



CITY VENTURES
Building It Forward

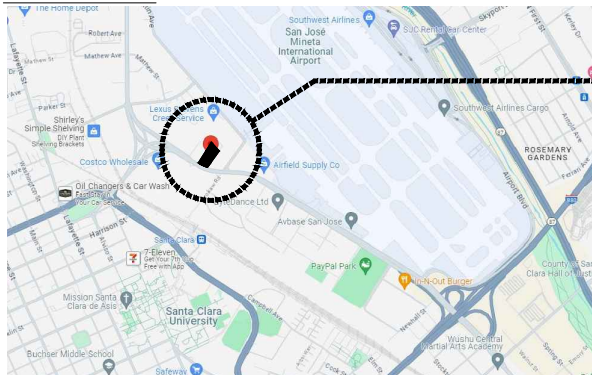
COLEMAN VILLAGE

1400 COLEMAN AVENUE.

SANTA CLARA, CALIFORNIA

DESIGN REVIEW SUBMITTAL DATE: 11.10.2025

LOCATION MAP



SITE
LOCATION

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PROJECT OVERVIEW

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

CITY VENTURES IS REQUESTING AN ARCHITECTURAL REVIEW, VESTING TENTATIVE TRACT MAP PERMIT, GENERAL PLAN AMENDMENT, REZONING AND DENSITY BONUS CONCESSION AND WAIVERS

PROPERTY DESCRIPTION

THE PROPERTY LOCATED AT 1400 COLEMAN AVENUE CONSISTS OF APPROXIMATELY 3.78 ACRES. IT IS SURROUNDED BY COMMERCIAL USES CONSISTING OF LARGE FORM 1-2 STORY BUILDINGS AND ASPHALT PARKING LOTS ON ALL SIDES. ACROSS COLEMAN AVENUE AND THE PROPERTY EXISTS A SMALL RETAIL CENTER AND COSTCO. THE PROJECT IS LOCATED WITHIN 0.5 MILES OF THE SANTA CLARA CALTRAIN STATION, A MAJOR TRANSIT STOP AS DEFINED IN SECTION 2115 OF THE PUBLIC RESOURCES CODE, AND PROVIDES TRANSIT CONNECTIONS TO VALLEY TRANSPORTATION AUTHORITY, THE CAPITAL CORRIDOR AND THE ALTAMONT CORRIDOR EXPRESS.

THE PROPERTY IS WITHIN THE SANTA CLARA STATION AREA PLAN AS OF THE DATE OF THIS LETTER, THE SANTA CLARA STATION AREA PLAN IS STILL UNDER DEVELOPMENT BY THE CITY OF SANTA CLARA. AND HAS A GENERAL PLAN USE DESIGNATION OF REGIONAL COMMERCIAL AND IS ZONED LIGHT INDUSTRIAL. THE EXISTING USE OF THE SITE COMMERCIAL AND INCLUDES TWO LARGE COMMERCIAL BUILDINGS THAT ENCLUMBER ROUGHLY 32% OF THE SITE. THE LARGEST BUILDING SITS AT THE CENTER OF THE SITE WITH THE SECOND RECTANGULAR STANDALONE BUILDING AT THE FAR NORTH END OF THE SITE. THE BUILDINGS ARE SURROUNDED BY ASPHALT PARKING.

PROJECT PROPOSAL

THE PROJECT WILL HOST A WIDE RANGE OF HOME OPTIONS TO HELP ATTRACT ENTRY LEVEL AND THE MISSING MIDDLE HOMEOWNERS WITH 142 FOR-SALE SOLAR ALL-ELECTRIC ATTACHED 4-STORY TOWNHOME STYLE HOMES. THE TOWNHOMES RANGE IN SIZE FROM 377 SQUARE FEET TO 2,003 SQUARE FEET. THE HOMES INCLUDE ONE AND TWO-CAR PRIVATE GARAGE AND THE SITE WILL INCLUDE SURFACE PARKING FOR ITS RESIDENTS AND GUESTS.

ACCESS TO THE PROJECT WILL BE VIA A 26-FOOT-WIDE PEDESTRIAN ORIENTED URBAN STREETSCAPE WITH BENCHES, PAVERS AND TREES LOCATED AT THE CENTER OF THE PROJECT. SMALLER DRIVE AISLES AND LANDSCAPED PASEOS CONNECT TO THE URBAN STREETSCAPE TYING ALL THE HOMES BACK TO COLEMAN FOR A SEAMLESS CONNECTION.

THE PROJECT CONTAINS SEVERAL CURATED COMMUNITY GATHERING PLACE FOR ITS RESIDENTS. AT THE NORTHEAST QUADRANT OF THE SITE, A COMMUNITY GARDEN WITH RAISED PLANTER AND A STONE FRUIT ESPALIER WILL BE PROVIDED. AN ENCLOSED DOG PARK WILL BE INCLUDED ADJACENT TO COMMON AREA LANDSCAPE. ALONG THE SOUTHEAST QUADRANT OF THE SITE AN OUTDOOR SEATING AREA WITH A SHADE STRUCTURE AND BARBECUES WILL BE PROVIDED. LASTLY, AT THE CENTER OF THE SITE, A LANDSCAPE COMMON AREA IS PLANNED OFF THE URBAN STREETSCAPE FOR GENERAL COMMUNITY PROGRAMMING.

LAND USE

THE PROJECT IS PROPOSING A GENERAL PLAN (GP) AMENDMENT FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (37-50 UNITS/ACRE) AND A REZONE FROM ML-LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL R4 (37-60 UNITS/ACRE). THE PROJECT IS A HOUSING DEVELOPMENT PROJECT WITHIN THE MEANING OF GOVERNMENT CODE SECTION 65589.5(H)(2) AND HAS BEEN DESIGNED TO COMPLY WITH VISION OF THE AREA. THE PROJECT QUALIFIES FOR A MITIGATED NEGATIVE DECLARATION CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS THE PROJECT WOULD NOT RESULT IN A SIGNIFICANT AND UNAVOIDABLE IMPACT UNDER PUBLIC RESOURCES CODE SECTION 21064.5 AND QUALIFIES TO BE EXEMPT FROM PARKING REQUIREMENTS PER ASSEMBLY BILL NO. 2097 AND GOV. CODE SECTION 65863.2.

AFFORDABLE HOUSING AND STATE DENSITY BONUS LAW

THE PROJECT WILL BE PROVIDING ON-SITE AFFORDABLE HOUSING 20% OF THE FOR-SALE DWELLING UNITS BEING RESTRICTED FOR VERY LOW, LOW- AND MODERATE-INCOME HOUSEHOLDS.

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

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

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



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

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

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



PROJECT INFORMATION
PI-0.1

SCALE: NTS
DATE: 11.10. 2025
PROJECT: 317082

PROJECT PARKING				
	CALIF. CODES	SANTA CLARA CODE	PROPOSED	NOTES
PARKING		TABLE 3.3 - RESIDENTIAL MULTIFAMILY		
STUDIO / 1BD - 52 UNITS		1 SPACE / UNIT = 52 SPACES	52 UNITS W/ 22 COVERED & 30 OPEN SURFACE ASSIGNED	52 SPACES
2 / 3 BD UNITS - 90 UNITS		1.5 SPACES PER UNIT / 1 ASSGND - 0.5 UNBUNDLD (90 UNITS)(1.5) = 135 SPACES	COV.-2/UNIT @ 82 UNITS = 164 COV.- 1/UNIT @ 8 UNITS = 8 OPEN SURFACE ASSIGNED - 8 SPACES 180 SPACES	180 SPACES
GUEST		N/A	1 SPACES	1 SPACES
TOTAL PARKING		194 SPACES	194 GARAGE SPACES 39 SURFACE SPACES 246 TOTAL	234 TOTAL SPACES
ACCESSIBILITY				
ASSIGNED	CBC SECT. 1109A.4 2% OF ASSIGNED SPACES x 232 SPACES = 4.64 = 5 SPACES	N/A	5 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
UNASSIGNED	CBC SECT. 1109A.5 5% OF SPACES x 2 SPACES = 1 SPACES	N/A	1 SPACE	SEE SP
EV SPACE		-		
RESIDENTIAL				
CAPABLE	CAL GRN SECT. 4.106.4.2.2 10% OF SPACES x 234 = 23.4 SPACES = 24	-	24 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
READY	CAL GRN SECT. 4.106.4.2.2 25% OF SPACES x 234 = 59 SPACES	-	59 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
CHARGER	CAL GRN SECT. 4.106.4.2.2 5% OF SPACES x 234 = 11.7 SPACES = 12	-	12 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
BICYCLE				
RESIDENTIAL				
SHORT TERM (CLASS II VISITOR)	CAL GRN. A4.106.9.1 (VOLUNTARY) 5% OF GUEST PRKG = 5% x 2 SPACES = 0.1 = 1 SPACES	TABLE 3.4 1 PER 20 UNITS = 7.15 = 7 SPACES	7 SPACES	SEE LANDSCAPE PLANS
LONG TERM (CLASS I IN UNIT)	CAL GRN. A4.106.9.3 (VOLUNTARY) 1/ UNIT = 142 = 142 SPACES	TABLE 3.4 1 PER UNIT TOWNHOMES - 1 PER UNIT W/ ELECTRICAL OUTLET PODIUM - BIKE ROOMS REQUIRED WITH 1 OUTLET PER 10 BIKES AND A REPAIR STATION	1 SPACE / UNIT IN EACH GARAGE PROVIDED = 112 SPACES	112 SPACES WITHIN GARAGES WITH 30 STUDIOS IN SHARED GARAGE = 142

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

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CITY VENTURES

Building It Forward



TARRAR

UTILITY CONSULTANTS



HUNT
HALE
JONES



C2

Collaborative



KIER+WRIGHT

PROJECT INFORMATION

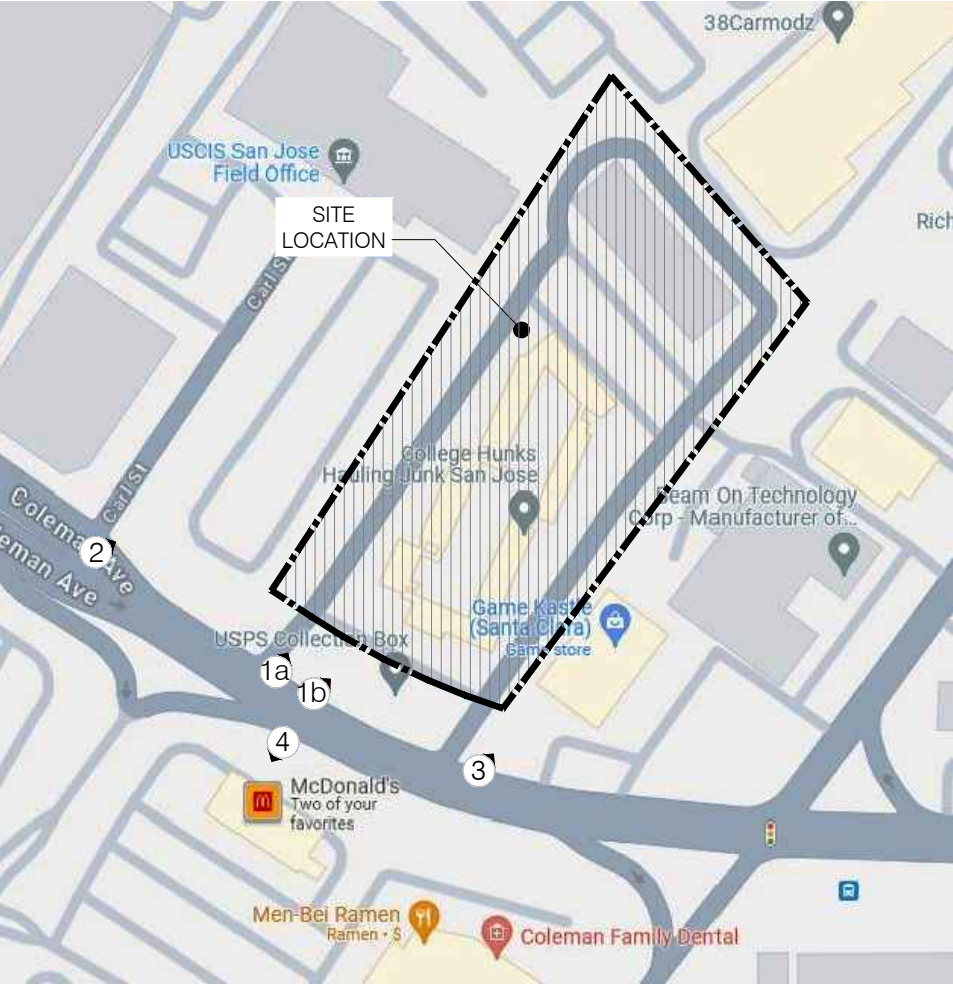
PI-0.2

SCALE: NTS

DATE: 11.10. 2025

PROJECT: 317082





VICINITY MAP



VIEW NO. 1a - LOOK IN TO SITE LOCATION



VIEW NO. 1b - LOOK IN TO SITE LOCATION



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



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



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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



VICINITY MAP & NEIGHBORHOOD PHOTOS

PH-1

SCALE: NTS
DATE: 11.10.2025
PROJECT: 317082



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ILLUSTRATIVE SITE PLAN

SP1.1

SCALE: NTS

DATE: 11.10.2025

PROJECT: 317082



BLDG LEGEND

BLDG	← BLDG NUMBER
X UNITS	← TOTAL UNIT

BLDG TYPES
RESIDENTIAL ROWHOUSE STYLE CONDOMINIUM
ADA UNIT NOTE:
10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
• 142 TOTAL UNITS PROPOSED X 10% = 15 ACCESSIBLE UNITS

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

LOCATION OF BAR UNITS
 LOCATION OF ACCESSIBLE UNITS
 ACCESSIBLE ROUTE

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

BUILDING AND SITE SUMMARY
 SITE AREA : 3.79 ACRES GROSS/3.2 ACRES NET

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

3.79 ACRE SITE
 142 UNITS / 3.79 AC = 37.46 DUA

PARKING

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



0 30' 60' 90'

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL SITE PLAN

SP1.2

SCALE: 1" = 30'-0"

