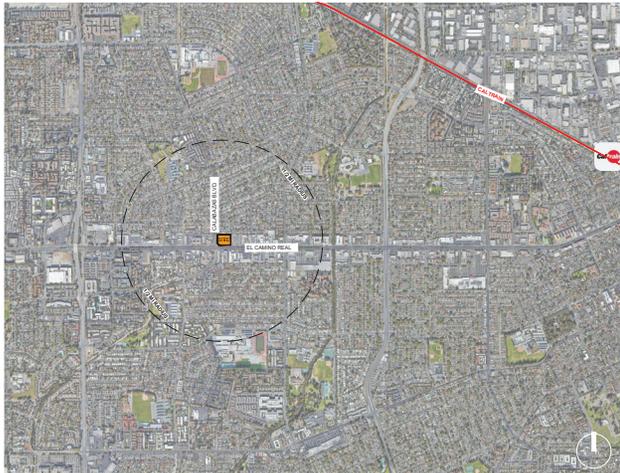


# 3155 EL CAMINO REAL, SANTA CLARA, CA



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## ARCHITECTURAL

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- A0.1 Project Data
- A0.2 GreenPoint Checklist

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- A2.1 Perspective: Buildings 1 + 2 : Type A
- A2.2 Elevations: Buildings 1 + 2 : Type A
- A2.3 Elevations: Buildings 1 + 2 : Type A
- A2.4 Perspective: Buildings 3 + 4 : Type B
- A2.5 Perspective: Buildings 3 + 4 : Type B
- A2.6 Elevations: Buildings 3 + 4 : Type B
- A2.7 Elevations: Buildings 3 + 4 : Type B
- A2.8 Elevations: Buildings 5-8 : Type C
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- A4.1 Building Plans: Buildings 1 + 2 : Type A
- A4.2 Floor Plans: Buildings 1 + 2 : Type A
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- A5.1 Townhome Building Plans: Buildings 3 + 4 : Type B
- A5.2 Townhome Building Plans: Buildings 5-8 : Type C
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- A6.1 Colors and Materials Board: Buildings 2+3: Type B

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- L2.0 Schematic Landscape Imagery
- L3.0 Schematic Planting Plan
- L4.0 Ladder Pad Exhibit
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- C2.0 Existing Conditions & Preliminary Removal Plan
- C3.0 Grading & Drainage Plan
- C4.0 Stormwater Control Plan
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- Tentative Tract Map 1 of 4
- Tentative Tract Map 2 of 4
- Tentative Tract Map 3 of 4
- Tentative Tract Map 4 of 4

## JOINT TRENCH

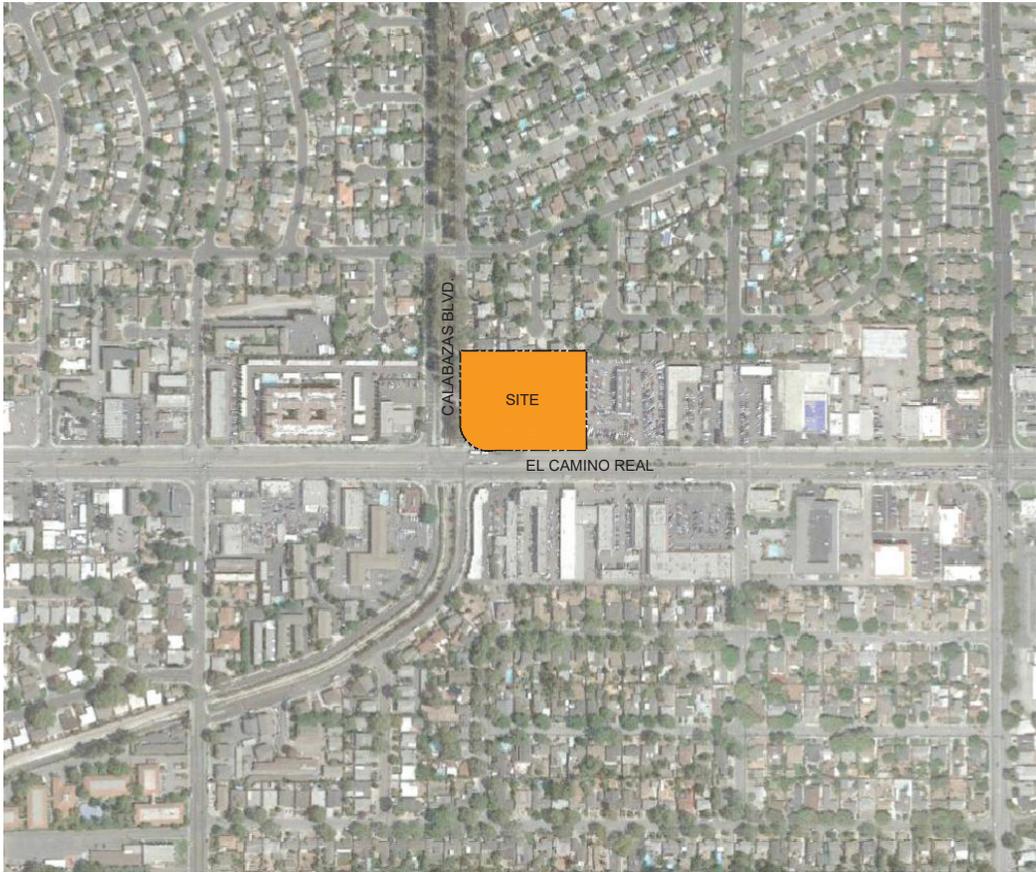
- JT-1 Joint Trench Title Sheet
- JT-2 Joint Trench Intent

## Developer Working Drawing (DWD)

- Silicon Valley Power (SVP) Plan for Electric

## TRASH

- TO-1 Site Plan
- TO-2 Trash Enclosure Layout
- TO-3 Option 2: Service Location Loose Front-Load Service



Site Context Map

**Project Description/Use/Occupancy Classification**

**Buildings 1+2**  
Buildings 1+2 are 3 story, multifamily flats on level 1 and townhome units on level 2+3. The buildings are classified as R-2 occupancy. Each building has a main lobby entry with tuck-under garage for automobiles. Ground floor units are accessible. NFPA 13 Fire sprinkler system

**Buildings 3-8**  
Buildings 3-8 are 2-3 story townhomes with attached garages. They are classified as R-3 townhouse condominiums. These buildings face Calabazas or internal paseos and have entries with trellis', patio's, and/or stoops to activate the street frontages. Buildings 5-8 step down at the Southern edge to respect the adjacent neighbors. Ten percent of the units in each building are accessible. NFPA 13D Fire sprinkler system (per CRC R313.1.1 and CFC 903.3.1.3)

**Construction Type:**  
All buildings are 2-3 stories, type VB Construction.

**Project Summary**

Site Area Information			
Net Site Area	2.41 AC	Lot Coverage	41%
Density	25 DU/AC	Dwelling Unit Count	
On-Site Garage Parking	110 Stalls	Townhomes / Flats	20 Units
On-site Surface Parking	10 Stalls	Townhomes	40 Units
(Includes 1 loading stall + 1 Accessible Stall)		Total Units	60 Units

Gross Building Areas								
	BLDG Type	Level 1	Level 2	Level 3	Patios + Balcony	GSF Per Building Type	# of Bldgs	Cumulative GSF All BLDGS Per Type
Type A: Bldg 1+2	V	± 7,775 SF	± 7,765 SF	± 7,300 SF	± 1,400 SF	± 24,240 SF	2	± 48,480 SF
Type B: Bldg 3+4	V	± 3,900 SF	± 4,500 SF	± 4,540 SF	-	± 12,940 SF	2	± 25,880 SF
Type C: Bldg 5-8	V	± 4,810 SF	± 5,230 SF	± 4,360 SF	-	± 14,400 SF	4	± 57,600 SF
* Gross Building Area = To outside face of stud of building, includes patios + balcony.							Cumulative GSF FOR ALL BUILDING ON SITE	± 131,960 SF

Building Type A - Buildings 1 + 2 - Flats / Townhomes					
Unit Plan	Unit Type	NSF	Plan Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2 Bath	± 1,345 NSF	1	± 1,345 NSF	10.0%
P2	2 BR / 2 Bath	± 1,375 NSF	1	± 1,375 NSF	10.0%
P3	2 BR / 2.5 Bath	± 1,495 NSF	2	± 2,990 NSF	20.0%
P4	3 Br / 3 Bath	± 1,445 NSF	2	± 2,890 NSF	20.0%
PSR	3 Br / 3 Bath	± 1,500 NSF	1	± 1,500 NSF	10.0%
PSL	3 Br / 3 Bath	± 1,570 NSF	1	± 1,570 NSF	10.0%
P6	3 BR / 2.5 Bath	± 1,680 NSF	2	± 3,360 NSF	20.0%
Total SF for Buildings 1 & 2			10 Units	± 15,030 NSF	100%
			20 Units	± 30,060 NSF	

Building Type A - Total Parking Count			
Number of Buildings	# of Stalls	TOTAL Stalls	
2	19	38	Stalls

Building Type B - Buildings 3 + 4 - Townhomes					
Unit Plan	Unit Type	NSF	n Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	33.3%
P2	3BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	33.3%
P3	3 BR / 2.5 Bath	± 1,740 NSF	2	± 3,480 NSF	33.3%
Total SF for Buildings 3 & 4			6 Units	± 9,680 NSF	100%
			12 Units	± 19,360 NSF	

Building Type B - Total Parking Count			
Number of Buildings	# of Stalls	TOTAL Stalls	
2	12	24	Stalls

Building Type C - Buildings 5 - 8 - Townhomes					
Unit Plan	Unit Type	NSF	n Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	28.5%
P2	3BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	29.6%
P3	3 BR / 2.5 Bath	± 1,740 NSF	1	± 1,740 NSF	16.3%
PA	2 BR / 2.5 Bath	± 1,400 NSF	1	± 1,400 NSF	13.1%
PB	2 BR / 2.5 Bath	± 1,320 NSF	1	± 1,320 NSF	12.4%
Total Unit Count and SF for Buildings 5 - 8			7 Units	± 10,660 NSF	100%
			28 Units	± 42,640 NSF	

Building Type C - Total Parking Count			
Number of Buildings	# of Stalls	TOTAL Stalls	
4	12	48	Stalls





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Site Plan

A1.0



1 . Type A - Perspective



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Perspective  
Buildings 1 + 2 : Type A

**A2.0**



2 . Type A - Perspective



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Perspective  
Buildings 1 + 2 : Type A

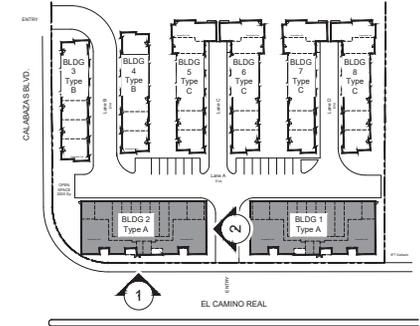
**A2.1**



2. Type A - Right Elevation



1. Type A - Front Elevation



Key Map n.t.s.

**Building Type A: Material Legend**

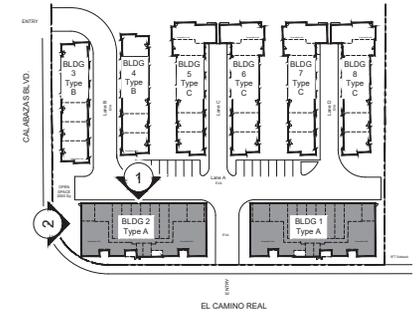
- 1. Stucco
- 2. Composite Lap Siding
- 3. Metal Railing
- 4. Vinyl Window
- 5. Stone Veneer Patio
- 6. Metal Awning
- 7. Trellis



2. Type A- Left Elevation



1. Type A - Back Elevation



Key Map n.t.s.

**Building Type A: Material Legend**

1. Stucco
2. Composite Lap Siding
3. Metal Railing
4. Vinyl Window
5. Stone Veneer Patio
6. Metal Awning
7. Trellis



1 . Type B - Perspective



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Perspective  
Buildings 3 + 4 : Type B

**A2.4**



2 . Type B - Perspective



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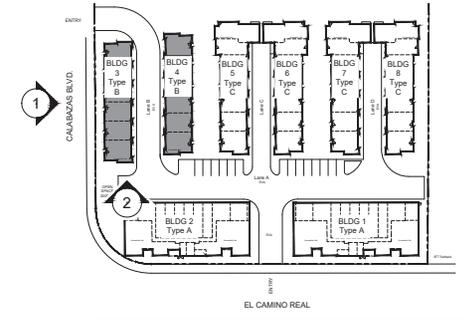
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Perspective  
 Buildings 3 + 4 : Type B

**A2.5**



Key Map n.t.s.

