



CITY VENTURES
Building It Forward

COLEMAN VILLAGE

1400 COLEMAN AVENUE.

SANTA CLARA, CALIFORNIA

1ST SUBMITTAL DATE: 05.16.2024

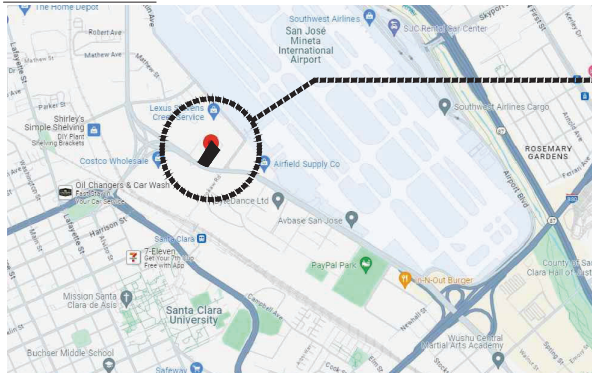
2ND SUBMITTAL DATE: 08.14.2024

3RD SUBMITTAL DATE: 02.21.2025

4TH SUBMITTAL DATE: 05.08.2025

5TH SUBMITTAL DATE: 06.20.2025

LOCATION MAP



SITE
LOCATION

APPLICANT:
CITY VENTURES
1185 MASON STREET
SAN FRANCISCO, CA 94123
CONTACT: PAMELA NIETING
PHONE: 650.465.3628
E-MAIL: pnieting@cityventures.com
www.cityventures.com

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

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

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

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

TABLE OF CONTENTS

ARCHITECTURAL

- CS - COVERSHEET
- PO-1 - PROJECT OVERVIEW & SHEET INDEX
- PI-0.1 - PROJECT INFORMATION
- PI-0.2 - PROJECT INFORMATION
- PH-1 - VICINITY MAP & NEIGHBORHOOD PHOTOS
- SP1.1 - CONCEPTUAL ILLUSTRATIVE SITE PLAN
- SP1.2 - CONCEPTUAL SITE PLAN
- SS-1.0 - COLEMAN AVE. CONCEPTUAL STREETSCAPE
- FS-1.0 - FIRE SAFETY SITE PLAN - LADDER PAD
- FS-1.1 - FIRE SAFETY - LADDER PAD DIAGRAM

EXTERIOR ELEVATIONS

- A1.0.1 - BUILDING MATERIALS & FINISHES (CONCEPT A1)
- A1.0.2 - BUILDING MATERIALS & FINISHES (CONCEPT A2)
- A1.2.1 - CONCEPTUAL ELEVATIONS_8 PLEX
- A1.3.1 - CONCEPTUAL ELEVATIONS_10 PLEX
- A1.4.1 - CONCEPTUAL ELEVATIONS_10 PLEX_W STUDIO
- A1.5.1 - CONCEPTUAL ELEVATIONS_14 PLEX
- A1.6.1 - CONCEPTUAL ELEVATIONS_18 PLEX
- A1.7.1 - CONCEPTUAL ELEVATIONS_20 PLEX

BUILDING PLANS

- A2.2.1 - CONCEPTUAL 1ST FLOOR 8-PLEX
- A2.2.2 - CONCEPTUAL 2ND FLOOR 8-PLEX
- A2.2.3 - CONCEPTUAL 3RD FLOOR 8-PLEX
- A2.2.4 - CONCEPTUAL 4TH FLOOR 8-PLEX
- A2.2.5 - CONCEPTUAL ROOF PLAN 8-PLEX
- A2.3.1 - CONCEPTUAL 1ST FLOOR 10-PLEX
- A2.3.2 - CONCEPTUAL 2ND FLOOR 10-PLEX
- A2.3.3 - CONCEPTUAL 3RD FLOOR 10-PLEX
- A2.3.4 - CONCEPTUAL 4TH FLOOR 10-PLEX
- A2.3.5 - CONCEPTUAL ROOF PLAN 10-PLEX
- A2.4.1 - CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO
- A2.4.2 - CONCEPTUAL RP_10 PLEX W-STUDIO
- A2.5.1 - CONCEPTUAL 1ST BP_14 PLEX
- A2.5.2 - CONCEPTUAL 2ND BP_14 PLEX
- A2.5.3 - CONCEPTUAL 3RD BP_14 PLEX
- A2.5.4 - CONCEPTUAL 4TH BP_14 PLEX
- A2.5.5 - CONCEPTUAL RP_14 PLEX
- A2.6.1 - CONCEPTUAL 1ST BP_18 PLEX
- A2.6.2 - CONCEPTUAL 2ND BP_18 PLEX
- A2.6.3 - CONCEPTUAL 3RD BP_18 PLEX
- A2.6.4 - CONCEPTUAL 4TH BP_18 PLEX
- A2.6.5 - CONCEPTUAL RP_18 PLEX
- A2.7.1 - CONCEPTUAL 1ST_2ND BP- 20 PLEX
- A2.7.2 - CONCEPTUAL 3RD_4TH BP- 20 PLEX
- A2.7.3 - CONCEPTUAL RP_20 PLEX

UNIT PLANS

- A3.1.1 - CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS
- A3.1.2 - CONCEPTUAL PLAN 1A_1B_1ST AND 2ND_ADA
- A3.1.3 - CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS
- A3.2.1 - CONCEPTUAL PLAN 2
- A3.2.2 - CONCEPTUAL PLAN 2 ADA
- A3.4.1 - CONCEPTUAL UNIT PLANS 4 AND 5
- A3.4.2 - CONCEPTUAL UNIT PLAN 5 (ADA)

CIVIL

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

LANDSDCAPE

- L-1 CONCEPT IMAGERY
- L-2 CONCEPTUAL LANDSCAPE PLAN
- L-3 CONCEPTUAL LANDSCAPE ENLARGEMENTS
- L-4 CONCEPTUAL WALL AND FENCE PLAN
- L-5 CONCEPTUAL PLANTING PALETTE
- L-6 ARBORIST REPORT AND TREE REMOVAL

JOINT TRENCH

- JT1 CONCEPTUAL JOINT TRENCH SITE PLAN

PROJECT OVERVIEW

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

PROPERTY DESCRIPTION

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

PROJECT PROPOSAL

THE PROJECT WILL HOST A WIDE RANGE OF HOME OPTIONS TO HELP ATTRACT ENTRY LEVEL AND THE MISSING MIDDLE HOMEOWNERS WITH 142 FOR-SALE SOLAR ALL-ELECTRIC ATTACHED 4-STORY TOWNHOME STYLE HOMES. THE TOWNHOMES RANGE IN SIZE FROM 377 SQUARE FEET TO 2,003 SQUARE FEET. THE HOMES INCLUDE ONE AND TWO-CAR PRIVATE GARAGE AND THE SITE WILL INCLUDE SURFACE PARKING FOR ITS RESIDENTS AND GUESTS. ACCESS TO THE PROJECT WILL BE VIA A 26-FOOT-WIDE PEDESTRIAN ORIENTED URBAN STREETSCAPE WITH BENCHES, 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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



PROJECT OVERVIEW & SHEET INDEX

PO-1

SCALE: N.T.S.

DATE: 06.20.2025

PROJECT: 317082

PROJECT DATA		
1400 COLEMAN AVENUE, SAN CLARA, CA 945050		
APN: 230-05-021		
	EXISTING - REQUIRED	PROPOSED
GENERAL PLAN	REGIONAL COMMERCIAL	HIGH DENSITY RESIDENTIAL
ZONING	ML - LIGHT INDUSTRIAL	HDR / R-4
SITE AREA	8500 SQ. FT.	GROSS:3.79 AC/165,092 SF(NET: 3.2 AC)
STRUCTURE COVERAGE (> 10,000 SF)	12,719 SQ. FT. = 7.8%	40,126 SQ. FT. = 25.3%
DENSITY	37-50 DUA = 141 UNITS MIN.	142 UNITS / 37.7 DUA GROSS
TOTAL DWELLING UNITS	142 UNITS	
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			
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	3	2.5	10	30	1843	0	652	70	2	18430	6520	700	25650
PLAN 5	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									
BLDGS.	PLANS								TOTAL UNITS
	PLAN 1A.1	PLAN 1A.2	PLAN 1B	PLAN 2A	PLAN 2B	PLAN 4	PLAN 4X	PLAN 5	
BLDG. A 10 UNITS	-	-	-	-	-	5	-	5	10
BLDG. B 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. D 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. E 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. F 14 UNITS	1	1	2	1	1	2	2	4	14
BLDG. G 14 UNITS	1	1	2	1	1	2	2	4	14
BLDG. H 8 UNITS	-	-	-	-	-	4	-	4	8
BLDG. J 8 UNITS	-	-	-	-	-	4	-	4	8
BLDG. K 10 UNITS	2	2	4	1	1	-	-	-	10
BLDG. L 20 UNITS	4	4	8	2	2	-	-	-	20
BLDG. M 18 UNITS	3	3	6	3	3	-	-	-	18
BLDG. N 10 UNITS	-	-	-	-	-	5	-	5	10
TOTAL	11	11	22	8	8	31	10	41	142

BUILDING AREA SUMMARY					
BLDGS.					TOTAL AREA
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	
BLDG. A 10 UNITS	5884	5900	5444	5185	22413
BLDG. B 10 UNITS	5884	5900	5444	5185	22413
BLDG. D 10 UNITS	5884	5900	5444	5185	22413
BLDG. E 10 UNITS	5884	5900	5444	5185	22413
BLDG. F 14 UNITS	5940	6190	6100	5914	24144
BLDG. G 14 UNITS	5940	6190	6100	5914	24144
BLDG. H 8 UNITS	4710	4723	4351	4207	17991
BLDG. J 8 UNITS	4710	4723	4351	4207	17991
BLDG. K 10 UNITS	2184	2356	2356	2356	9252
BLDG. L 20 UNITS	3993	4726	4726	4726	18171
BLDG. M 18 UNITS	4096	4409	4409	4409	17323
BLDG. N 10 UNITS	5884	5900	5444	5185	22413
TOTAL	40126	40703	38327	36775	155931

NOTES:
ALL AREAS CALCULATED ARE GROSS.

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-0.1

SCALE: NTS

DATE: 06.20. 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



PROJECT INFORMATION

PI-0.2

SCALE: NTS

DATE: 06.20.2025

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: 06.20.2025

PROJECT: 317082



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ILLUSTRATIVE SITE PLAN

SP1.1

SCALE: NTS

DATE: 06.20.2025

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.

15' SETBACK

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

20' CLEARANCE BETWEEN BUILDINGS

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL SITE PLAN

SP1.2

SCALE: 1" = 30'-0"

DATE: 06.20.2025

PROJECT: 317082



COLEMAN AVE. STREETScape

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



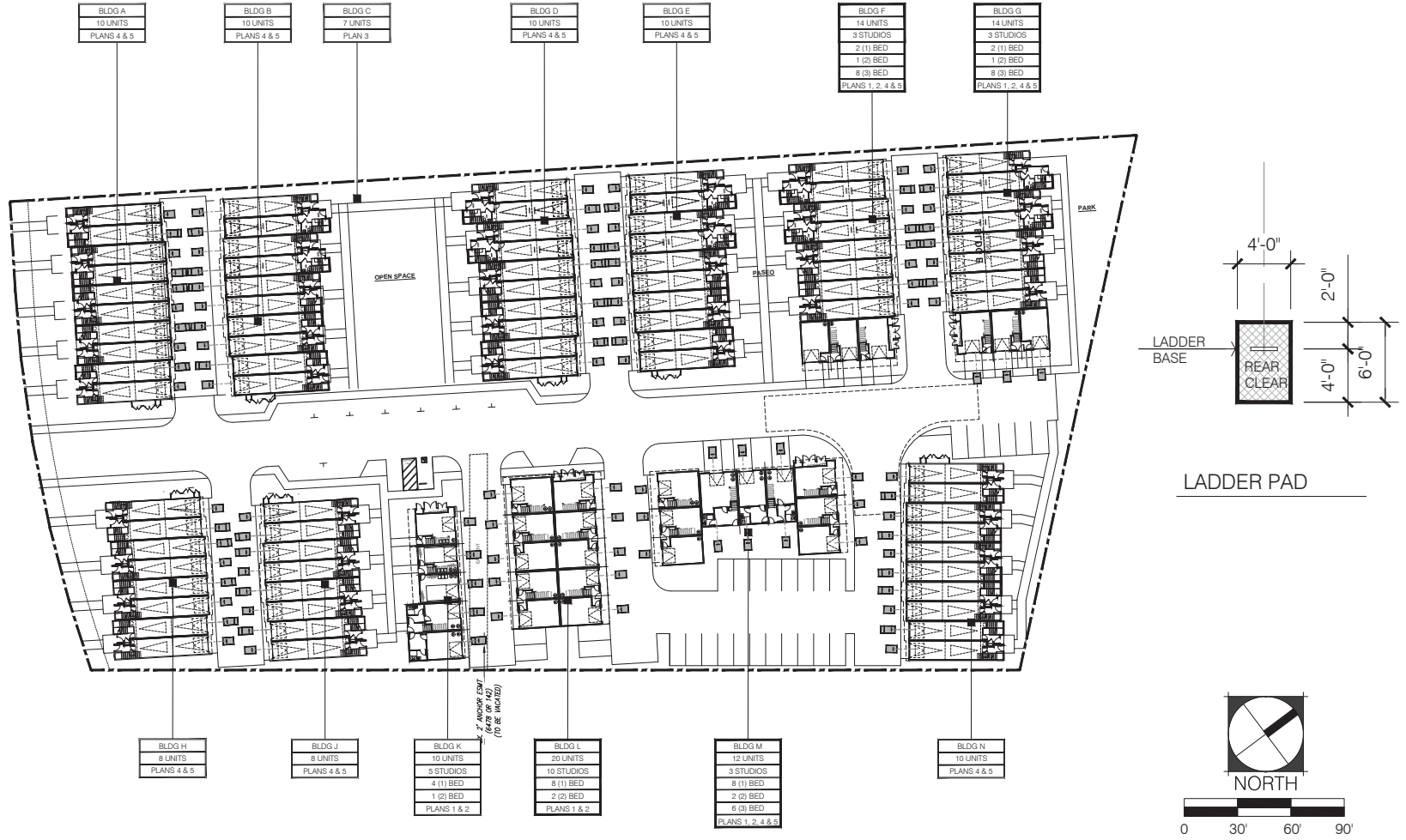
COLEMAN AVE. CONCEPTUAL STREETScape

SS-1.0

SCALE: N.T.S.

DATE: 06.20.2025

PROJECT: 317082



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



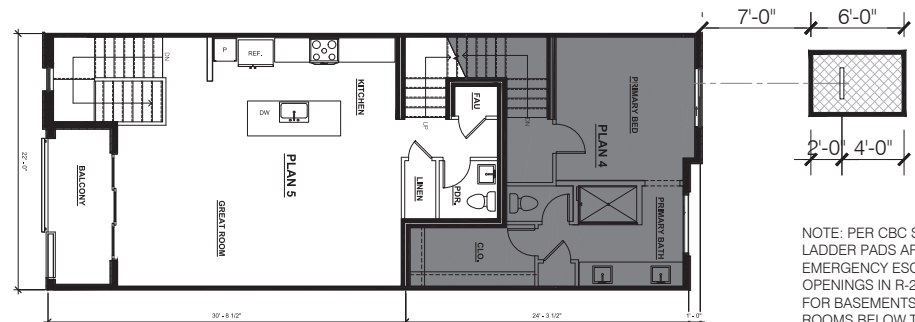
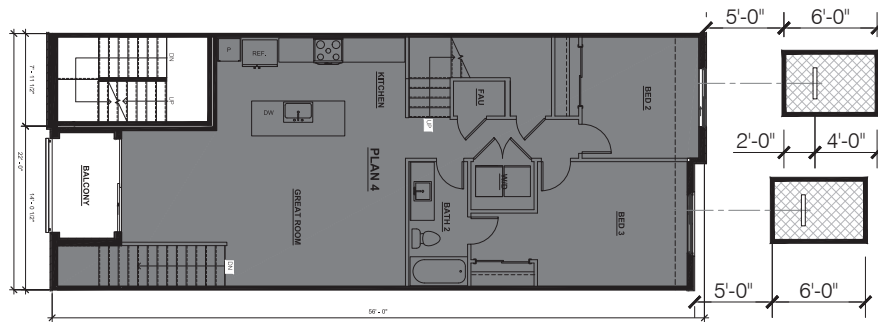
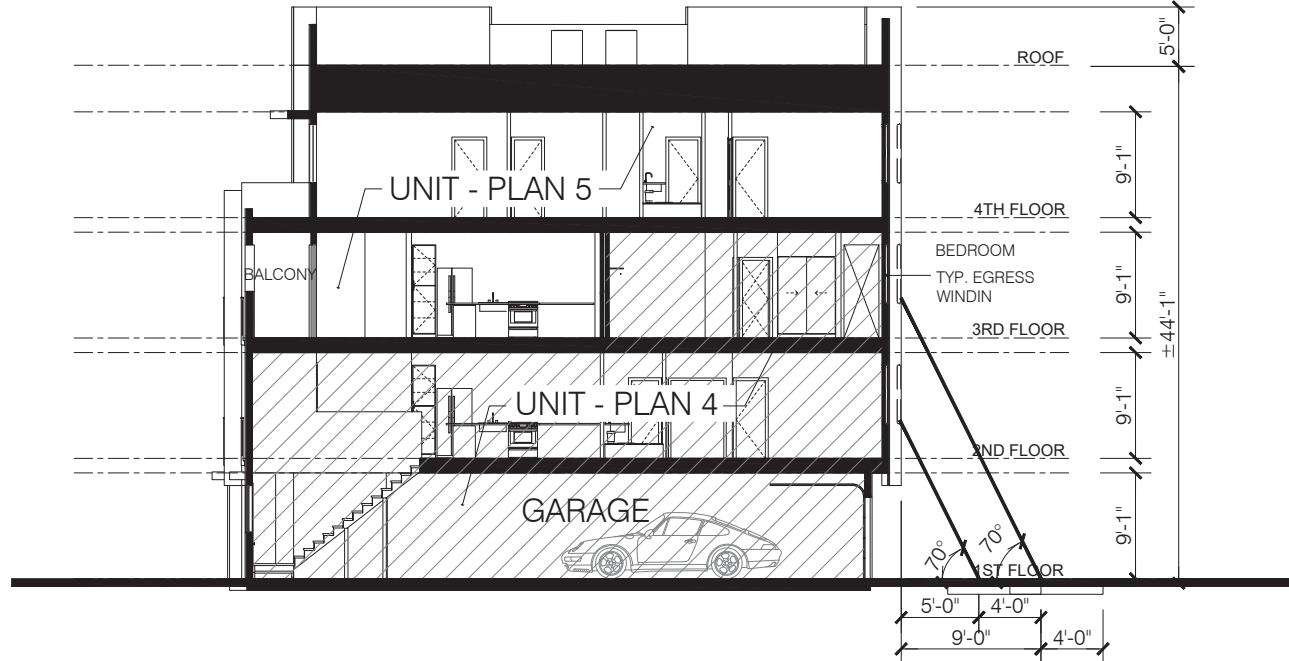
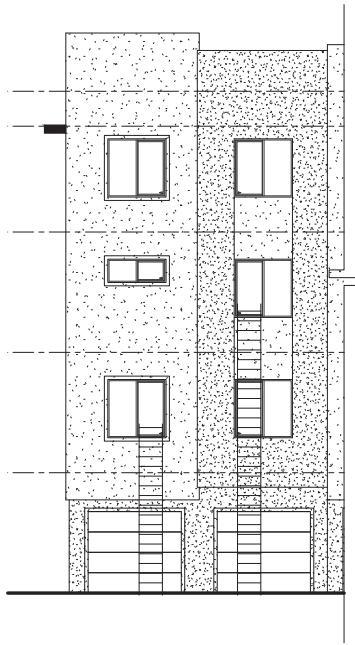
FIRE SAFETY SITE PLAN - LADDER PAD

FS-1.0

SCALE: 1" = 30'-0"

DATE: 06.20.2025

PROJECT: 317082



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

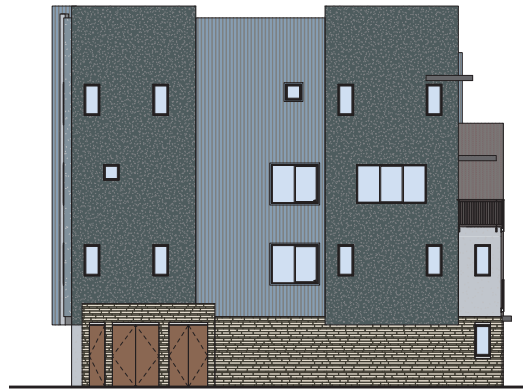
SCALE: 1/4" = 1'-0"

DATE: 06.20. 2025

PROJECT: 317082

ELEVATION LEGEND

	STUCCO 1		VERTICAL SIDING 1
	STUCCO 2		VERTICAL SIDING 2
	STUCCO 3		ACCENT ROOF
	STUCCO 4		STONE VENEER



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



BUILDING MATERIALS & FINISHES (CONCEPT A1)

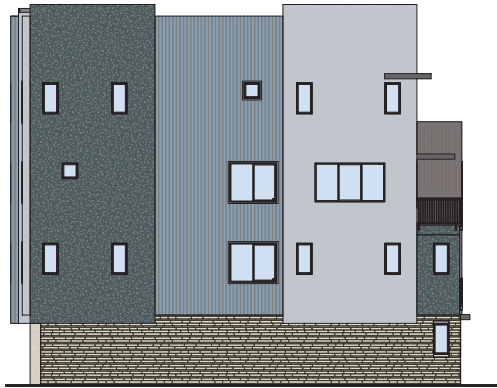
A1.0.1

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

Date: 06/20/2025

Project Number: 317082

ELEVATION LEGEND



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



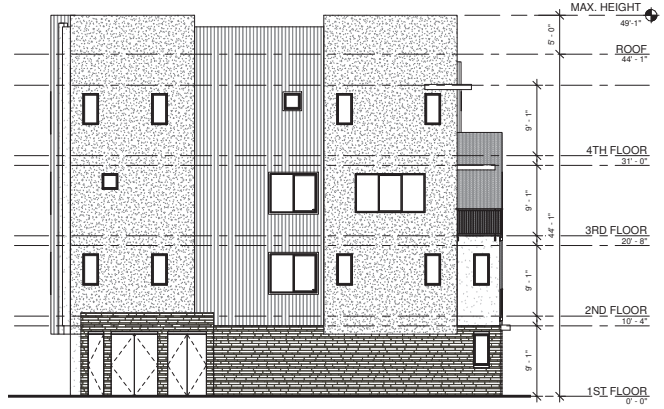
BUILDING MATERIALS & FINISHES (CONCEPT A2)