DATE: 11.10.2025

PROJECT: 317082



COLEMAN AVE. STREETScape

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

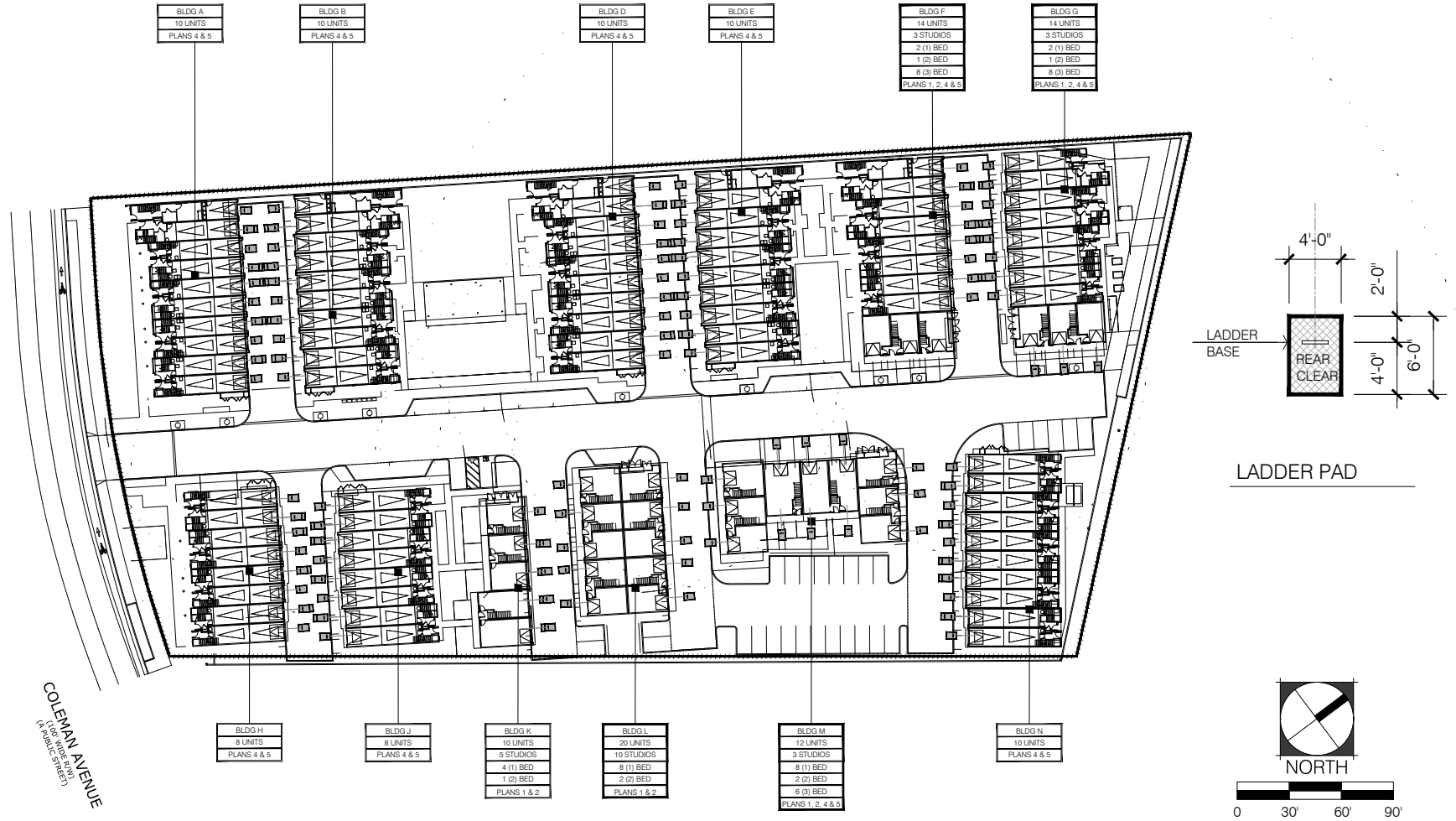
SANTA CLARA, CALIFORNIA 95050



COLEMAN AVE. CONCEPTUAL STREETScape

SS—1.0

SCALE: N.T.S.
DATE: 11.10.2025
PROJECT: 317082



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



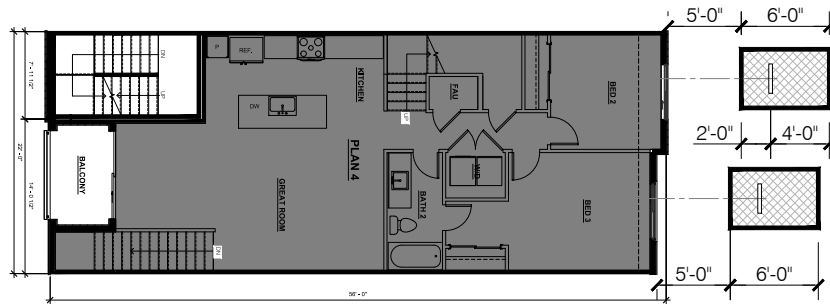
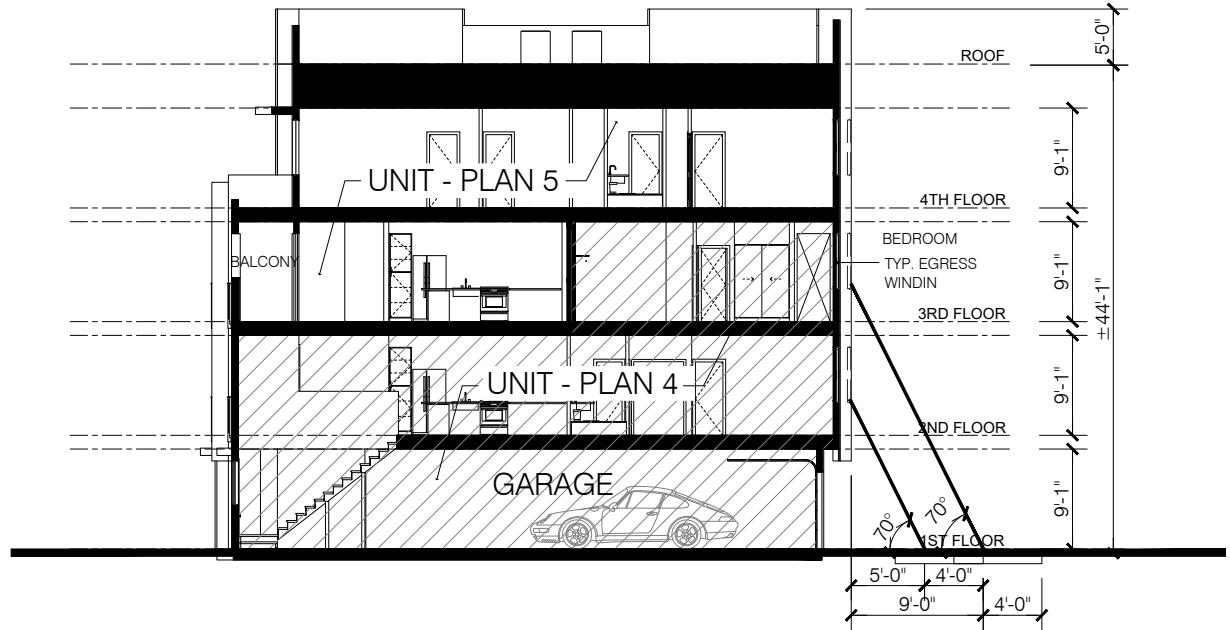
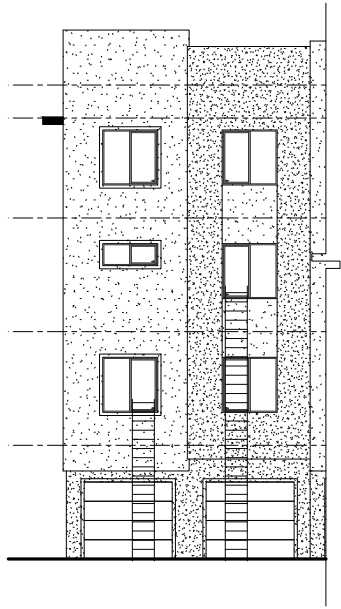
FIRE SAFETY SITE PLAN - LADDER PAD

FS-1.0

SCALE: 1" = 30'-0"

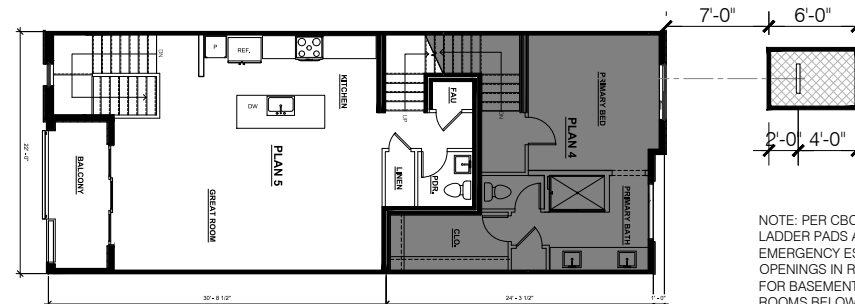
DATE: 11.10.2025

PROJECT: 317082



2ND FLOOR PLAN

PLAN 4 & 5



3RD FLOOR PLAN

PLAN 4 & 5

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

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



FIRE SAFETY - LADDER PAD DIAGRAM

FS-1.1

SCALE: 1/4" = 1'-0"
DATE: 11.10.2025
PROJECT: 317082

ELEVATION LEGEND

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

MATERIAL SPECIFICATIONS

STUCCO FINISH - 16/20 for Bldg B, D, E, F, G, J, K, L, M and N. Finish for Bldg A & H TBD

VERTICAL SIDING - TriuExterior (VERTICAL NICKEL GAP)

BRICK VENEER - McNear Cotswold

TRIM/ PARAPET CAP - SAME AS STUCCO/ SIDING COLOR

WINDOWS - GREY VINYL

GARAGE DOORS - FLUSH METAL ROLL UP

FRONT DOORS - FIBERGLASS W/ GLASS

LIGHT FIXTURE - VISUAL COMFORT & CO., VEX 12 OUTDOOR WALL OR EQUAL

NOTE: ALL MATERIAL ARE AS SPECIFIED OR EQUAL



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



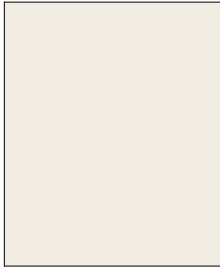
BUILDING MATERIALS & FINISHES

A1.0.1

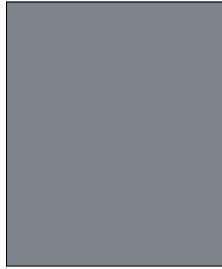
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Date: 11/10/2025

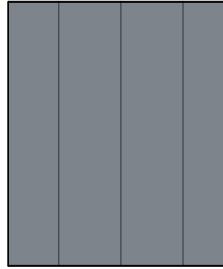
Project Number: 317082



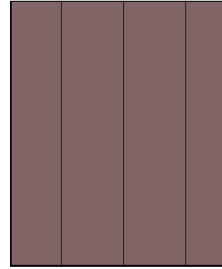
1 STUCCO 1
SW 7551 - GREEK VILLA OR EQUAL
TBD FINISH (for buildings along Coleman Ave)
Other buildings - 16/20 Finish



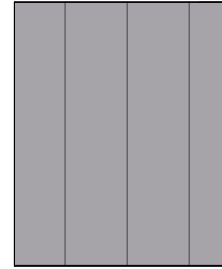
2 STUCCO 2
SW 6256 - SERIOUS GRAY OR EQUAL
TBD FINISH (for buildings along Coleman Ave)
Other buildings - 16/20 Finish



3 VERTICAL SIDING 1
SW 6256 - SERIOUS GRAY OR EQUAL



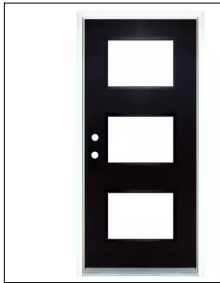
4 VERTICAL SIDING 2
SW 0004 - ROSE BROCADE OR EQUAL



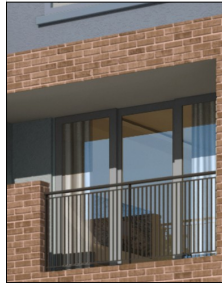
5 VERTICAL SIDING 3
SW 6262 - MYSTERIOUS MAUVE OR EQUAL



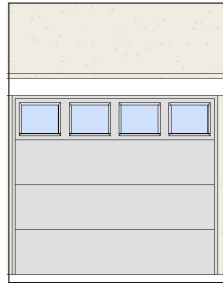
6 BRICK VENEER
McNear - COTSWOLD



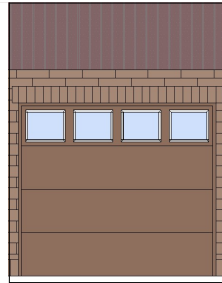
7 ENTRY DOORS
FLUSH METAL ROLL UP
BRONZE



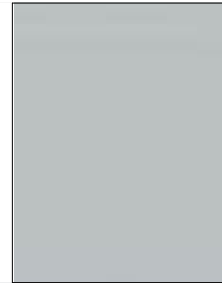
8 METAL RAILING
BRONZE OR EQUAL



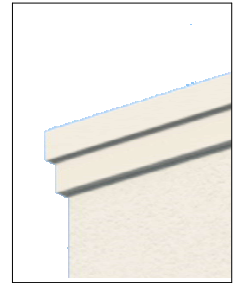
9 GARAGE DOORS
FLUSH METAL ROLL UP
WHITE



10 GARAGE DOORS
FLUSH METAL ROLL UP
BROWN



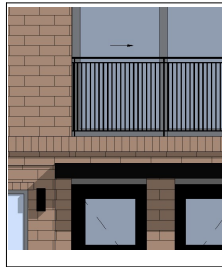
11 VINYL WINDOWS
MILGARD SILVER OR EQUAL



12 TRIM/ PARAPET CAP
SAME AS STUCCO/ SIDING COLOR



BLDG A _ FRONT ELEVATION ALONG COLEMAN AVE

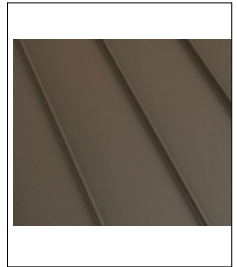


13 THIN BRICK SOLDIER
McNear - COTSWOLD OR
EQUAL

NOTE: ALL MATERIAL ARE AS SPECIFIED OR EQUAL



14 LIGHT FIXTURE
VISUAL COMFORT & CO. _ VEX
12 OUTDOOR WALL OR
EQUAL



15 STANDING SEAM
METAL ROOF
BRONZE

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



MATERIALS COLOR BOARD

A1.0.2

Scale: As indicated
Date: 11/10/2025
Project Number: 317082



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEVATIONS_8 PLEX

A1.2.1

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

Date: 11/10/2025

Project Number: 317082



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



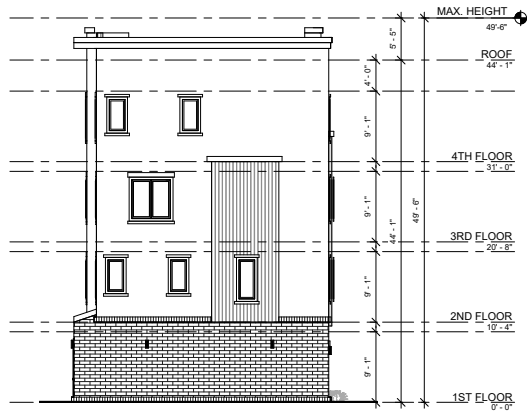
CONCEPTUAL ELEVATIONS_10 PLEX

A1.3.1

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

Date: 11/10/2025

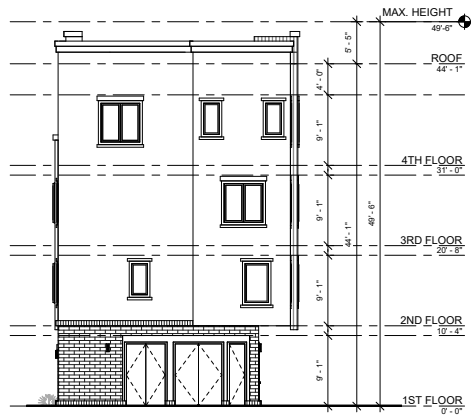
Project Number: 317082



BLDG K - SIDE ELEVATION



BLDG K - FRONT



BLDG K - STREET ELEVATION



BLDG K - REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEATIONS_10 PLEX W STUDIO

A1.4.1

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

Date: 11/10/2025

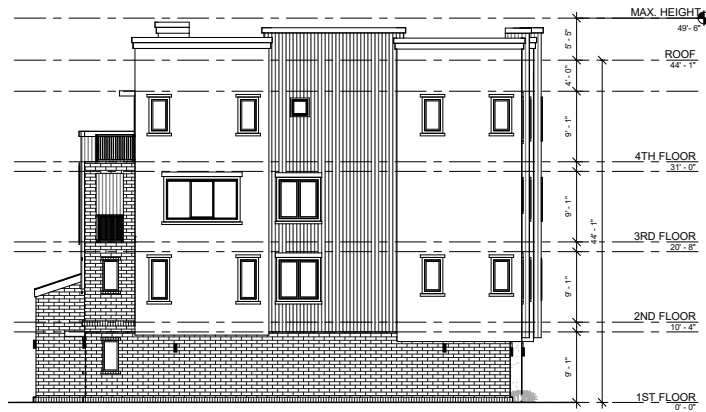
Project Number: 317082



BLDG G - RIGHT



BLDG G - FRONT



BLDG G - LEFT



BLDG G - REAR

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEVATIONS_14 PLEX

A1.5.1

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

Date: 11/10/2025

Project Number: 317082



BLDG M - LEFT ELEVATION1



BLDG M - FRONT ELEVATION



BLDG M - RIGHT ELEVATION



BLDG M - REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



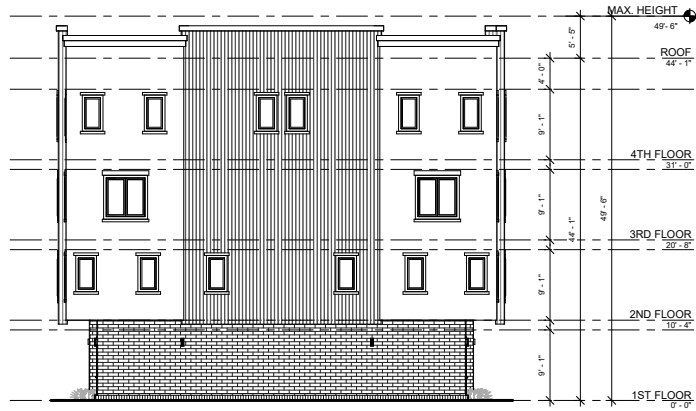
CONCEPTUAL ELEVATIONS_18 PLEX

A1.6.1

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

Date: 11/10/2025

Project Number: 317082



BLDG L - SIDE ELEVATION



BLDG L - FRONT ELEVATION 2



BLDG L - STREET SIDE ELEVATION



BLDG L - FRONT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



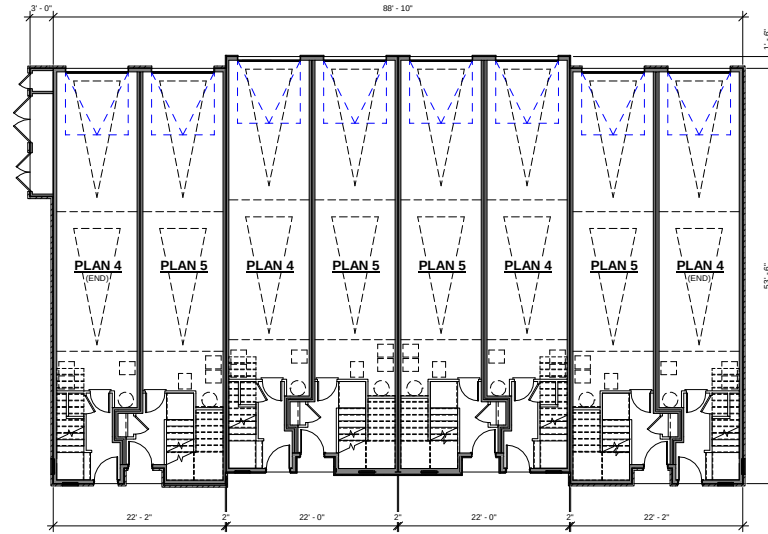
CONCEPTUAL ELEVATIONS_20 PLEX

A1.7.1

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

Date: 11/10/2025

Project Number: 317082



1ST FLOOR PLAN
BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

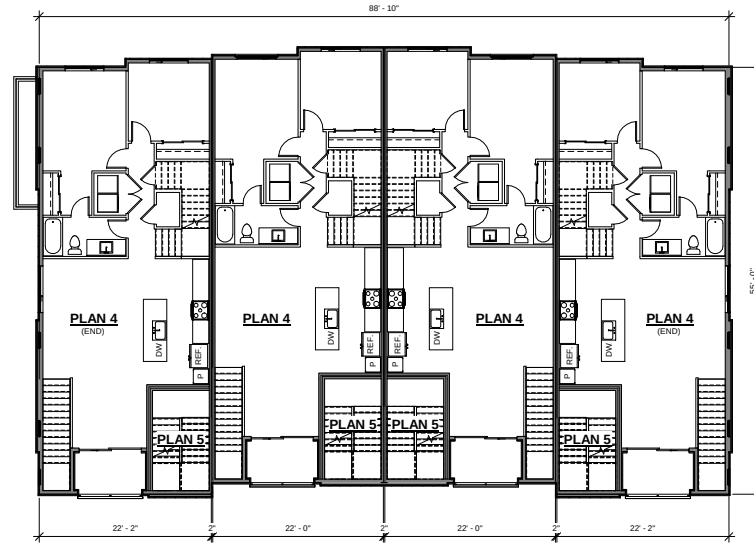
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST FLOOR PLAN_8 PLEX

A2.2.1

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



2ND FLOOR PLAN

BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

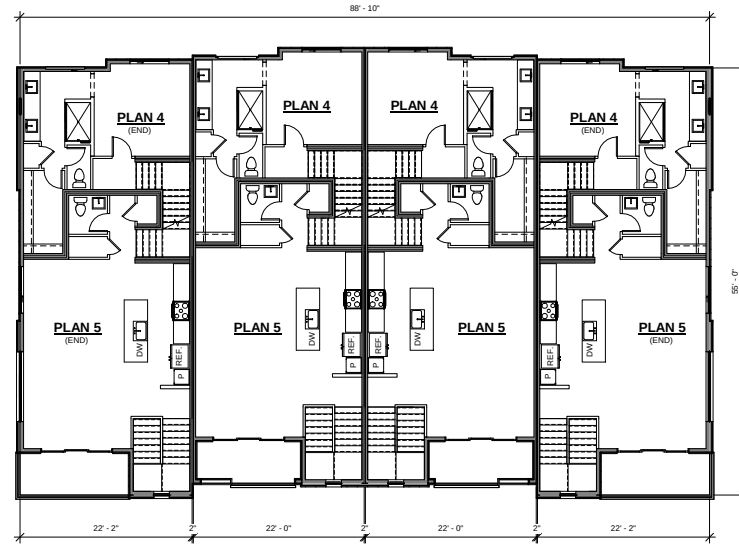
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 2ND FLOOR PLAN_8 PLEX