**Building Type B/C: Material Legend**

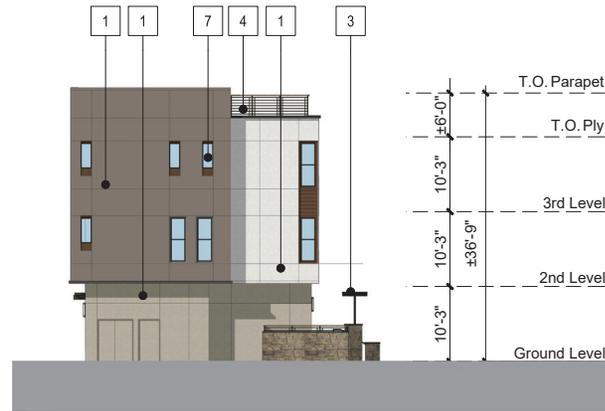
- 1. Stucco
- 2. Roof
- 3. Metal Trellis
- 4. Metal Railing with Cap
- 5. Trim
- 6. Composite Lap Siding
- 7. Vinyl Window
- 8. Canopy



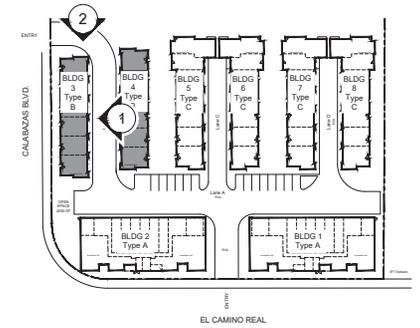
2. Type B - Elevation



1. Type B - Elevation



2. Type B - Elevation



Key Map n.t.s.

**Building Type B/C: Material Legend**

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



1. Type B - Elevation



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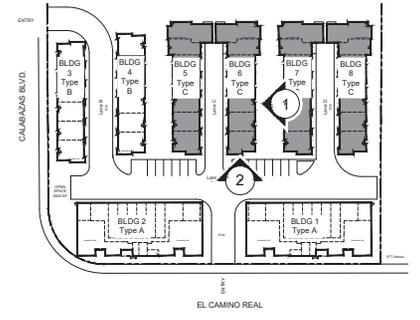
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Elevations  
Buildings 3 + 4 : Type B

**A2.7**



Key Map n.t.s.

**Building Type B/C: Material Legend**

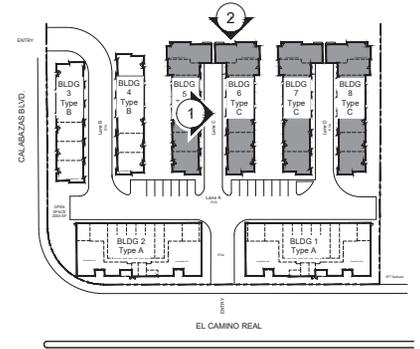
- 1. Stucco
- 2. Roof
- 3. Metal Trellis
- 4. Metal Railing with Cap
- 5. Trim
- 6. Composite Lap Siding
- 7. Vinyl Window
- 8. Canopy



2. Type C - Elevation



1. Type C - Elevation



Key Map n.t.s.

**Building Type B/C: Material Legend**

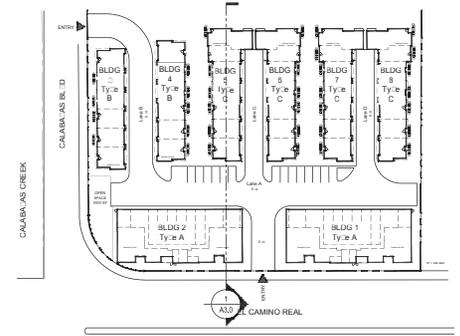
- 1. Stucco
- 2. Roof
- 3. Metal Trellis
- 4. Metal Railing with Cap
- 5. Trim
- 6. Composite Lap Siding
- 7. Vinyl Window
- 8. Canopy



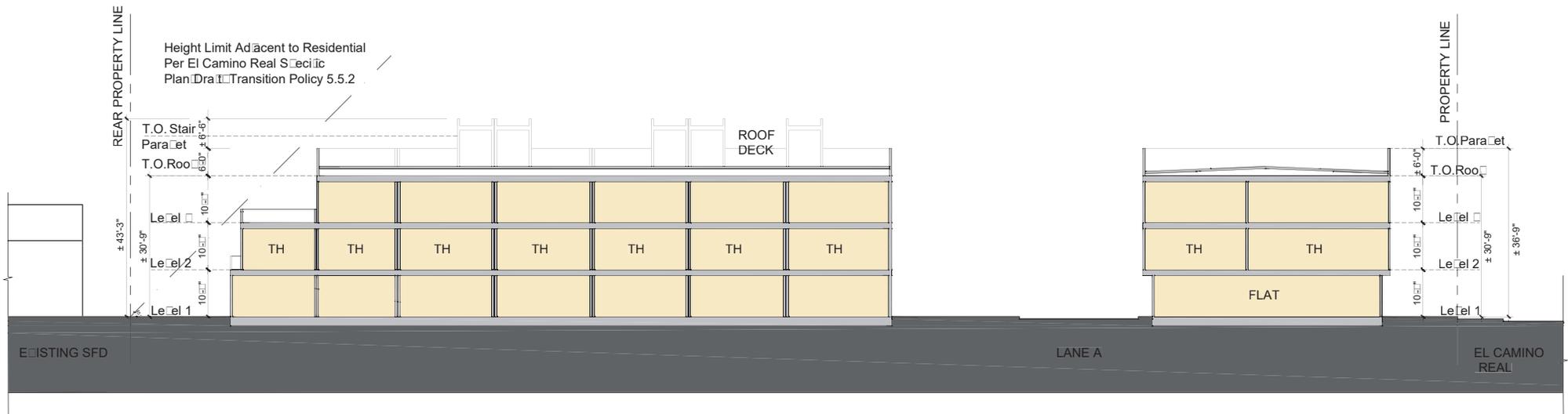
2. Type C- Elevation

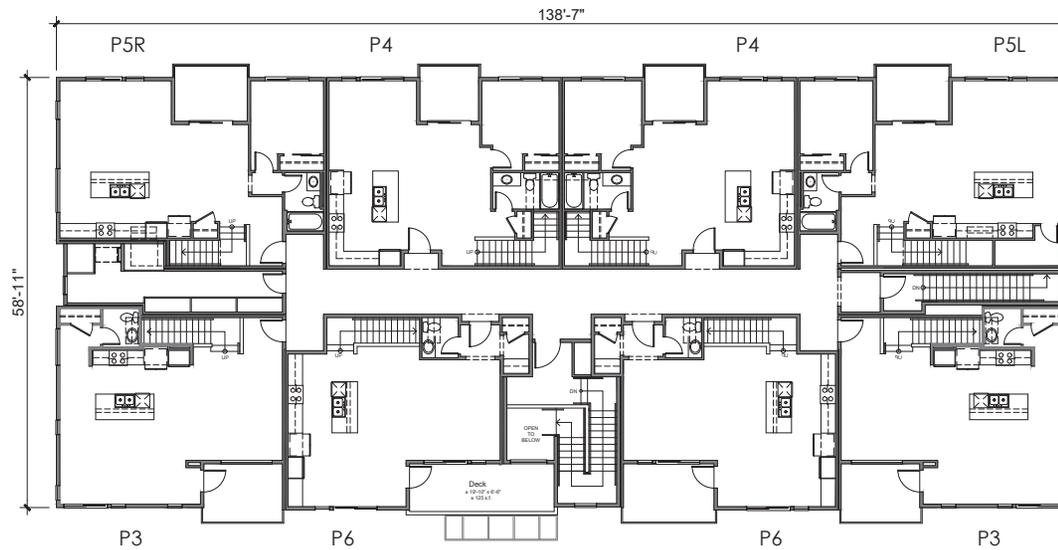


1. Type C - Elevation

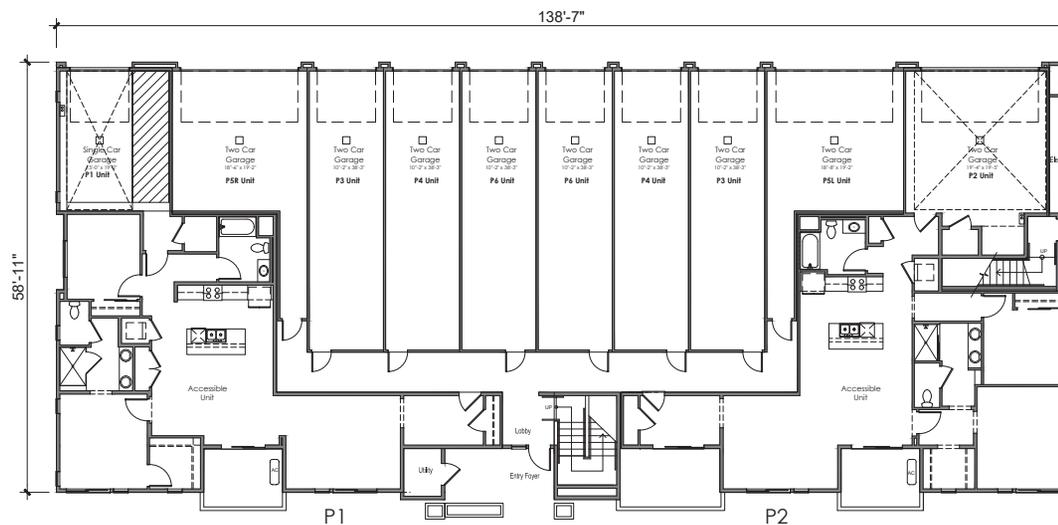


Key Ma□.n.t.s.





Second Floor



First Floor

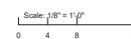


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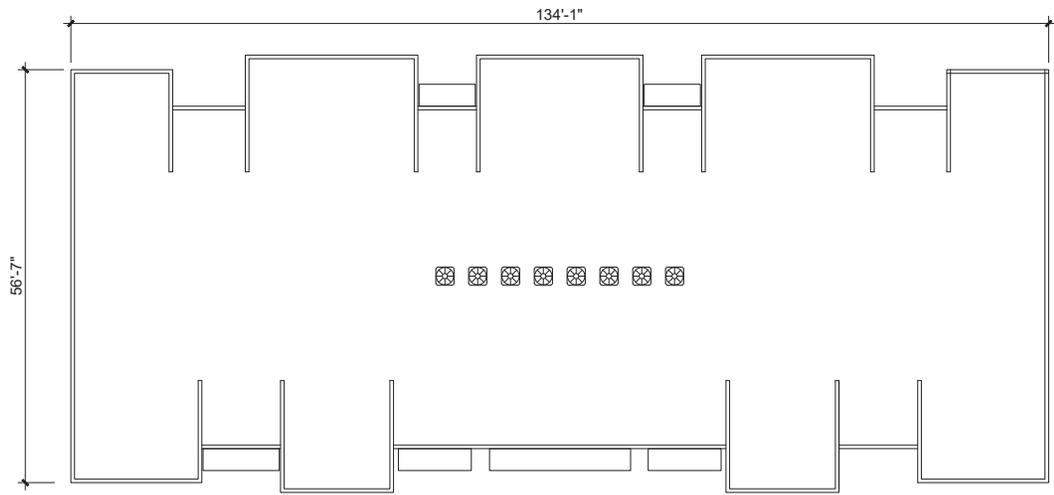
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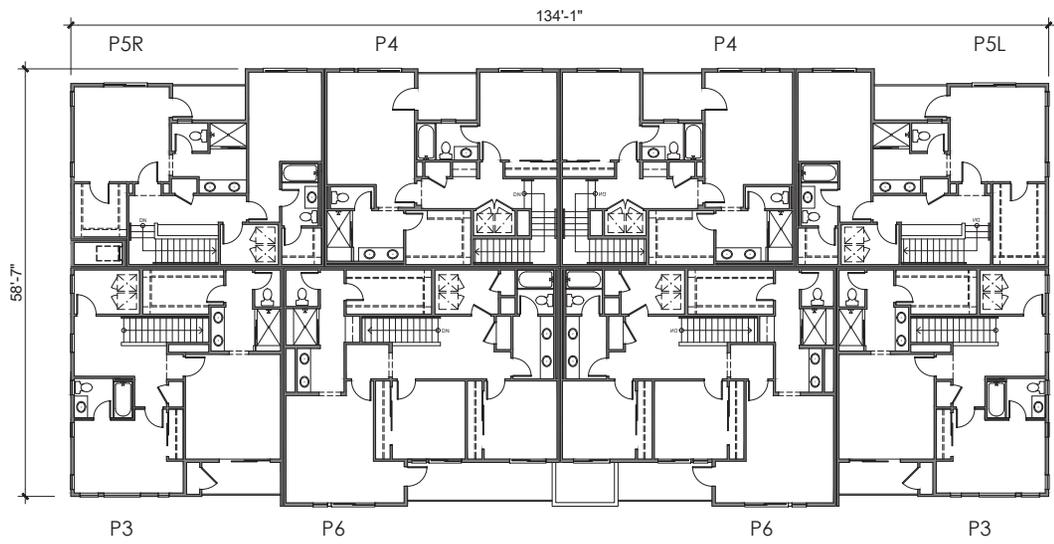


