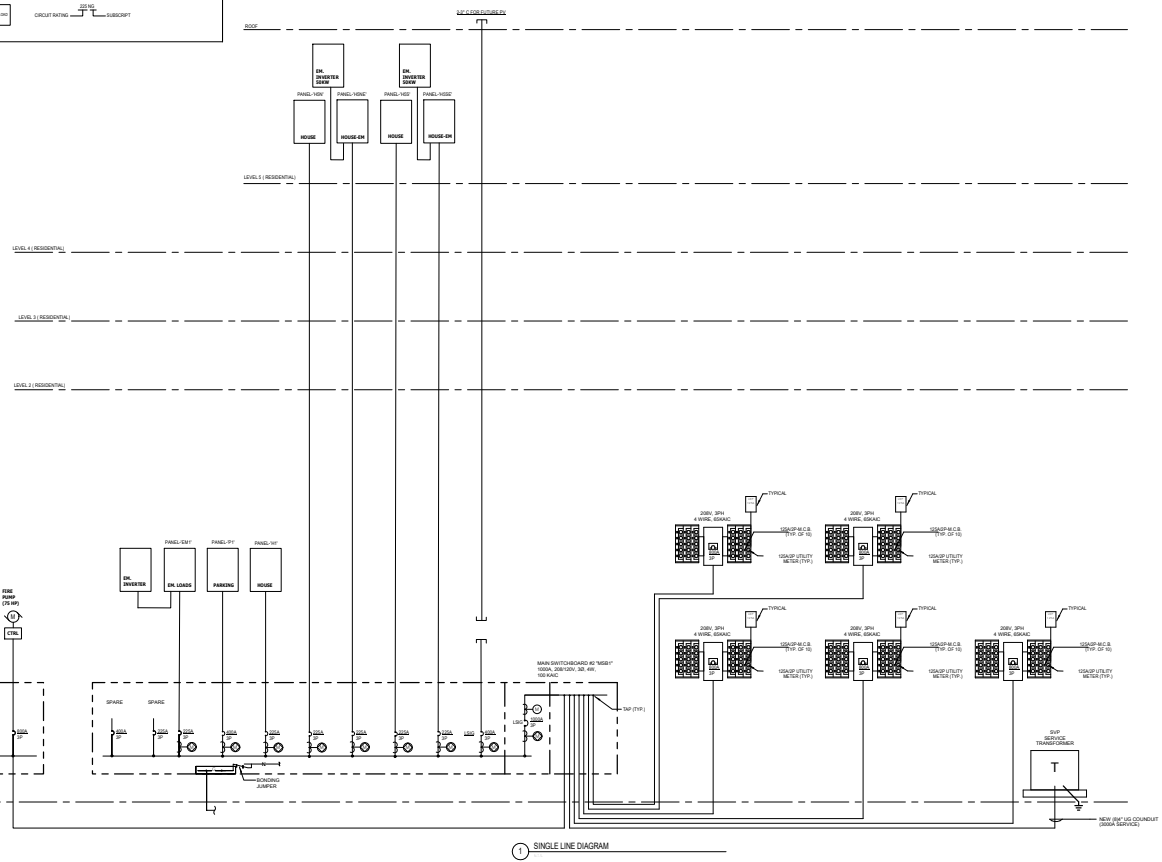
E1.03
 GPA RESUBMISSION 2
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1 SITE PLAN - POWER
 1" = 20'-0"

MITHUN & GUTTMAN & BLAEVOET ENGINEERS ARCHITECTS AND PLANNERS 1927 400 5th Street, Suite 200, Santa Clara, CA 95050
 PROJECT NUMBER: 1927400 DATE: 05/25/2022
 SHEET: E1.03 OF 03
 DRAWN BY: JLD
 CHECKED BY: JLD
 APPROVED BY: JLD
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WIRING SCHEDULE - COPPER CONDUCTORS														SUBSCRIPT KEY				
TAG	CIRCUIT	CONDUIT SIZE INCHES							TYPE	WIRE	TYPE	SUBSCRIPT	CIRCUIT RATING	SUBSCRIPT	CONDUCTORS PER CIRCUIT			
		MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.							MAX.	PHASE	NEUTRAL	GROUNDING
100	100	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	101	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	102	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	103	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	104	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	105	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	106	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	107	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	108	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	109	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	110	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	111	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	112	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	113	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	114	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	115	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	116	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	117	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	118	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	119	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	120	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	121	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	122	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	123	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	124	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0
100	125	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	NONE	100	100	100	1	0	0	0



① SINGLE LINE DIAGRAM

MITHUN
 SEATTLE | PH: 206.322.6234
 SAFFORDVILLE | PH: 503.261.7000
 SAN FRANCISCO | PH: 415.764.1000
 LOS ANGELES | PH: 310.555.9000

GUTTMANN & BLAUVOET
 CONSULTING ENGINEERS
 2351 Powell Street, San Francisco, CA 94133-1449
 F: 415.655.4000
 E: gbl@gb-engineers.com

PROJECT
 CIVIC CENTER FAMILY HOUSING

LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR
CHARITABLE HOUSING

VICINITY MAP

DATE: 04.18.2022
 DRAWN: JAC
 CHECKED: SA
 PROJECT NUMBER: 1627400
 PROJECT TITLE: CIVIC CENTER FAMILY HOUSING
 SHEET: 1000-001
 DATE: 05/25/2022

03.18.2022 PLANNING SUBMITTAL
 02.12.2021 100% SCHEMATIC DESIGN
 11.19.2020 GFA SUBMITTAL
 04.08.2020 GFA SUBMISSION 1
 02.28.2020 100% SCHEMATIC DEVELOPMENT
 02.15.2020 GFA SUBMISSION 2

PROJECT TITLE: CIVIC CENTER FAMILY HOUSING
 SHEET: 1000-001
 DATE: 05/25/2022

PROJECT NUMBER: 1627400
 DATE: 05/25/2022

E5.01
 GFA RESUBMISSION 2
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