A1.0.2

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

Date: 06/20/2025

Project Number: 317082



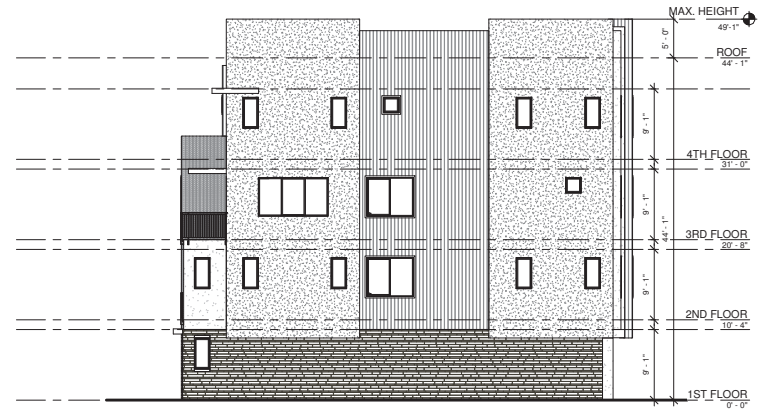
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



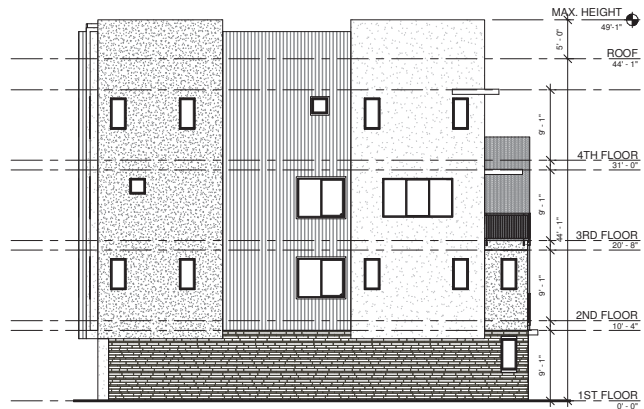
CONCEPTUAL ELEVATIONS_8 PLEX

A1.2.1

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

Date: 06/20/2025

Project Number: 317082



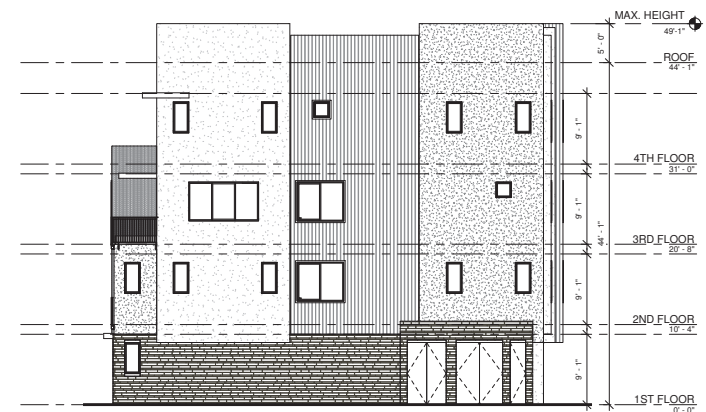
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



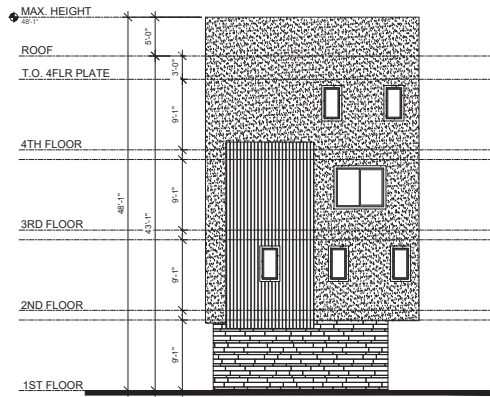
CONCEPTUAL ELEVATIONS_10 PLEX

A1.3.1

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

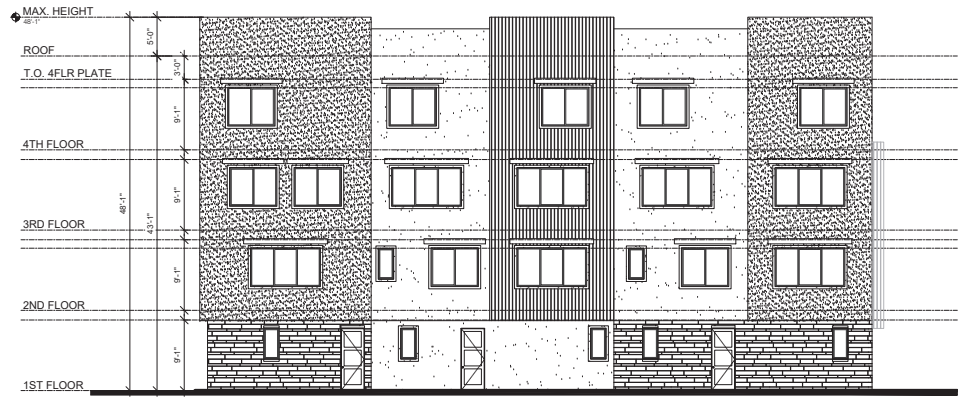
Date: 06/20/2025

Project Number: 317082



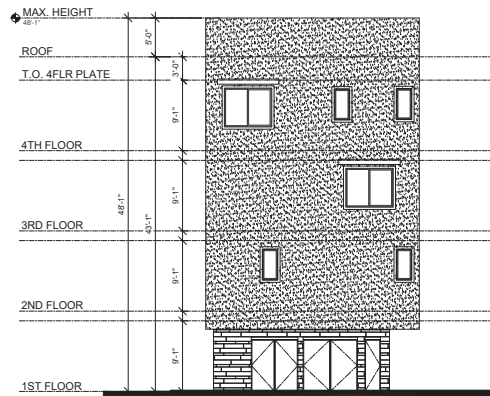
SIDE ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K



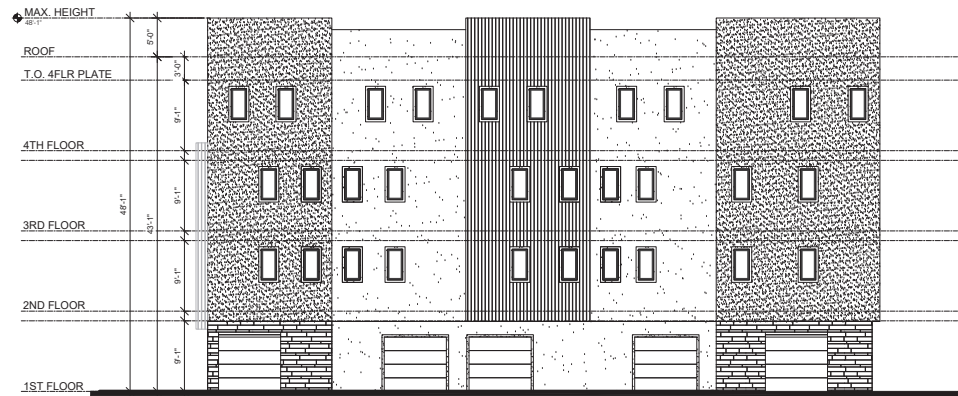
FRONT ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K



STREET SIDE ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K



REAR ELEVATION

10 PLEX w/ STUDIO @ BLDGS. K

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ELEVATIONS_10 PLEX_W STUDIO

A1.4.1

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

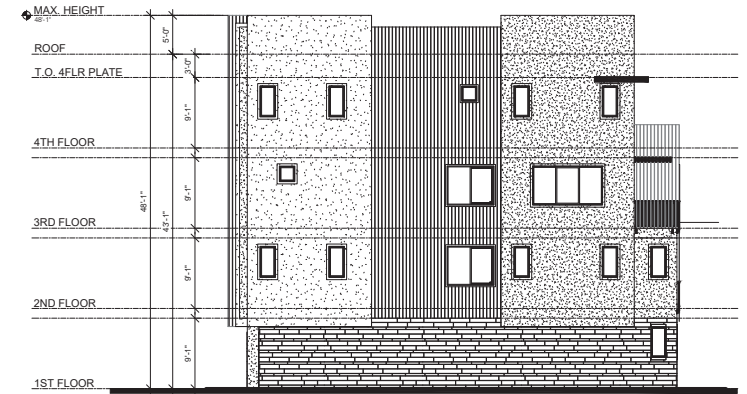
DATE: 06.20. 2025

PROJECT: 317082



FRONT ELEVATION

14 PLEX @ BLDGS. F & G



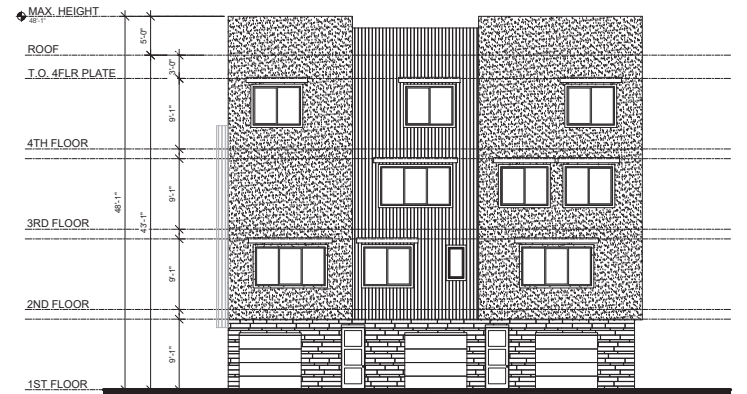
SIDE ELEVATION

14 PLEX @ BLDGS. F & G



REAR ELEVATION

14 PLEX @ BLDGS. F & G



SIDE ELEVATION

14 PLEX @ BLDGS. F & G

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



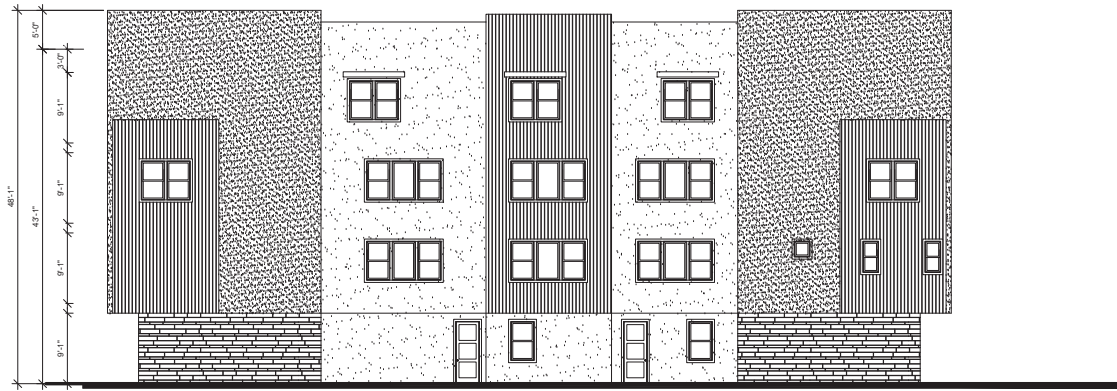
CONCEPTUAL ELEVATIONS_14 PLEX

A1.5.1

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

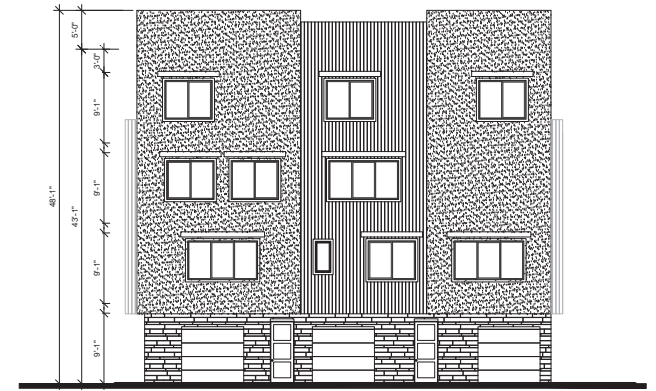
DATE: 06.20. 2025

PROJECT: 317082



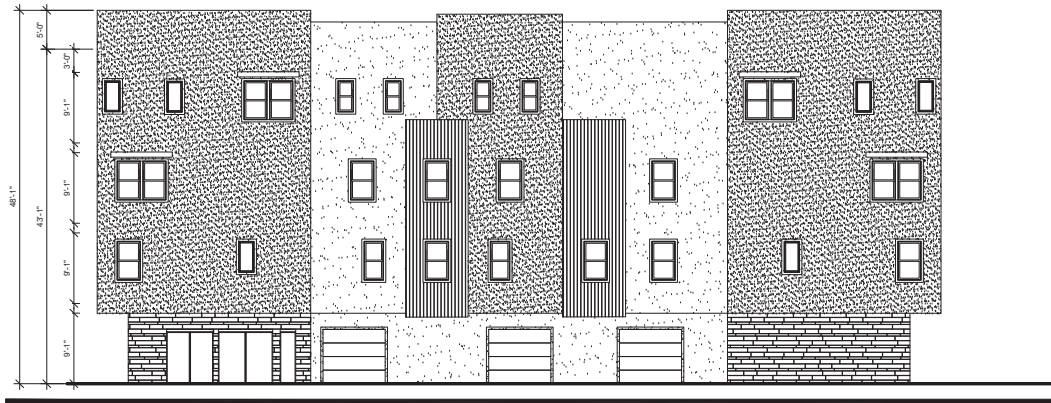
FRONT ELEVATION

18 PLEX @ BLDG M



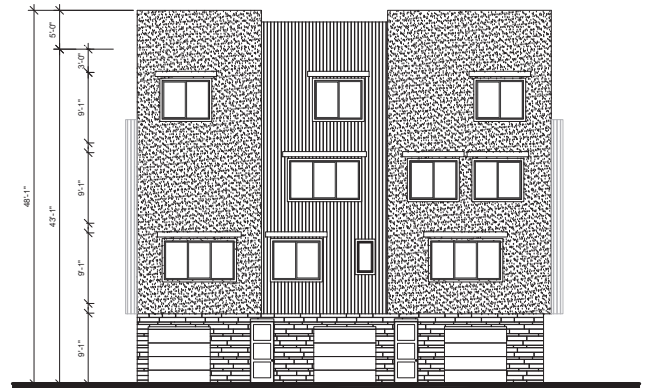
SIDE ELEVATION

18 PLEX @ BLDG M



REAR ELEVATION

18 PLEX @ BLDG M



SIDE ELEVATION

18 PLEX @ BLDG M

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



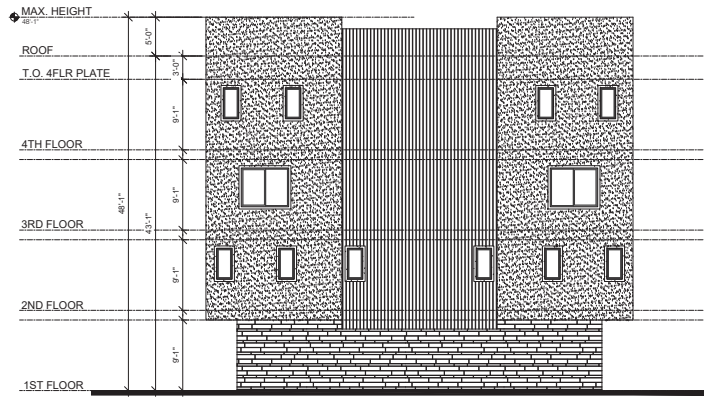
CONCEPTUAL ELEVATIONS_18 PLEX

A1.6.1

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

DATE: 06.20.2025

PROJECT: 317082



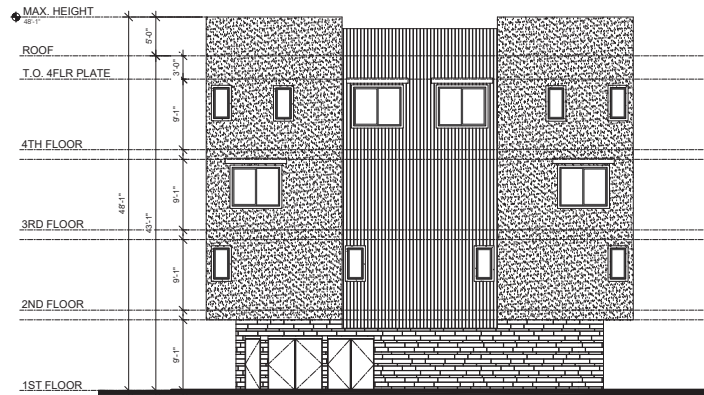
SIDE ELEVATION

20 PLEX @ BLDG. L



FRONT ELEVATION 2

20 PLEX @ BLDG. L



STREET SIDE ELEVATION

20 PLEX @ BLDGS. I



FRONT ELEVATION 1

20 PLEX @ BLDG. L

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



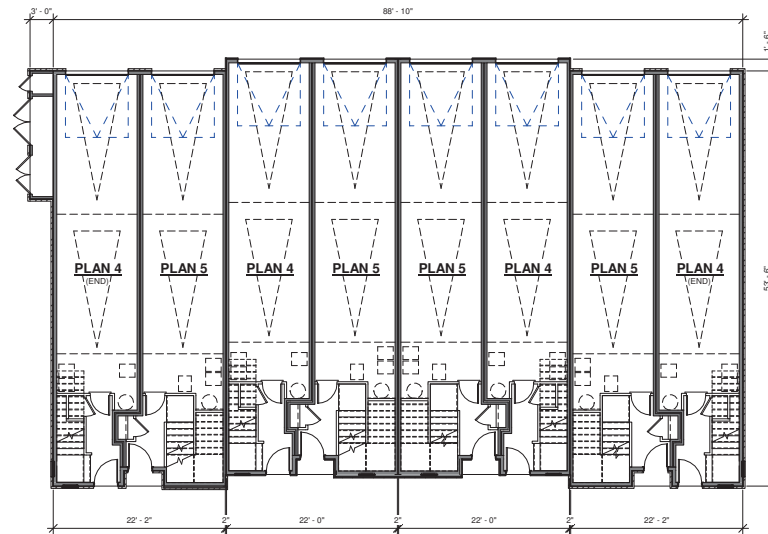
CONCEPTUAL ELEVATIONS_20 PLEX

A1.7.1

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

DATE: 06.20. 2025

PROJECT: 317082



1ST FLOOR PLAN

BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

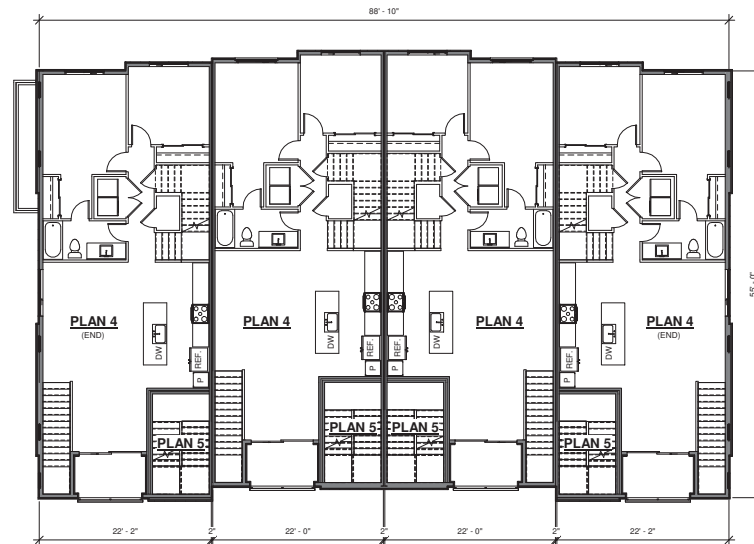
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST FLOOR PLAN_8 PLEX

A2.2.1

Scale: 1/8" = 1'-0"
Date: 06/20/2025
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: 06/20/2025

Project Number: 317082



3RD FLOOR PLAN

BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

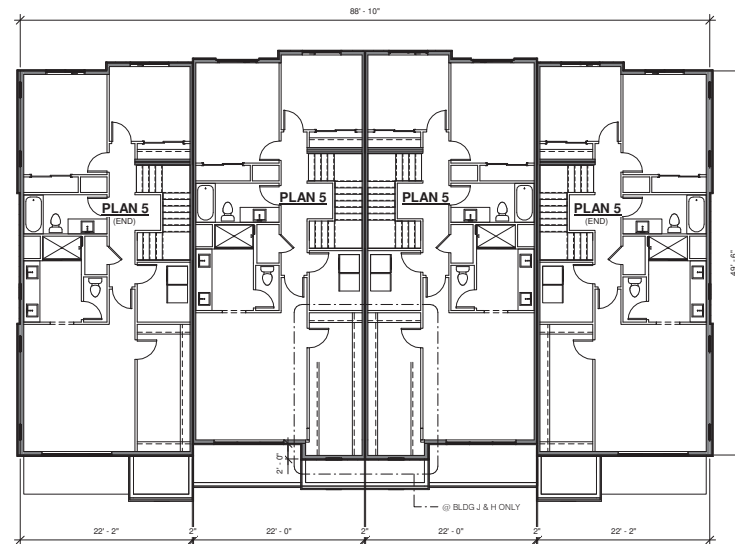
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 3RD FLOOR PLAN_8 PLEX

A2.2.3

Scale: 1/8" = 1'-0"
Date: 06/20/2025
Project Number: 317082



4TH FLOOR PLAN

BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



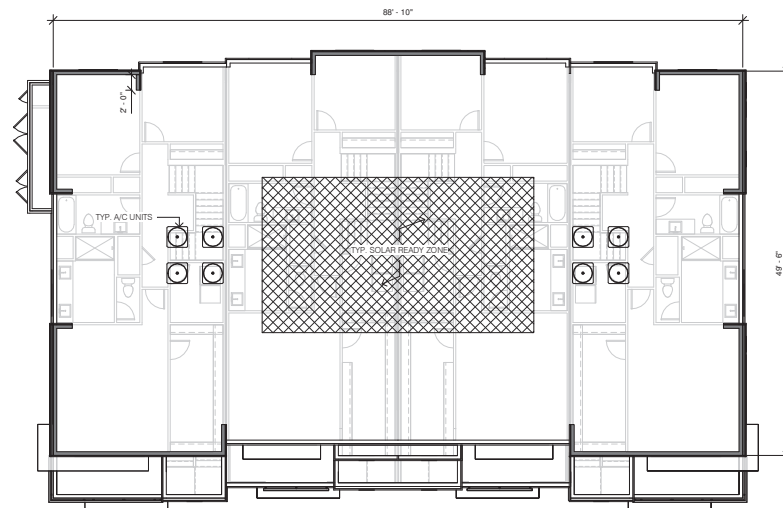
CONCEPTUAL 4TH FLOOR PLAN_8 PLEX

A2.2.4

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

Date: 06/20/2025

Project Number: 317082



ROOF PLAN

BLDG H (BLDG J - REVERSED)