Building Plans  
Buildings 1 + 2 : Type A

A4.0



Roof



Third Floor

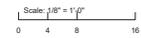


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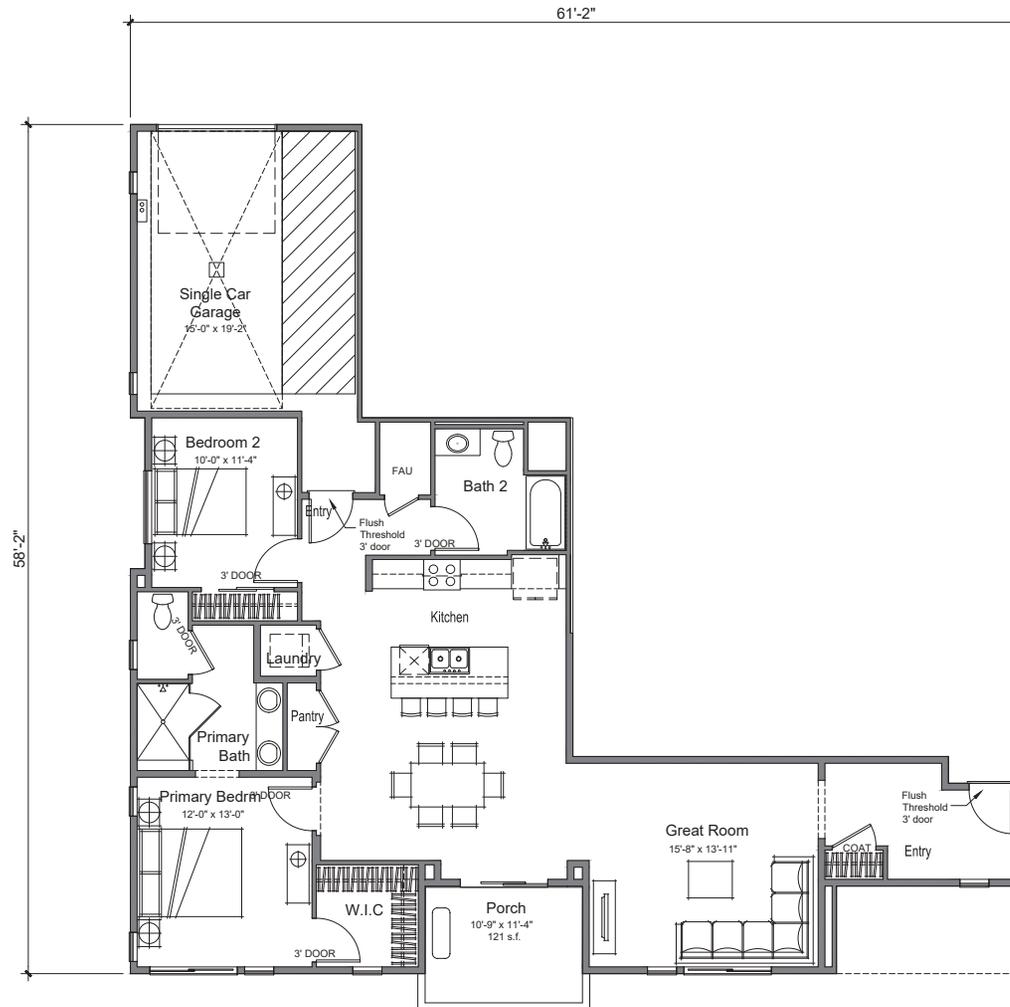
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Building Plans  
 Buildings 1 +2 : Type A

**A4.1**



P1- Accessible Unit  
 2 Bedroom  
 2 Baths  
 ±1345 n.s.f.

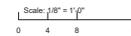


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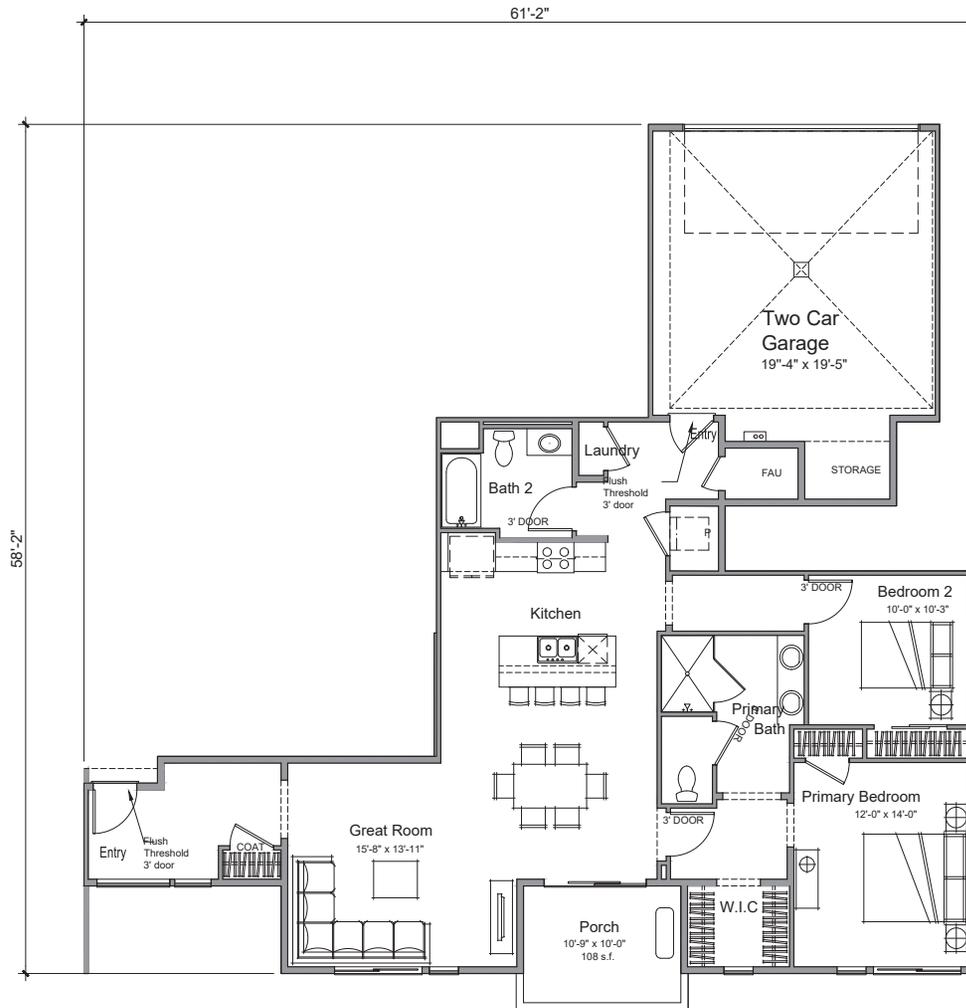
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Floor Plans  
 Buildings 1 +2 : Type A

A4.2



P2  
 Accessible Unit  
 2 Bedroom  
 2 Baths  
 ±1375 n.s.f.

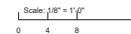


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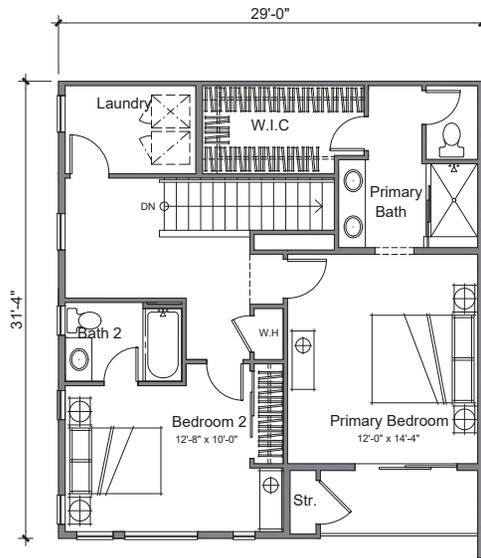
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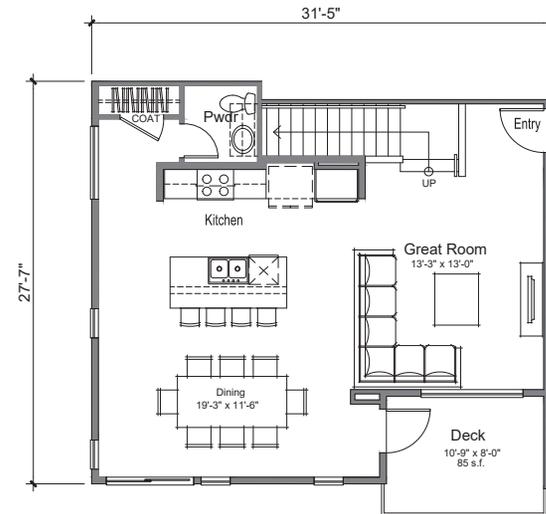


Floor Plans  
 Buildings 1 +2 : Type A

A4.3



Second Floor



First Floor

P3  
 2 Bedroom  
 2.5 Baths  
 ±1,495 n.s.f.

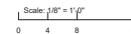


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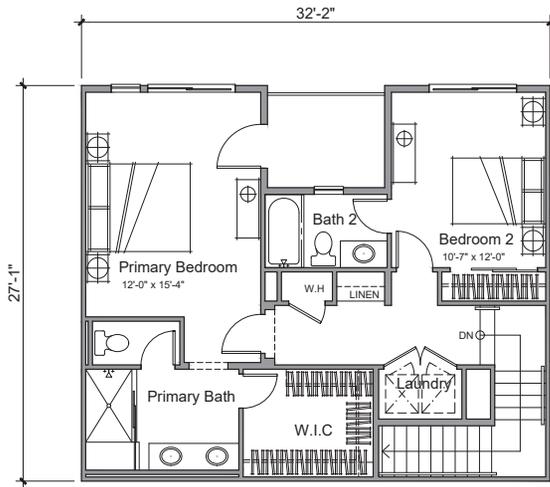
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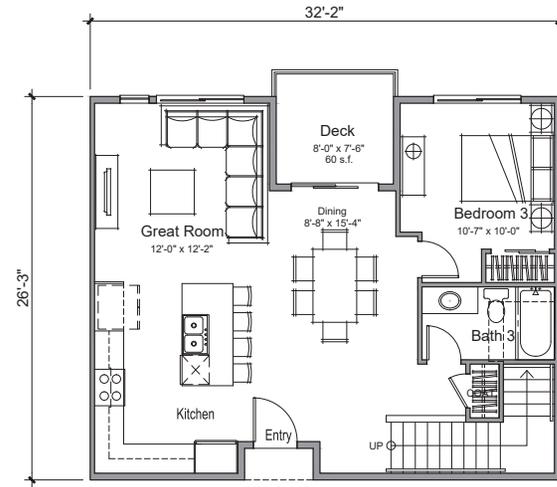


Floor Plans  
 Buildings 1 +2 : Type A

A4.4



Second Floor



First Floor

P4  
 3 Bedroom  
 3 Baths  
 ±1445 n.s.f.