A2.2.2

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



3RD FLOOR PLAN
BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

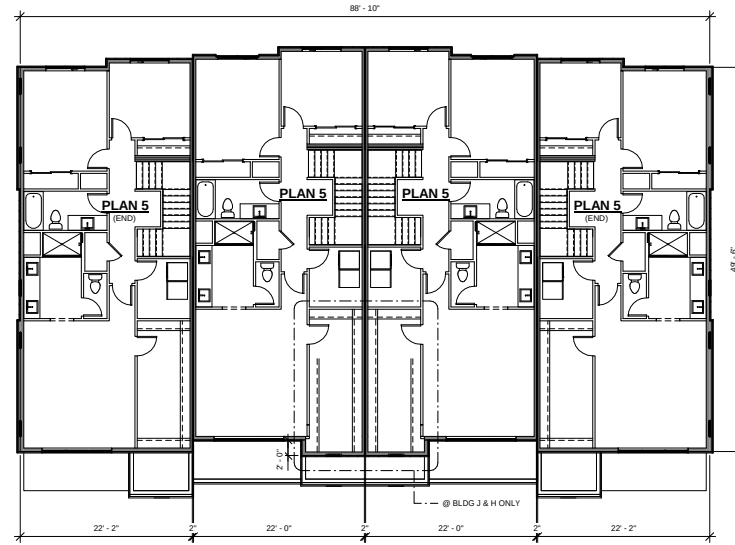
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 3RD FLOOR PLAN_8 PLEX

A2.2.3

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



4TH FLOOR PLAN
BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

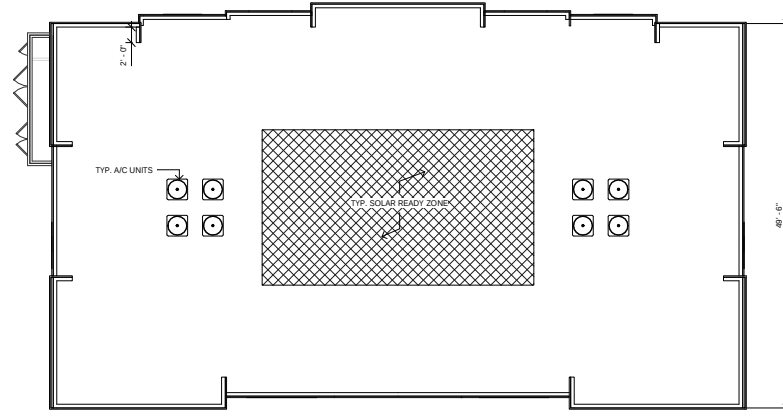
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 4TH FLOOR PLAN_8 PLEX

A2.2.4

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



ROOF PLAN

BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

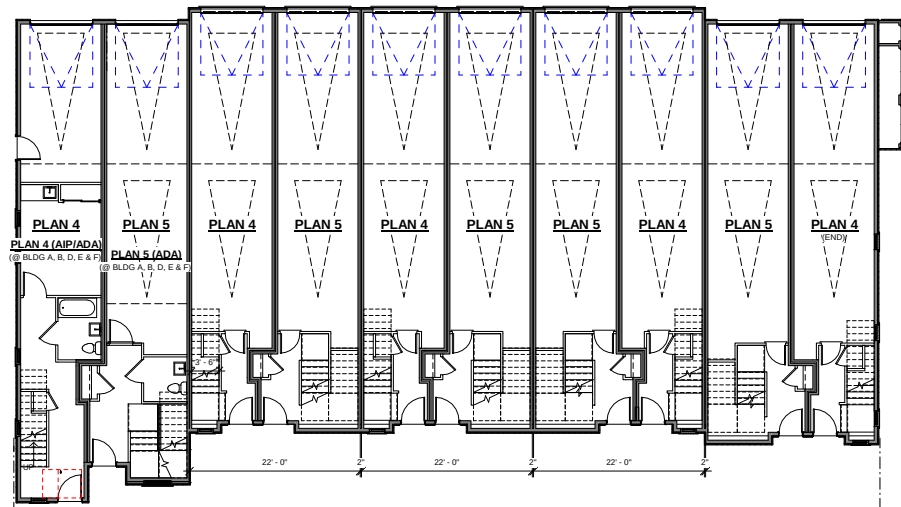
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ROOF PLAN_8 PLEX

A2.2.5

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



1ST FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

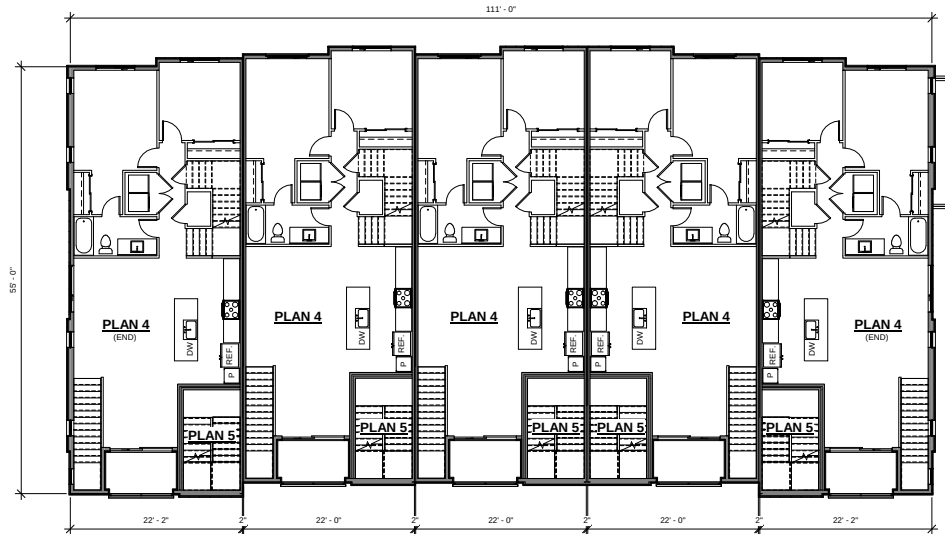
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST FLOOR PLAN_10 PLEX

A2.3.1

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



2ND FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

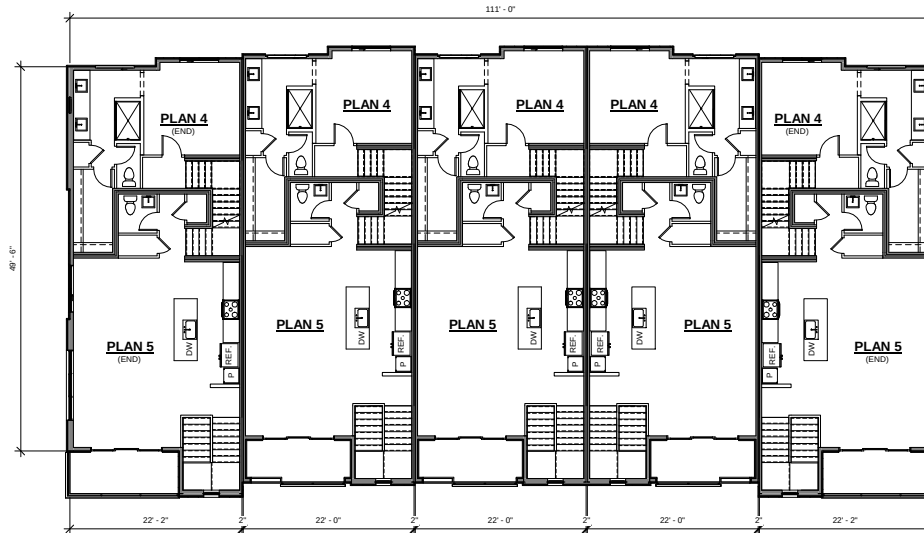
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 2ND FLOOR PLAN_10 PLEX

A2.3.2

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



3RD FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



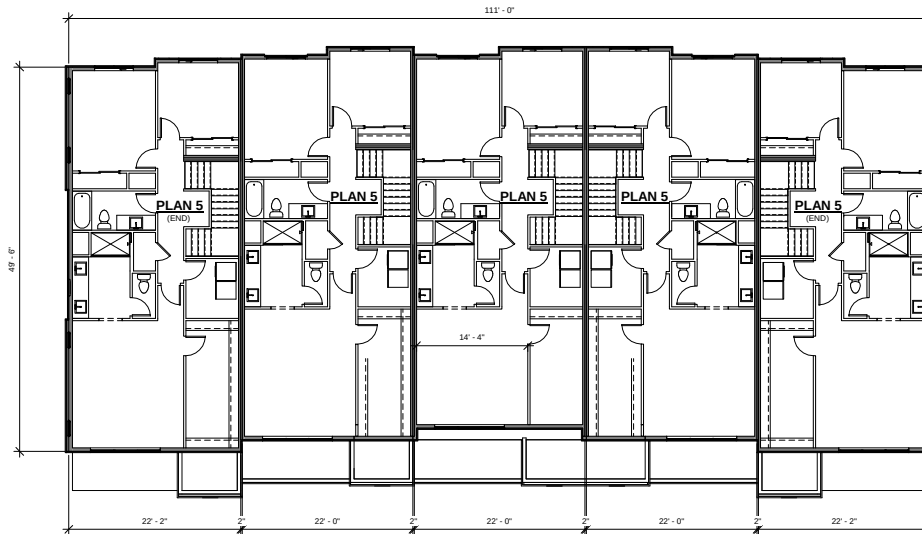
CONCEPTUAL 3RD FLOOR PLAN_10 PLEX

A2.3.3

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

Date: 11/10/2025

Project Number: 317082



4TH FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

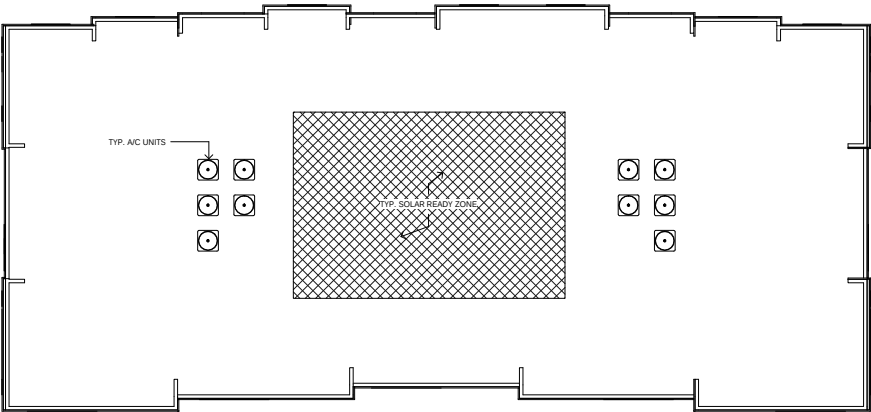
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 4TH FLOOR PLAN_10 PLEX

A2.3.4

Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



ROOF PLAN

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

COLEMAN VILLAGE

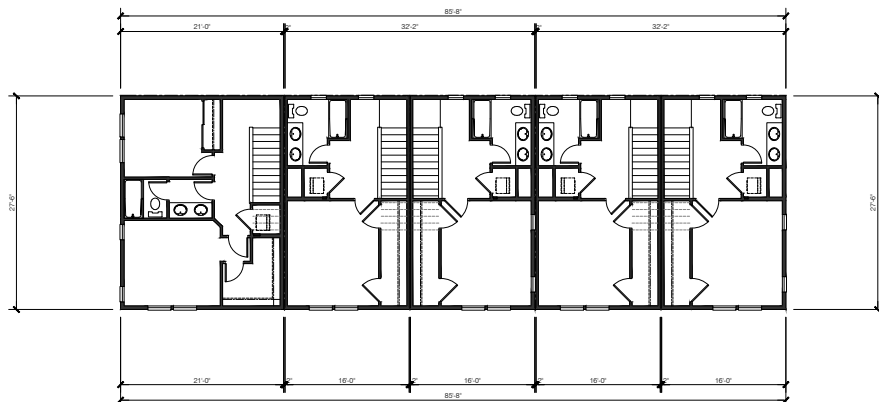
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ROOF PLAN_10 PLEX

A2.3.5

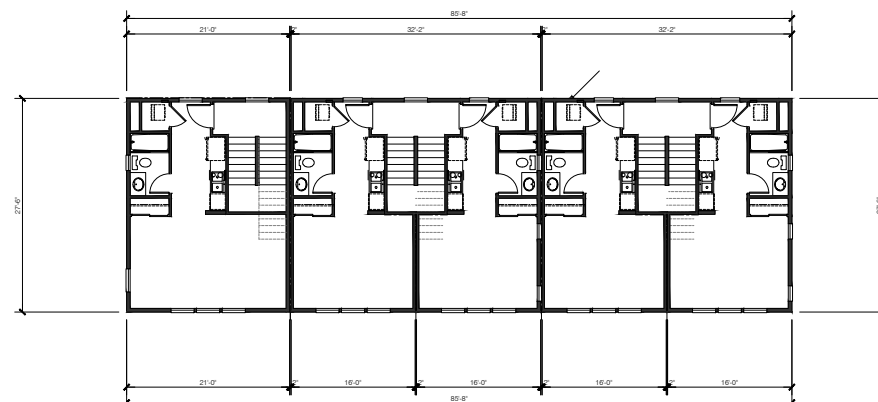
Scale: 1/8" = 1'-0"
Date: 11/10/2025
Project Number: 317082



4TH FLOOR PLAN

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

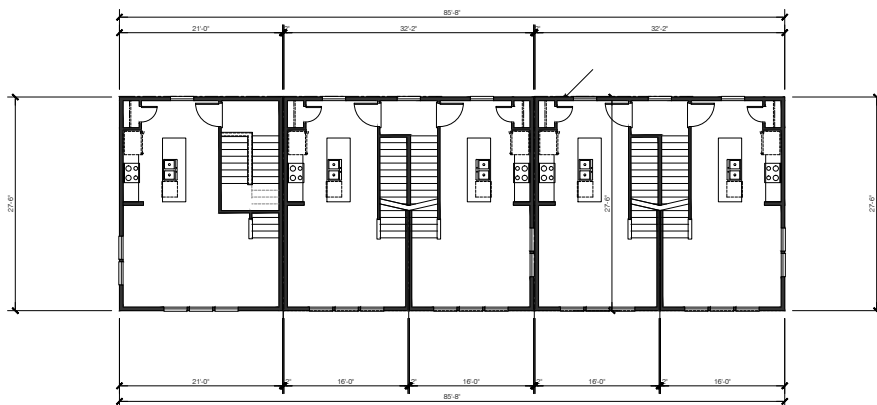
2,356 SQ. FT.



2ND FLOOR PLAN

BLDG. C, AT BUILDINGS C-D-E-F - SEE SITE PLAN

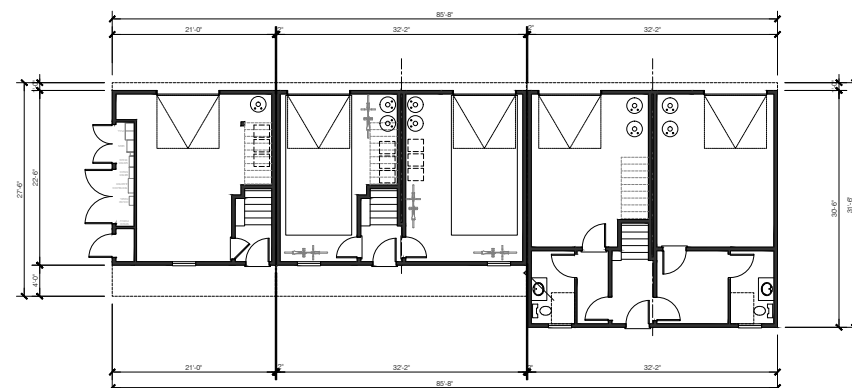
2,356 SQ. FT.



3RD FLOOR PLAN

BLDG. C - PLANS 6 & 7

2,356 SQ. FT.



1ST FLOOR PLAN

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

2,184 SQ. FT.

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



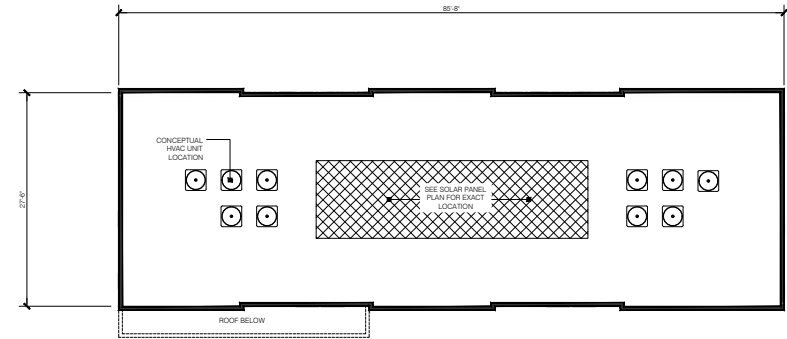
CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO

A2.4.1

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

DATE: 11.10.2025

PROJECT: 317082



ROOF PLAN

BLDG. K - PLANS 1 & 2

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



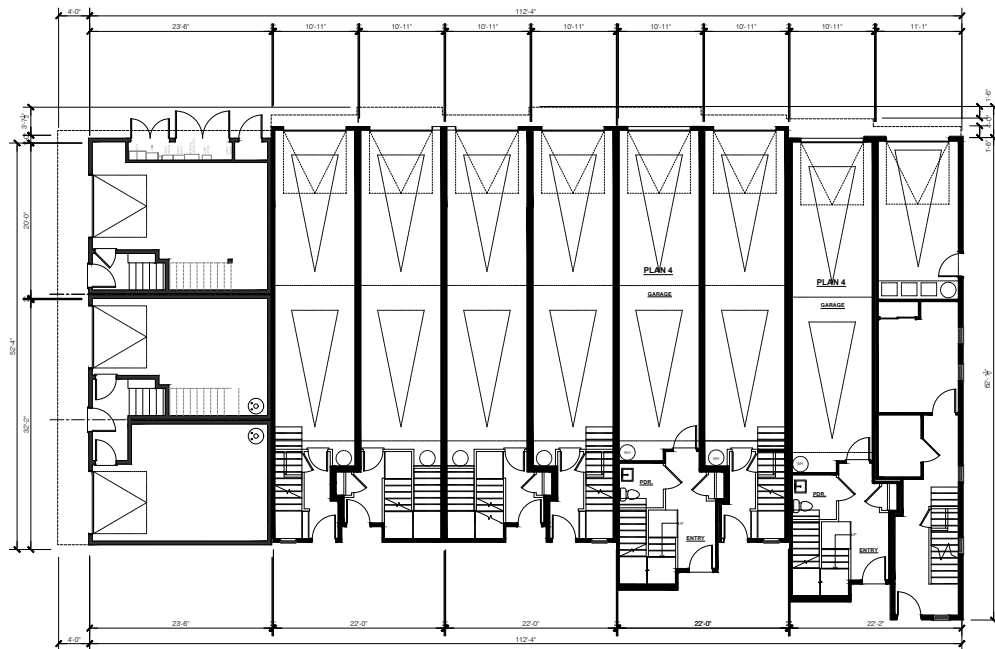
CONCEPTUAL RP_10 PLEX W-STUDIO

A2.4.2

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

DATE: 11.10.2025

PROJECT: 317082

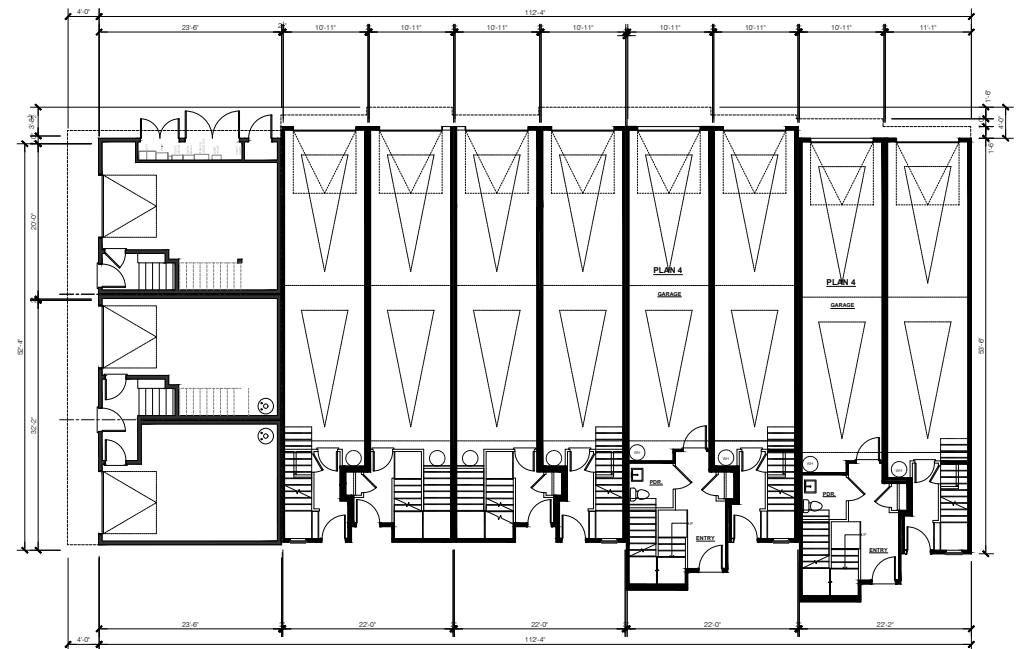


PARTIAL 1ST FLOOR PLAN

BLDGS. F_14-PLEX (AIP/ADA)

- PLANS 1,2, 4,& 5

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



1ST FLOOR PLAN

BLDGS. G_14-PLEX

- PLANS 1,2, 4,& 5

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST BP_14 PLEX

A2.5.1

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

DATE: 11.10.2025

PROJECT: 317082



2ND FLOOR PLAN

6,190 SQ. FT.