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



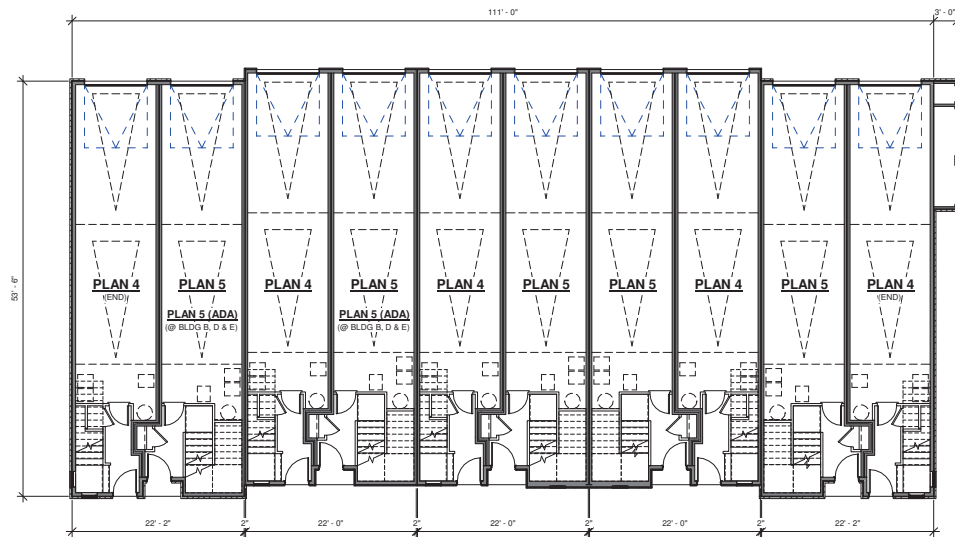
CONCEPTUAL ROOF PLAN_8 PLEX

A2.2.5

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

Date: 06/20/2025

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



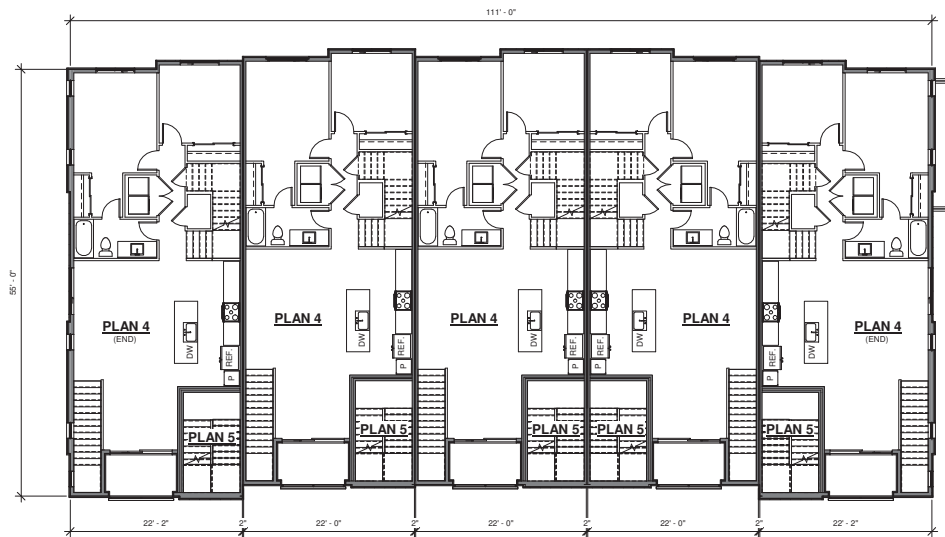
CONCEPTUAL 1ST FLOOR PLAN_10 PLEX

A2.3.1

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

Date: 06/20/2025

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



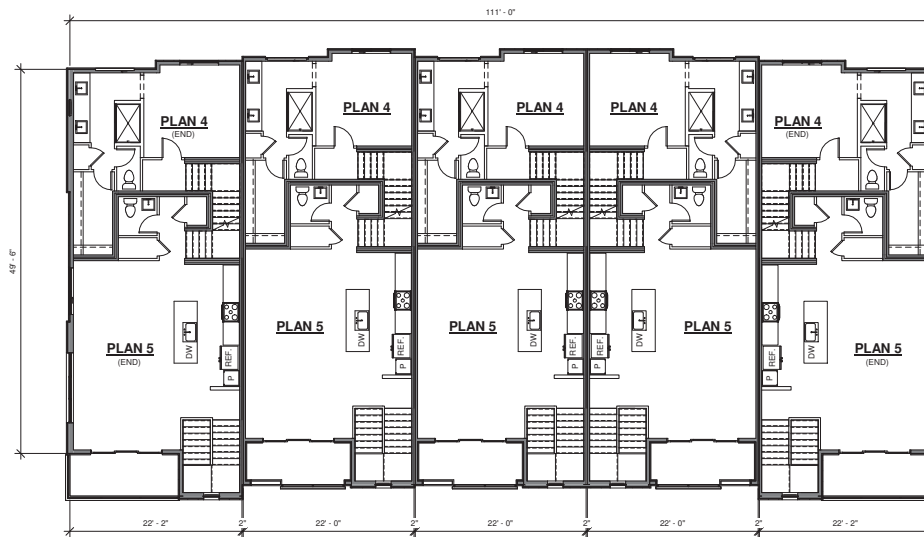
CONCEPTUAL 2ND FLOOR PLAN_10 PLEX

A2.3.2

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

Date: 06/20/2025

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



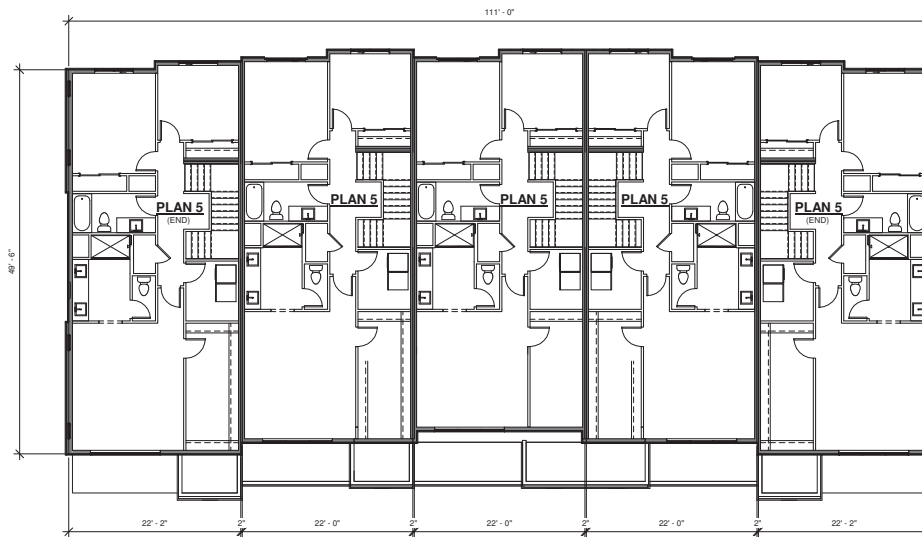
CONCEPTUAL 3RD FLOOR PLAN_10 PLEX

A2.3.3

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

Date: 06/20/2025

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



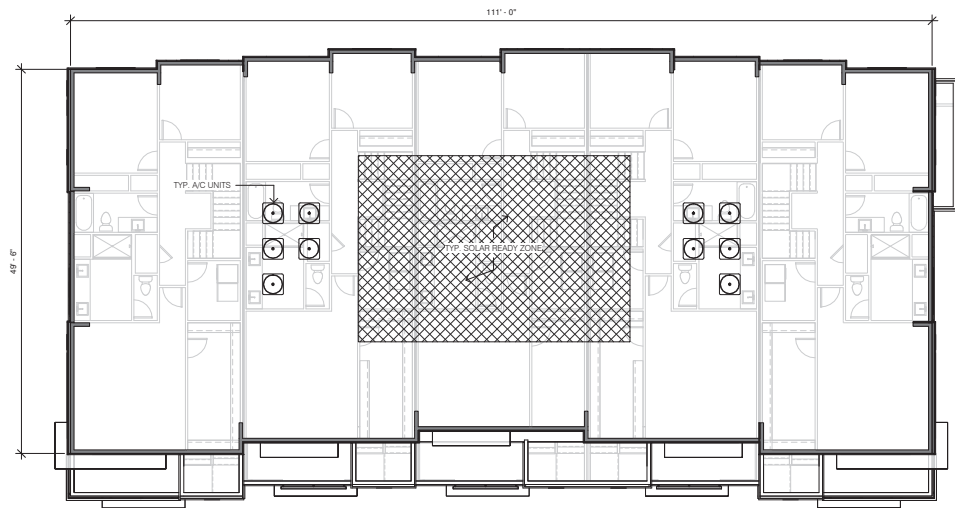
CONCEPTUAL 4TH FLOOR PLAN_10 PLEX

A2.3.4

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

Date: 06/20/2025

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



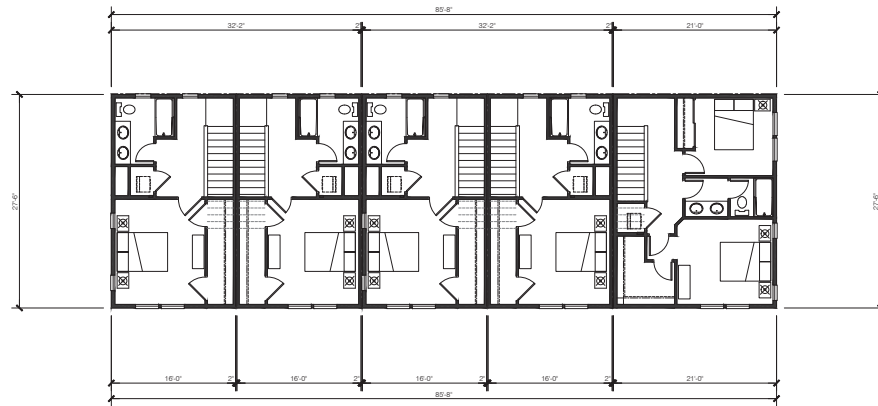
CONCEPTUAL ROOF PLAN_10 PLEX

A2.3.5

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

Date: 06/20/2025

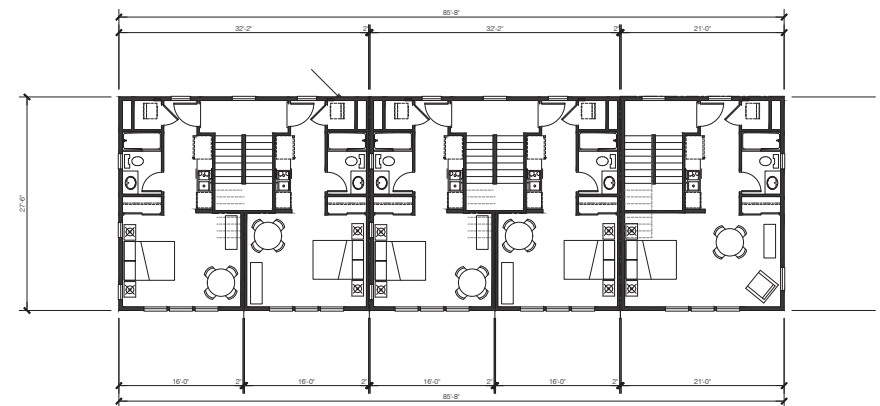
Project Number: 317082



4TH FLOOR PLAN

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

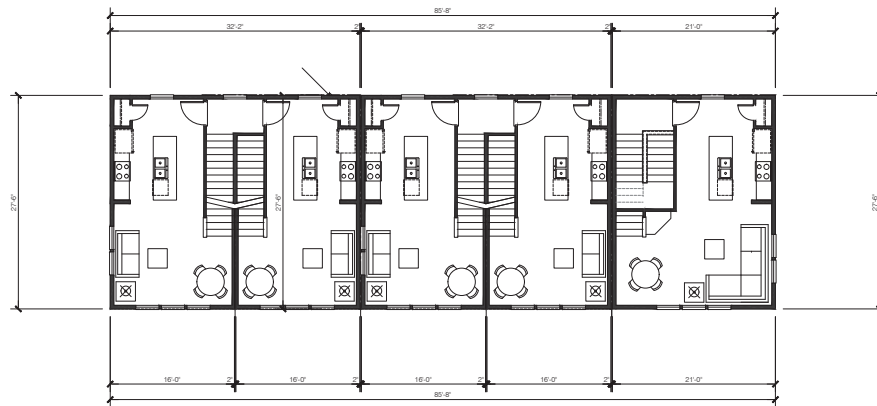
2,356 SQ. FT.



2ND FLOOR PLAN

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

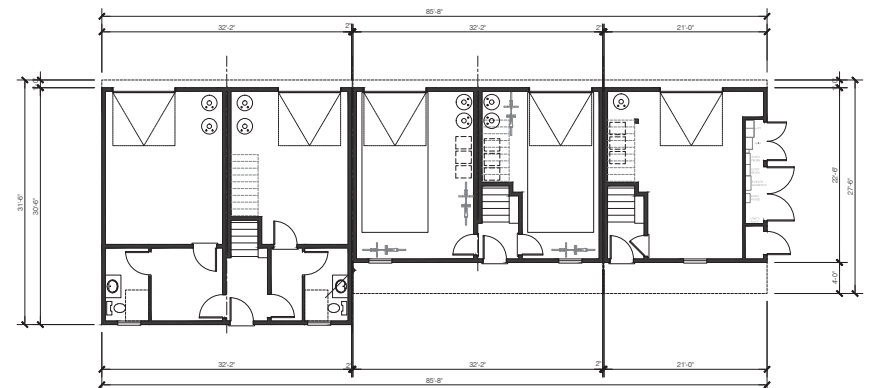
2,356 SQ. FT.



3RD FLOOR PLAN

BLDG. C - PLANS 6 & 7

2,356 SQ. FT.



1ST FLOOR PLAN

BLDG. _AT BUILDINGS G THROUGH K - SEE SITE PLAN - PLANS 6.7 & 8

2,184 SQ. FT.

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



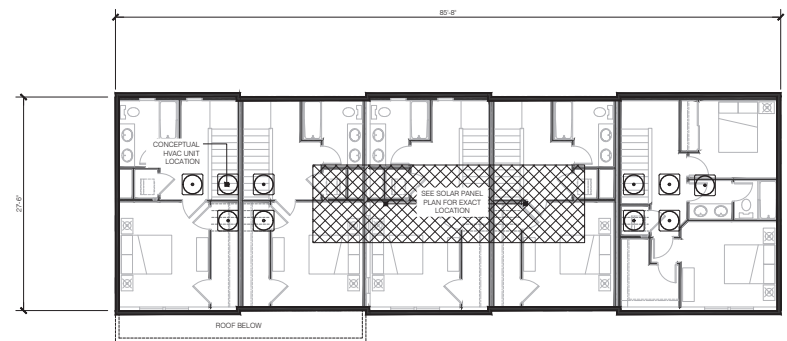
CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO

A2.4.1

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

DATE: 06.20.2025

PROJECT: 317082



ROOF PLAN

BLDG. K - PLANS 1 & 2

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



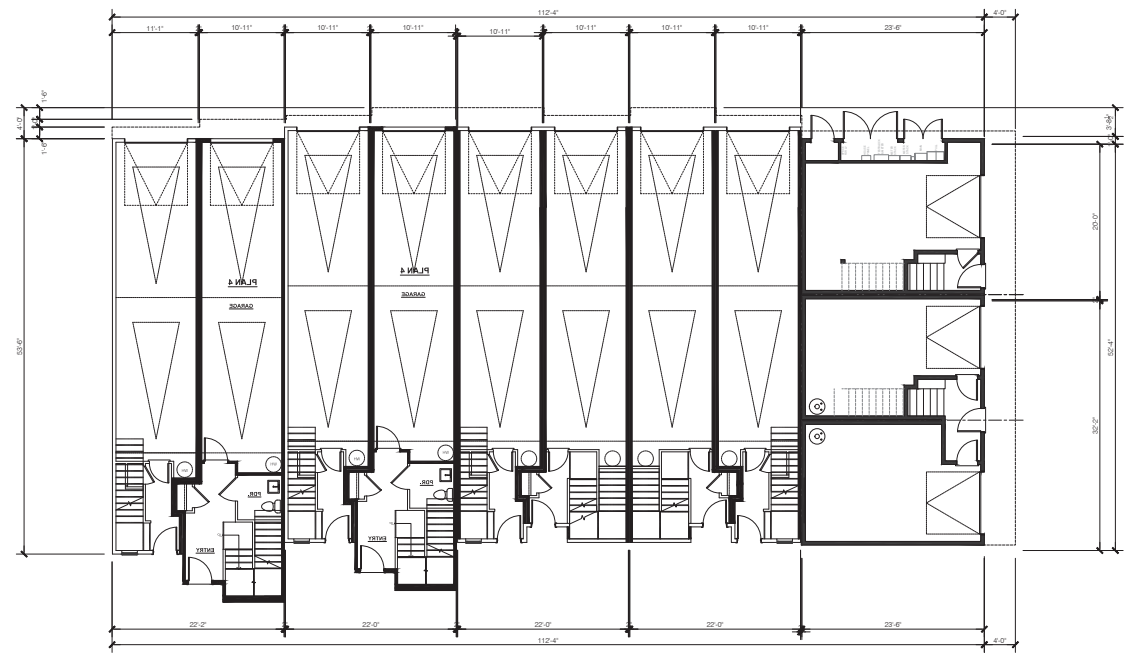
CONCEPTUAL RP_10 PLEX W-STUDIO

A2.4.2

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

DATE: 06.20.2025

PROJECT: 317082



1ST FLOOR PLAN

BLDGS. F & G_14-PLEX

- PLANS 1,2, 4, & 5

5,940 SQ. FT.
24,144 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: 06.20.2025

PROJECT: 317082



2ND FLOOR PLAN

BLDGS. F & G_14-PLEX

- PLANS 1,2,4,&5

6,190 SQ. FT.

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: 06.20.2025

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

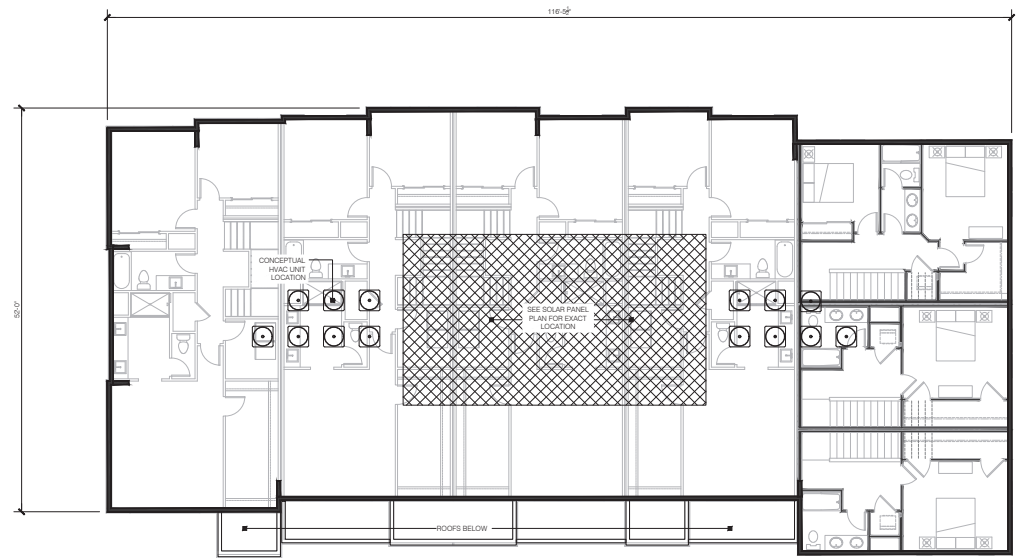


CONCEPTUAL 3RD BP_14 PLEX

A2.5.3

SCALE: 1/8" = 1'-0"
DATE: 06.20. 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: 06.20.2025