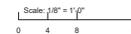


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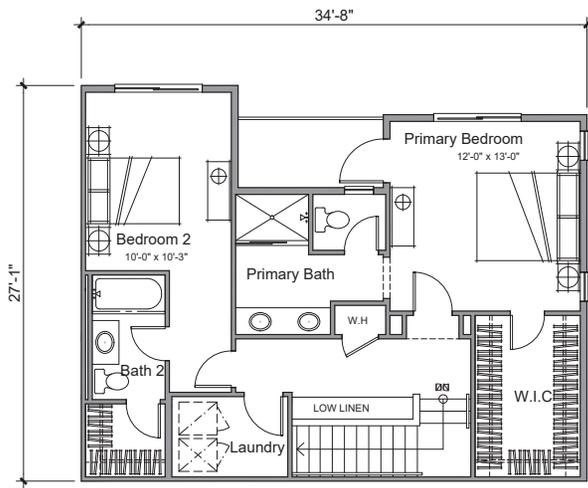
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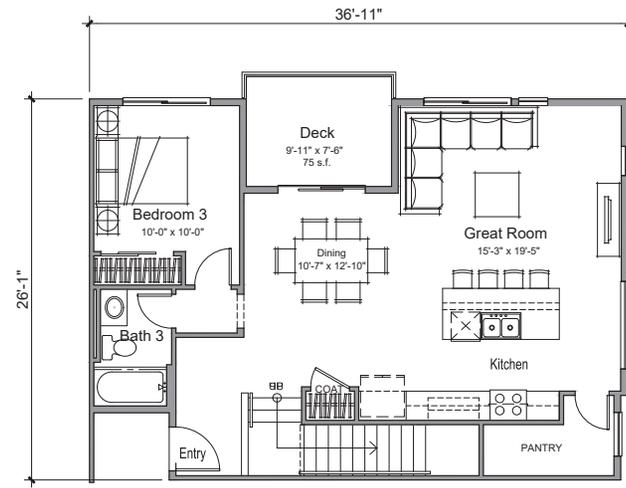


Floor Plans  
 Buildings 1 +2 : Type A

A4.5



Second Floor



First Floor

P5L  
 3 Bedroom  
 3 Baths  
 ±1,570 n.s.f.

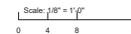


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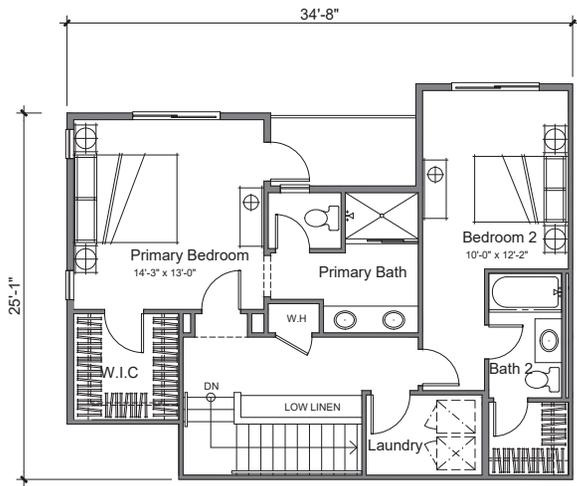
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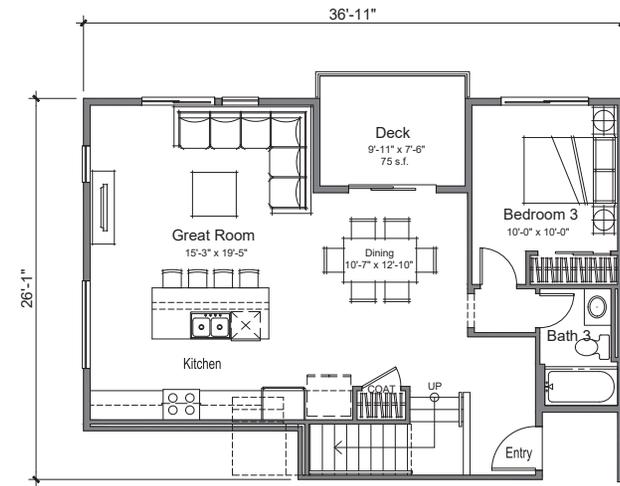


Floor Plans  
 Buildings 1 + 2 : Type A

A4.6



Second Floor



First Floor

P5R  
 3 Bedroom  
 3 Baths  
 ±1,500 n.s.f.

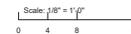


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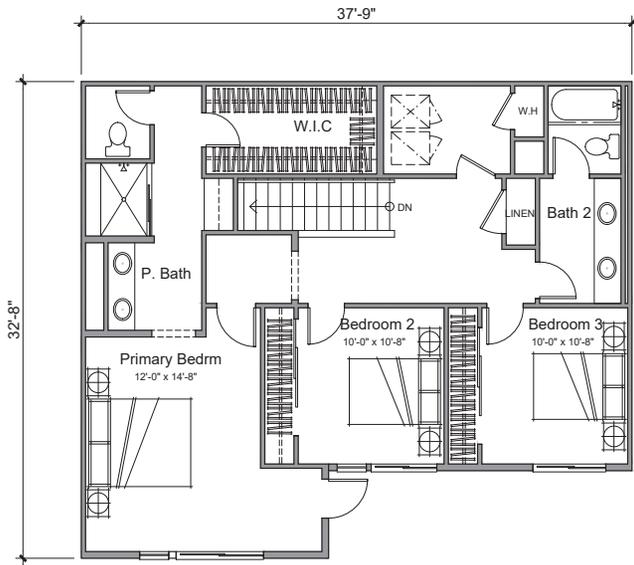
3155 EL CAMINO  
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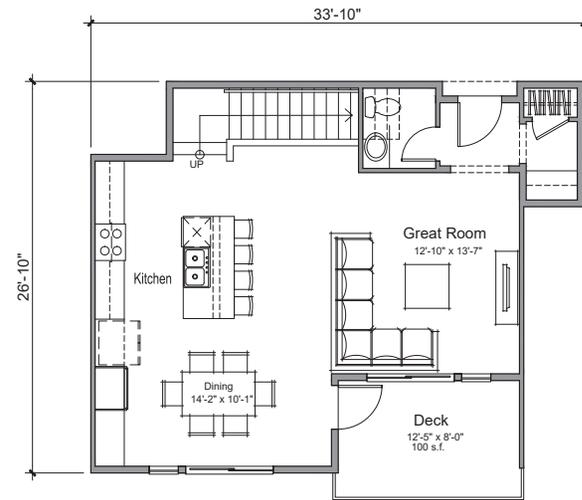


Floor Plans  
 Buildings 1 + 2 : Type A

A4.7



Second Floor



First Floor

P6  
 3 Bedroom  
 2.5 Baths  
 ±1,680 n.s.f.

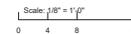


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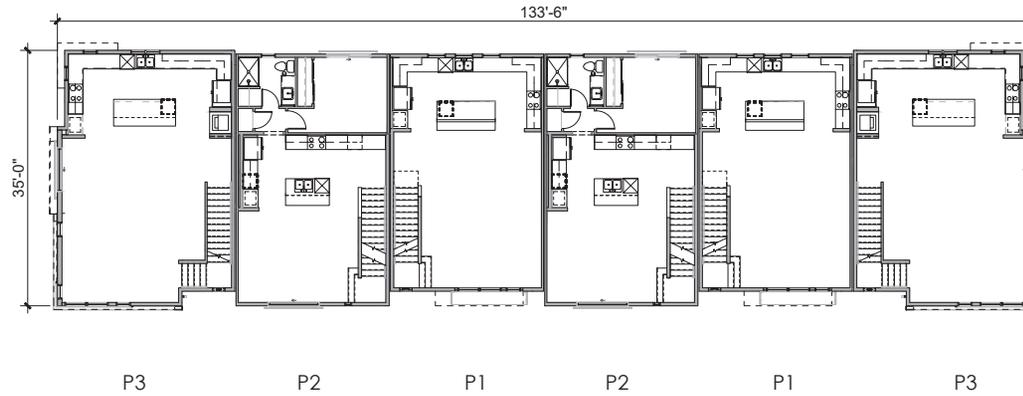
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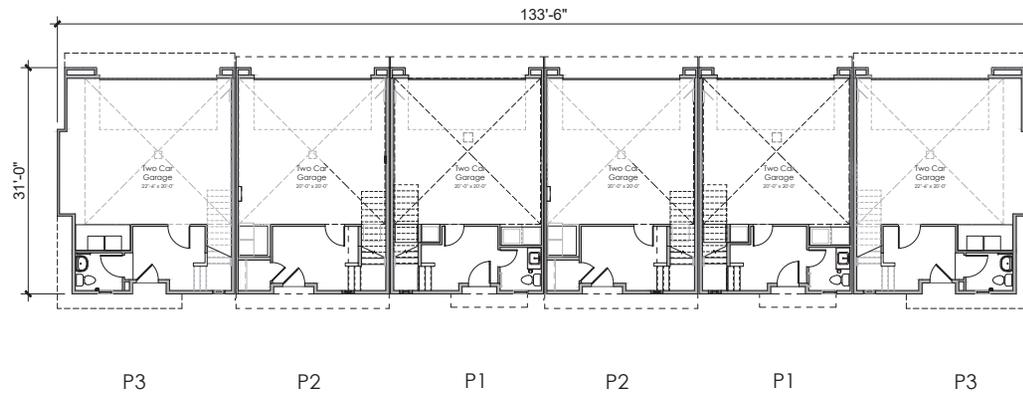


Floor Plans  
 Buildings 1 + 2 : Type A

A4.8



Second Floor



First Floor

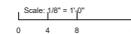


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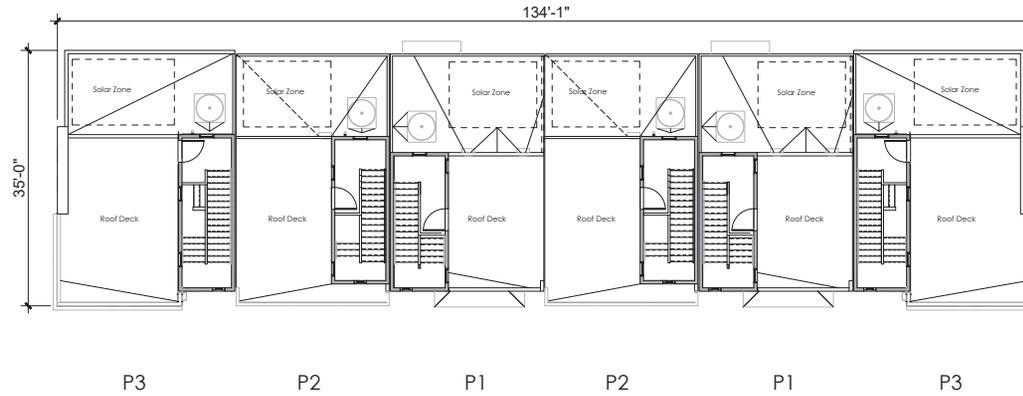
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SANTA CLARA CA # 2019-0598

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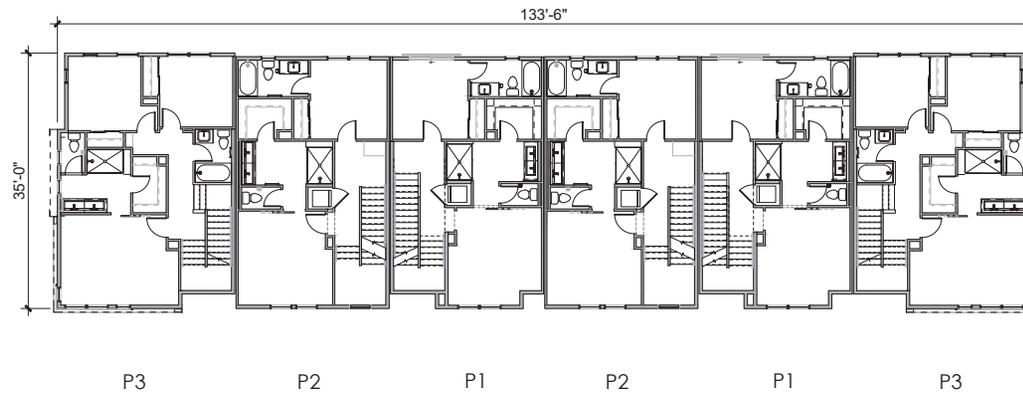