- PLANS 1, 2, 4, & 5

BLDGS. F & G_14-PLEX

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 2ND BP_14 PLEX

A2.5.2

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

DATE: 11.10.2025

PROJECT: 317082



3RD FLOOR PLAN

BLDG. M_12-PLEX

- PLANS 1,2, 4,& 5

6,100 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



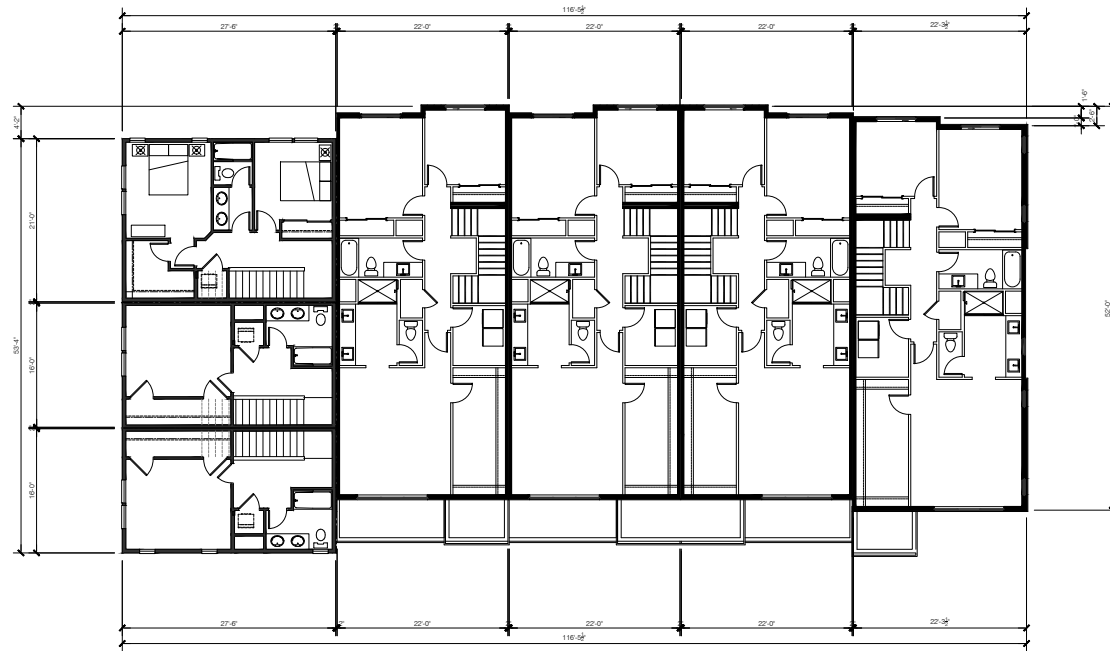
CONCEPTUAL 3RD BP_14 PLEX

A2.5.3

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

DATE: 11.10.2025

PROJECT: 317082



4TH FLOOR PLAN

BLDG. F & G_14-PLEX

PLANS 1, 2, 4 & 5

5,914 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



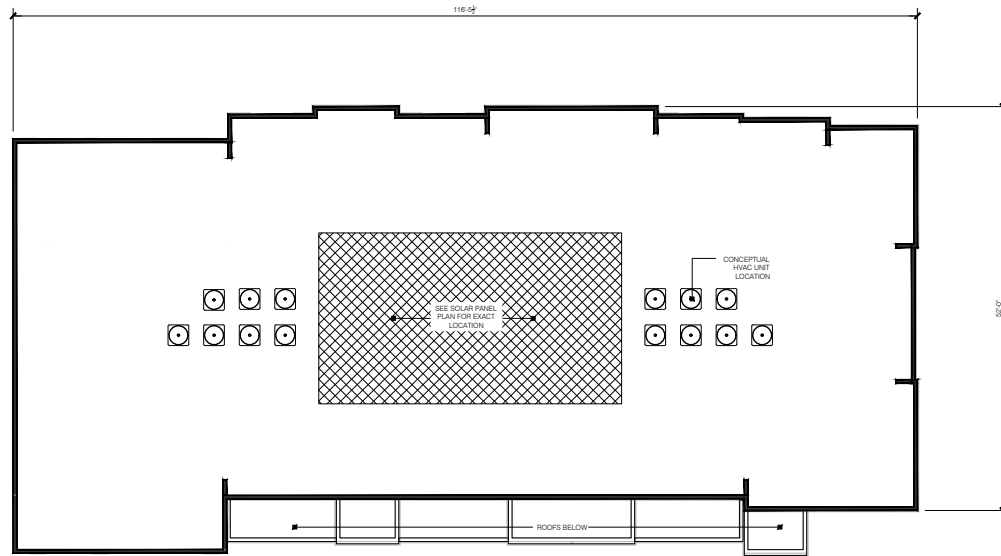
CONCEPTUAL 4TH BP_14 PLEX

A2.5.4

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

DATE: 11.10.2025

PROJECT: 317082



ROOF PLAN

BLDG. F (BLDG G REVERSED)

PLANS 1,2 & 4

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL RP_14 PLEX

A2.5.5

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

DATE: 11.10.2025

PROJECT: 317082



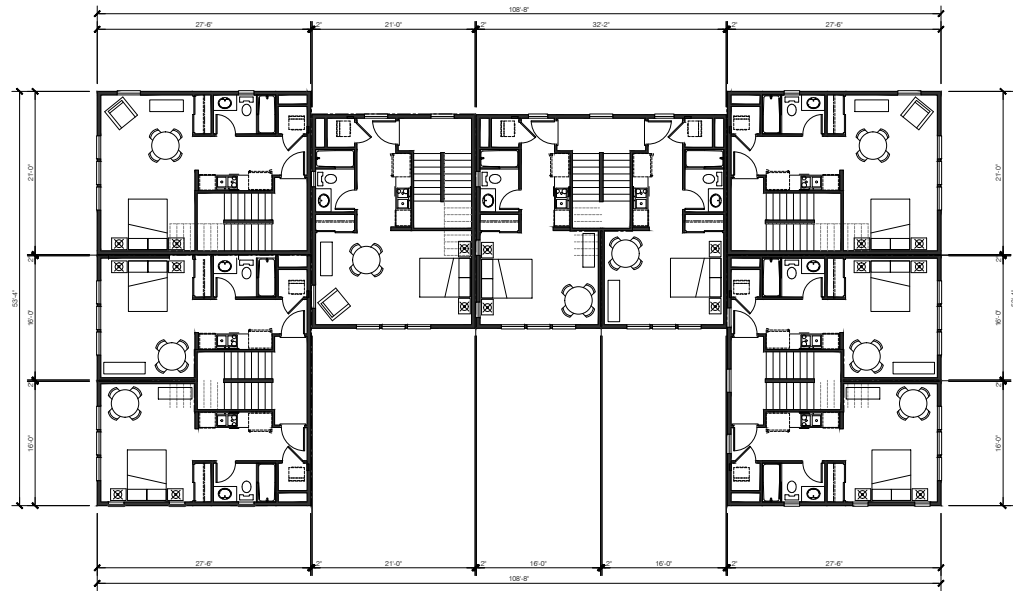
1ST FLOOR PLAN

BLDG. M_18-PLEX - PLANS 1 & 2 4096 SQ. FT.
17,324 SQ. FT. TOTAL

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



CONCEPTUAL 1ST BP_18 PLEX
A2.6.1
SCALE: 1/8" = 1'-0"
DATE: 11.10.2025
PROJECT: 317082



2ND FLOOR PLAN

BLDG. M_18-PLEX

- PLANS 1 & 2

4409 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



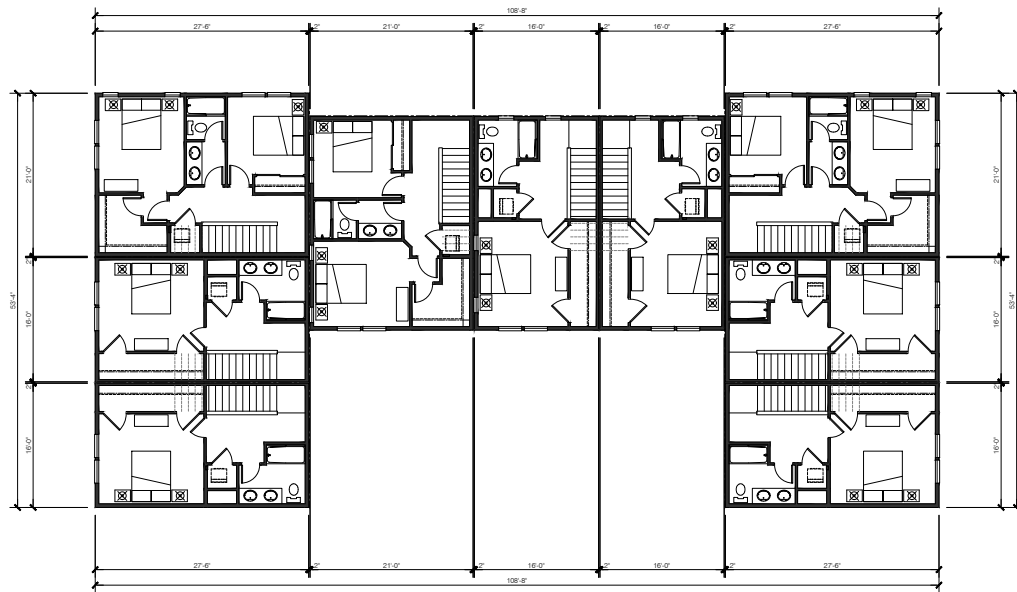
CONCEPTUAL 2ND BP_18 PLEX

A2.6.2

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

DATE: 11.10.2025

PROJECT: 317082



4TH FLOOR PLAN

BLDG. M_18-PLEX

- PLANS 1 & 2

4409 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



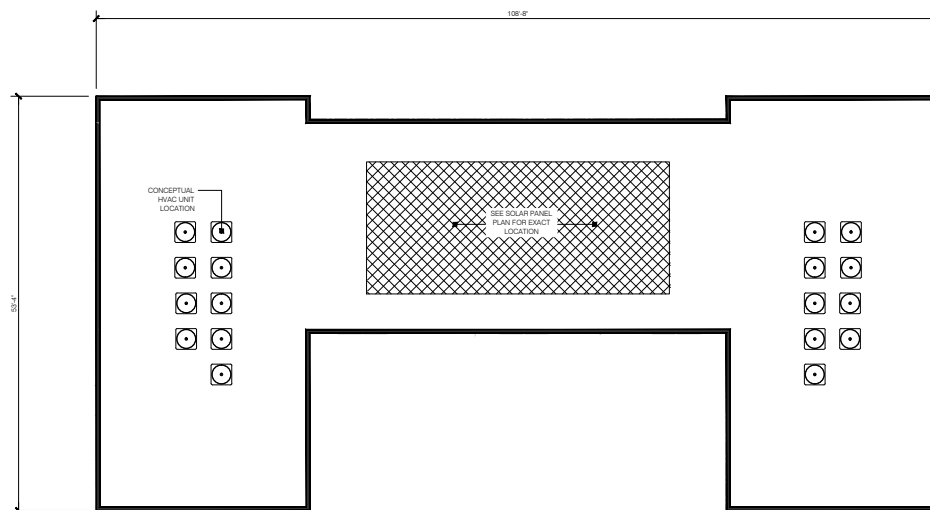
CONCEPTUAL 4TH BP_18 PLEX

A2.6.4

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

DATE: 11.10.2025

PROJECT: 317082



ROOF PLAN

BLDG. M

PLANS 1, 2 & 4

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



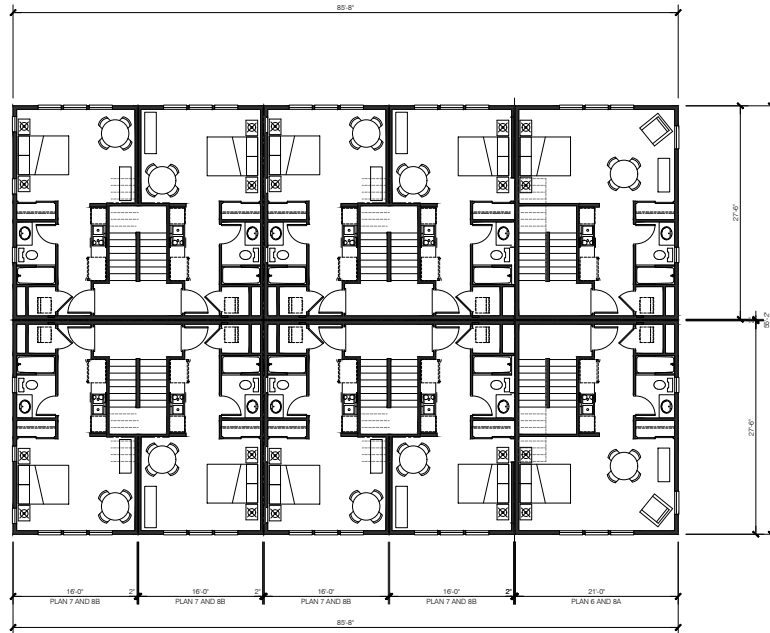
CONCEPTUAL RP_18 PLEX

A2.6.5

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

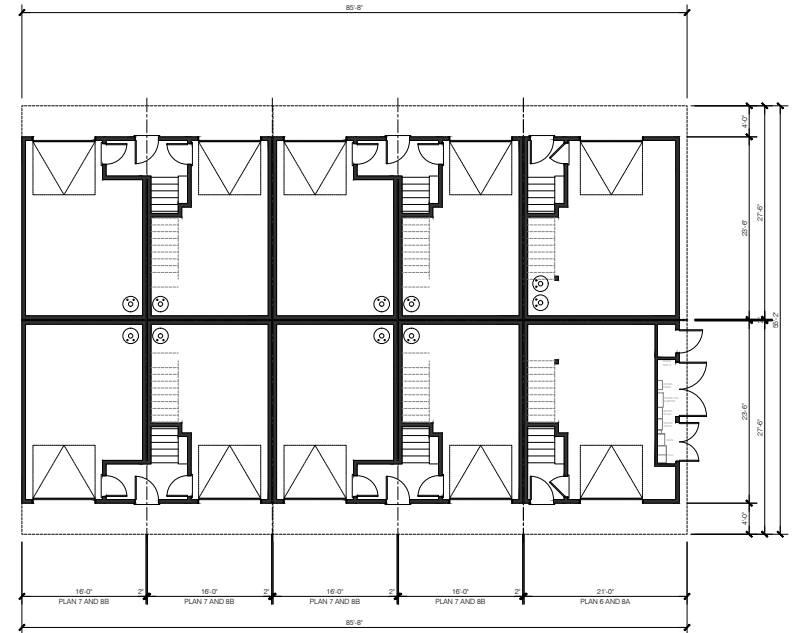
DATE: 11.10.2025

PROJECT: 317082



2ND FLOOR PLAN

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



1ST FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



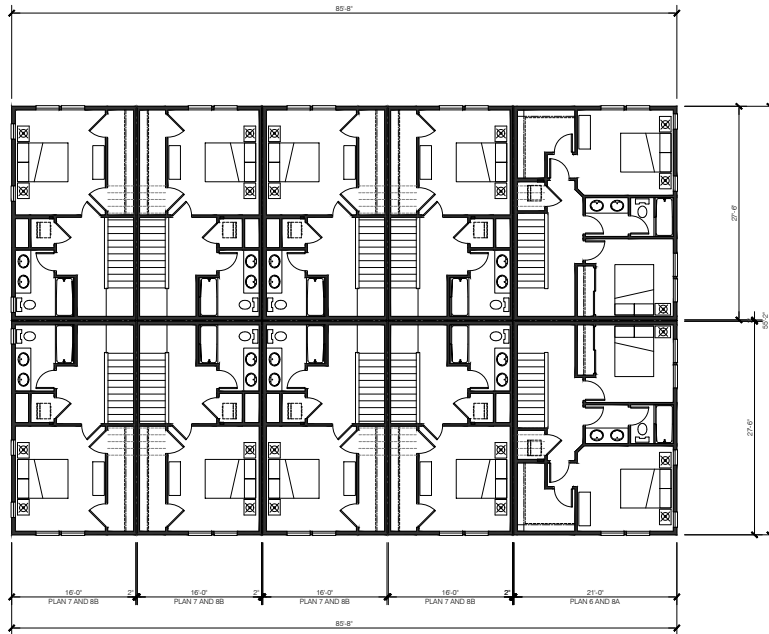
CONCEPTUAL 1ST_2ND BP- 20 PLEX

A2.7.1

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

DATE: 11.10.2025

PROJECT: 317082

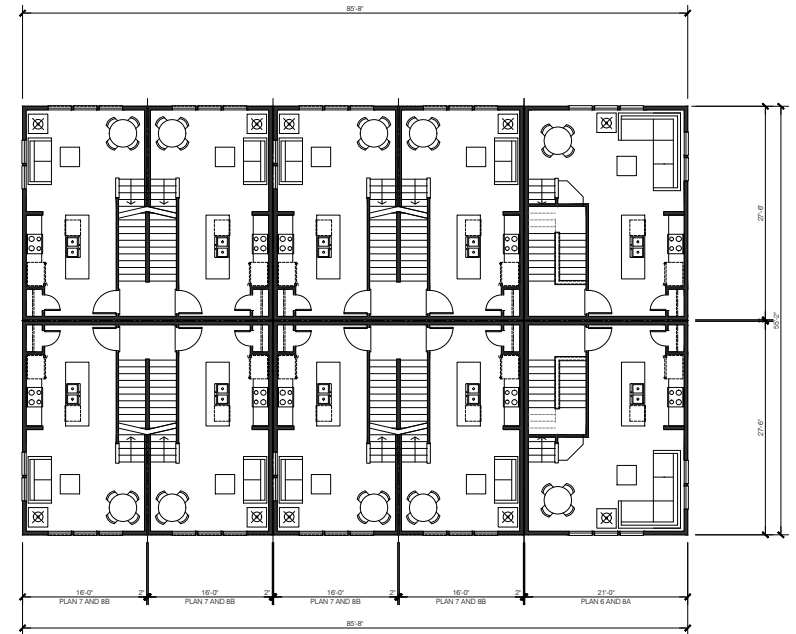


4TH FLOOR PLAN

BUILDING L

- PLANS 1 & 2

4,726 SQ. FT.