PROJECT: 317082



3RD FLOOR PLAN

BLDG. M_12-PLEX

- PLANS 1 & 2

4409 SQ. FT.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



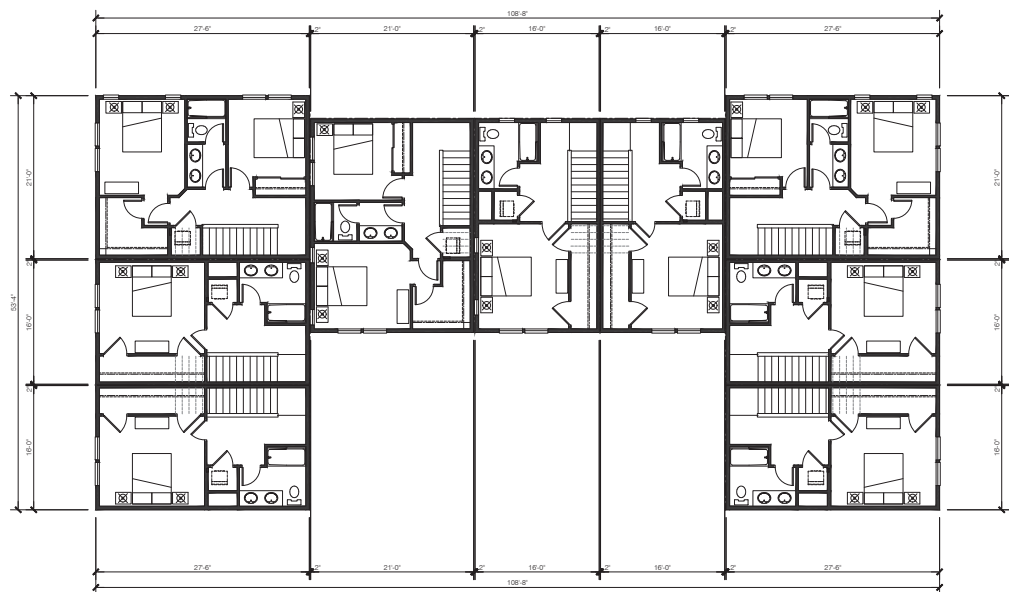
CONCEPTUAL 3RD BP_18 PLEX

A2.6.3

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

DATE: 06.20.2025

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



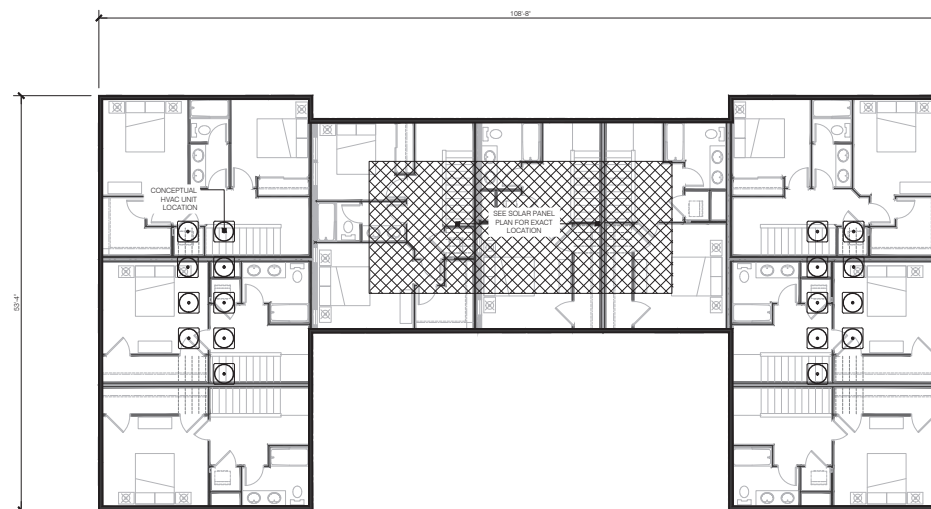
CONCEPTUAL 4TH BP_18 PLEX

A2.6.4

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

DATE: 06.20.2025

PROJECT: 317082



ROOF PLAN

BLDG. M

PLANS 1, 2 & 4

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



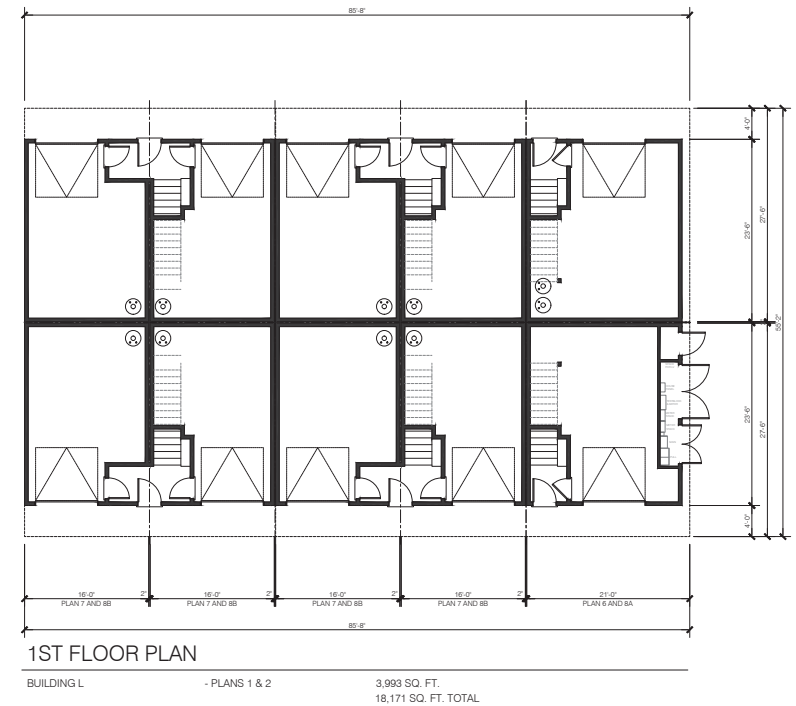
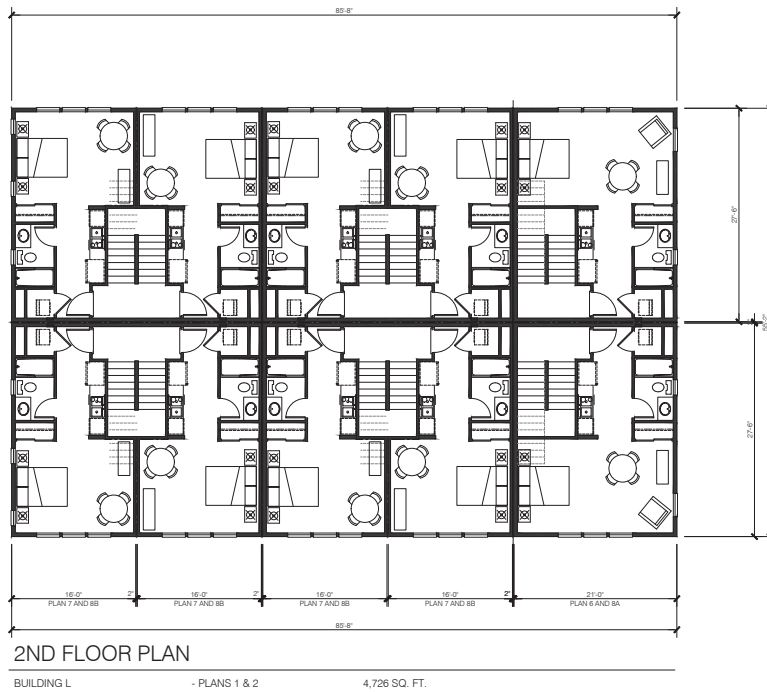
CONCEPTUAL RP_18 PLEX

A2.6.5

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

DATE: 06.20. 2025

PROJECT: 317082



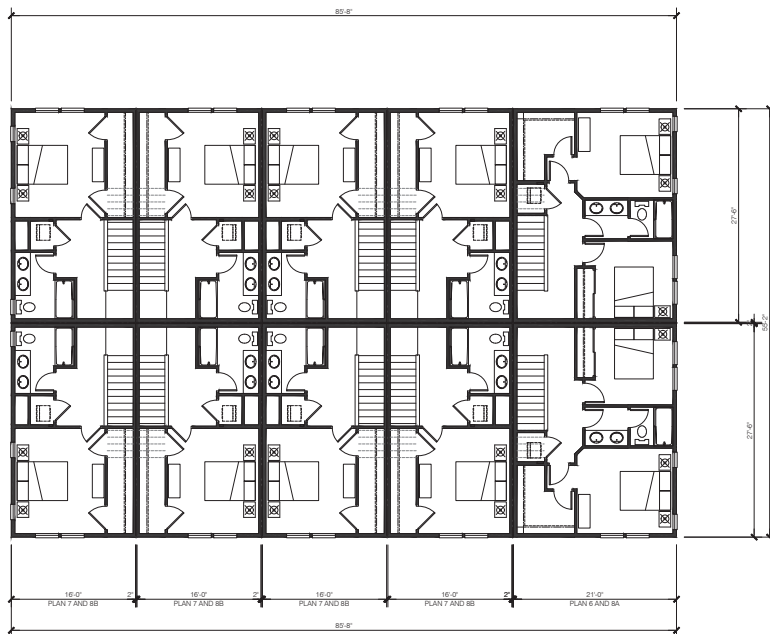
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST_2ND BP- 20 PLEX

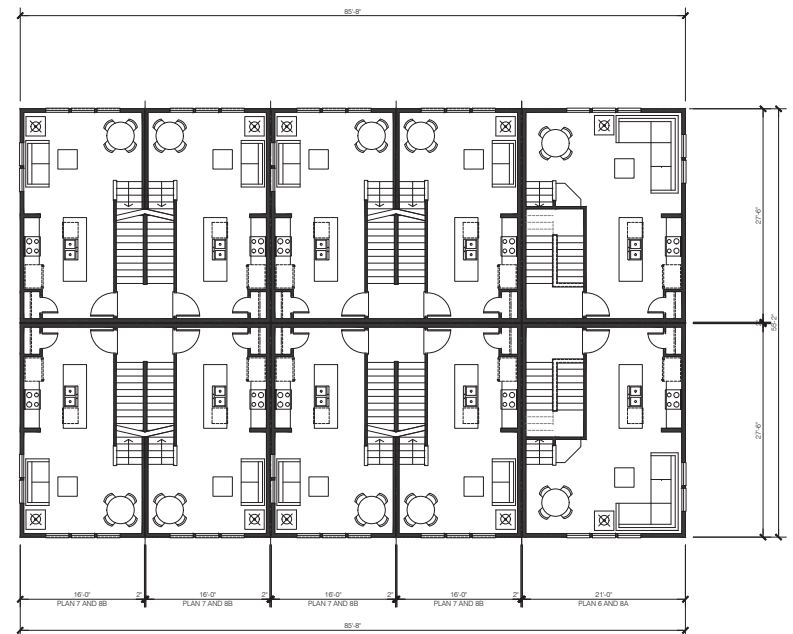
A2.7.1

SCALE: 1/8" = 1'-0"
DATE: 06.20.2025
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



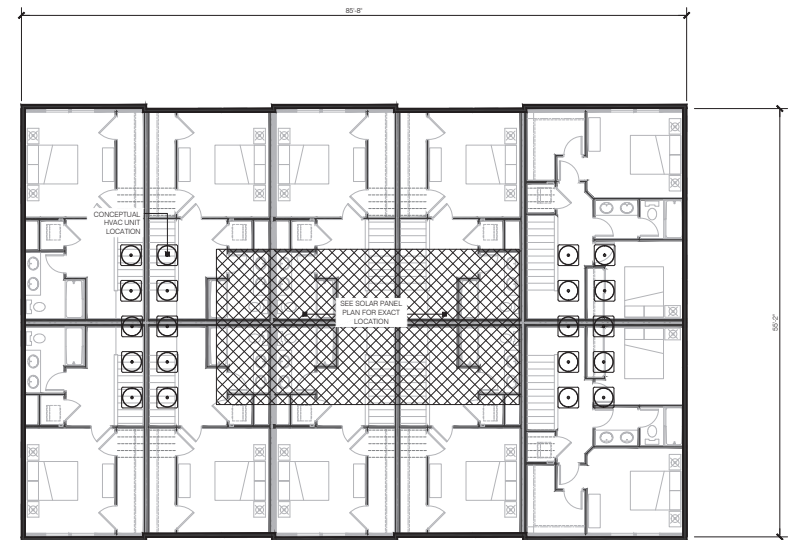
CONCEPTUAL 3RD_4TH BP- 20 PLEX

A2.7.2

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

DATE: 06.20.2025

PROJECT: 317082



ROOF PLAN

BUILDING L

PLANS 1 & 2

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



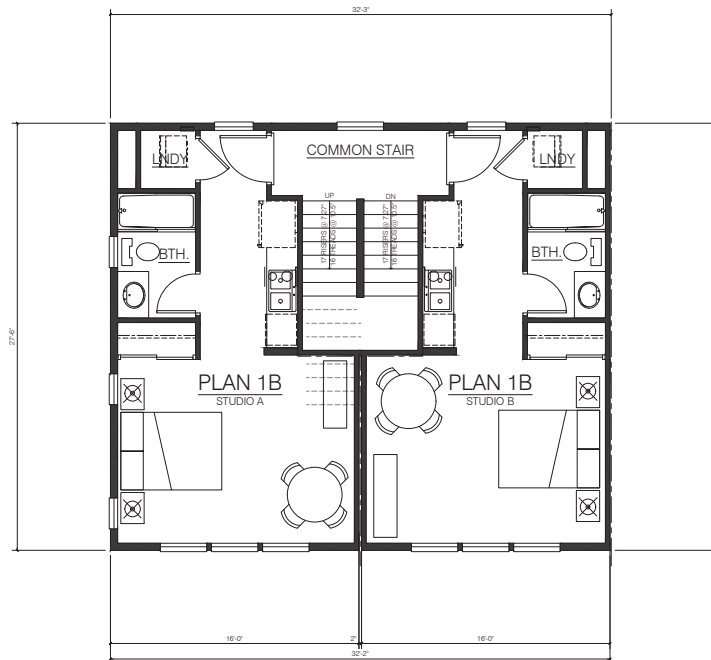
CONCEPTUAL RP_20 PLEX

A2.7.3

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

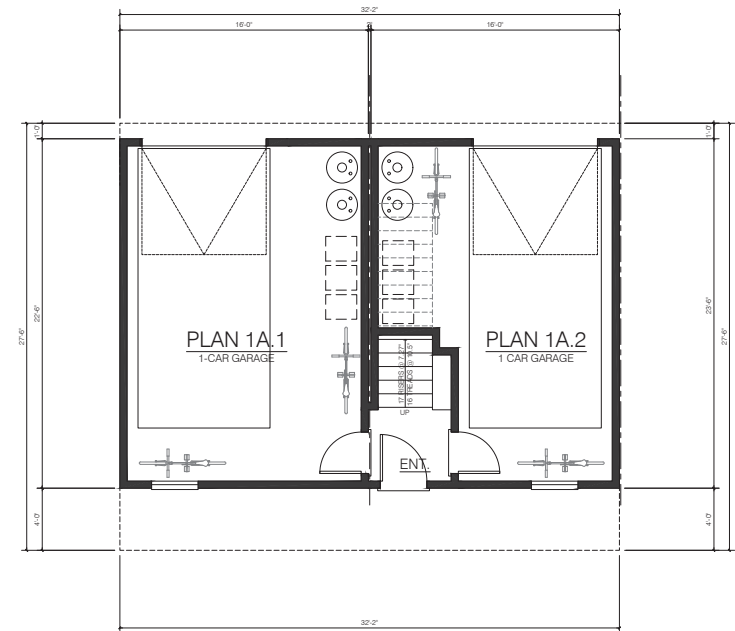
DATE: 06.20.2025

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.

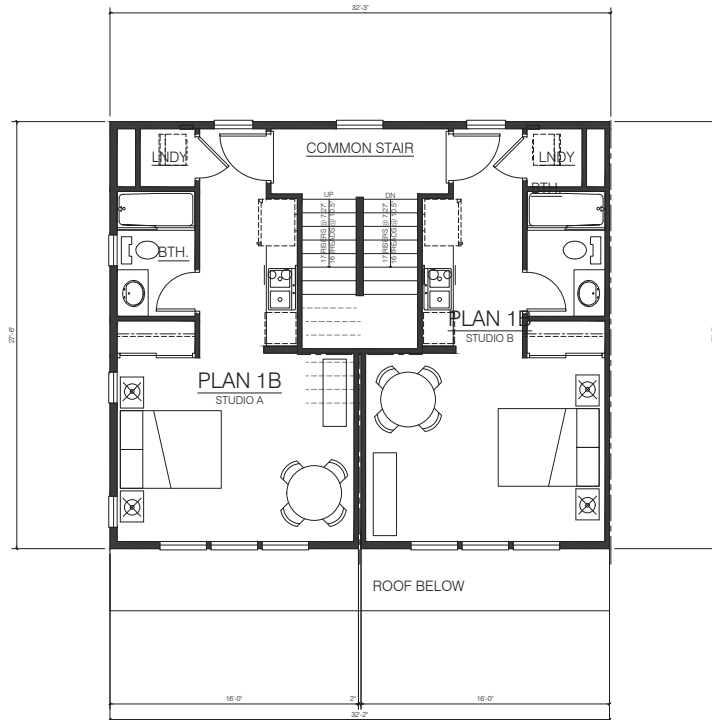
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS

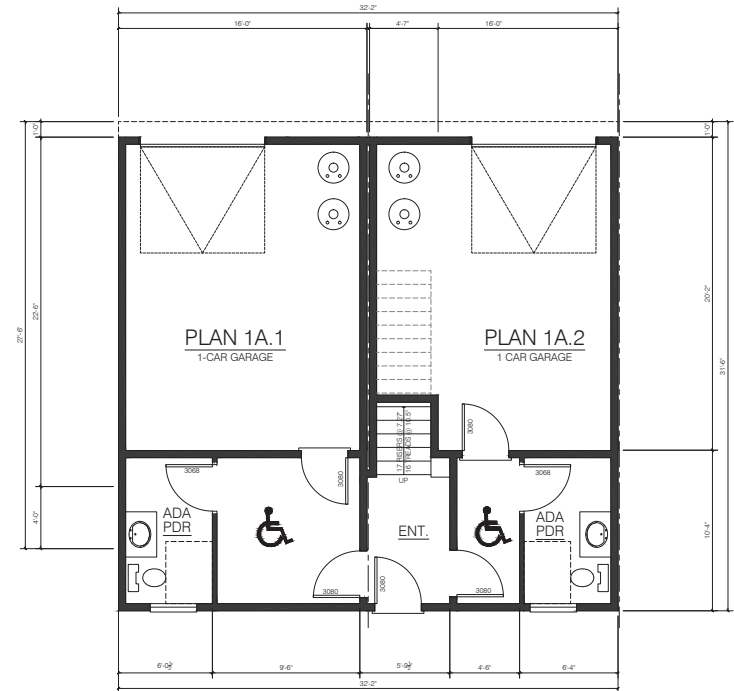
A3.1.1

SCALE: 1/4" = 1'-0"
DATE: 06.20. 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: 06.20.2025

PROJECT: 317082

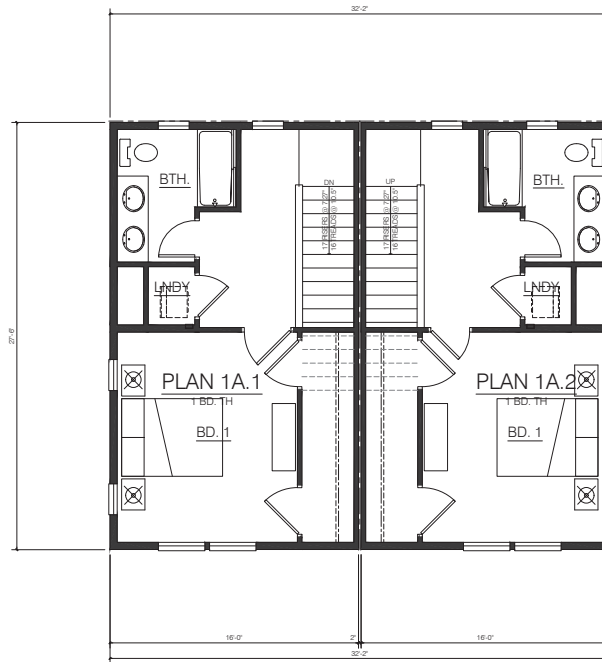
COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

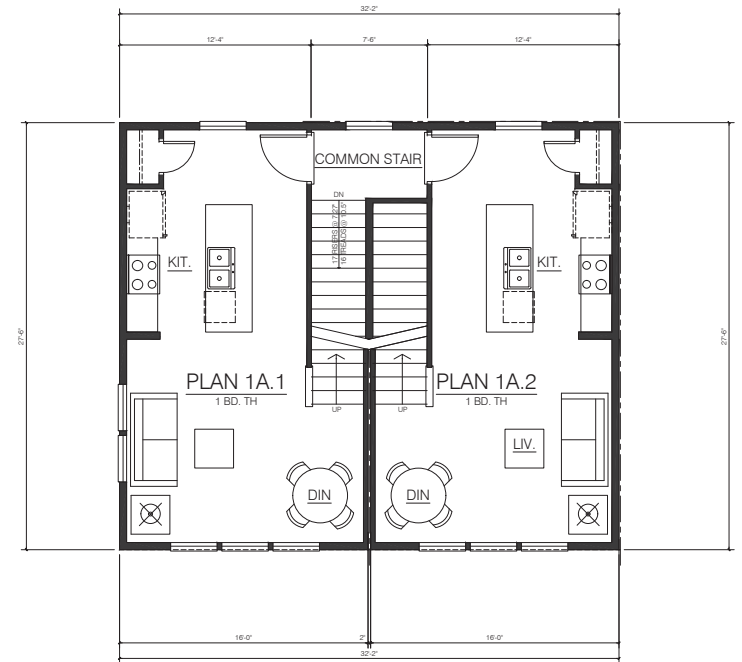
SANTA CLARA, CALIFORNIA 95050





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.

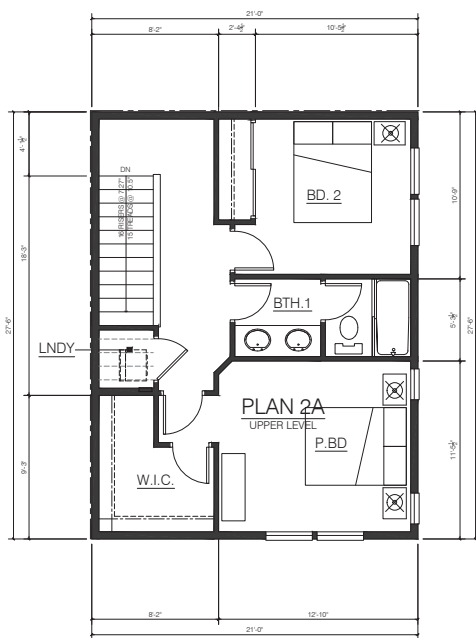
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS

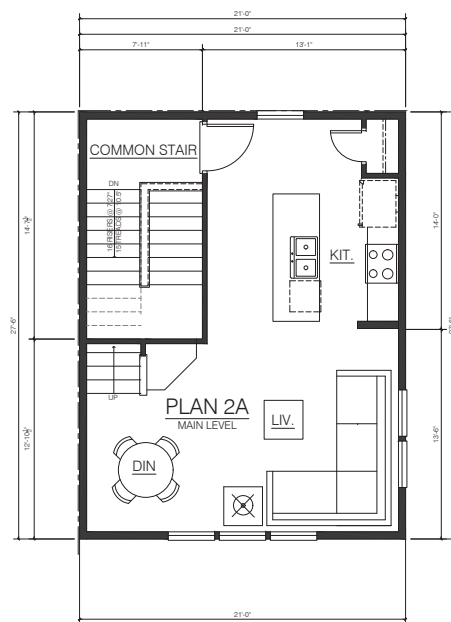
A3.1.3

SCALE: 1/4" = 1'-0"
DATE: 06.20.2025
PROJECT: 317082



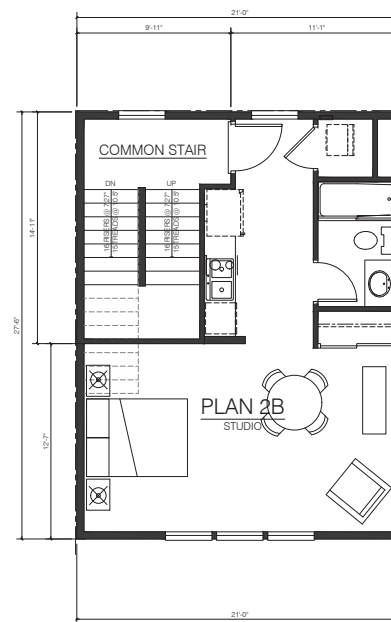
4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