Building Plans  
Townhome Buildings 3 + 4 : Type B

A5.0



Roof



Third Floor

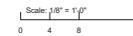


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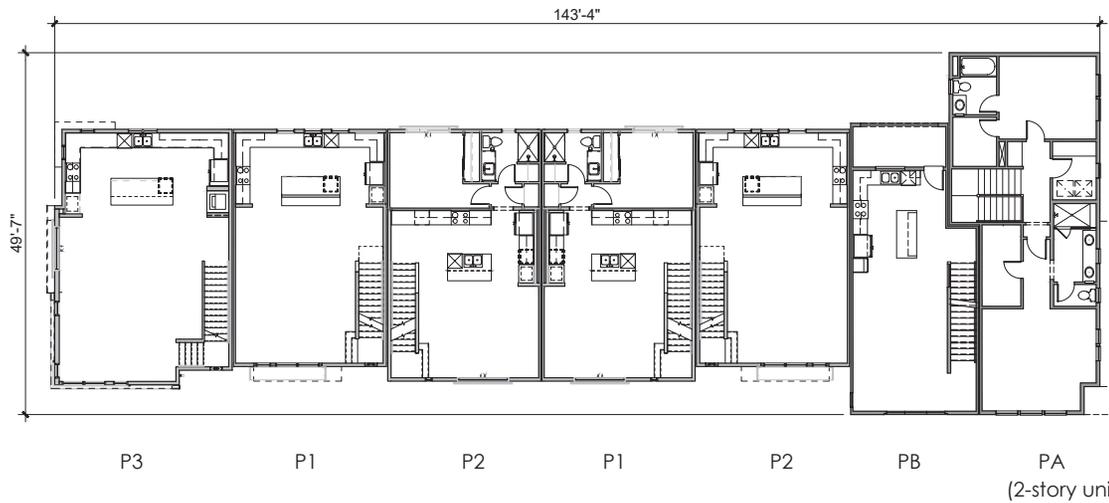
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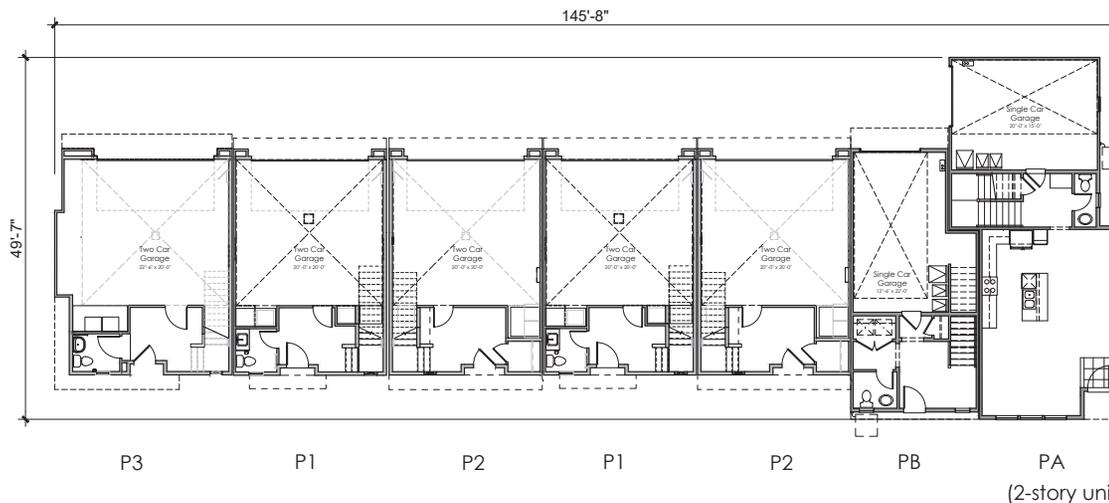


Building Plans  
 Townhome Buildings 3 + 4 : Type B

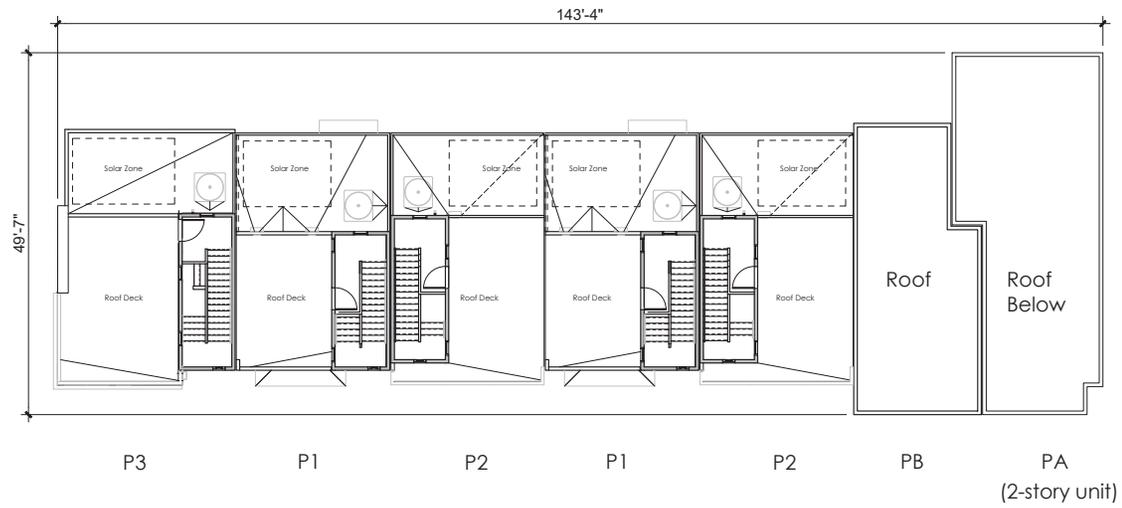
A5.1



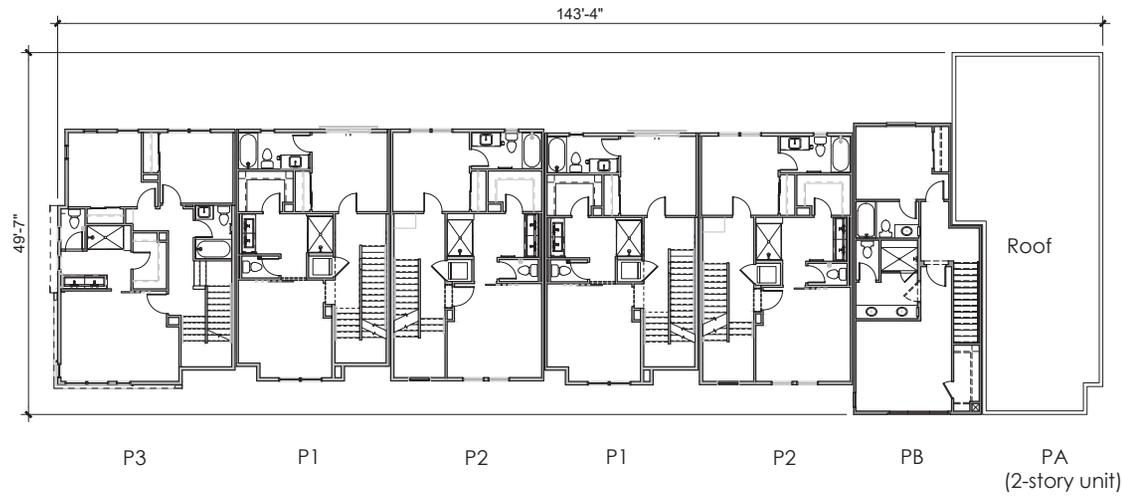
Second Floor



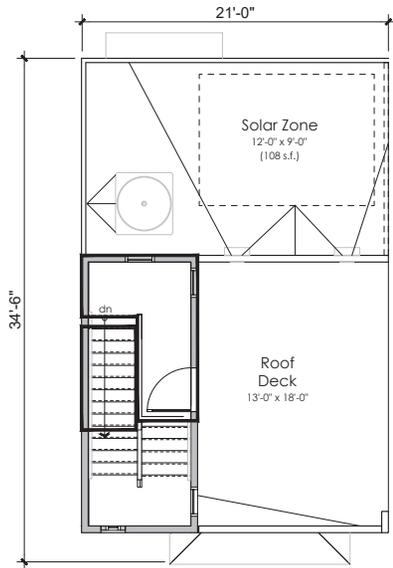
First Floor



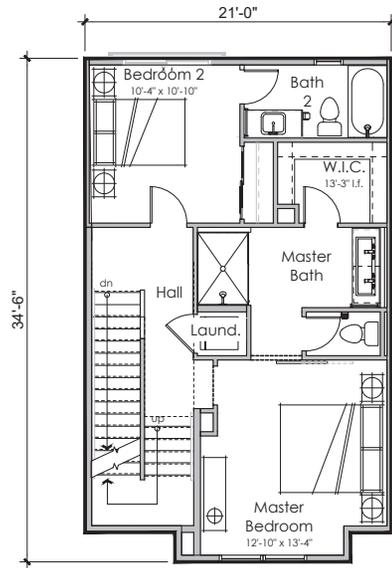
Roof



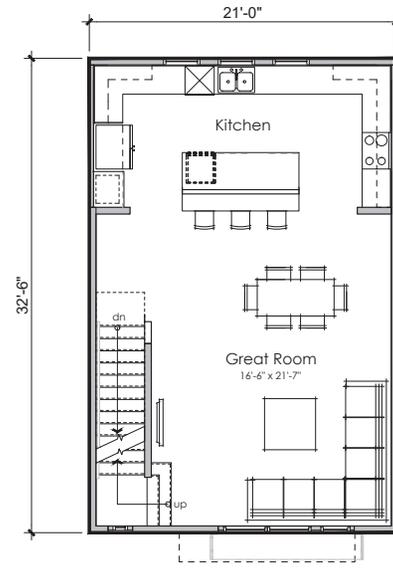
Third Floor



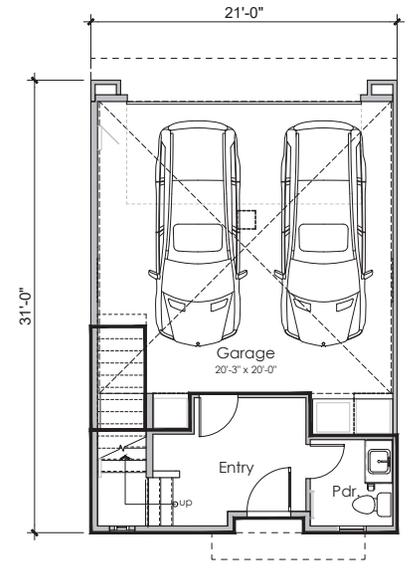
Roof



Third Floor



Second Floor



First Floor

P1  
 2 Bedroom  
 2.5 Baths  
 ±1520 n.s.f.

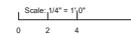


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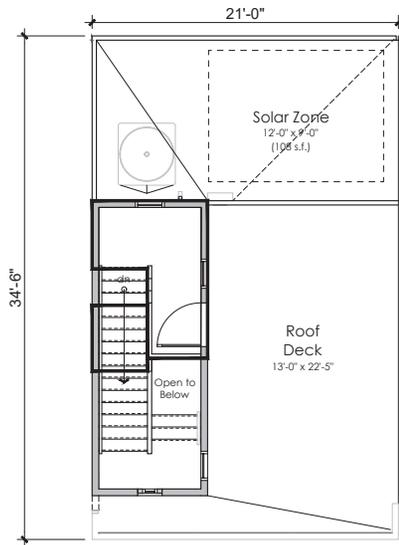
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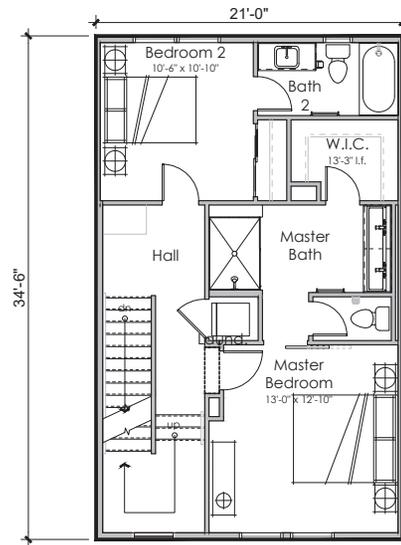


Floor Plans  
 Townhome Buildings: 3 - 8 : Type B & C

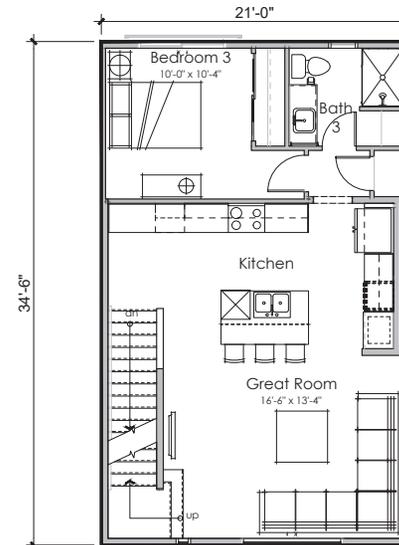
A5.4



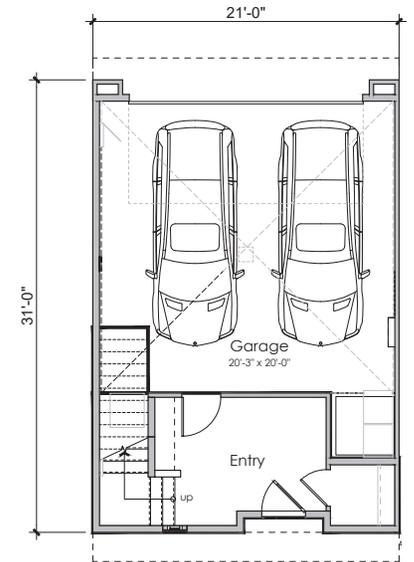
Roof



Third Floor



Second Floor



First Floor

P2  
 3 Bedroom  
 3 Baths  
 ±1580 n.s.f.