3RD FLOOR PLAN

BUILDING L

- PLANS 1 & 2

4,726 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



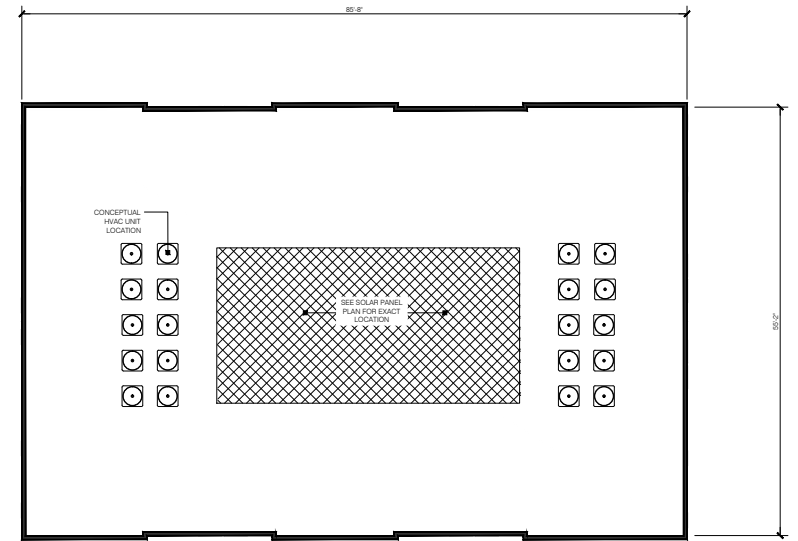
CONCEPTUAL 3RD_4TH BP- 20 PLEX

A2.7.2

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

DATE: 11.10. 2025

PROJECT: 317082



ROOF PLAN

BUILDING L

PLANS 1 & 2

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



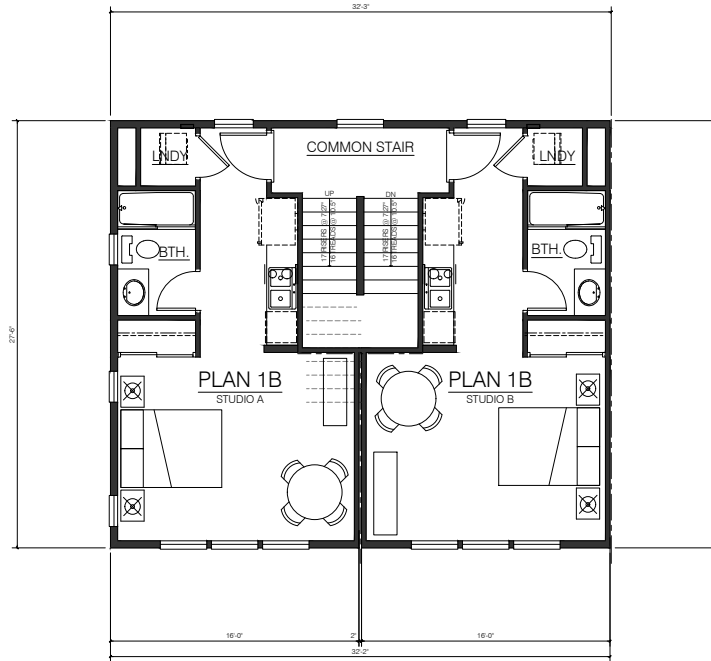
CONCEPTUAL RP_20 PLEX

A2.7.3

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

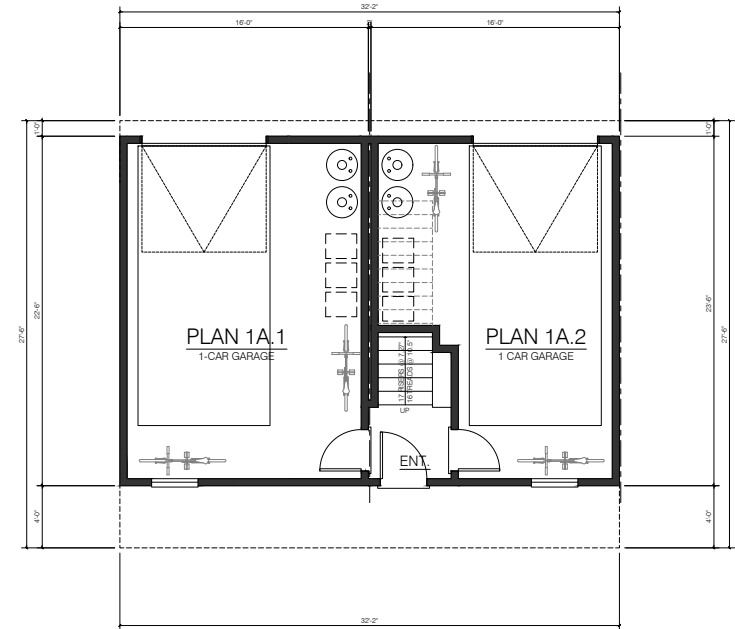
DATE: 11.10.2025

PROJECT: 317082



2ND FLOOR PLAN

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



1ST FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



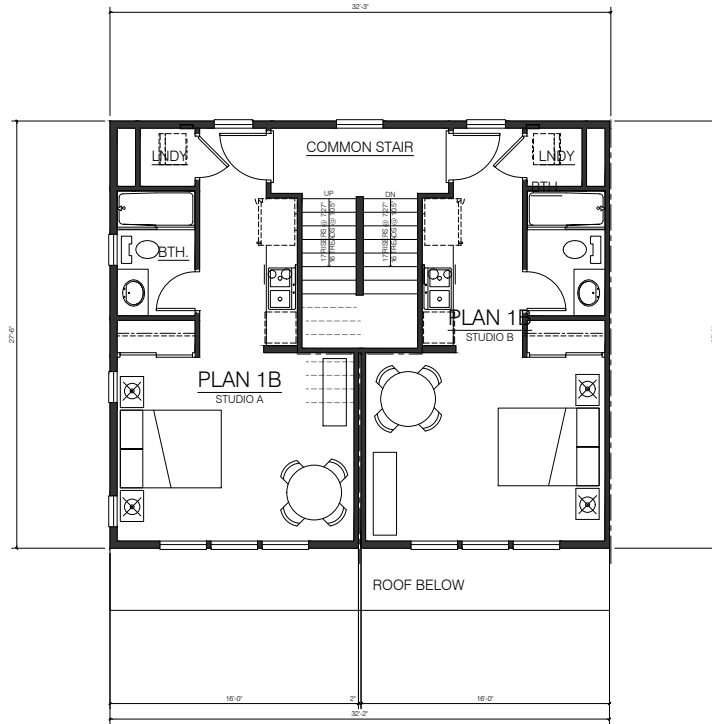
CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS

A3.1.1

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

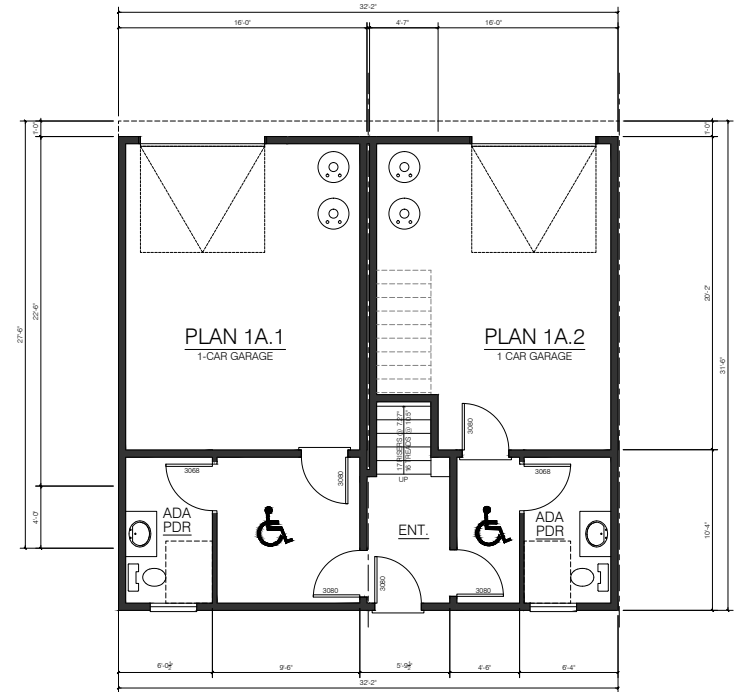
DATE: 11.10.2025

PROJECT: 317082



2ND FLOOR PLAN

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



1ST FLOOR PLAN

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

CONCEPTUAL PLAN 1A_1B_1ST AND 2ND_ADA

A3.1.2

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

DATE: 11.10.2025

PROJECT: 317082

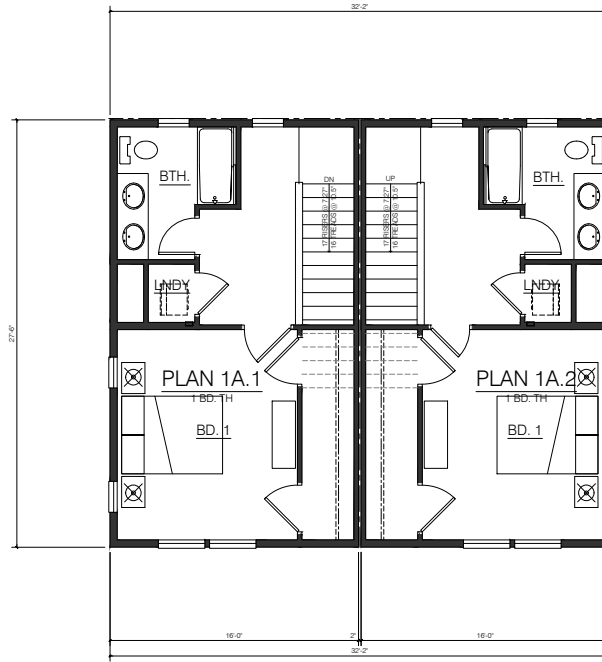
COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

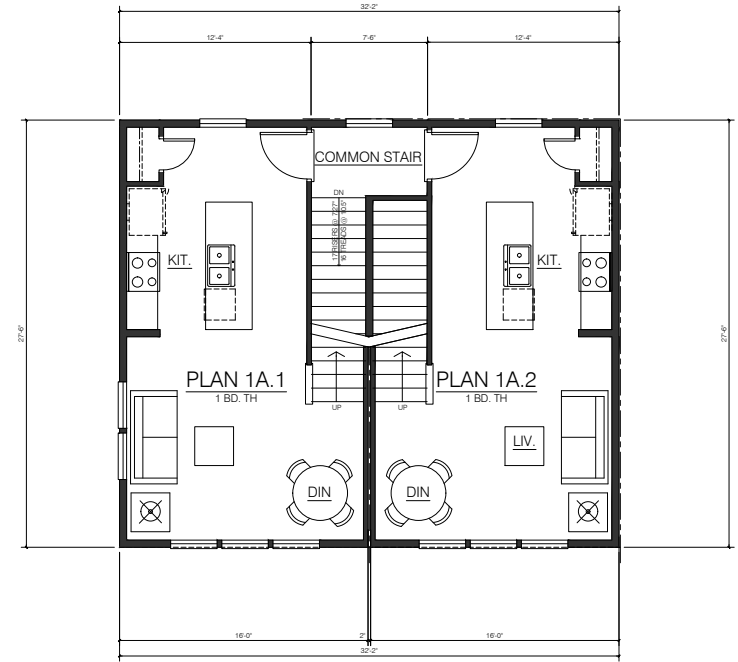
SANTA CLARA, CALIFORNIA 95050





4TH FLOOR PLAN

PLAN 1A UPPER LIVING: 440 SQ. FT.



3RD FLOOR PLAN

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

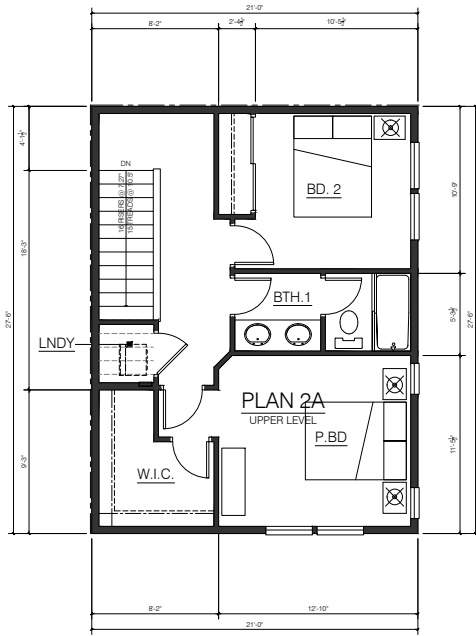
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS

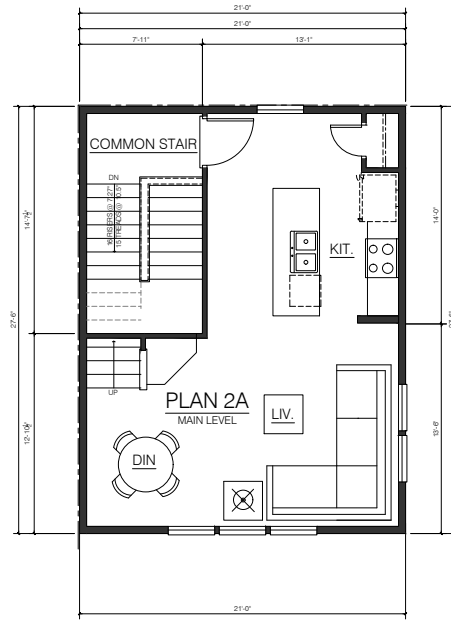
A3.1.3

SCALE: 1/4" = 1'-0"
DATE: 11.10.2025
PROJECT: 317082



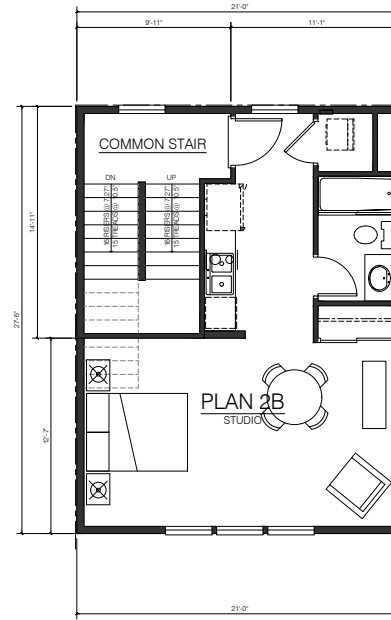
4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



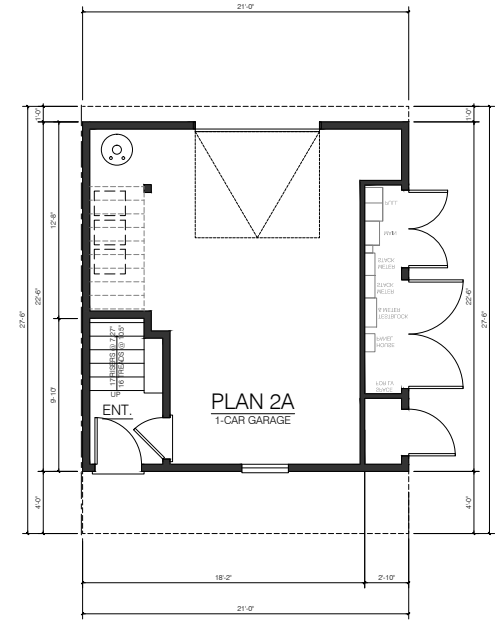
3RD FLOOR PLAN

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



2ND FLR. PLAN

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



GROUND FLOOR PLAN

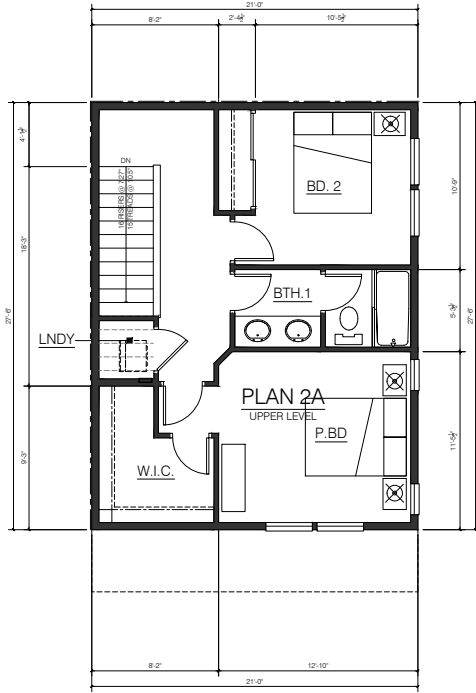
PLAN 2A STAIR / UTIL.: 109 SQ. FT.
GARAGE: 364 SQ. FT.