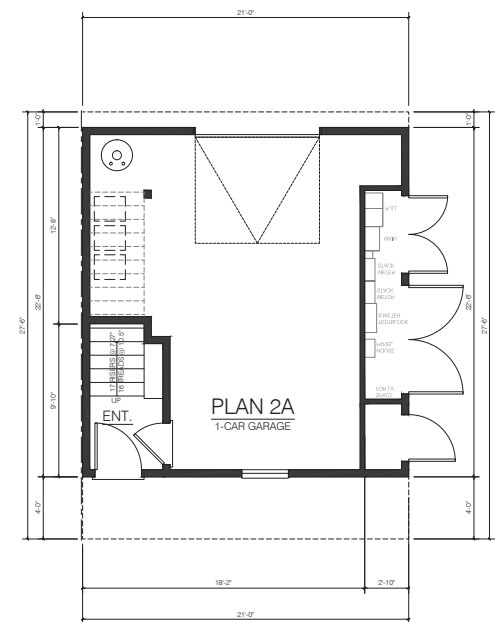
3RD FLOOR PLAN

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



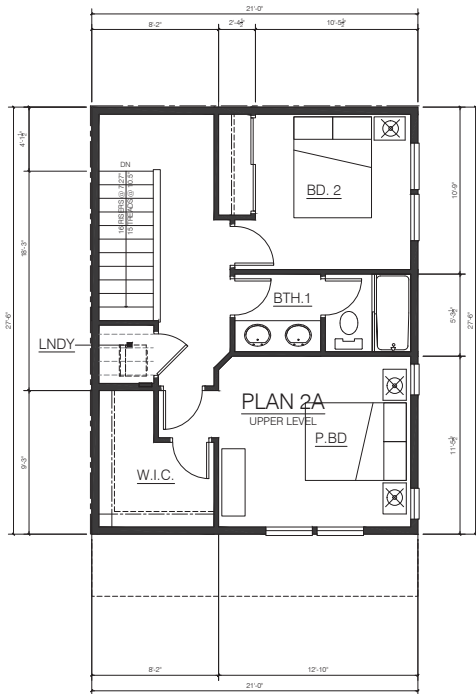
CONCEPTUAL PLAN 2

A3.2.1

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

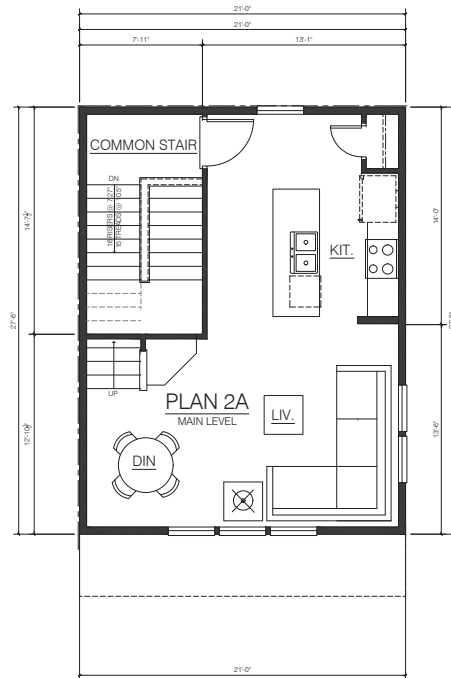
DATE: 06.20. 2025

PROJECT: 317082



4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



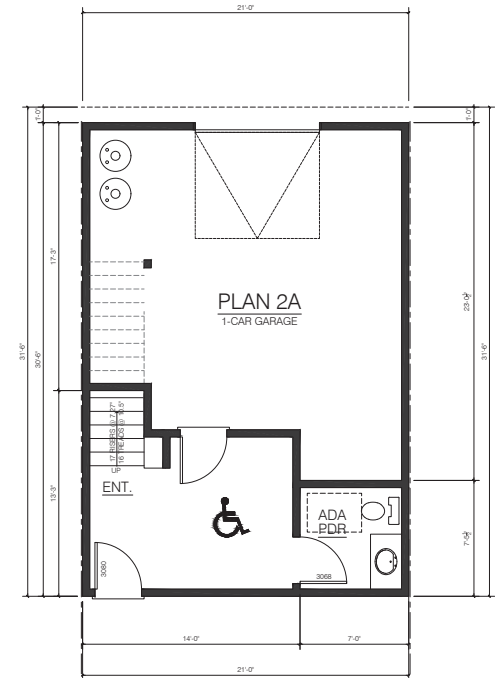
3RD FLOOR PLAN

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



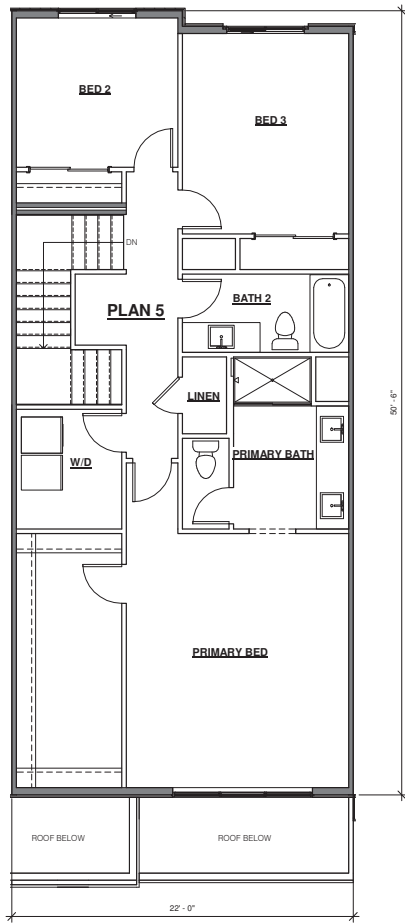
CONCEPTUAL PLAN 2 ADA

A3.2.2

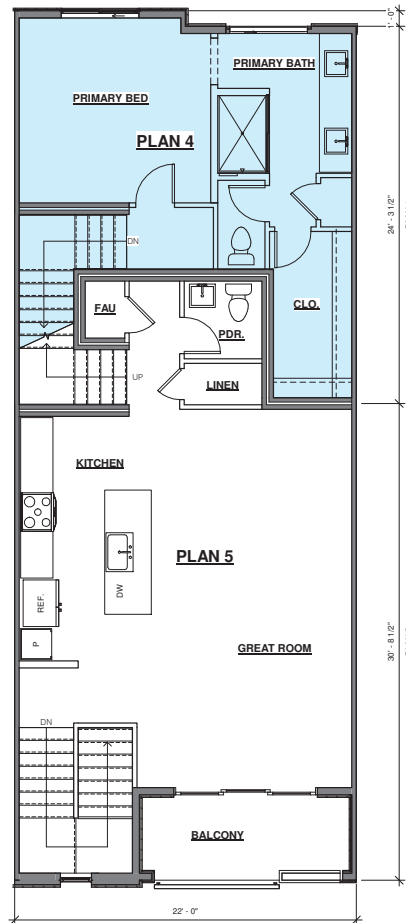
SCALE: 1/4" = 1'-0"

DATE: 06.20.2025

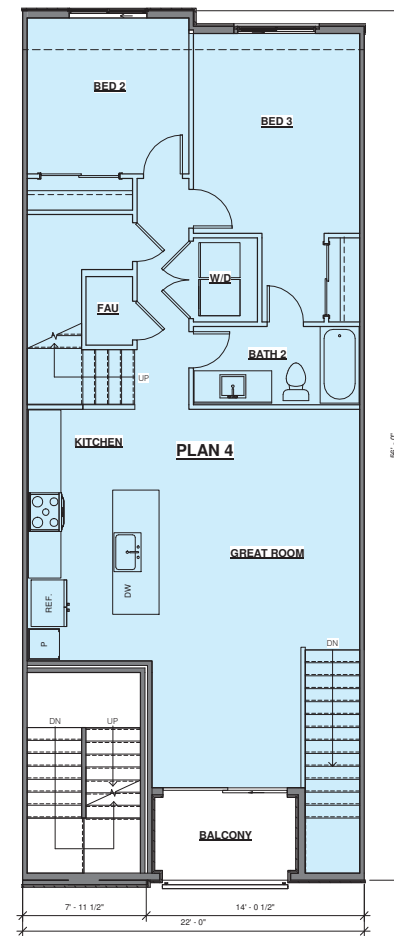
PROJECT: 317082



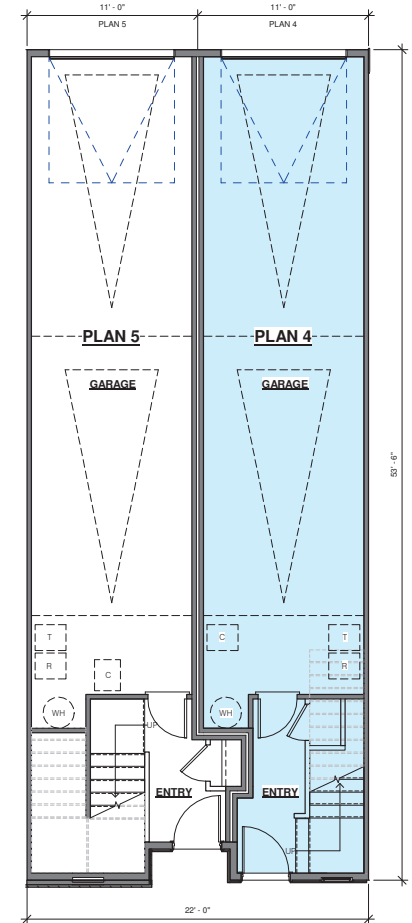
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



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"

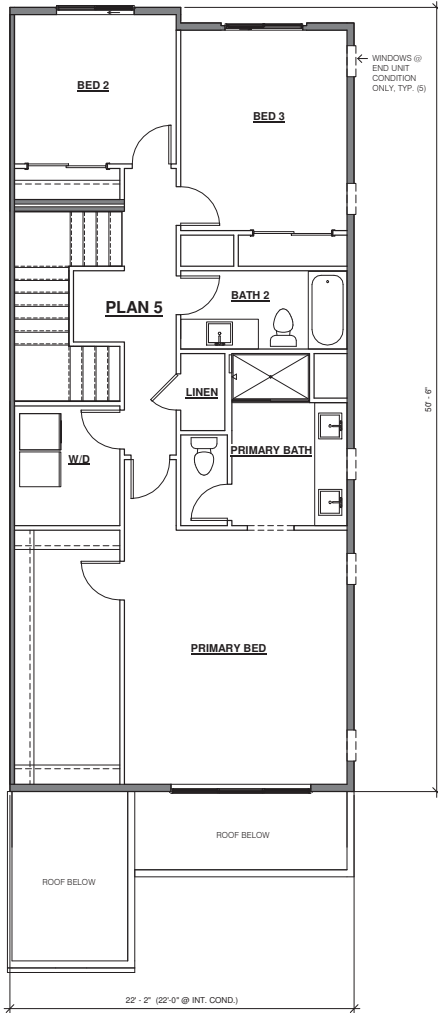
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



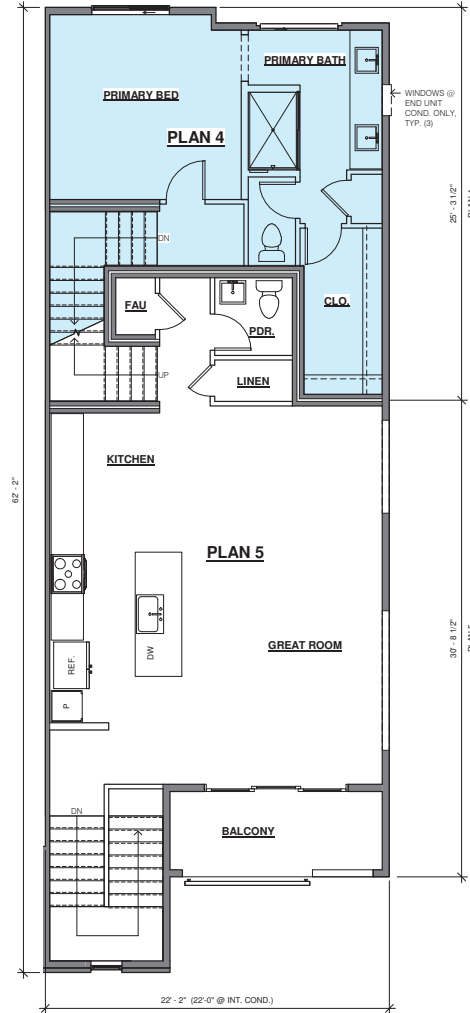
CONCEPTUAL UNIT PLANS 4&5

A3.4.1

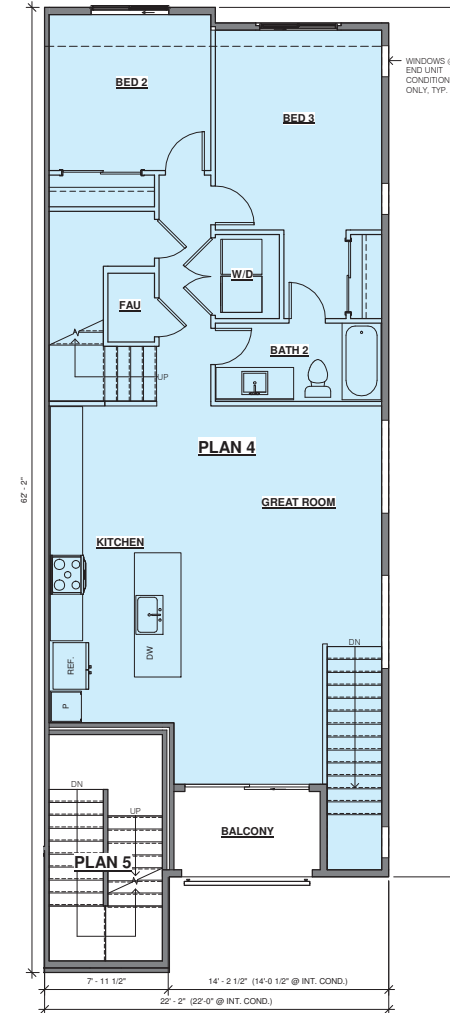
Scale: 1/4" = 1'-0"
Date: 06.20.2025
Project Number: 317082



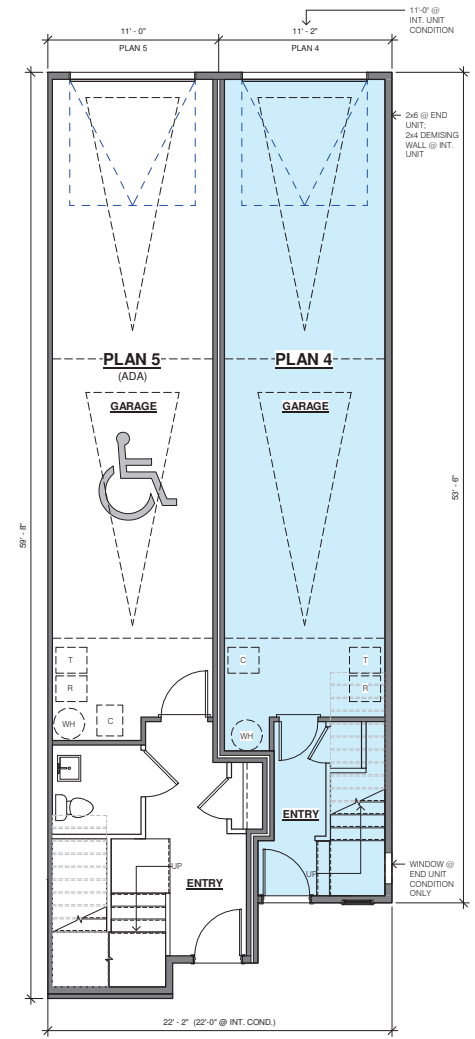
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



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: 06.20.2025

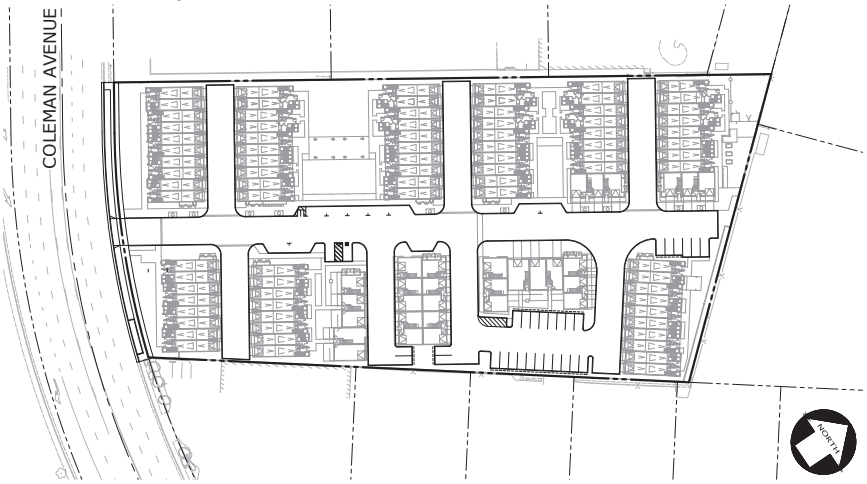
Project Number: 317082

VESTING TENTATIVE MAP
FOR A 2 LOT SUBDIVISION
FOR RESIDENTIAL CONDOMINIUM PURPOSES
FOR A MAXIMUM OF 190 RESIDENTIAL UNITS
COLEMAN VILLAGE
FOR
CITY VENTURES

PROJECT DATA

1. RECORD OWNER: GRANT ASSOCIATES L.P.
C/O DALTON MANAGEMENT
ATTN: JEFF DENSON
8417 SW BEAVERTON-HILLSDALE HIGHWAY
PORTLAND, OR 97225
EMAIL: JEFF@DALTONMNGT.COM
2. SUBDIVIDER: CITY VENTURES
444 SPEAR STREET
SAN FRANCISCO, CA 94105
PHONE: (415) 389-6632
PAMELA NIETING
3. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
MARK A. KNUDSEN, P.E. 75828
4. A.P.N.: 230-05-021
5. GENERAL PLAN: REGIONAL COMMERCIAL
6. EXISTING USE: OFFICE
7. PROPOSED USE: RESIDENTIAL
8. EXISTING ZONING: ML - LIGHT INDUSTRIAL
9. PROPOSED ZONING: R4 - HIGH-DENSITY RESIDENTIAL
10. EXISTING NUMBER OF LOTS: 1
11. PROPOSED NUMBER OF RESIDENTIAL UNITS: 190 (MAXIMUM)
142 CONDOMINIUM UNITS
0 ADU UNITS
- DENSITY: MINIMUM: 37
ACTUAL: 37.7
12. TOTAL ACREAGE: 3.7859± ACRES
13. ALL DISTANCES ARE APPROXIMATE.
14. THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.
15. BENCHMARK:
16. BASIS OF BEARINGS:
THE BEARING OF SOUTH 36° 49' 52" WEST TAKEN ON THE CENTER LINE OF BROOKAW ROAD AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 3155 FILED FOR RECORD IN JANUARY, 1962, IN BOOK 147 OF MAPS AT PAGE 28, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
17. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0231H FOR COMMUNITY NUMBER 060350 (CITY OF SANTA CLARA), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X" (SHADED) "C" ACCORDING TO FEMA THE DEFINITION OF ZONE "X" (SHADED) "C" AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE; SEE NOTES.
18. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED AS OF OCTOBER 20, 2022, ORDER NUMBER 9802585-982-24-KC, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY CBRE ON NOVEMBER 8, 2022. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
19. UTILITIES:
STORM DRAINAGE: CITY OF SANTA CLARA
SANITARY SEWER: CITY OF SANTA CLARA
WATER: CITY OF SANTA CLARA
ELECTRIC: SILICON VALLEY POWER
TELEPHONE: AT&T
CABLE: COMCAST
20. CCR&S WILL FURTHER DEFINE THE INGRESS/EGRESS, PRIVATE UTILITY, AND PARKING EASEMENTS OVER OVER LOT 1 FOR THE BENEFIT OF THE OTHER LOTS.
21. ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT.
22. THERE IS NO PLAN LINE FOR COLEMAN AVENUE.

SANTA CLARA, CALIFORNIA



SITE MAP

SCALE: 1" = 60'

DEVELOPER

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

CIVIL ENGINEER

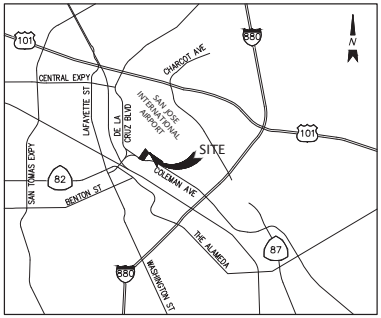
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: MARK A. KNUDSEN
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

ARCHITECT

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

LANDSCAPE ARCHITECT

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



VICINITY MAP

NOT TO SCALE

SHEET INDEX

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

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



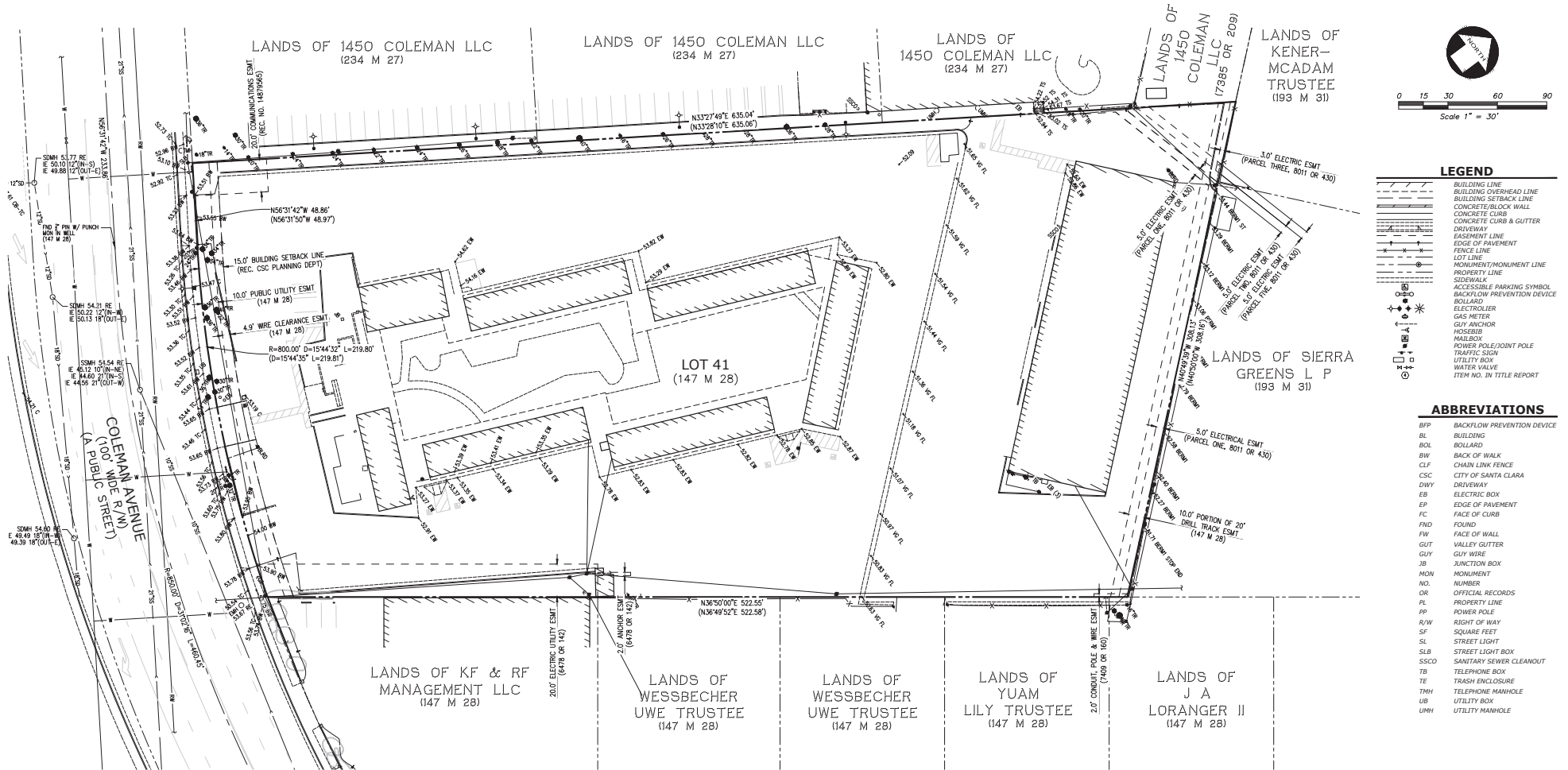
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