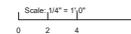


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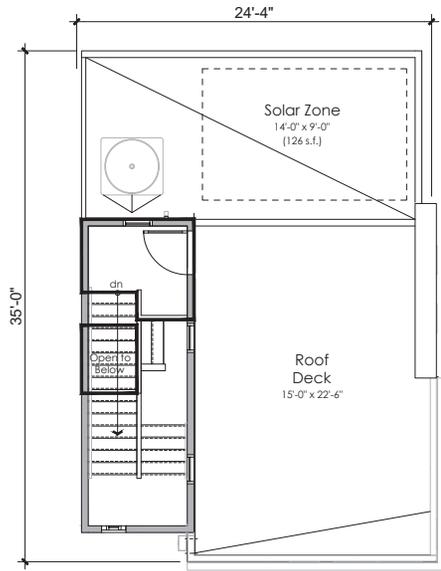
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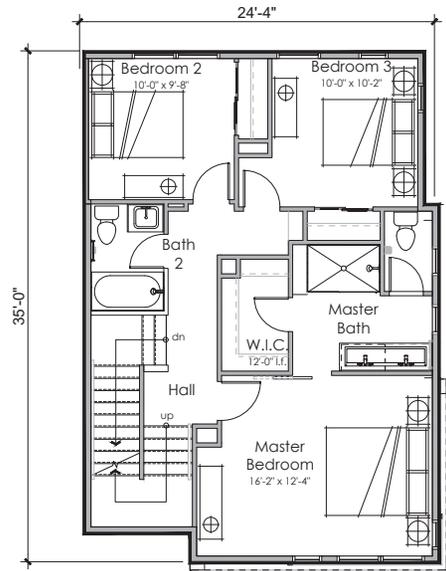


Unit Plans  
 Townhome Buildings: 3 - 8 : Type B & C

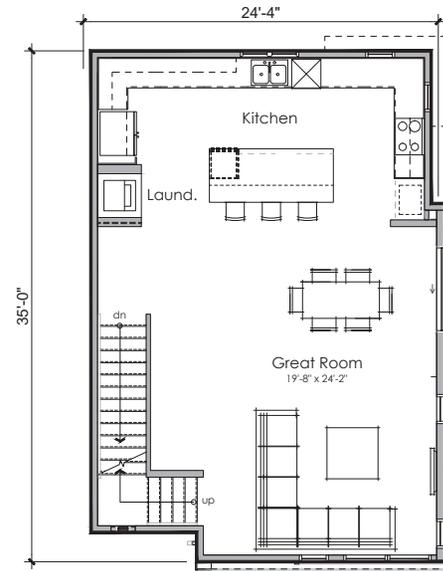
A5.5



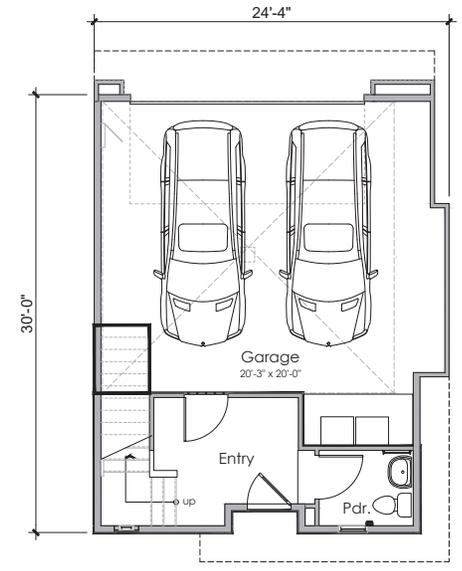
Roof



Third Floor

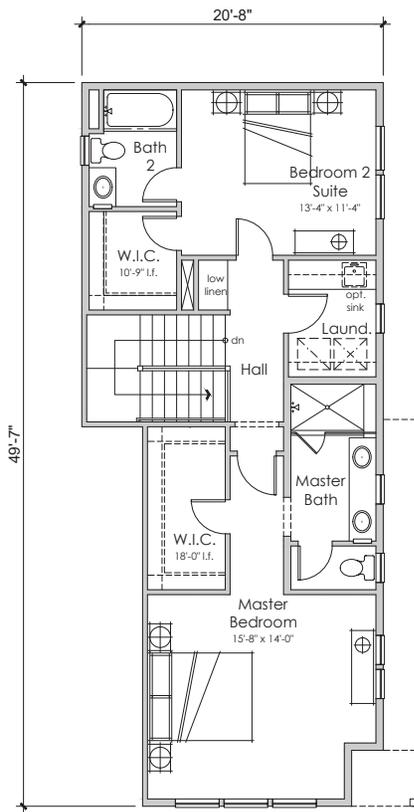


Second Floor

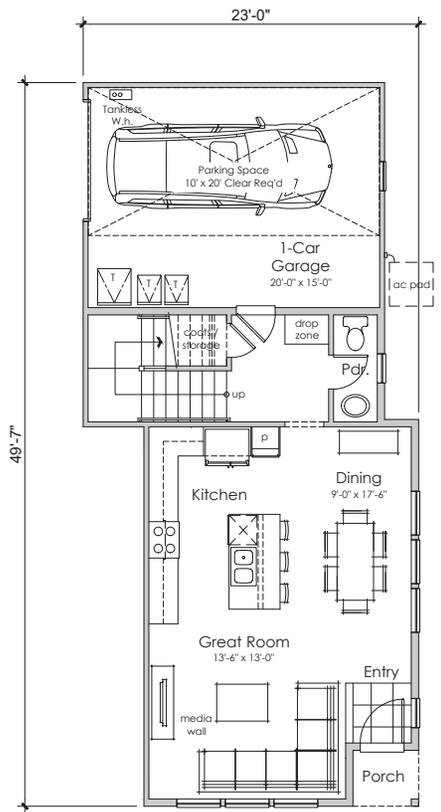


First Floor

P3  
 3 Bedroom  
 2.5 Baths  
 ±1740 n.s.f.

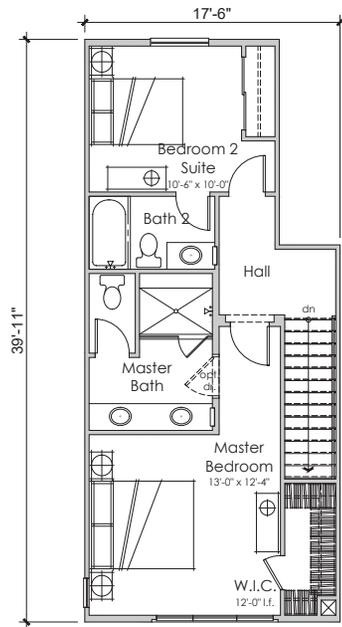


Second Floor

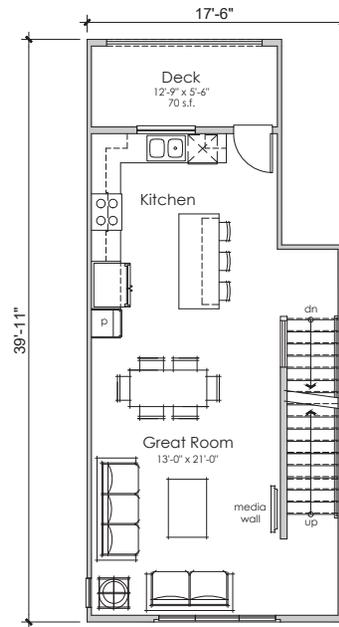


First Floor

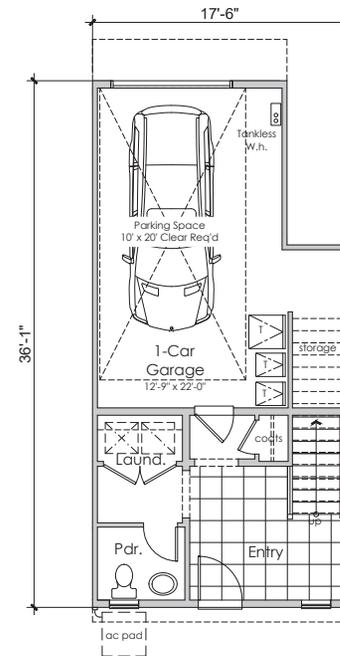
PA  
 2 Bedroom  
 2.5 Baths  
 ±1400 n.s.f.



Third Floor



Second Floor



First Floor

PB  
 2 Bedroom  
 2.5 Baths  
 ±1320 n.s.f.

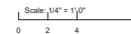


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Floor Plans  
 Townhome Buildings: 5 - 8 : Type C

A5.8



1. Stucco



2. Stucco



3. Stucco



4. Stucco



5. Metal Railing



6. Composite Lap Siding



7. Vinyl Window



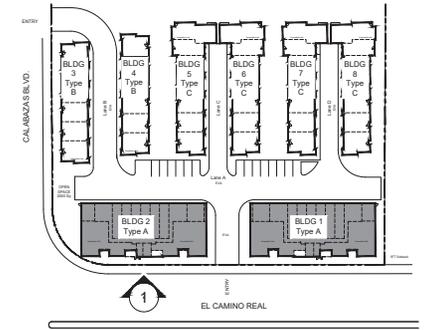
8. Stone Veneer Patio  
medium



9. Metal Railing



10. Metal Awning/ Trellis



Key Map n.t.s.



1. Type A - Front Elevation



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Colors and Materials Board  
Buildings 1 + 2 : Type A

A6.0



1. Stucco



2. Stucco



3. Stucco



4. Stucco



5. Roof



6. Composite Lap Siding



7. Vinyl Window



8. Metal Railing



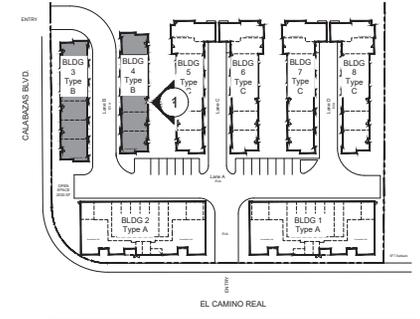
9. Metal Trellis



10. Stone Veneer Patio Light



11. Stone Veneer Patio Medium



Key Map n.t.s.