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



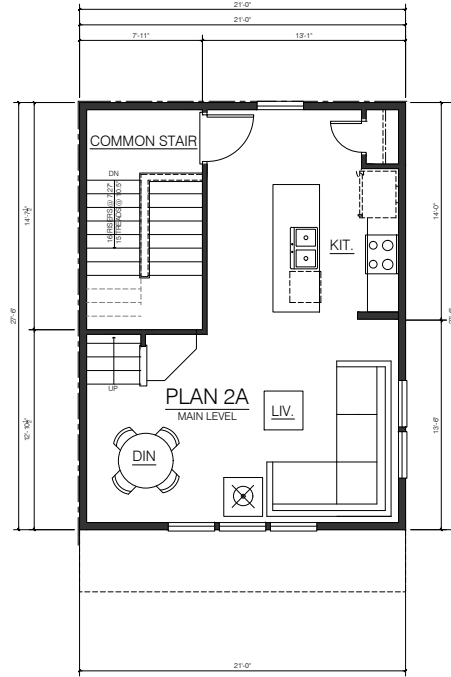
CONCEPTUAL PLAN 2
A3.2.1

SCALE: 1/4" = 1'-0"
DATE: 11.10.2025
PROJECT: 317082



4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



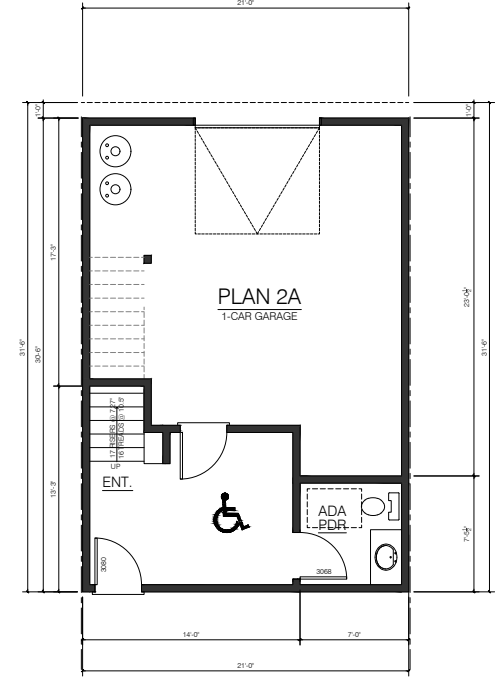
3RD FLOOR PLAN

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



2ND FLR. PLAN

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



GROUND FLOOR PLAN

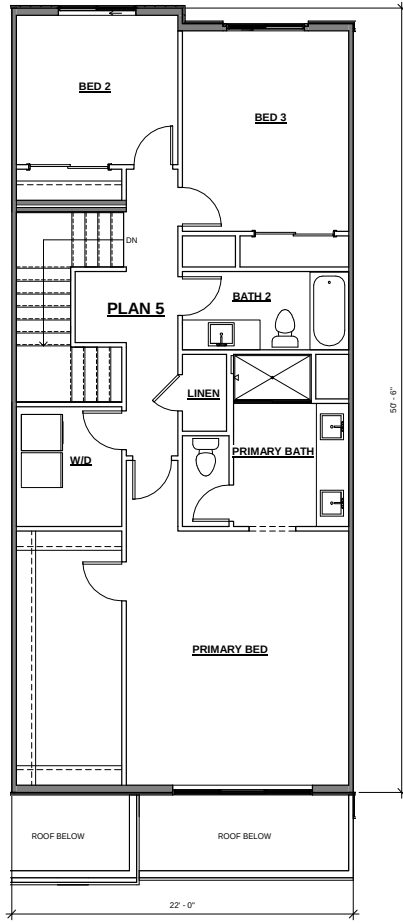
PLAN 2A
STAIR / UTIL.: 215 SQ. FT.
GARAGE: 425 SQ. FT.

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

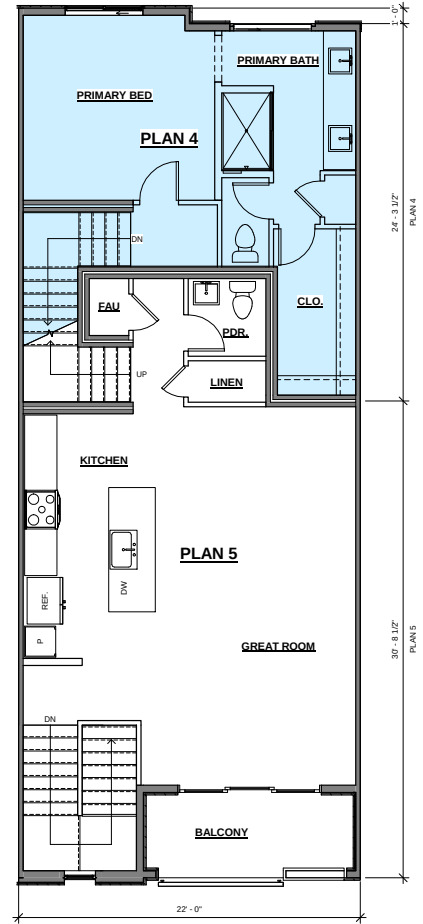


CONCEPTUAL PLAN 2 ADA
A3.2.2

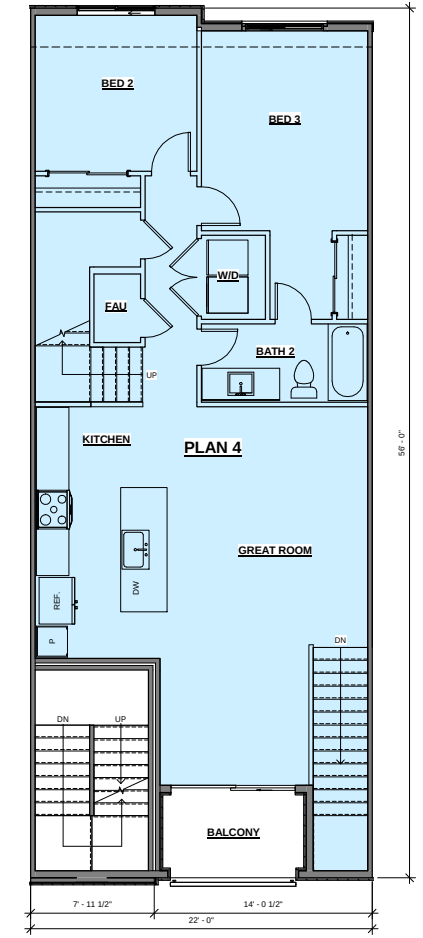
SCALE: 1/4" = 1'-0"
DATE: 11.10.2025
PROJECT: 317082



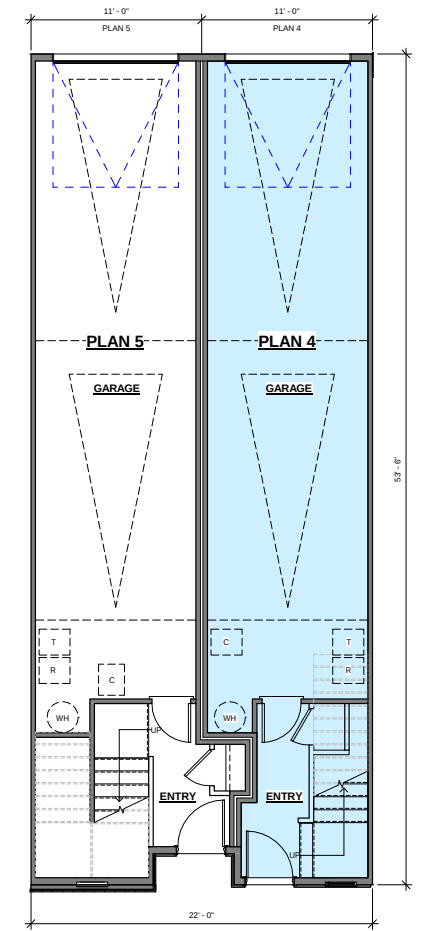
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



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



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

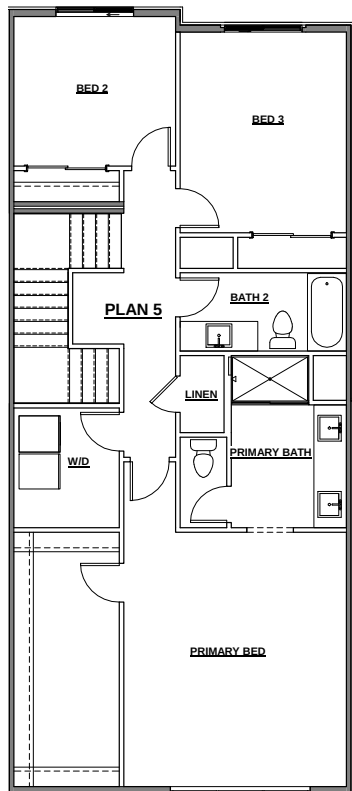


1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

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

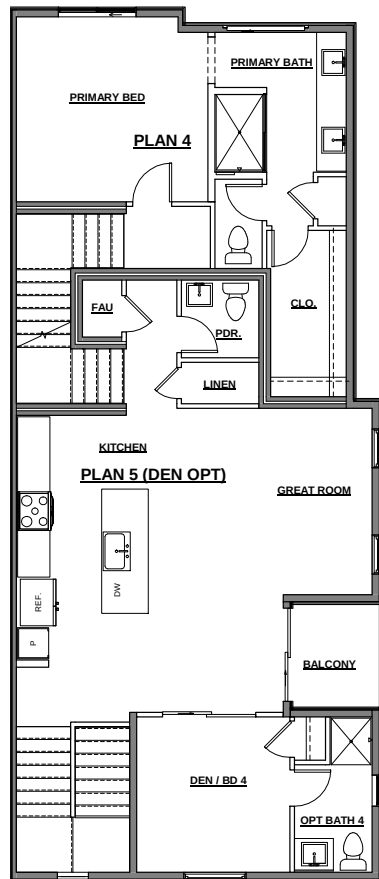


CONCEPTUAL UNIT PLANS 4&5
A3.4.1
Scale: 1/4" = 1'-0"
Date: 11/10/2025
Project Number: 317082



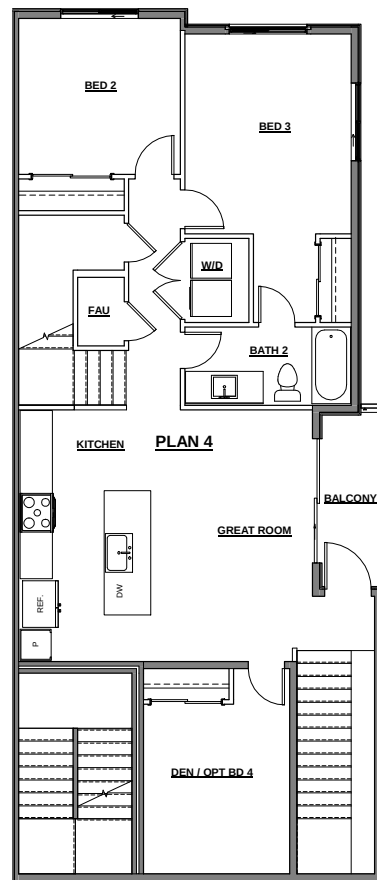
4 4TH FLOOR PLAN 4&5

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



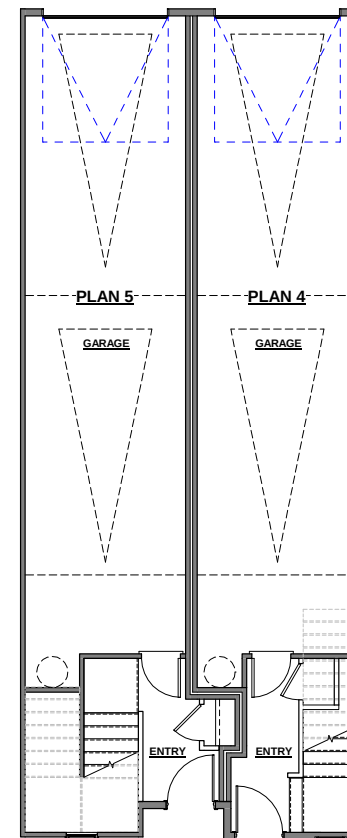
3 3RD FLOOR PLAN 4&5

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



2 2ND FLOOR PLAN 4&5

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



1 1ST FLOOR PLAN 4&5

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



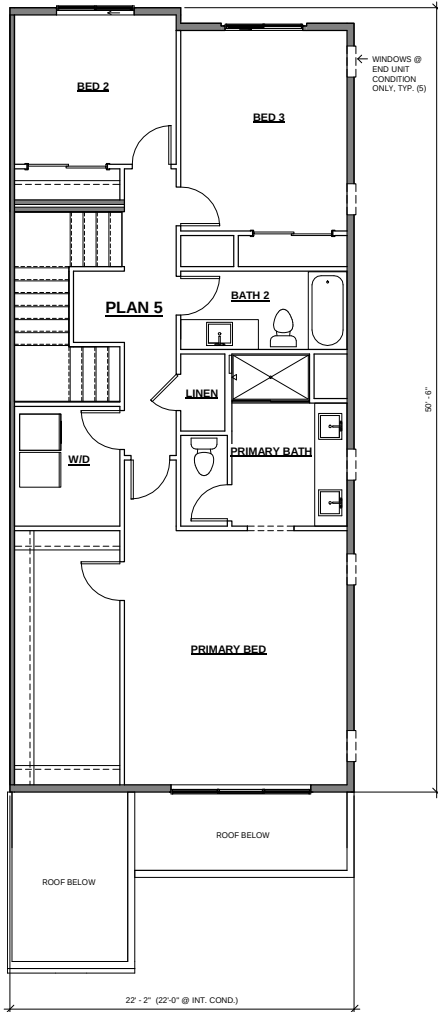
CONCEPTUAL 4-BEDROOM OPTION

A3.4.1B

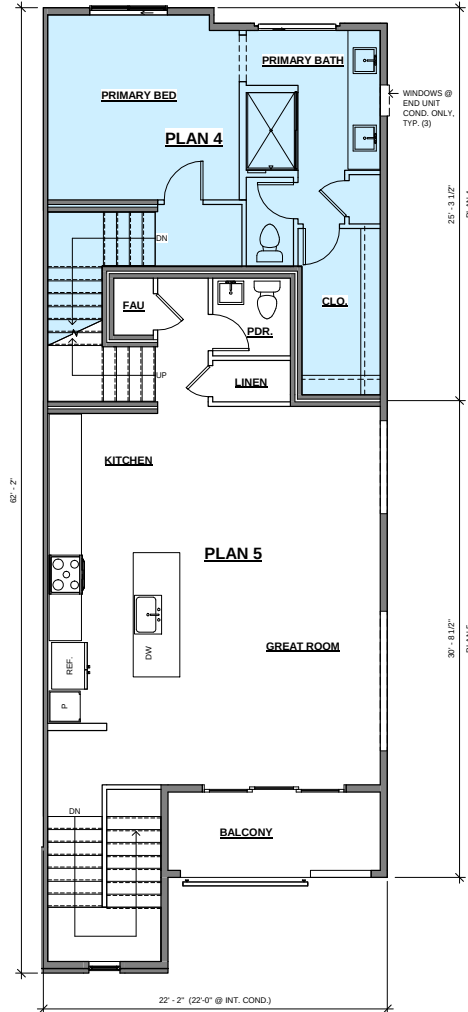
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Date: 11/10/2025

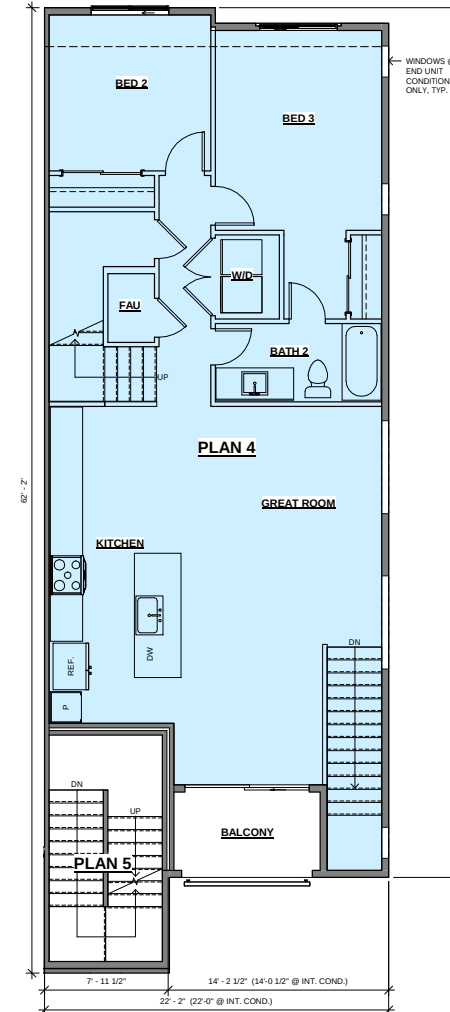
Project Number: 317082



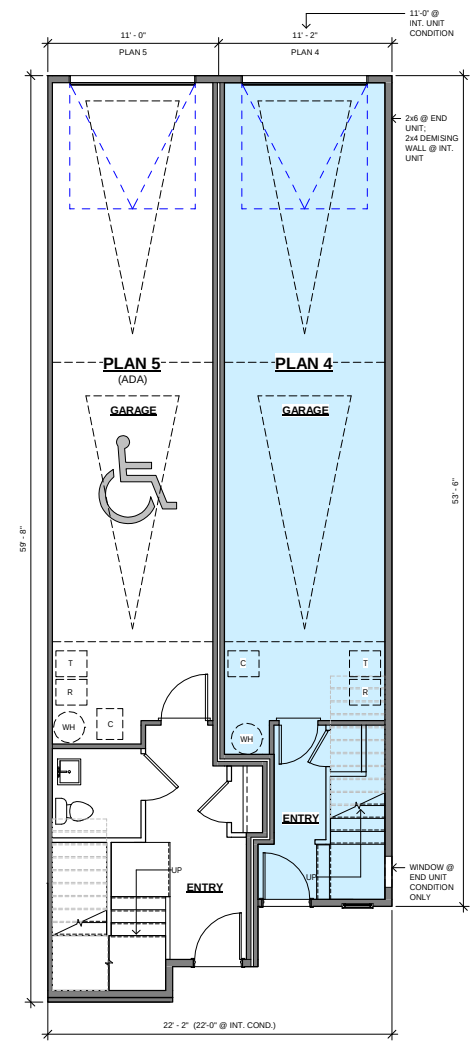
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



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



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



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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



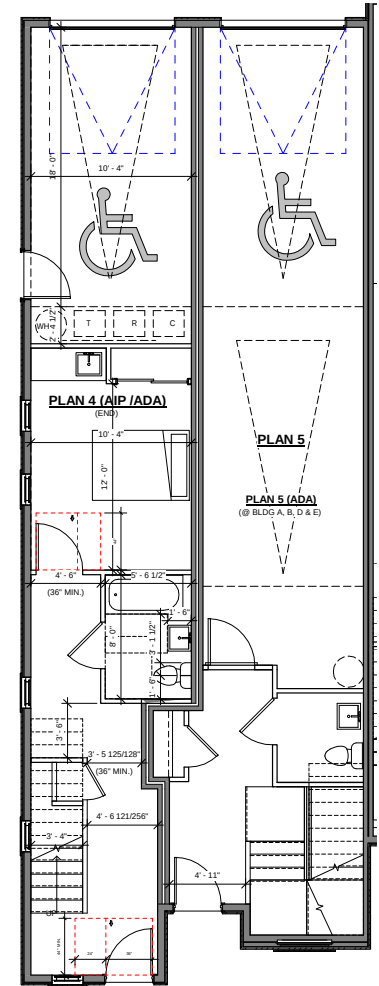
CONCEPTUAL UNIT PLAN 5 (ADA)