COVER SHEET

TM-1.0

DATE: 05.07.2025
PROJECT: A23161-1

Z:\2023\A23161-1\JUNO\ENTITLEMENTS\EXISTING MAP\A23161-1-TM-TS.dwg 6-20-25 04:14:50 PM rbl



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

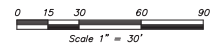
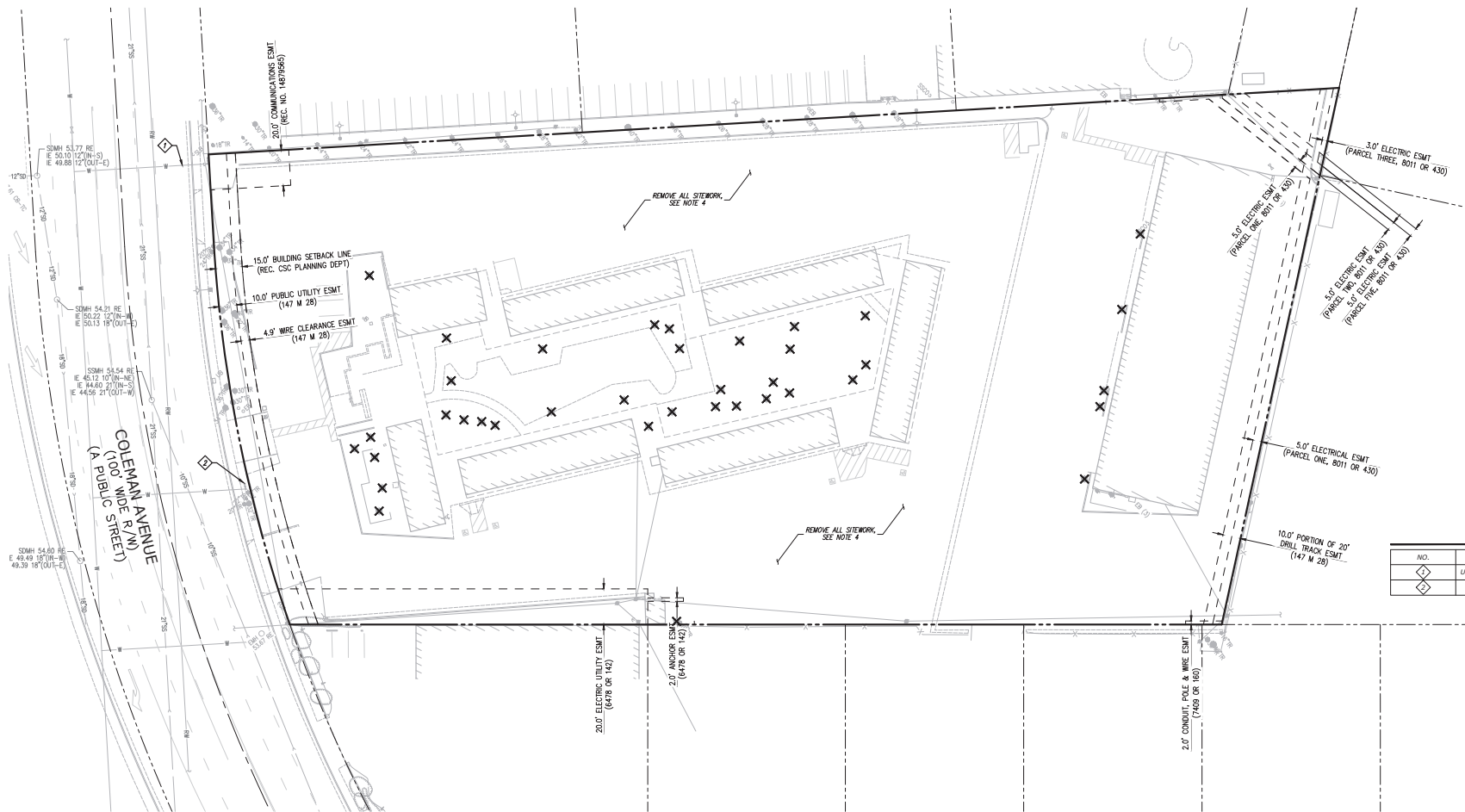


EXISTING CONDITIONS PLAN

TM-2.1

DATE: 05.07.2025
PROJECT: A23161-1

Z:\2023\A23161-1\WORK\ENTITLEMENTS\ENTITLED MAP\A23161-1-TM-TS.dwg 6-20-25 06:14:57 PM rbl



DEMOLITION NOTES

1. REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.
2. REFER TO PLANS BY THE C2 COLLABORATIVE FOR TREE DISPOSITION PLAN REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.
3. REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.
4. SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.
5. REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.
6. ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CSC WATER & SEWER UTILITIES DEPARTMENT LATEST STANDARDS.
7. ALL UTILITY SYSTEMS THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.
8. THE WATER AND WASTEWATER DISCONNECTIONS OF CITY SERVICES/LATERAL WILL OCCUR DURING NEW INSTALLATIONS.
9. THE PRIVATE WATER AND WASTEWATER LINES WILL BE DISCONNECTED AND CAPPED OUTSIDE OF THE CONSTRUCTION AREA BEFORE THE START OF DEMOLITION/DECONSTRUCTION.

WATER SERVICE TABLE

NO.	SIZE	MATERIAL	TYPE	STATUS
1	4"	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
2	2"	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED

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



KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY DEMOLITION PLAN

TM-2.2

DATE: 05.07.2025
PROJECT: A23161-1

Z:\2023\A23161-1\NWD\ENTITLEMENTS\TENTATIVE MAP\A23161-1-TM-SP.dwg 6-20-25 04:15:16 PM rbl

HUNT HALE JONES ARCHITECTS

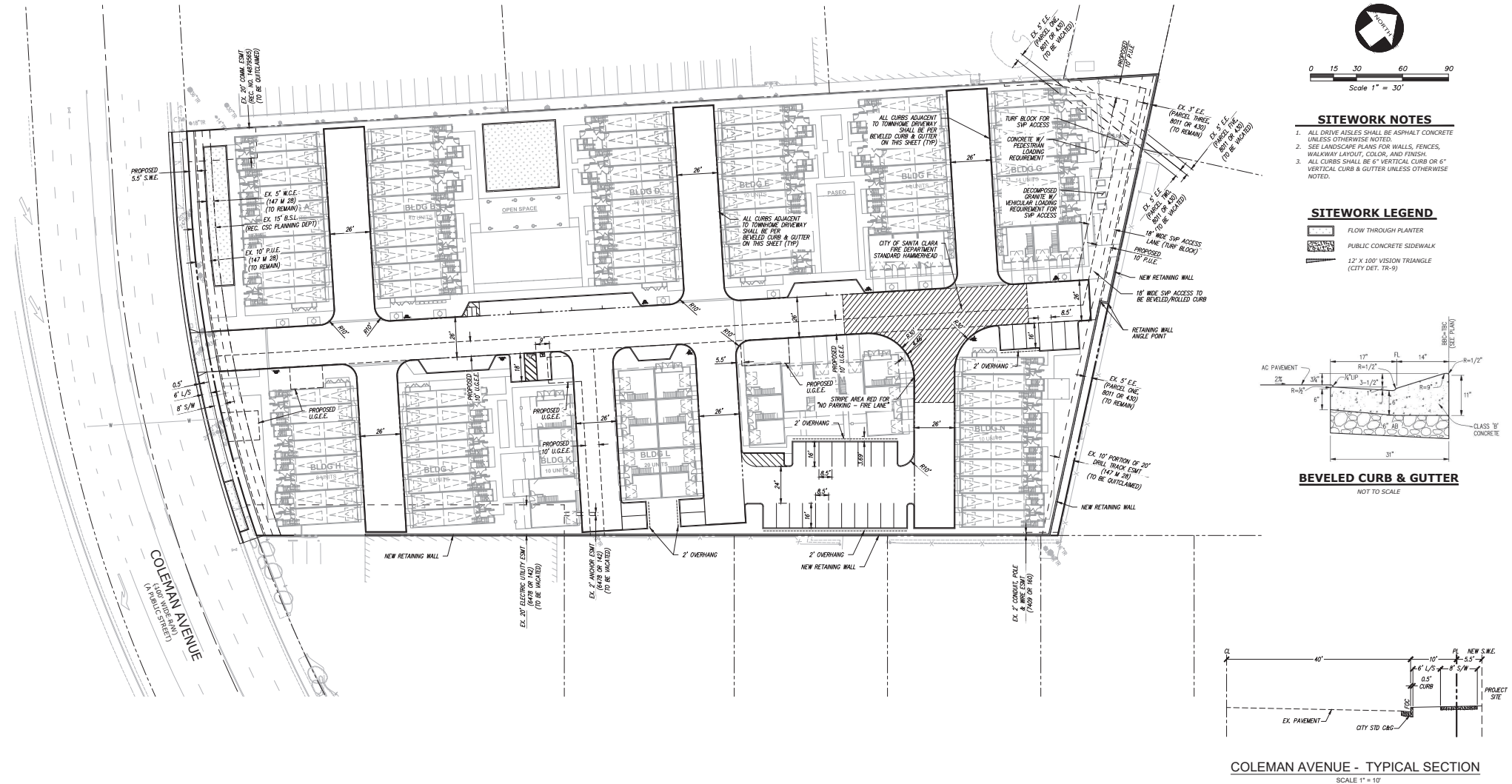
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



PRELIMINARY CIVIL SITE PLAN

TM-4.1

DATE: 05.07.2025
PROJECT: A23161-1



Z:\2023\A23161-1\WORK\ENTITLEMENTS\ENTITLED MAP\A23161-1-TM-CP.dwg 6-20-25 04:15:28 PM hbl

HUNT HALE JONES ARCHITECTS

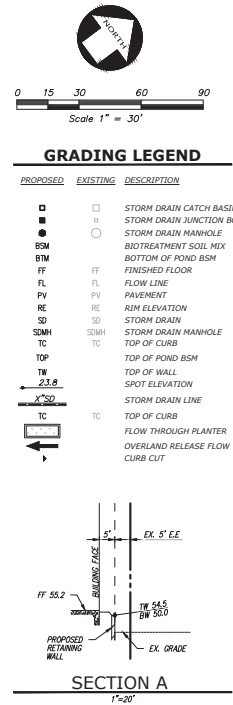
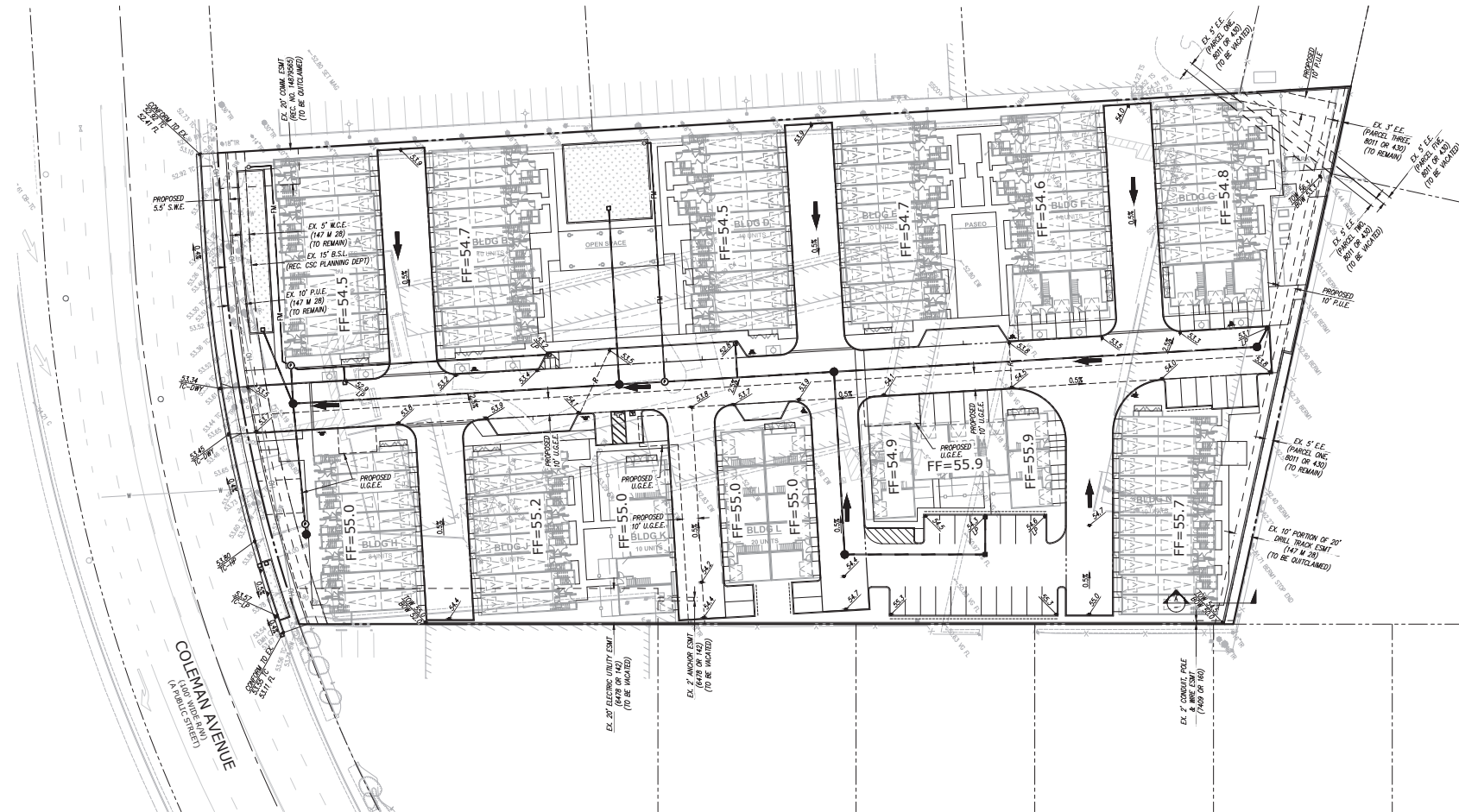
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



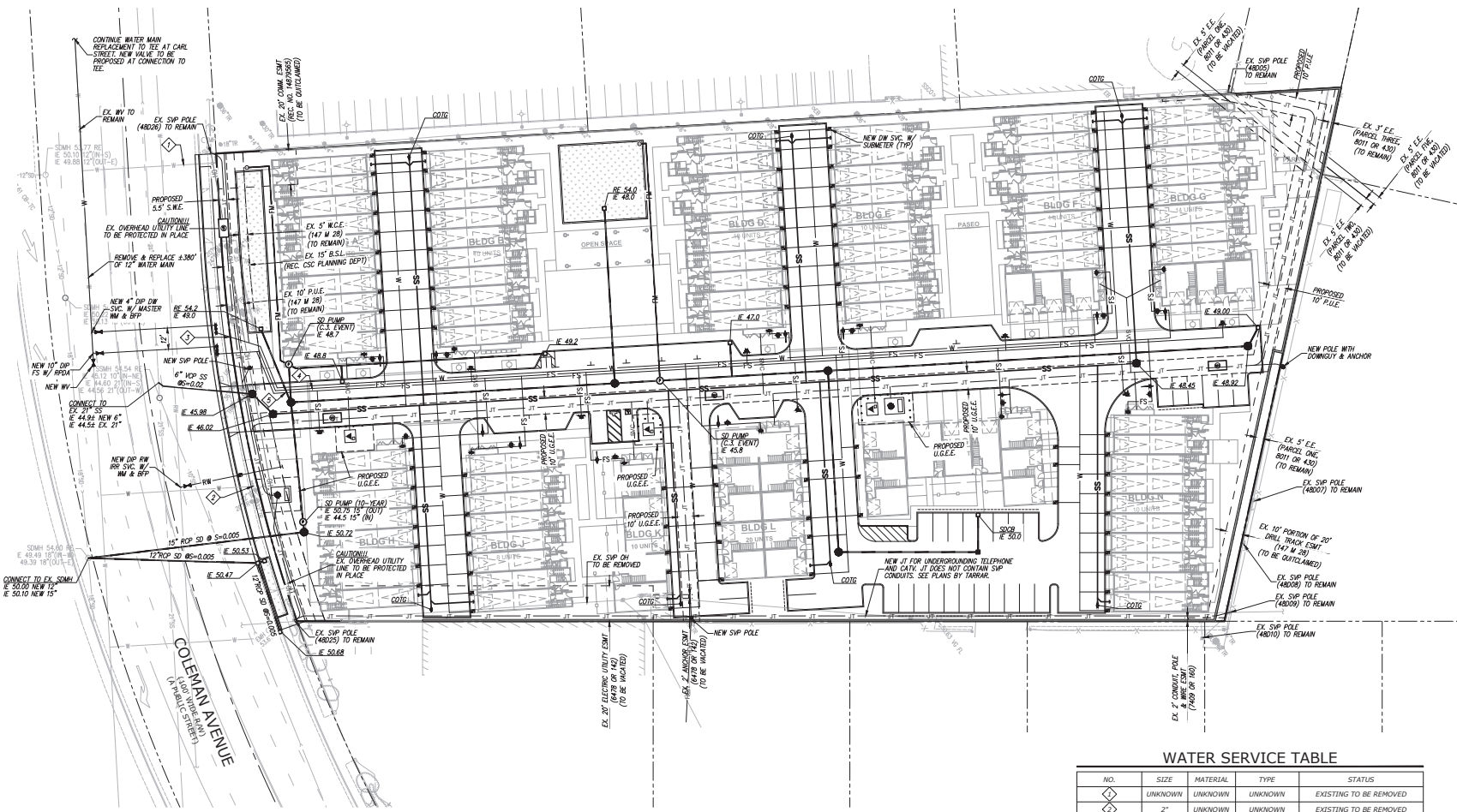
PRELIMINARY GRADING AND
DRAINAGE PLAN

TM-5.1

DATE: 05.07.2025
PROJECT: A23161-1



Z:\2023\A23161-1\WORK\ENTITLEMENTS\TENTATIVE MAP\A23161-1-TM-UP.dwg 6-20-25 04:15:40 PM fba



0 15 30 60 90
Scale 1" = 30'

UTILITY LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
—X—X—	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
—X—SD	STORM DRAIN LINE
Δ	AREA DRAIN
□	STORM DRAIN CATCH BASIN
■	STORM DRAIN FUNCTION BOX
⊞	STORM DRAIN MANHOLE
⊞⊞	BACK FLOW PREVENTION DEVICE
⊞⊞⊞	FIRE DEPARTMENT CONNECTION
⊞⊞⊞	FIRE HYDRANT & VALVE
⊞⊞⊞	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
⊞	SINGLE CHECK VALVE
SSMH	STORM DRAIN MANHOLE
⊞	WATER METER

UTILITY NOTES

- ALL WET UTILITIES SHALL MAINTAIN AT LEAST 12" VERTICAL CLEARANCE FROM SILICON VALLEY POWER ELECTRICAL FACILITIES. UTILITY PROFILES, IF NECESSARY, SHOWING CLEARANCES SHALL BE PROVIDED ON THE FINAL UTILITY DESIGN DURING THE BUILDING PERMIT STAGE.
- SANITARY SEWER AND WATER UTILITIES SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. TREE ROOT BARRIERS WILL BE INSTALLED AS NEEDED TO REDUCE CLEARANCES TO UTILITIES STATED ABOVE TO 5' MINIMUM.
- DESIGN FOR WATER SERVICE SHALL MAINTAIN THE FOLLOWING CLEARANCES:
 - 24" VERTICAL TO ALL OTHER UTILITIES;
 - 10" HORIZONTAL TO SANITARY SEWER AND RECYCLED WATER;
 - 8" HORIZONTAL TO STORM DRAIN;
 - 5' HORIZONTAL TO FIRE SERVICE AND OTHER WATER UTILITIES, GAS, ELECTRICAL, AND TO DRIVEWAYS;
 - 10" HORIZONTAL TO TREES (TREE CLEARANCE CAN BE REDUCED TO 5' IF ROOT BARRIERS ARE UTILIZED. CLEARANCE MUST BE FROM EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITY).
- REFER TO DETAILED PRELIMINARY JOINT TRENCH INTENT PLANS BY TARRAR FOR ADDITIONAL DESIGN INFORMATION.
- ON-SITE PIPE MATERIAL WITHIN DRIVE AISLES SHALL MEET THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:
 - STORM DRAIN (WITHIN VEHICULAR AREAS): PVC SDR-26
 - STORM DRAIN (WITHIN NON-VEHICULAR AREAS): PVC SDR-35
 - SANITARY SEWER: PVC SDR-26
 - WATER: PVC C900 DR-14
- ALL SANITARY SEWER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
 - MAINS WITHIN DRIVE AISLES AND ALLEYS ARE 6" IN DIAMETER AT 0.50% SLOPE.
 - SEWER LATERALS TO DWELLING UNIT ARE 4" IN DIAMETER AT 2% MINIMUM.
- ALL STORM DRAIN MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
 - MAINS WITHIN DRIVE AISLES AND ALLEYS ARE 0.50% SLOPE.
- ALL WATER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
 - DOMESTIC WATER LATERAL TO RESIDENTIAL UNITS SHALL BE 1".
 - FIRE HYDRANT AND RISER LATERALS TO BE 6" MINIMUM.
 - PRIVATE DOMESTIC WATER MAIN LINE TO BE 4".
 - PRIVATE FIRE SERVICE MAIN LINE TO BE 10" 8"
 - RECYCLED WATER FOR IRRIGATION SHALL BE 2"
- ALL EXISTING STORM, SEWER AND WATER LATERALS TO BE REMOVED IN ENTIRETY/ABANDONED IN PLACE AS PART OF THE PERMITTING PROCESS.
- IT WILL BE THE HOA'S RESPONSIBILITY TO OWN AND MAINTAIN DOMESTIC WATER SUBMETERS.
- JOINT TRENCH PLANS ARE SHOWN FOR REFERENCE ONLY. REFER TO PLANS BY TARRAR.

WATER SERVICE TABLE				
NO.	SIZE	MATERIAL	TYPE	STATUS
1	UNKNOWN	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
2	2"	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
3	4"	PVC C900 DR-14	DOMESTIC	NEW
4	10" (TBD)	PVC C900 DR-18	FIRE SERVICE (SPRINKLER)	NEW
5	10" (TBD)	PVC C900 DR-18	FIRE SERVICE (PRIVATE HYDRANTS)	NEW

NOTE: INDIVIDUAL DOMESTIC WATER SERVICE WITH SUBMETERS ARE PROPOSED FOR EVERY TOWNHOME UNIT. LATERAL AND METER SIZING TO BE DETERMINED BY PLUMBER IN THE BUILDING PERMIT PHASE.

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



KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY UTILITY PLAN

TM-6.1
DATE: 05.07.2025
PROJECT: A23161-1

DMA 1

Worksheet for Sizing Flow- and Volume-Based Treatment Measures
(Combination Flow and Volume Approach)

Stormwater Treatment Measure:

Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area =

112469

 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.

Enter the amount of surface area draining to the BMP:

a

Impervious Area =

95599

 square feet

Previous Area =

16870

 square feet

% Impervious =

85

 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a

Find the mean annual precipitation at the site (MAPsite).

Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.

Interpolate between isopleths if necessary.

MAPsite =

14

Site Mean Annual Precipitation

b

Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).