1. Type B - Front Elevation



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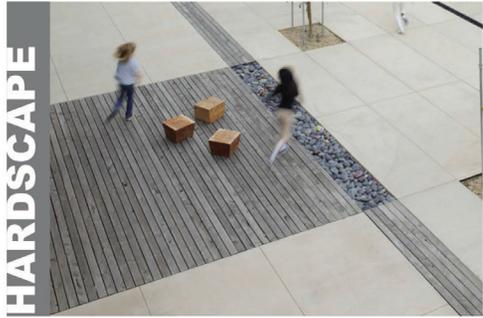


Colors and Materials Board  
Buildings 3 + 4 : Type B

A6.1



HARDSCAPE



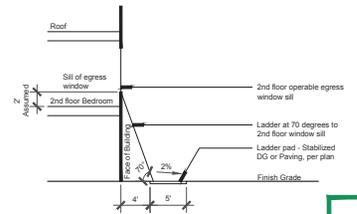
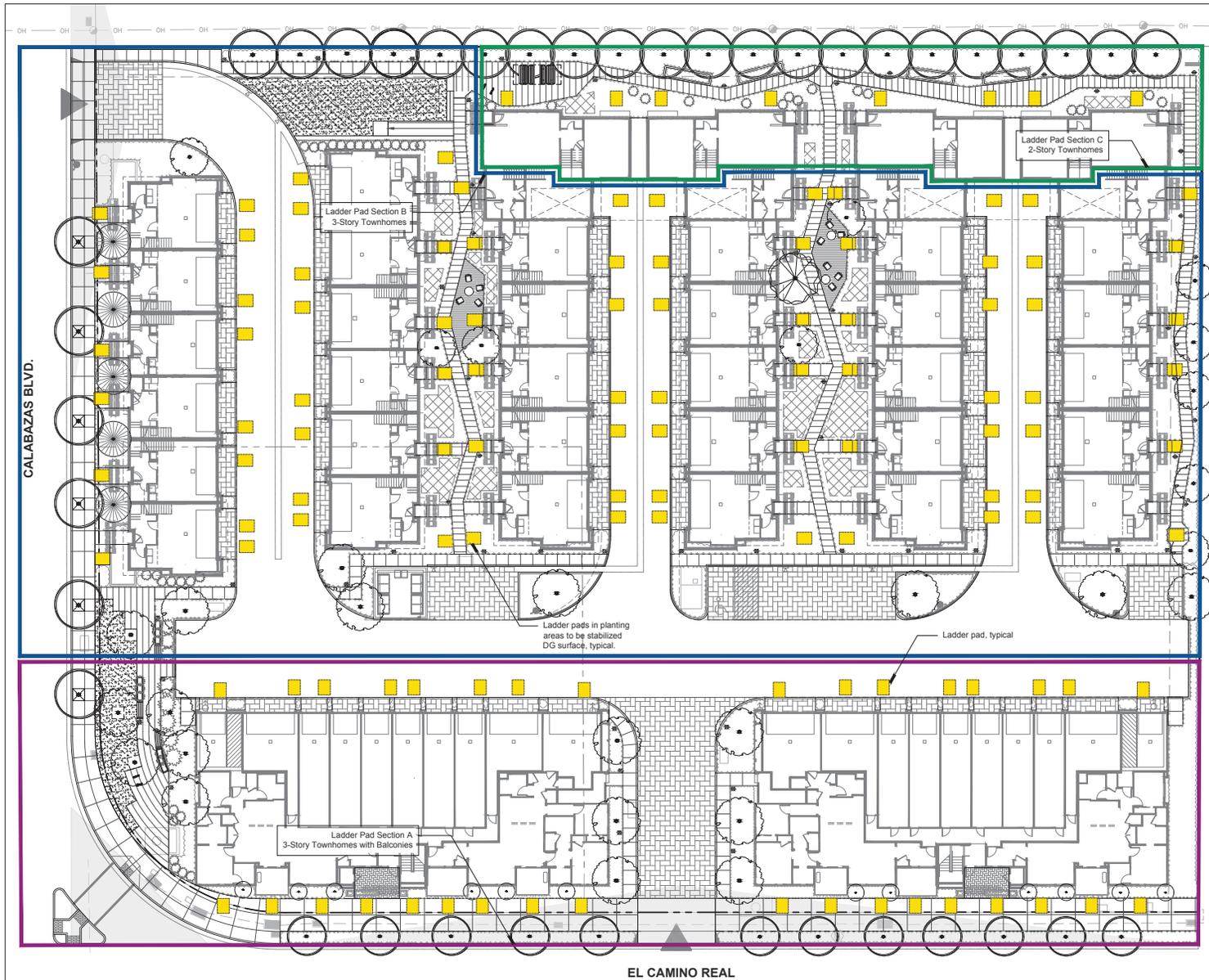
GOOD NEIGHBOR FENCE



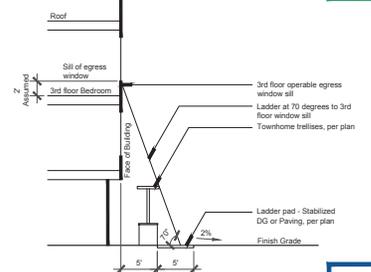
PLANTING



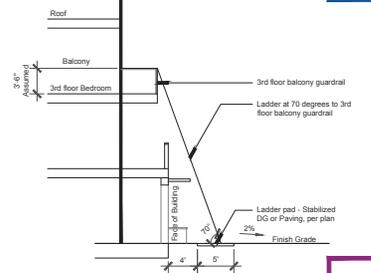




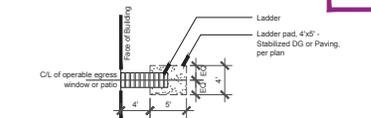
Section C: 2-Story Townhomes



Section B: 3-Story Townhomes



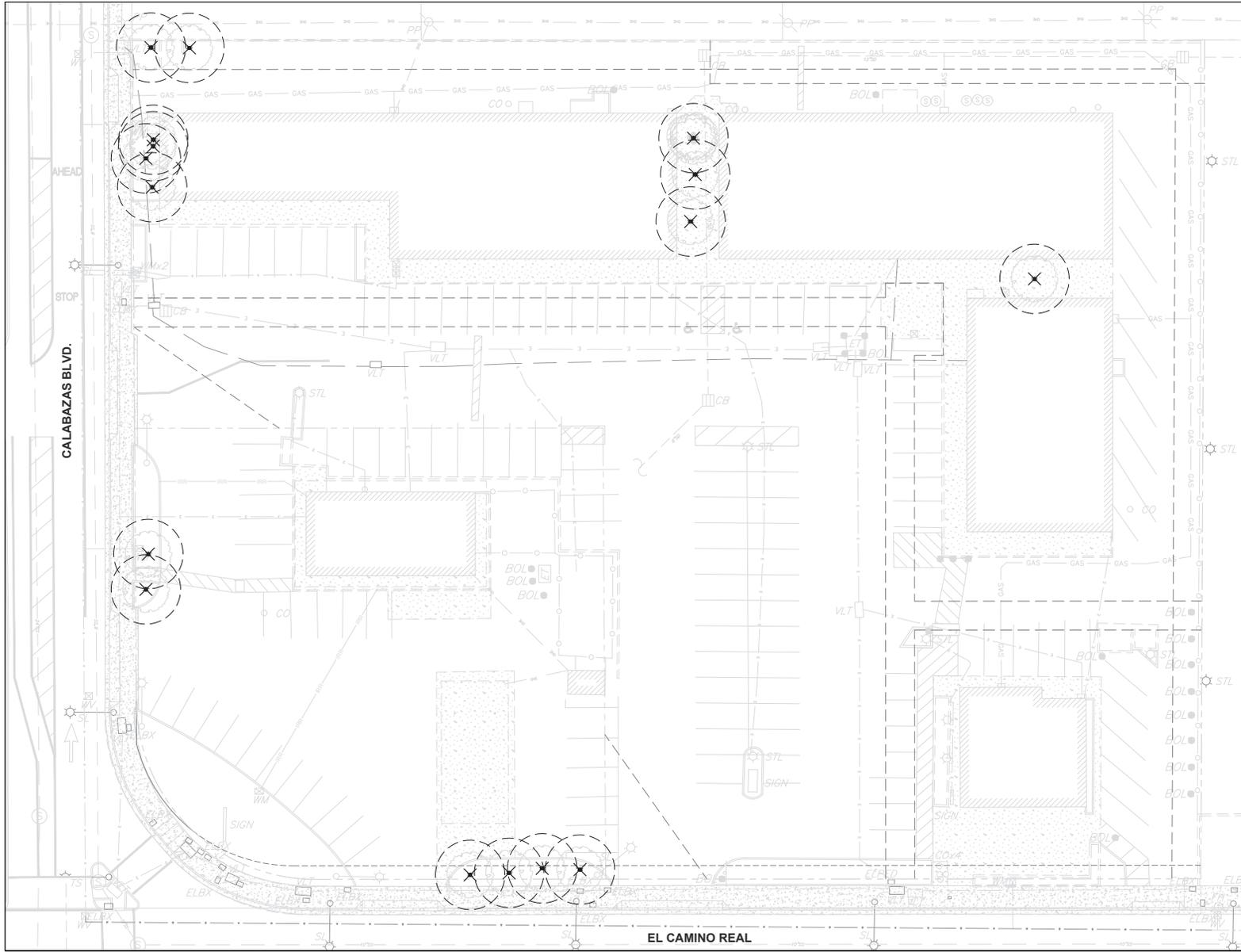
Section A: 3-Story Townhomes with Balconies



Plan View

**Ladder Pad Diagram**

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



**TREE DISPOSITION LEGEND**

Key	Description	Qty
	Total Existing Trees On Site	16
	Existing Trees to be Removed	16
	Existing Trees to Remain	0
	Total Proposed Trees, 24" box min. (Note: Refer to Plant List, sheet L-3)	81

Note: No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture). Refer to sheet L5.1 for City Arborist Specifications.



**CITY OF SANTA CLARA  
ARBORIST NOTES**

**I. GENERAL**

1. No cutting of any part of city trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (408-615-3080).
2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.
3. When construction occurs within the drip line of existing trees, contractor shall pile the soil or the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4"-5" thick bed of mulch. This is to help prevent cutting into the soil surface when the backhoe or tractor blade refills the trench.
4. Refill open trenches quickly within hours of excavation: when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°F or greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 80°, the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist condition. Small roots can dry out and die in 10-15 minutes. Larger roots can succumb in an hour or less under unfavorable weather conditions.
5. When roots 2" or larger are required to be cut, shovel by hand near the roots and prune the roots with an industry-approved pruning tool. Roots that are accidentally broken should be pruned two inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flush of new roots helping the tree to recover from its injury.
6. Contractor shall notify the city arborist or arborist employed by city 72 hours in advance of any work requiring digging around or within the drip line of existing trees.
7. A clear system of flagging must be provided around trees within 20' of the proposed grading. Contractor shall secure approval of such system from the city arborist or arborist employed by city.
8. Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.



**CITY OF SANTA CLARA  
ARBORIST NOTES**

9. Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fencing shall be placed at the drip line of existing trees or, if possible, 1.5 times the radius of the drip line out from the trunk of the tree. A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 8.5"x11" and clearly state "warning - tree protection zone this fence shall not be removed without approval from the city arborist/project arborist". Fences shall be 6-foot tall chain link or equivalent, as approved by the city arborist or arborist employed by city. Fences shall remain until all grading and construction work is completed. In addition, wrap all trees with straw waddle up to the first main branch, and then wrap snow fencing around the waddle on all trees in the construction zone to protect them from bark damage caused by the work.
10. No trenching shall be done within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree is prohibited except in cases where the trenching falls outside the drip line of the tree involved. Except as may be allowed if in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.
11. Any cutting of existing roots of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. Any cutting of existing roots of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist.
12. Grading should not create drainage problems for trees by channeling water into them, or creating sunken areas.
13. All grading within the drip line of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. All grading within the drip line of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist. The original grade at the base of existing trees shall not be modified. If a grade increase is necessary, dry wells should be used.
14. When trenching is allowed, the contractor must first cut roots with a vermeer root cutter prior to any trenching to avoid tagging or pulling of roots.
15. Trees that are determined to be removed by the city arborist or arborist employed by city due to an unforeseen circumstance during construction shall be replaced by the



**CITY OF SANTA CLARA  
ARBORIST NOTES**

- contractor. The city arborist or arborist employed by city shall determine the replacement specie, size, quantity, and spacing.
16. Place 4"-6" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under the tree within the fencing area.
  17. Bore pits are not allowed within the drip line of any tree.