A3.4.2

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

Date: 11/10/2025

Project Number: 317082



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

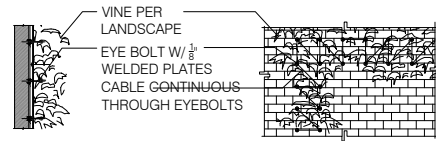


CONCEPTUAL AGEING IN PLACE/ADA

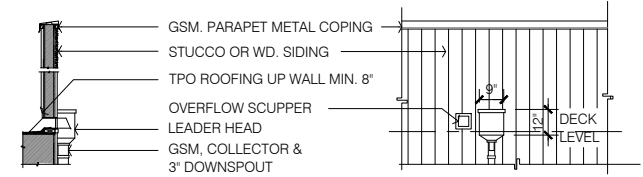
A3.4.2 B

Scale: 1/4" = 1'-0"
Date: 11/10/2025
Project Number: 317082

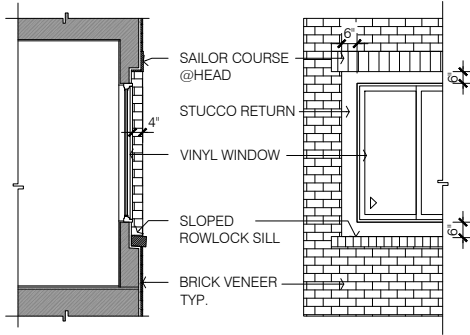
VINE TRELLIS AT BRICK WALL



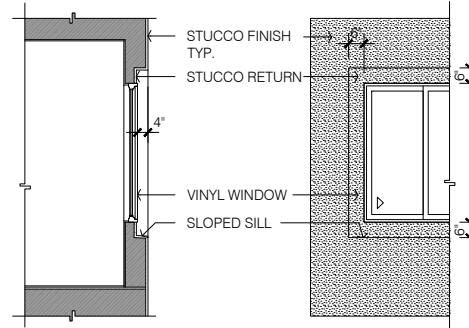
PARAPET DETAIL AT SIDING AND STUCCO



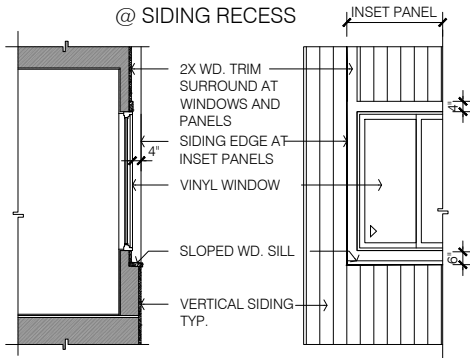
WINDOW HEAD AND SILL @ BRICK



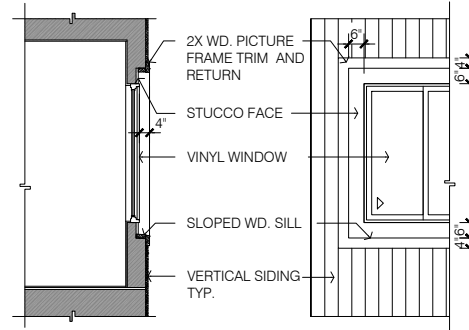
WINDOW HEAD AND SILL @ STUCCO FINISH



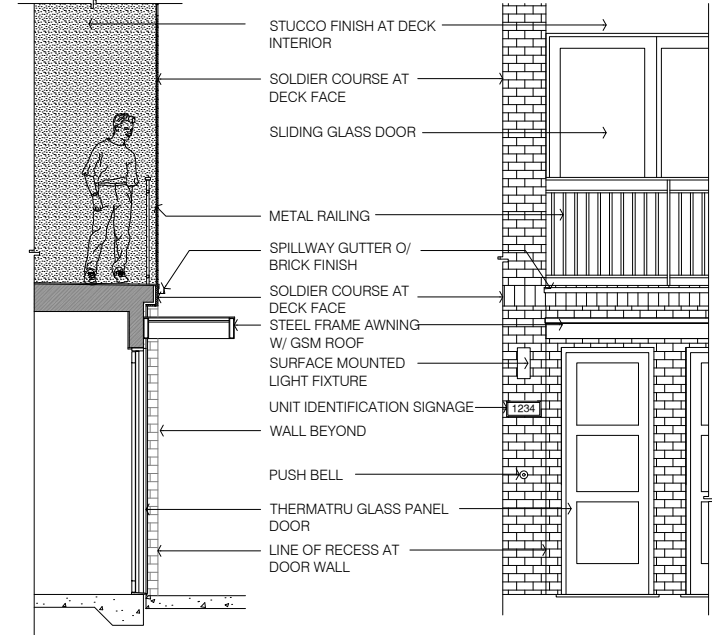
WINDOW HEAD AND SILL @ SIDING RECESS

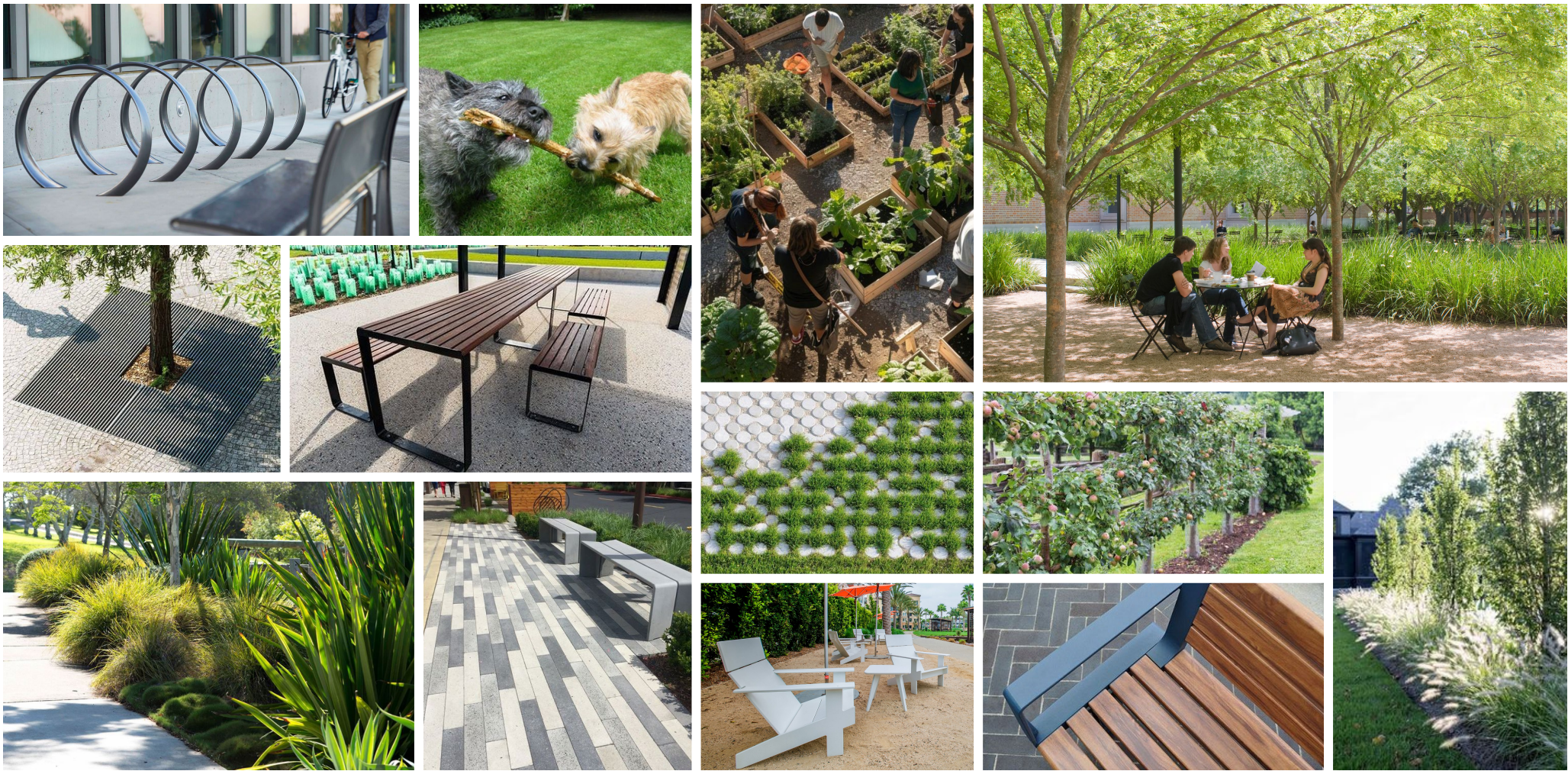


WINDOW HEAD AND SILL @ VERTICAL SIDING



ENTRY DOOR AT RECESS, AWNING AND MTL. RAIL





CONCEPT IMAGERY

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

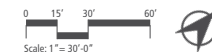




LEGEND

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

CONCEPTUAL LANDSCAPE PLAN



COLEMAN VILLAGE

CITY VENTURES

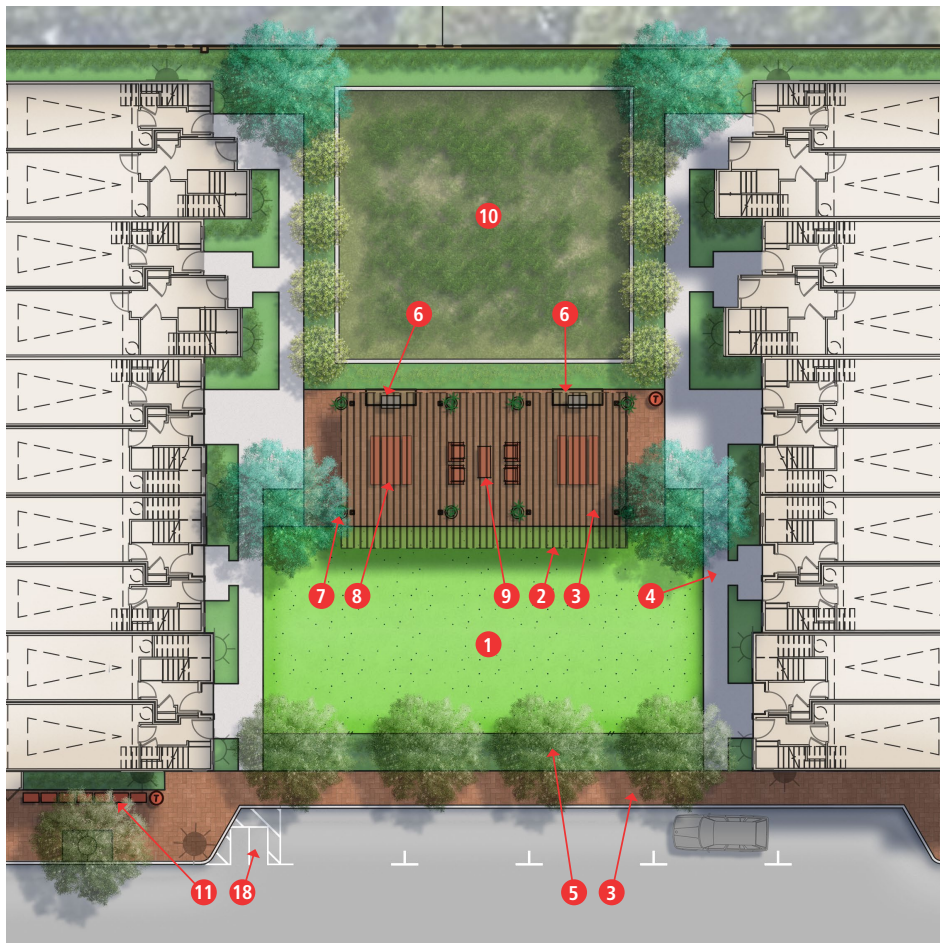
1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

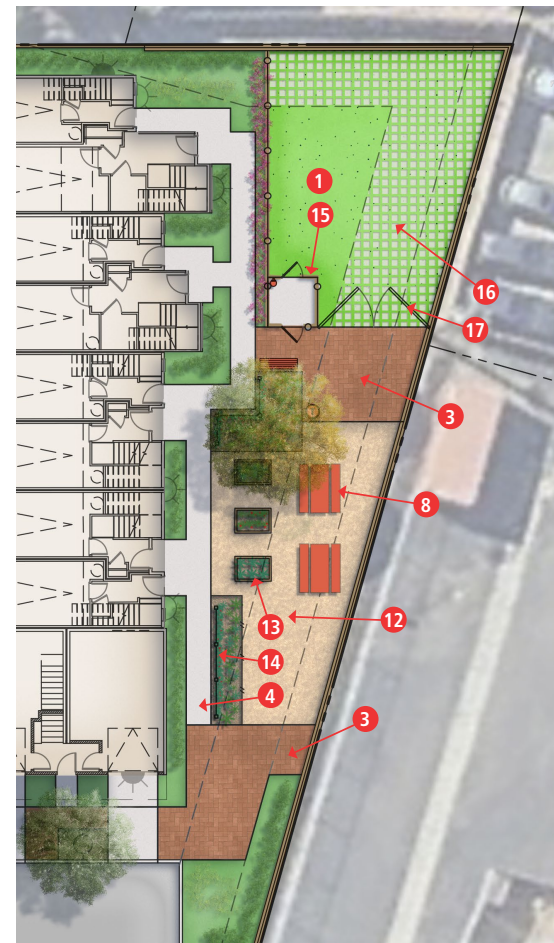


L-2

DATE: 11.07.2025
PROJECT: CTV184



COMMUNITY LAWN AND BARBECUE AREA



COMMUNITY GARDEN AND DOG RUN

LEGEND

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

CONCEPTUAL LANDSCAPE ENLARGEMENTS

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



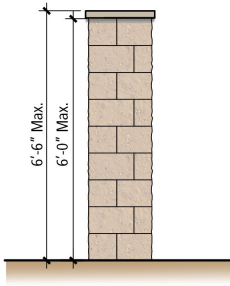
L-3

DATE: 11.07.2025
PROJECT: CTV184



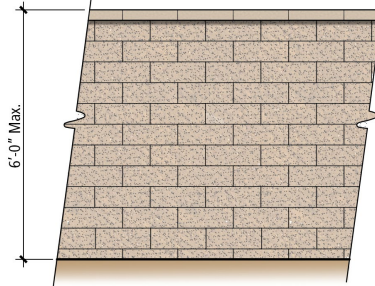
LEGEND

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



PROPERTY LINE PILASTER

SCALE: 3/8"=1'-0"



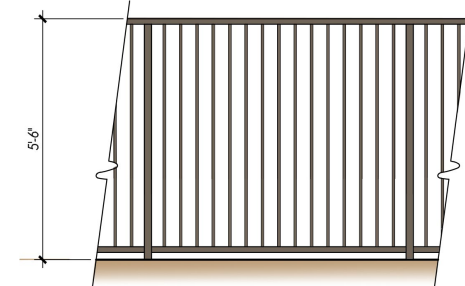
PROPERTY LINE WALL

SCALE: 3/8"=1'-0"



PATIO FENCE/GATE

SCALE: 3/8"=1'-0"



DOG PARK FENCE

SCALE: 3/8"=1'-0"



CONCEPTUAL WALL AND FENCE PLAN

COLEMAN VILLAGE

CITY VENTURES

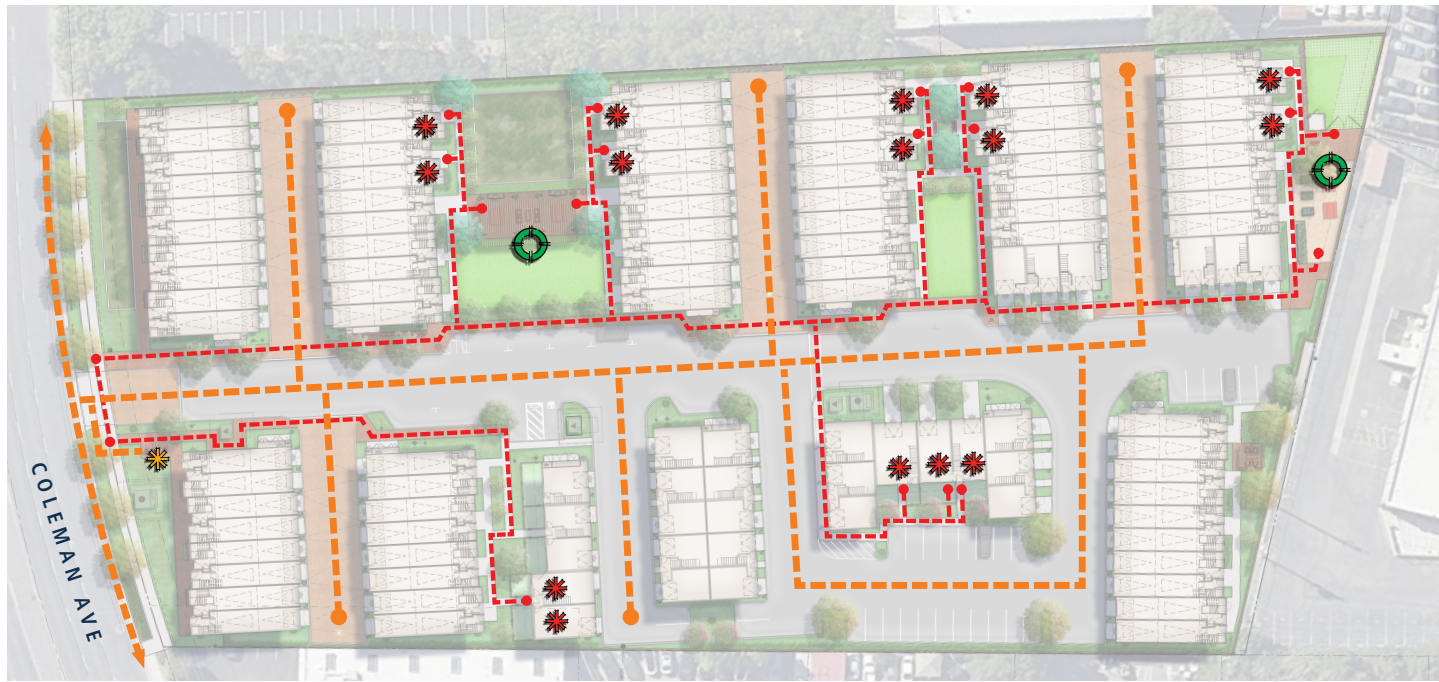
1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-4