Closest Reference Rain Gage:

San Jose Airport

MAPref =

13.9

 inches

Reference Gage Mean Annual Precipitation

c

Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.

MAP correction factor =

1.01

Correction factor = MAPsite/MAPgage

d

Identify the representative soil type for the drainage area.

Identify from Figure B-3 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).

Click here for map (Figure B-1)

Site Soil Type =

Clay (D)

If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?

No

If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).

e

Determine the average slope for the drainage area:

Average Slope (%) =

1

f

Determine the unit basin storage volume from sizing curves:

Unit Basin Storage (UBS) =

0.52

 inches

Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope

g

Determine the Adjusted Unit Basin Storage Volume for the site:

Adjusted UBS =

0.53

 inches

Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume

h

Determine the Design Volume:

Design Volume =

4.922

 cubic feet

Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:

Design Rainfall Intensity =

0.20

 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.

Duration =

2.63

 hours

Adjusted UBS ÷ Design Rainfall Intensity

Step 6 Make a preliminary estimate of the surface area of the treatment measure:

Try a preliminary surface area estimate =

2867.97

 Square feet

3% of total drainage area

BMP Surface Area =

2,316

 Square feet

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.

Volume of Treated Runoff =

2,541

 cubic feet

Surface Area x Duration

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil.

The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.

Volume in Ponding Area =

2,381

Step 9 Calculate the depth of the volume in the ponding area by dividing the volume by the estimated surface area in Step 6.

Depth of Ponding =

12

 inches

The ponding depth is greater than 1 foot. A larger surface area is required. Increase the surface area in Step 6

The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)

0.5 feet is recommended

DMA 2

Worksheet for Sizing Flow- and Volume-Based Treatment Measures
(Combination Flow and Volume Approach)

Stormwater Treatment Measure:

Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:

Drainage Area =

51200

 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.

Enter the amount of surface area draining to the BMP:

a

Impervious Area =

46080

 square feet

Pervious Area =

5120

 square feet

% Impervious =

90

 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).

a

Find the mean annual precipitation at the site (MAPsite).

Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.

Interpolate between isopleths if necessary.

MAPsite =

14

Site Mean Annual Precipitation

b

Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).

Closest Reference Rain Gage:

San Jose Airport

MAPref =

13.9

 inches

Reference Gage Mean Annual Precipitation

c

Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.

MAP correction factor =

1.01

Correction factor = MAPsite/MAPgage

d

Identify the representative soil type for the drainage area.

Identify from Figure B-3 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).

Click here for map (Figure B-1)

Site Soil Type =

Clay (D)

If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)

Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?

No

If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).

e

Determine the average slope for the drainage area:

Average Slope (%) =

1

f

Determine the unit basin storage volume from sizing curves:

Unit Basin Storage (UBS) =

0.52

 inches

Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope

g

Determine the Adjusted Unit Basin Storage Volume for the site:

Adjusted UBS =

0.53

 inches

Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume

h

Determine the Design Volume:

Design Volume =

2.256

 cubic feet

Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:

Design Rainfall Intensity =

0.20

 in/hr

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.

Duration =

2.63

 hours

Adjusted UBS ÷ Design Rainfall Intensity

Step 6 Make a preliminary estimate of the surface area of the treatment measure:

Try a preliminary surface area estimate =

1382.4

 Square feet

3% of total drainage area

BMP Surface Area =

1,070

 Square feet

Step 7 Calculate the volume of runoff that filters through the bioretreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.

Volume of Treated Runoff =

1,174

 cubic feet

Surface Area x Duration

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the bioretreatment soil.

The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.

Volume in Ponding Area =

1,083

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.

Depth of Ponding =

12

 inches

The ponding depth is greater than 1 foot. A larger surface area is required. Increase the surface area in Step 6

The range of allowable ponding depths in a bioretention facility or flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)

0.5 feet is recommended

TREATMENT CONTROL MEASURE SUMMARY TABLE													
DMA #	TCM #	Location ¹	Treatment Type ²	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area ⁴ (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention		Comments	
										Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)		
1	1	Onsite	Flow-Through planter (concrete lined w/ underdrain)	LID	3. Flow-Volume Combo	112,469	95,599	16,870	87.62%	2,316	2,316	12	
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	51,200	46,080	5,120	90.78%	1,070	1,070	12	
3	3	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow 4% Method ²	2,651	2,378	273	1.59%	95	95	6	Of the 2,378 SF of impervious area treated within DMA 3, 1,486 SF is existing impervious area to remain protected in place. This DMA will treat the existing impervious area in lieu of DMA 4 that is untreated.
4	4	Offsite	Untreated	N/A	N/A	2,529	1,442	1,087	-	-	-	-	DMA 3 proposes to treat 1,486 SF of existing impervious area in lieu of DMA 4.
						Totals:	166,649	145,499	23,350	100.00%			

Footnotes:
1. Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2. "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3. Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4. Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5. DMA 4 is not being treated but will be treated by equivalent treatment area within DMA 3. The existing impervious area treated within DMA 3 is equal to or greater than the required treatment area of DMA 4. EQ-1 is not required to be treated as it is existing pavement to remain protected in place.

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

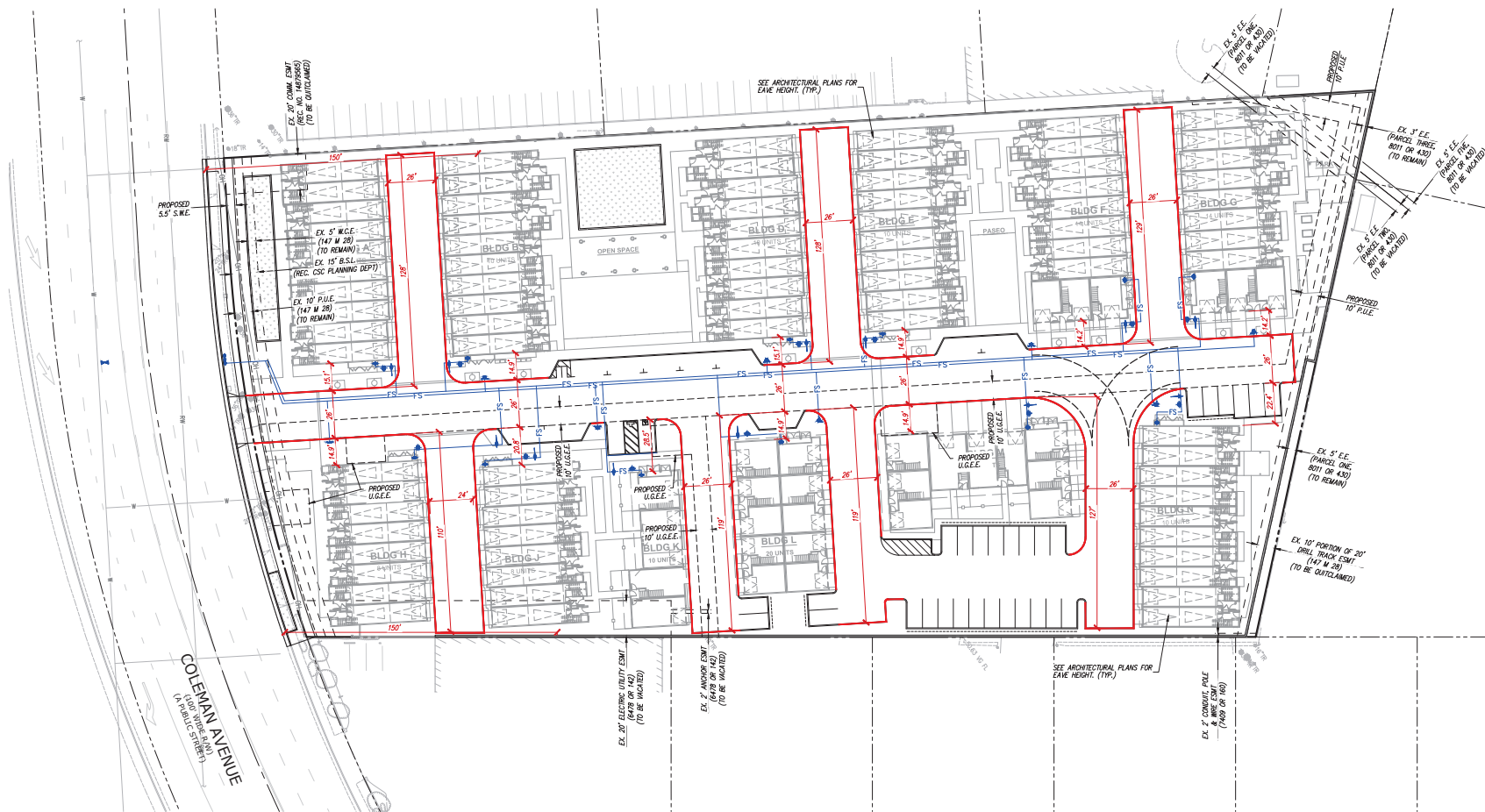
PRELIMINARY STORMWATER QUALITY
CALCULATIONS

TM-7.2

DATE: 05.07.2025
PROJECT: A2316-1

HUNT HALE JONES ARCHITECTS

Z:\2023\A23161-1\NWS\ENTITLEMENTS\ENTITLED MAP\A23161-1-TM-FA.dwg 6-20-25 04:16:23 PM hbul



0 15 30 60 90
Scale 1" = 30'

SITE FIRE NOTES

1. EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
2. CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH PERMANENT SIGNAGE INDICATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH FIGURE 7 OF THE S.C.F.D. EMERGENCY APPARATUS ACCESS REQUIREMENTS DOCUMENT.
3. TREES DO NOT INTERFERE WITH AERIAL LADDER TRUCKS.
4. ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.
5. FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.
6. DEAD-END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH (MEASURED FROM THE CURB PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND THAT ADHERES TO APPENDIX D FIGURE D103.1 OF THE CALIFORNIA FIRE CODE.

SITE FIRE LEGEND

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

47.00
7.07 20.16 feet
WIDTH : 9.50
TRACK : 6.00
LOCK TO LOCK TIME : 6.0
STEERING ANGLE : 29.2

SANTA CLARA AERIAL FIRE TRUCK

NOT TO SCALE

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



HUNT
HALE
JONES



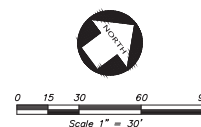
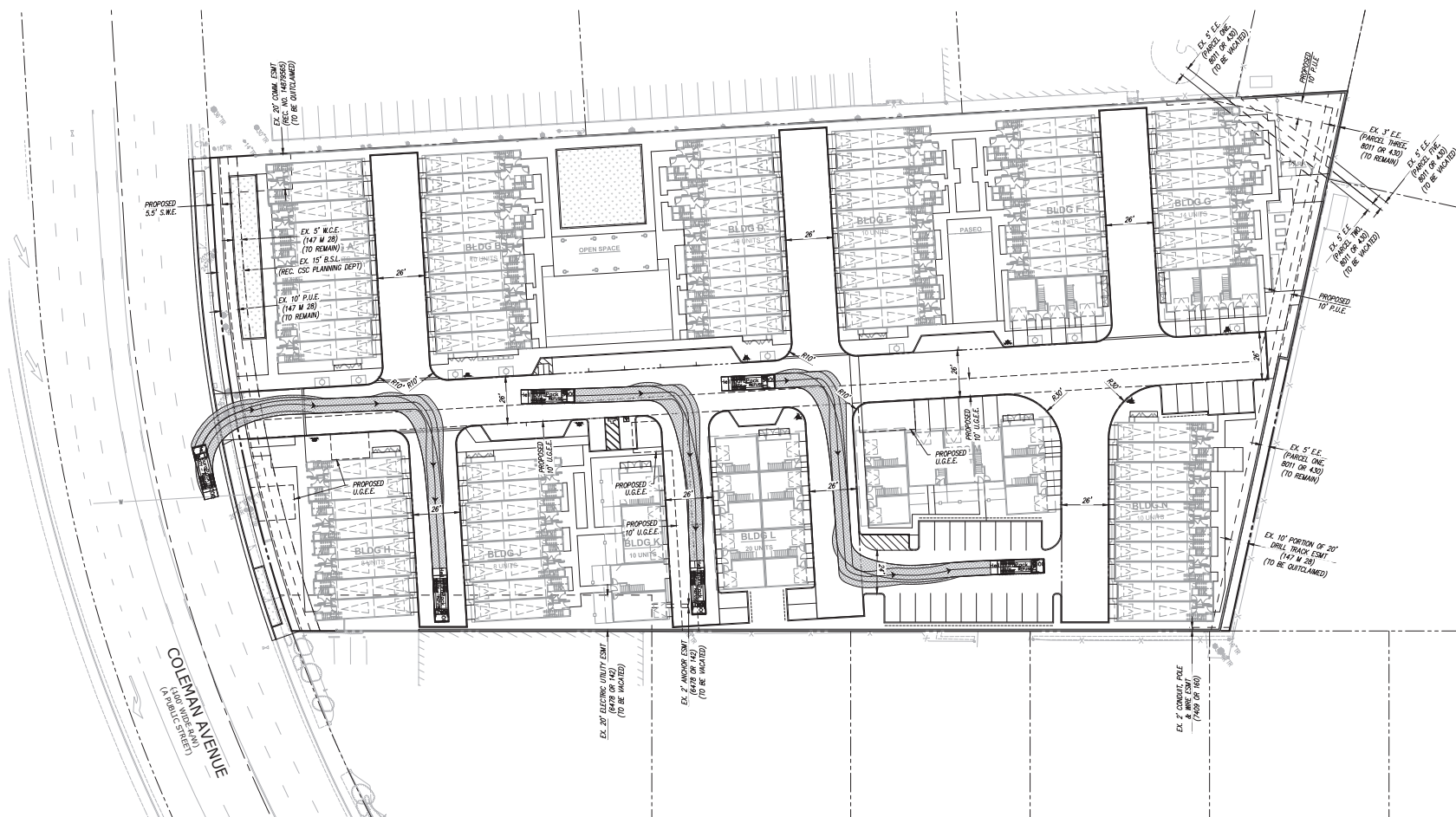
KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY SITE FIRE ACCESS PLAN

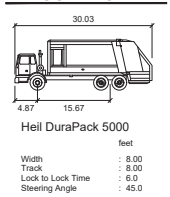
TM-8.1

DATE: 05.07.2025
PROJECT: A23161-1

Z:\2023\A23161-1\NWA\ENTITLEMENTS\ENTITLVE MAP\A23161-1-TM-TRASH TRUCK EXHIBIT.dwg 6-20-25 04:16:33 PM nbi



TRUCK PROFILE



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

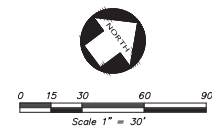
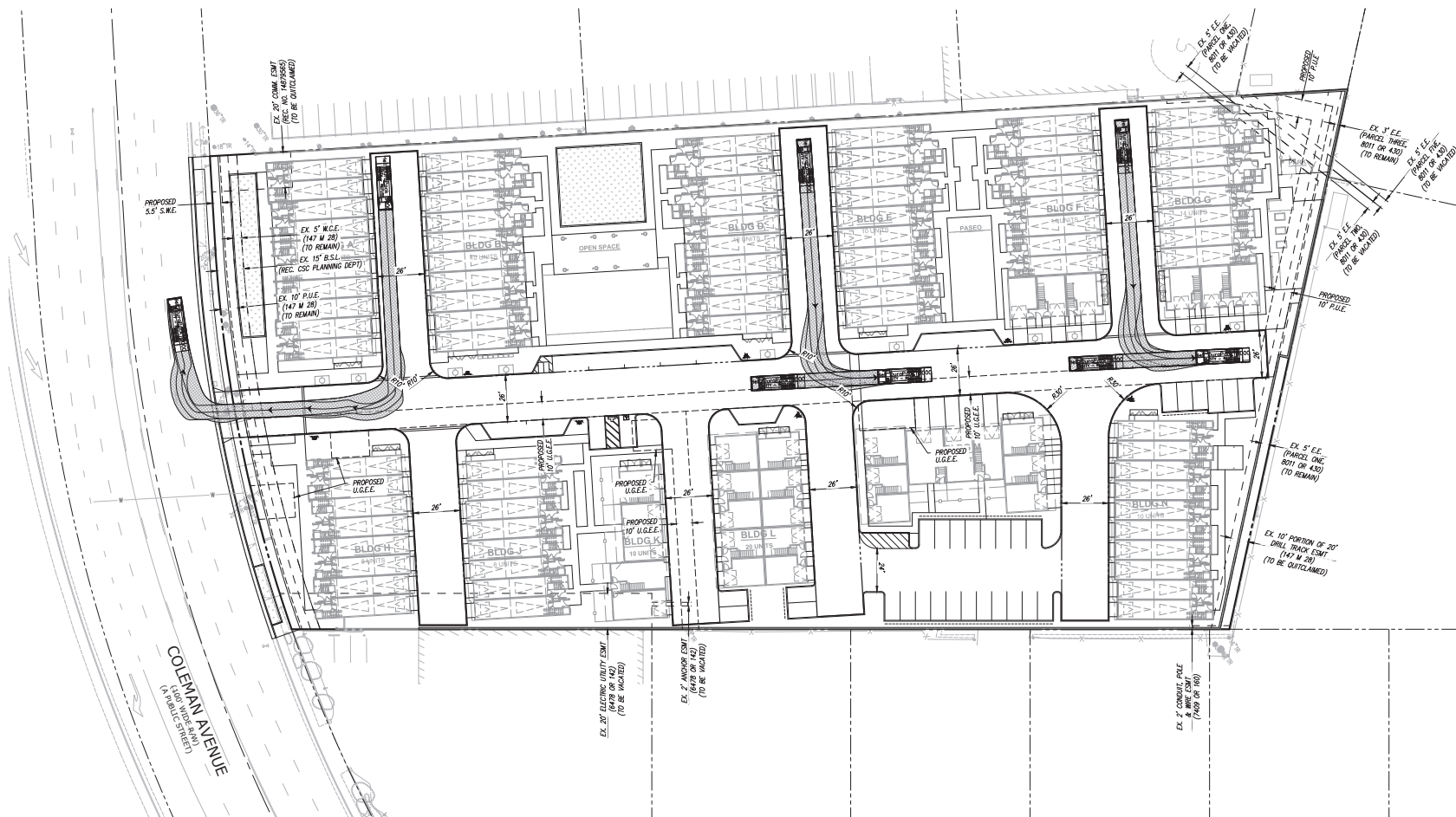


KIER+WRIGHT
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

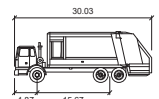
REFUSE COLLECTION ACCESS EXHIBIT
- ENTER
TM-9.1

DATE: 05.07.2025
PROJECT: A23161-1

Z:\2023\A23161-1\NWA\ENTITLEMENTS\EXHIBIT\MAP\A23161-1-TM-TRASH TRUCK EXHIBIT.dwg 6-20-25 04:16:37 PM nbi



TRUCK PROFILE



Heil DuraPack 5000

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

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

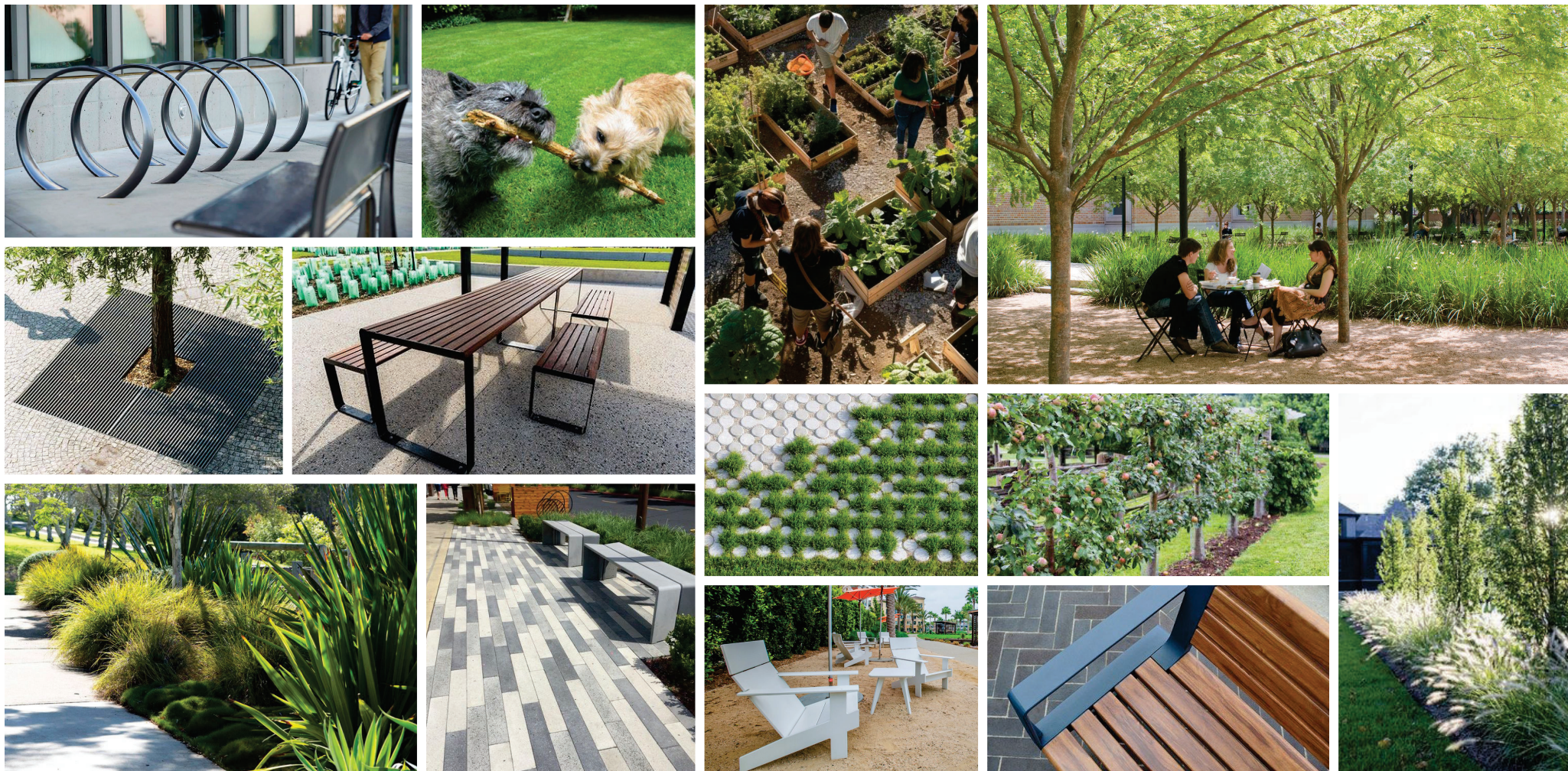


3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

**REFUSE COLLECTION ACCESS EXHIBIT
- EXIT**

TM-9.2

DATE: 05.07.2025
PROJECT: A23161-1



CONCEPT IMAGERY

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-1
DATE: 06.20.2025
PROJECT: CTV184