DATE: 11.07.2025
PROJECT: CTV184



LEGEND

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

CONCEPTUAL CIRCULATION PLAN



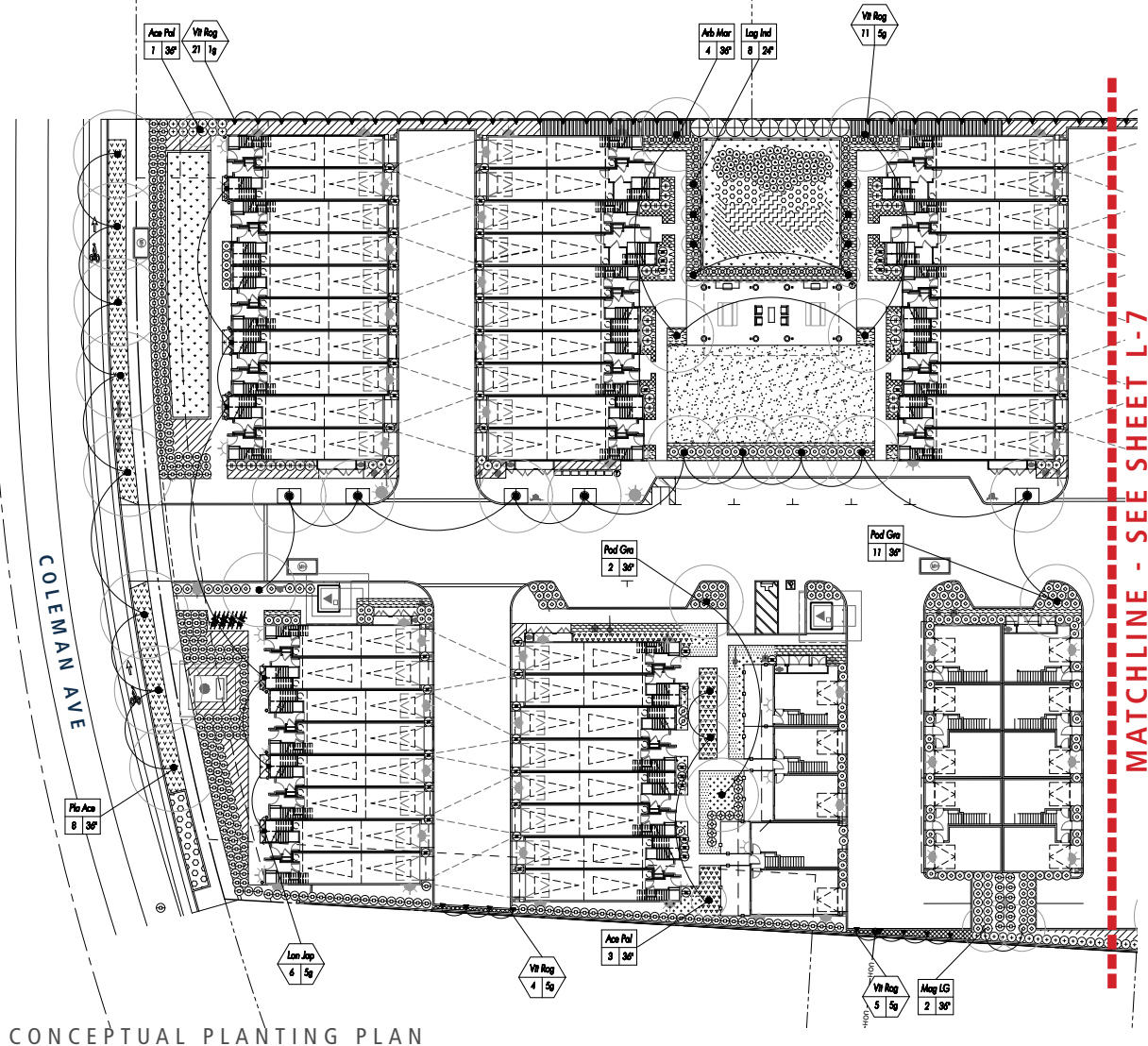
COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050





CONCEPTUAL PLANTING PLAN

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM
Aca Pal	<i>Acer palmatum</i>	Sangoaku Japanese Maple	Per Plan	Low Branch
Arb Mar	<i>Arbutus 'Marine'</i>	Strawberry Tree	Per Plan	Standard
Log Ind	<i>Lagerstroemia indica x Indica</i>	Myrtles Crape Myrtle	Per Plan	Standard
Mag LG	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Southern Magnolia	Per Plan	Low Branch
Pls Aca	<i>Platanus occidentalis 'Columbia'</i>	London Plane Tree	Per Plan	Standard
Pod Gra	<i>Podocarpus gracilior</i>	African Fan Pine	Per Plan	Standard

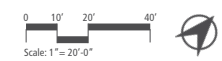
SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
△	<i>Cornus stolonifera</i>	Arctic Fire Red Twig Dogwood	5 gal.	Per Plan
+	<i>Fraxinus californica 'San Bruno'</i>	Mound San Bruno Coffeeberry	5 gal.	Per Plan
⊖	<i>Ilex crenata 'Sly Panel'</i>	Sly Panel Ilex	5 gal.	Per Plan
⊙	<i>Ilex vomitoria 'Nani'</i>	Dwarf Yaupon Holly	5 gal.	Per Plan
○	<i>Ulmus japonicus 'Tessens'</i>	Washed Privet	5 gal.	Per Plan
⊗	<i>Lamandra longifolia 'Platinum Beauty'</i>	Platinum Beauty Lamandra	5 gal.	Per Plan
⊕	<i>Muhlenbergia rigens</i>	Deer Grass	5 gal.	Per Plan
⊖	<i>Pittosporum tenuifolium</i>	Winkled Blue Kohuhu	5 gal.	Per Plan
⊕	<i>Pittosporum tobira 'Variegata'</i>	Japanese Mock Orange	5 gal.	Per Plan
⊕	<i>Podocarpus macrophyllus</i>	Yew Pine	5 gal.	Per Plan
⊕	<i>Prunus caroliniana 'Compass'</i>	Dwarf Carolina Laurel Cherry	15 gal.	Per Plan
⊕	<i>Rosa hybrid 'Meibauer'</i>	Pink Doh	5 gal.	Per Plan

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊗	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Feather Reed Grass	1 gal.	24" o.c.
⊗	<i>Dianella revoluta</i>	Little Blaw	1 gal.	18" o.c.
⊗	<i>Eriogonum karwinskianum</i>	Mexican Daisy	1 gal.	18" o.c.
⊗	<i>Juncus patens</i>	California Gray Rush	5 gal.	30" o.c.
⊗	<i>Laymus condensatus 'Canyon Prince'</i>	Giant Wild Rye	5 gal.	30" o.c.
⊗	<i>Lamandra longifolia 'Arctic Frost'</i>	Arctic Frost Mat Rush	5 gal.	30" o.c.
⊗	<i>Lonicera japonica 'Yellow'</i>	Japanese Honeysuckle	1 gal.	24" o.c.
⊗	<i>Myosorum parvifolium 'Futch Creek'</i>	Creeping Myosorum	1 gal.	24" o.c.
⊗	<i>Salvia mellifera</i>	Black Sage	1 gal.	30" o.c.
⊗	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.	24" o.c.
⊗	<i>Wisteria fruticosa 'Mund'</i>	Mund Coast Rosemary	1 gal.	30" o.c.
⊗	Marathon II	Soil	Soil	-
⊗	Bio-Filtration Mix	Seed Mix	-	-

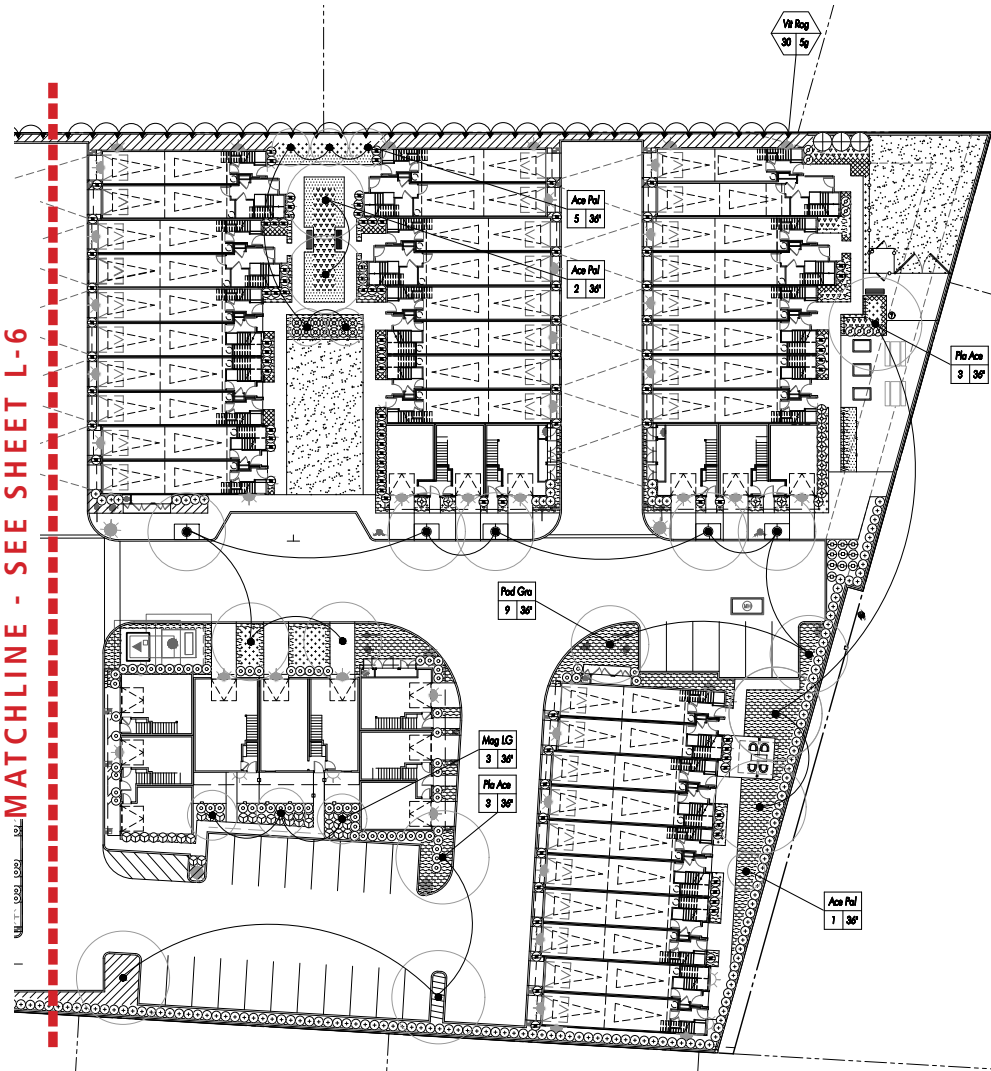
NOTE: Planting plan is conceptual and subject to change during the Construction Document phase of development.



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SANTA CLARA, CALIFORNIA 95050



MATCHLINE - SEE SHEET L-6



CONCEPTUAL PLANTING PLAN

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM
Aca Pal	<i>Acacia palmatum</i>	Sanguolaku Japanese Maple	Per Plan	Low Branch
Ash Mar	<i>Arbutus 'Marina'</i>	Strawberry Tree	Per Plan	Standard
Lag Ind	<i>Lagerstroemia indica x larlei 'Machad'</i>	Malabar Craple Myrtle	Per Plan	Standard
Mag LG	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Southern Magnolia	Per Plan	Low Branch
Pla Aca	<i>Platanus acerifolia 'Columbi'</i>	London Plane Tree	Per Plan	Standard
Pod Gra	<i>Podocarpus gracilior</i>	African Fern Pine	Per Plan	Standard

SHRUB SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
△	<i>Cornus stolonifera</i>	Arctic Fire Red Twig Dogwood	5 gal.	Per Plan
+	<i>Frangula californica 'San Bruno'</i>	Mound San Bruno Coffeeberry	5 gal.	Per Plan
⊖	<i>Ilex crenata 'Slay Panel'</i>	Slay Panel Ilex	5 gal.	Per Plan
⊙	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly	5 gal.	Per Plan
○	<i>Ulmus japonicus 'Tessum'</i>	Washed Privet	5 gal.	Per Plan
⊗	<i>Lamandra longifolia 'Vickham Beauty'</i>	Platinum Beauty Lamandra	5 gal.	Per Plan
⊕	<i>Muhlenbergia rigens</i>	Deer Grass	5 gal.	Per Plan
⊗	<i>Pittosporum tenuifolium</i>	Winkled Blue Kohuhu	5 gal.	Per Plan
⊕	<i>Pittosporum tobira 'Variegata'</i>	Japanese Mock Orange	5 gal.	Per Plan
⊕	<i>Podocarpus nurophyllus</i>	Yew Pine	5 gal.	Per Plan
⊕	<i>Prunus caroliniana 'Compad'</i>	Dwarf Carolina Laurel Cherry	15 gal.	Per Plan
⊕	<i>Rosa hybrid 'Mellacoe'</i>	Pink Oath	5 gal.	Per Plan

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
⊗	<i>Calamagrostis x occidentalis 'Karl Foerster'</i>	Feather Reed Grass	1 gal.	24\"/>

NOTE: Planting plan is conceptual and subject to change during the Construction Document phase of development.



COLEMAN VILLAGE

CITY VENTURES

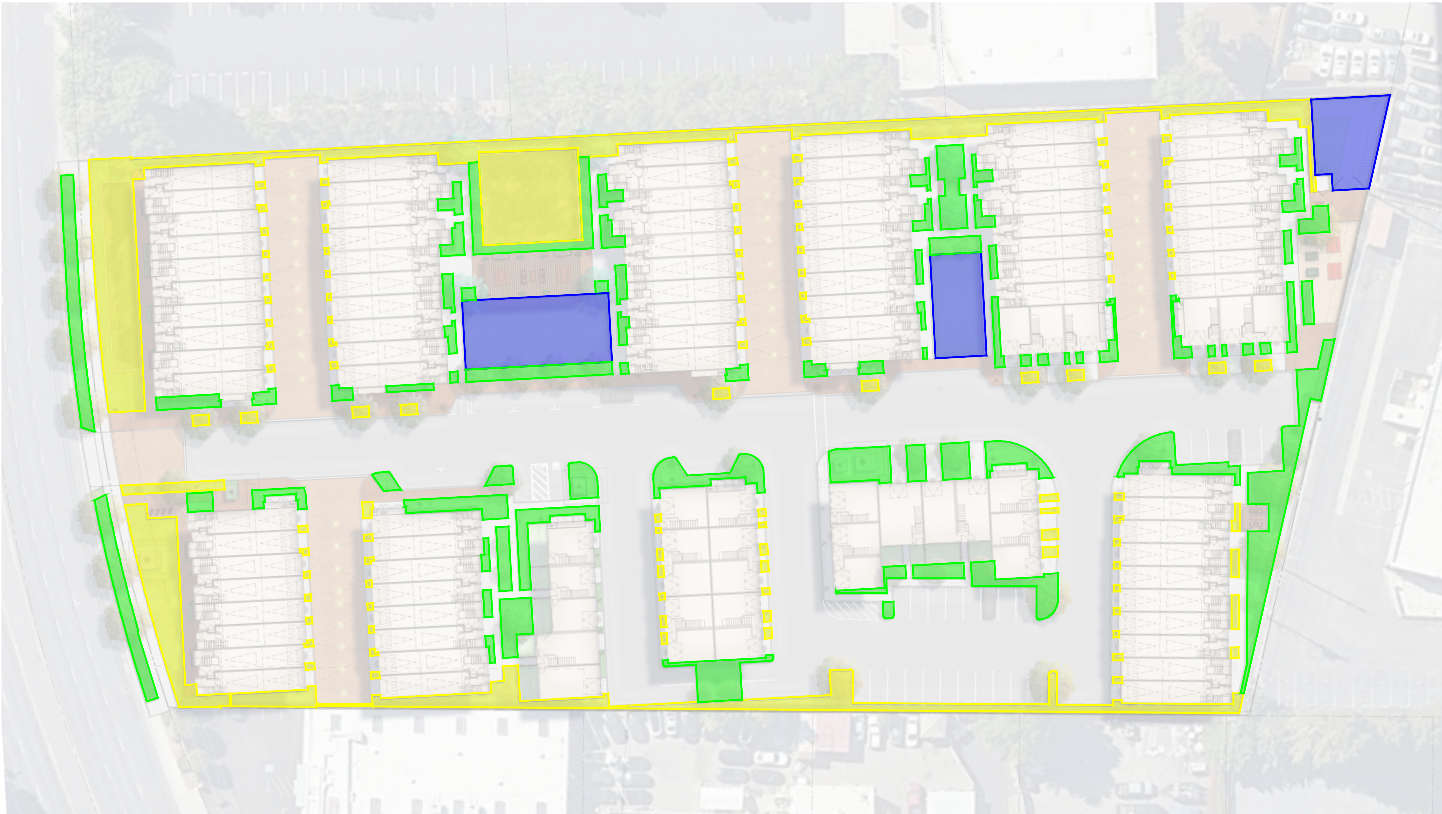
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SANTA CLARA, CALIFORNIA 95050



L-7

DATE: 11.07.2025
PROJECT: CTV184



LEGEND

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

Project Name: 1400 Coleman, Santa Clara, CA

Date: February 28, 2023

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

$$\text{Total MAWA} = (\text{Eto} \times 0.50 \times \text{LA in Sq.Ft.} \times 0.62) + (\text{Eto} \times \text{LA} \times \text{SLA in Sq.Ft.} \times 0.62) = \text{Gallons per year for LA + SLA}$$

Hydrozone:	Eto:	SL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	49.4	0.50	31,470	0.62	0	536,125

MAWA= Maximum Applied Water Allowance (gallons per year)

Eto= Reference Evapotranspiration from Appendix C (inches per year)

0.50= Evapotranspiration Adjustment Factor (ETAF)

LA= Landscaped Area (square feet)

SLA= Landscaped Area includes Special Landscape Area (square feet)

0.62= Conversion Factor (to gallons per square foot)

SL= the additional ET adjustment factor for Special Landscape Area (1.0- 0.7- 0.3)

SLA= Special Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C (inches per year))	49.4
Landscaped Area includes Special Landscape Area (square feet)	31,470
Special Landscape Area (square feet)	0

Estimated Annual Water Use:

$$\text{Total EAWU} = (\text{Eto} \times \text{SL} \times \text{LA in Sq.Ft.} / 12) + \text{Gallons per Year}$$

Hydrozone:	Eto:	SL	Sq. Ft.	Conversion	ET	EAWU
Low Water Use Shrubs (Drig)	49.4	0.2	13,440	0.62	0.81	333,100
Medium Water Use Shrubs (Drig)	49.4	0.5	12,840	0.62	0.81	243,690
High Water Use (Water)	49.4	0.7	4,390	0.62	0.75	140,364
High Water Features	49.4	1.0	-	0.62	1.00	-
Total EAWU			31,470			691,880

EAWU= Estimated Applied Water Use (gallons per year)

Eto= Reference Evapotranspiration from Appendix C (inches per year)

SL= Landscape Coefficient

LA= Landscaped Area (square feet)

0.62= Conversion Factor (to gallons per square foot)

E= Irrigation Efficiency= ME x DU (See definition in Appendix E for example E percentages)

ME= Irrigation Management Efficiency (90%)

DU= Distribution Uniformity of Irrigation Head

ME x DU = E

ME= species factor (range 1.0- 0.8) (see WUCOLS list for values)

ME= density factor (range 0.5- 1.3) (see WUCOLS list for density value)

ME= microclimate factor (range 0.5- 1.4) (see WUCOLS)

Table A- PP (Plant Factor)

Cool Season Turf= 0.8

Warm Season Turf= 0.7

High Water Use Plant= 0.7 (can be between 0.7-0.9)

Moderate Water Use Plant= 0.5 (can be between 0.4-0.6)

Low Water Use Plant= 0.2 (can be between 0.1-0.3)

Very Low Water Use Plant= 0.1

E (Irrigation Efficiency)- Appendix E

Pop-up Stream Factor= 0.73

Water Head= 0.76

Microspray= 0.76

Bubble= 0.77

Drip Emitters= 0.81

Surface Irrigation= 0.81

CONCEPTUAL LANDSCAPE PLAN

COLEMAN VILLAGE
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