LEGEND

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

CONCEPTUAL LANDSCAPE PLAN



COLEMAN VILLAGE

CITY VENTURES

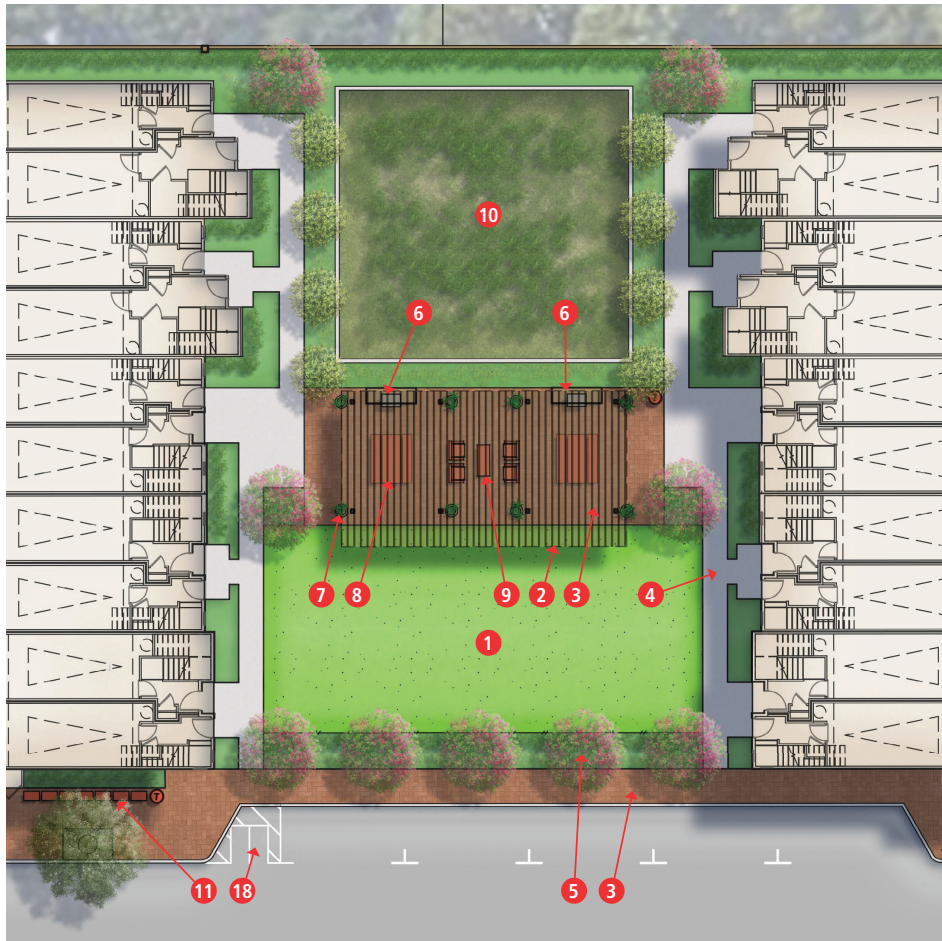
1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

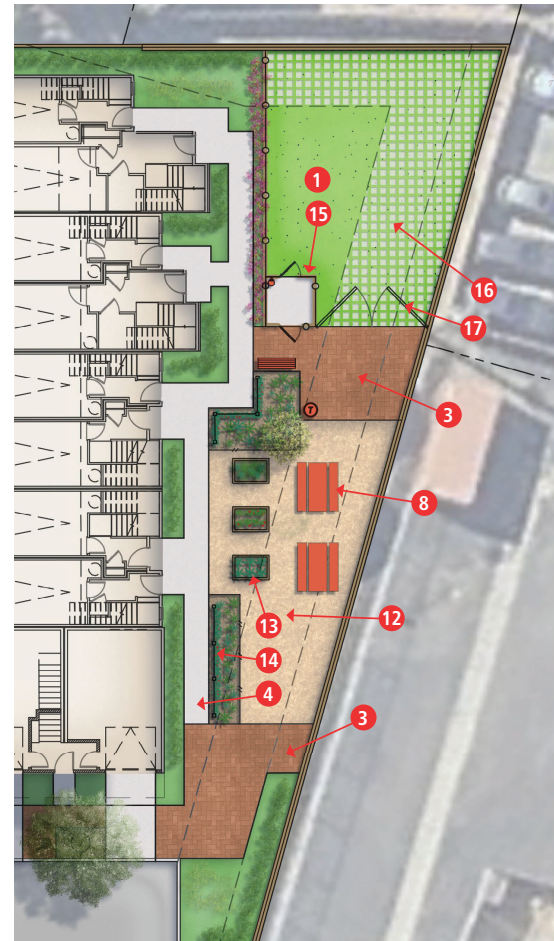


L-2

DATE: 06.20.2025
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



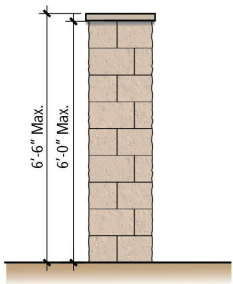
L-3

DATE: 06.20.2025
PROJECT: CTV184



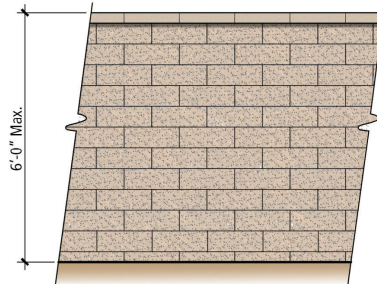
LEGEND

- - - - - 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"



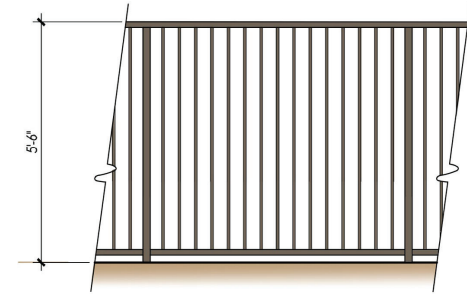
PROPERTY LINE WALL

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: 06.20.2025
PROJECT: CTV184

CONCEPTUAL PLANT PALETTE

TREES (24" Box Min.)	
SCIENTIFIC NAME	COMMON NAME
Acer macrophyllum	Big-leaf Maple
Arbutus menziesii	Madrone
Betula spp.	Birch
Cercis canadensis	Eastern Rosebud
Cercis occidentalis	Western Redbud
Cornus kousa	Kousa Dogwood
Ginkgo biloba 'Goldspine'	Autumn Gold Maidenhair Tree
Lagerstroemia h. 'Natchez'	Crape Myrtle
Magnolia stellata	Star Magnolia
Podocarpus gracilior	Afrocarpus gracilior
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree
Platanus racemosa	Sycamore

SHRUBS, GRASSES, AND GROUND COVER

(5 Gal. Min.)	
SCIENTIFIC NAME	COMMON NAME
Achillea millefolium	Yarrow
Agave attenuata	Foxitile Agave
Alvogyne huegelii	Blue Hibiscus
Anigozanthos flavidus	Tall Kangaroo Paw
Arctostaphylos 'pacific mist'	Pacific Mist Manzanita
Arctostaphylos uva-ursi	Uva-ursi Manzanita
Calycanthus occidentalis	Spice Bush
Camellia spp.	Camellia
Carex tumulicola	Foothill Sedge
Ceanothus sp.	Wild Lilac
Cornus sericea	Creek Dogwood
Cornus sericea ssp. Occidentalis	Western Dogwood
Dianella spp.	Flax Lily
Equisetum hyemale	Horse-tail
Erigeron karvinskianus	Mexican Fleabane
Eriogonum spp.	Buckwheat
Frangula californica	Coffeeferry
Grevillea spp.	Grevillea
Heuchera sanguinea	Coral Bells
Heteromeles arbutifolia	Toyon
Ilex spp.	Holly
Iris douglasiana	Douglas' Iris
Juncus patens	California Gray Rush
Layundula angustifolia	English Lavender
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Lomandra sp.	Dwarf Mat Rush
Lonicera sp.	Honeysuckle
Mimulus sp.	Monkey Flower
Muhlenbergia ssp.	Deer Grass
Myoporum p. 'Putah Creek'	Creeping Myoporum
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive
Penstemon spectabilis	Showy Penstemon
Phormium spp.	New Zealand Flax
Pittosporum spp.	Pittosporum
Podocarpus elongatus 'Icee Blue'	Icee Blue Yellow-wood
Polystichum munitum	Western Sword Fern
Prunus ilicifolia	Hollyleaf Cherry
Pyracantha x fortuneana 'Graberii'	Graberii firethorn
Rhododendron occidentale	Western Azalea
Rosa spp.	Rose
Rosmarinus officinalis	Rosemary
Sedum spp.	Stonecrop
Woodwardia ambriata	Giant Chain Fern
Westringia sp.	Coast Rosemary
Turf Grass	

VINE AND ESPALIER (5 Gal. Min.)	
SCIENTIFIC NAME	COMMON NAME
Eriobotrya spp.	Loquat
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Rosa banksiae	Lady Banks' Rose
Vitis 'Rogers Red'	Roger's Red Grape

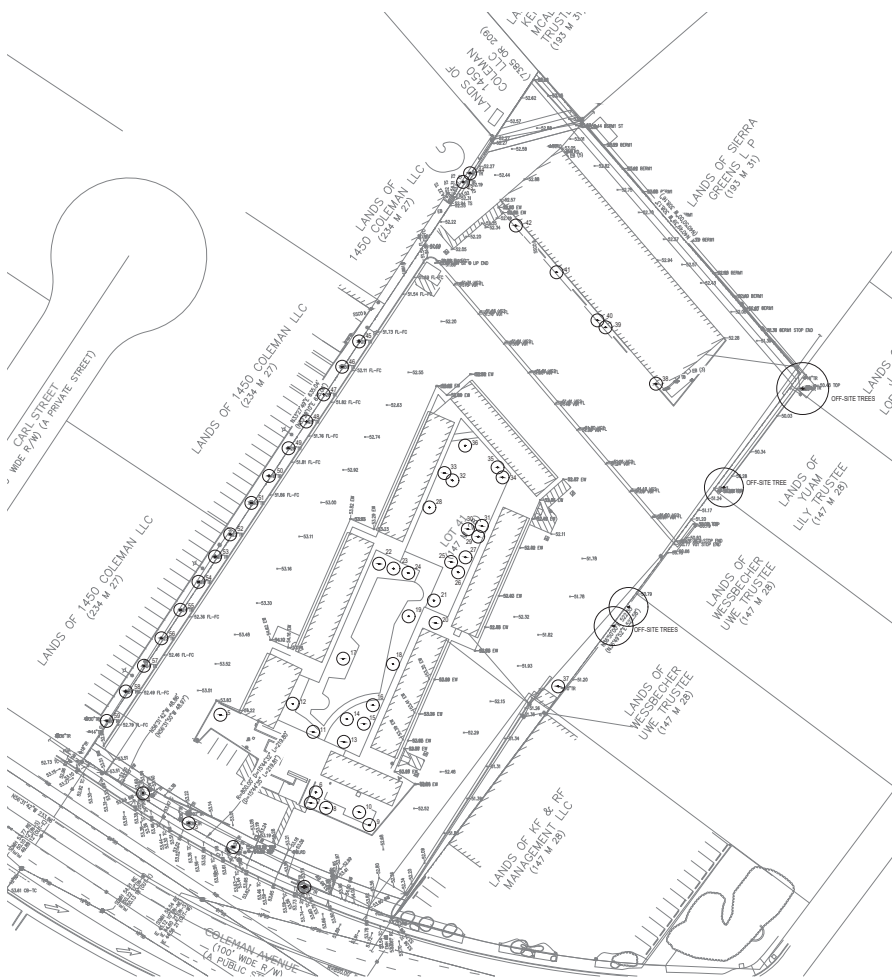


Note:
1. Subject to change due to MWEO and availability.

CONCEPTUAL PLANTING PALETTE

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





EXISTING TREE PLAN

ARBORIST REPORT AND TREE REMOVAL

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



TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	Quantity	% of Site
Acacia melanoxylon	1	2%
Acer palmatum	2	3%
Betula pendula	7	12%
Eriobotrya japonica	2	3%
Fraxinus uidei	17	29%
Lagerstroemia indica	4	7%
Juniperus chinensis 'Torulosa'	5	8%
Maytenus boaria	4	7%
Prunus cerasifera 'Atropurpurea'	9	15%
Olea europaea	4	7%
Yucca gigantea	4	7%
Total Trees	59	100%

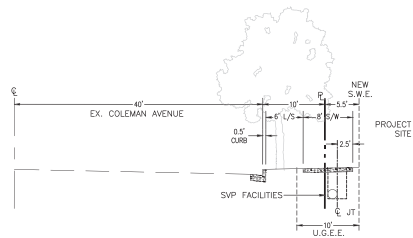
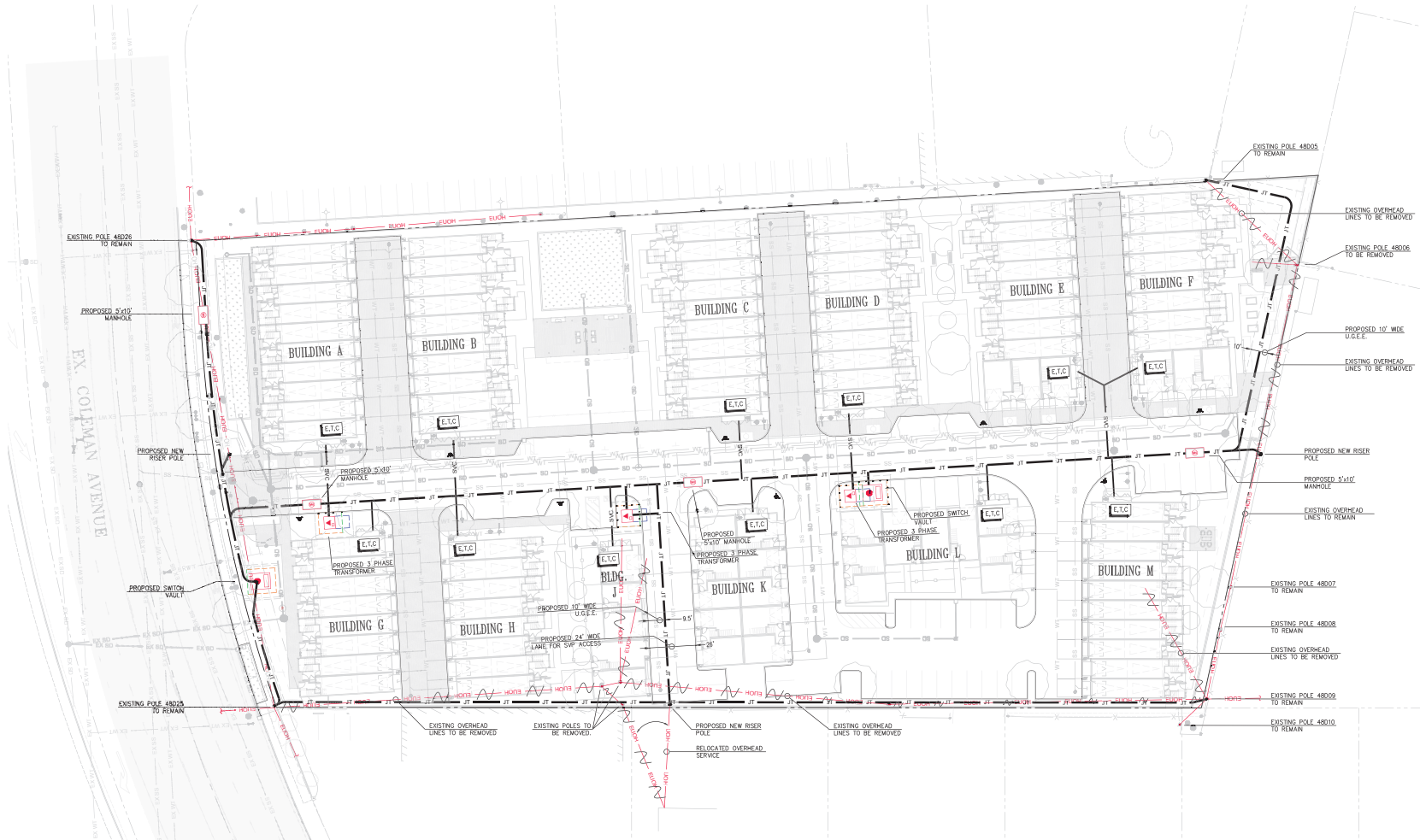
NOTES:

-A total of 59 existing trees are located on this site, all 59 will require removal for this project.

-Per city requirements, any removed trees must be replaced at a ratio of 2:1, for a requirement replacement number of 118.

-The current site plan proposes 64 new trees.

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	PROTECTION	HEALTH	REMOVAL	REASON FOR REMOVAL	NOTES
1	Yucca gigantea	Yucca	10.0	37	YES	NO	2	Flour	SD, MT, Conflict with power line
2	Yucca gigantea	Yucca	30.0	113	YES	NO	2	Flour	SD, MT, Conflict with power line
3	Yucca gigantea	Yucca	30.0	113	YES	NO	2	Flour	SD, MT, Conflict with power line
4	Yucca gigantea	Yucca	30.0	118	YES	NO	2	Flour	SD, MT, Conflict with power line
5	Olea europaea	Olive Tree	9.0	38	YES	NO	2	Moderate	MT SD, Taproot
6	Lagerstroemia indica	Crape Myrtle	9.0	38	YES	NO	4	Good	SL, SD
7	Lagerstroemia indica	Crape Myrtle	9.0	38	YES	NO	4	Good	SL, SD
8	Lagerstroemia indica	Crape Myrtle	10.0	37	YES	NO	4	Good	SL, SD
9	Olea europaea	Olive Tree	9.0	39	YES	NO	2	Flour	MT SD, Taproot
10	Olea europaea	Olive Tree	9.0	39	YES	NO	2	Flour	MT SD, Taproot
11	Acer palmatum	Japanese Maple	4.0	13	YES	NO	4	Good	MT
12	Lagerstroemia indica	Crape Myrtle	6.0	19	YES	NO	4	Good	
13	Betula pendula	White Birch	14.0	44	YES	NO	2	Flour	LN, SD, AL, CR, SD, SD
14	Betula pendula	White Birch	9.0	38	YES	NO	2	Flour	LN, SD, AL, CR, SD, SD
15	Betula pendula	White Birch	12.0	38	YES	NO	2	Flour	LN, SD, AL, CR, SD, SD
16	Betula pendula	White Birch	12.0	38	YES	NO	2	Flour	LN, SD, AL, CR, SD, SD
17	Eriobotrya japonica	Loquat Tree	12.0	38	YES	NO	2	Flour	LN, CR, SD
18	Maytenus boaria	Mayten Tree	10.0	41	YES	NO	2	Flour	LN, CR, SD
19	Maytenus boaria	Mayten Tree	9.0	38	YES	NO	2	Flour	LN, CR, SD
20	Betula pendula	White Birch	10.0	31	YES	NO	2	Flour	LN, CR, SD
21	Acer palmatum	Japanese Maple	4.0	13	YES	NO	4	Good	MT
22	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
23	Prunus cerasifera 'Atropurpurea'	Plum Tree	7.0	22	YES	NO	4	Good	
24	Prunus cerasifera 'Atropurpurea'	Plum Tree	11.0	33	YES	NO	4	Good	
25	Prunus cerasifera 'Atropurpurea'	Plum Tree	9.0	25	YES	NO	4	Good	
26	Prunus cerasifera 'Atropurpurea'	Plum Tree	9.0	25	YES	NO	4	Good	
27	Prunus cerasifera 'Atropurpurea'	Plum Tree	5.0	16	YES	NO	4	Good	
28	Eriobotrya japonica	Loquat Tree	9.0	28	YES	NO	2	Flour	LN, CR, SD
29	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
30	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
31	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
32	Maytenus boaria	Mayten Tree	12.0	38	YES	NO	1	Flour	SD, SD, CR, SD
33	Maytenus boaria	Mayten Tree	11.0	35	YES	NO	1	Flour	SD, SD, CR, SD
34	Betula pendula	White Birch	10.0	31	YES	NO	1	Flour	SD, SD, CR, SD
35	Betula pendula	White Birch	9.0	28	YES	NO	1	Flour	SD, SD, CR, SD
36	Olea europaea	Olive Tree	12.0	38	YES	NO	2	Moderate	MT SD, Taproot
37	Acacia melanoxylon	Blackwood Acacia	10.0	31	YES	NO	1	Flour	CR, SD, Volunteer
38	Juniperus chinensis 'Torulosa'	Hollyhock Juniper	12.0	41	YES	NO	2	Flour	CR, LN
39	Juniperus chinensis 'Torulosa'	Hollyhock Juniper	10.0	31	YES	NO	2	Flour	CR, LN
40	Juniperus chinensis 'Torulosa'	Hollyhock Juniper	10.0	31	YES	NO	2	Flour	CR, LN
41	Juniperus chinensis 'Torulosa'	Hollyhock Juniper	11.0	35	YES	NO	2	Flour	CR, LN
42	Juniperus chinensis 'Torulosa'	Hollyhock Juniper	10.0	31	YES	NO	2	Flour	CR, LN
43	Fraxinus uidei	Shamel Ash	9.0	38	YES	NO	1	Flour	CR, SD, Volunteer
44	Fraxinus uidei	Shamel Ash	12.0	41	YES	NO	1	Flour	CR, SD, Volunteer
45	Fraxinus uidei	Shamel Ash	24.0	75	YES	NO	2	Moderate	CR
46	Fraxinus uidei	Shamel Ash	20.0	68	YES	NO	2	Moderate	CR
47	Fraxinus uidei	Shamel Ash	20.0	68	YES	NO	2	Moderate	CR
48	Fraxinus uidei	Shamel Ash	20.0	68	YES	NO	2	Moderate	CR
49	Fraxinus uidei	Shamel Ash	20.0	68	YES	NO	2	Moderate	CR
50	Fraxinus uidei	Shamel Ash	20.0	68	YES	NO	2	Moderate	CR
51	Fraxinus uidei	Shamel Ash	20.0	113	YES	NO	2	Moderate	CR
52	Fraxinus uidei	Shamel Ash	20.0	79	YES	NO	2	Moderate	CR
53	Fraxinus uidei	Shamel Ash	24.0	107	YES	NO	2	Flour	CR, SD, Conflict with power line, tagged
54	Fraxinus uidei	Shamel Ash	20.0	68	YES	NO	2	Flour	CR, SD, Conflict with power line, tagged
55	Fraxinus uidei	Shamel Ash	20.0	68	YES	NO	2	Flour	CR, SD, Conflict with power line, tagged
56	Fraxinus uidei	Shamel Ash	21.0	68	YES	NO	2	Flour	CR, SD, Conflict with power line, tagged
57	Fraxinus uidei	Shamel Ash	24.0	75	YES	NO	2	Flour	CR, SD, Conflict with power line, tagged
58	Fraxinus uidei	Shamel Ash	23.0	72	YES	NO	2	Flour	CR, SD, Conflict with power line, tagged
59	Fraxinus uidei	Shamel Ash	22.0	69	YES	NO	2	Flour	CR, SD, Conflict with power line, tagged



EX. COLEMAN AVENUE
TYPICAL STREET SECTION
SCALE: 1"=10'