**II. BORING**

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess of 5' DDI, the installation must be made by boring. The beginning and ending distance of the bore from the face of the tree in any direction is determined by the diameter of the tree as specified by the accompanying table:

When the tree diameter at 4 1/2 feet is:	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2 inches	1 foot
3-4 inches	2 feet
6-9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Tree diameter	(minimum) depth of bore
0 inches or less	2.5 feet
10-14 inches	3.0 feet
15-19 inches	3.5 feet
20 inches or more	4.0 feet

**III. TREE PROTECTION**

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior to start of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage to tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arborist employed by city. If a tagged tree is permanently



**CITY OF SANTA CLARA  
ARBORIST NOTES**

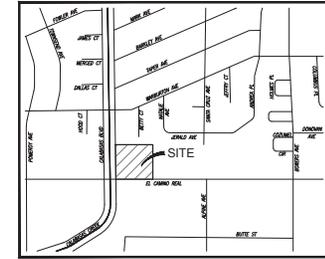
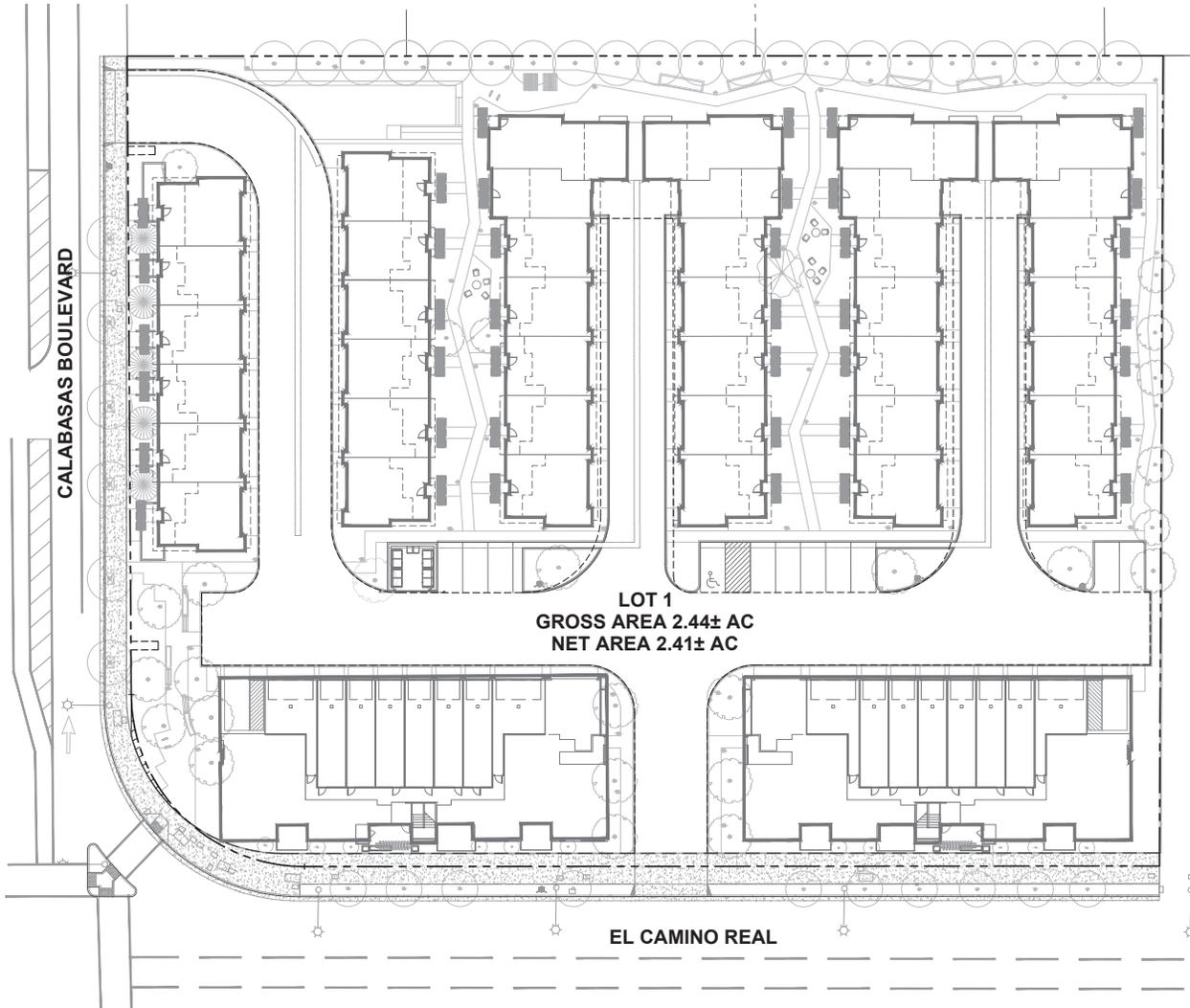
disfigured or killed as a result of the work, contractor shall remove the tree, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, the contractor shall reimburse to the tree owner the amount listed in the table below. The city arborist or arborist employed by city shall be the sole judge of the condition of any tree. Contractor shall provide regular watering of existing landscaping within the construction area through the construction period.

2. Contractor shall pay the tree owner the value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protection and maintenance. The payment amount shall be in accordance with the following schedule of values, using "tree caliper" method established in the most recent issue of the "guide for establishing values of trees and other plants", prepared by the council of tree and landscape architects.

7 inches	\$ 2,400
8 inches	\$ 3,400
9 inches	\$ 4,400
10 inches	\$ 5,200
11 inches	\$ 6,200
12 inches	\$ 7,200
13 inches	\$ 8,200
14 inches	\$ 9,200
15 inches	\$ 10,000
16 inches	\$ 11,000
17 inches	\$ 12,000
18 inches and over: Add for each caliper inch	\$ 1,200

# 3155 EL CAMINO REAL

## SANTA CLARA, CALIFORNIA



### ABBREVIATION:

- AN/PJT Angle Point
- ARV Air Release Valve
- ASB Appurtenant Subbase
- BC Begin Curve
- BS Blowoff Valve
- B/W Back Of Walk
- C&G Curb & Gutter
- CS Centerline
- CR Curb Ramp
- DIP Ductile Iron Pipe
- DL Centerline Of Driveway
- EASE Easement
- EF Edge Of Pavement
- ER Edge Of Return
- FR Fire Hydrant
- FL Fire Line
- FS Fire Service
- FR/W Front Of Walk
- GRD Grade Break
- HP High Point
- INW Invert
- LV Lateral
- LV Rt Low Point
- LV Lt Low Point
- LV Rt Public Utility Easement
- P/C Polypropylene Chloride
- RCP Reinforced Concrete Pipe
- RW R/W
- RS Sanitary Sewer
- SS Sanitary Sewer Clean Out
- SDD Storm Drain Drop Inlet
- SM Storm Drain Manhole
- SMH Sanitary Sewer Manhole
- SSL Sanitary Sewer Lateral
- SSW Sanitary Sewer Lateral
- TC Top Of Curb
- TRC Top Of Depressed Curb
- TRC Top Of Voluted Curb
- TRC Top Of Vertical Curb
- VCP Vitrified Clay Pipe
- WL Water Line Easement
- WM Water Meter
- WS Water Service
- WV Water Valve
- WV Crossing

### LEGEND:

DESCRIPTION	TO BE CONST.	EXISTING
PROPERTY LINE	---	---
CENTERLINE	---	---
CURB AND GUTTER	---	---
SIDEWALK	---	---
STANDARD HOODED INLET	▲	▲
CITY SURVEY MONUMENT	▲	▲
FIRE HYDRANTS	■	■
ELECTROLUER	⊗	⊗
ELECTROLUER (REMOVED/RELOCATED)	⊗	⊗
FULL BOX	⊗	⊗
P, G & E SERVICE POINT	⊗	⊗
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER	---	---
GAS	---	---
ELECTRIC CONDUIT	---	---
JOINT TRENCH	---	---
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
DRIVEWAY	---	---
HANDICAP RAMP	---	---
NEW AC PAVEMENT	---	---
KEY TO CHANGES	---	---
STREET TREES	---	---
WATER METER	---	---

### SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 EXISTING CONDITIONS & PRELIMINARY REMOVAL PLAN
- C3.0 GRADING & DRAINAGE
- C4.0 STORMWATER CONTROL PLAN
- C4.1 STORMWATER CONTROL NOTES & DETAILS
- C4.2 MEDIA FILTER NOTES
- C5.0 UTILITY PLAN
- C5.1 COMPOSITE TREE PLAN
- C6.0 SECTIONS & DETAILS
- C7.0 FIRE PROTECTION PLAN

### SITE ADDRESS

3155 EL CAMINO REAL  
SANTA CLARA, CALIFORNIA

### BASIS OF BEARINGS:

THE BEARING, N 0°29'33" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 5, 1957, IN BOOK 79 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

### BENCHMARK:

VERTICAL DATUM IS BASED UPON SOUND BENCHMARK #31.  
A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABASAS CREEK, HAVING AN ELEVATION OF 88.93 FEET (NAVD88)

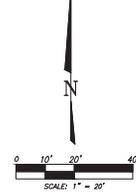
### FLOOD HAZARD NOTE:

THE PARCEL DESCRIBED HEREON IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF SANTA CLARA, SANTA CLARA COUNTY, EFFECTIVE DATE: AUGUST 10, 2021.

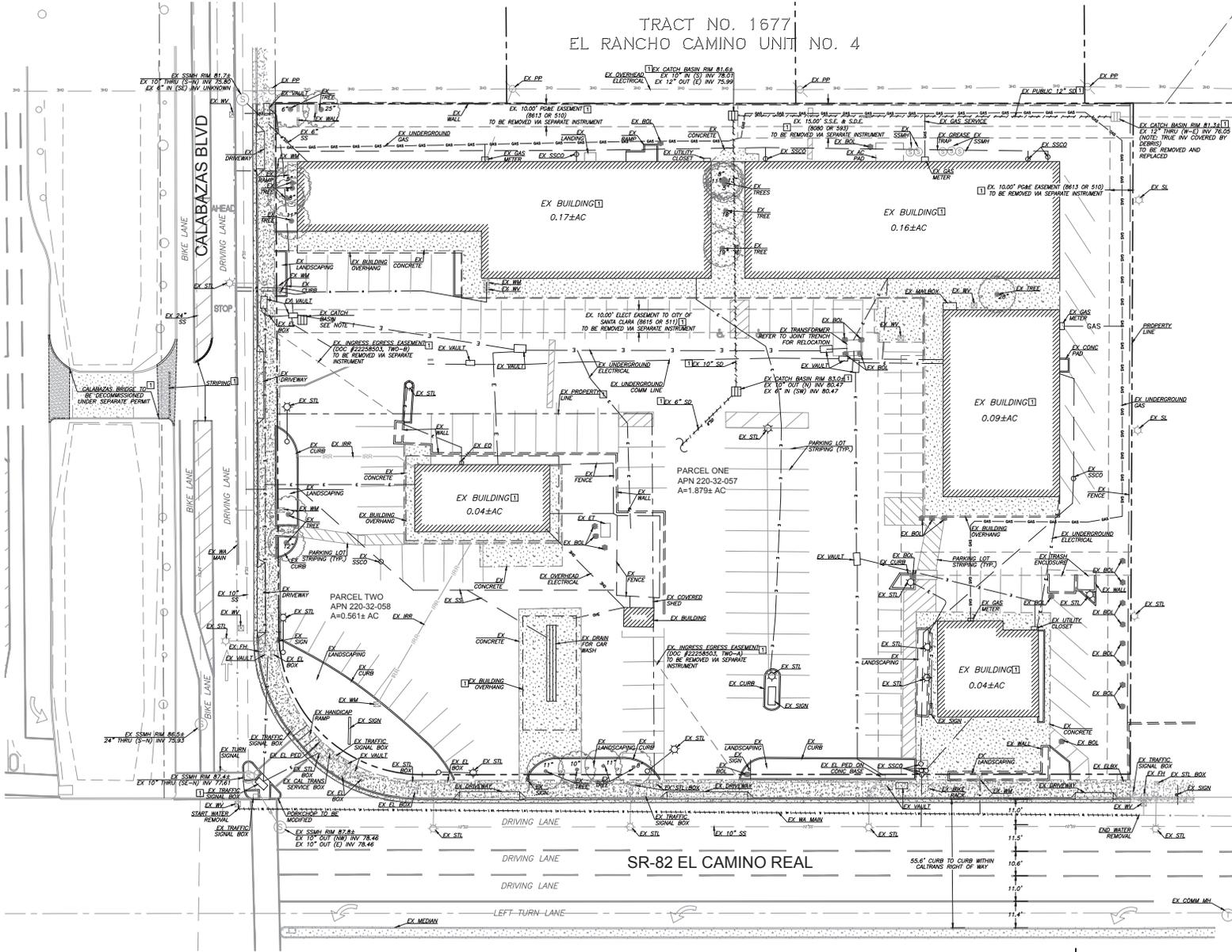
SAID ZONE X IS DEFINED AS AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.

### SURVEY NOTE:

ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM AERIAL AND GROUND SURVEYS COMPLETED ON SEPTEMBER 8, 2020, SEPTEMBER 9, 2020 AND SEPTEMBER 28, 2020. NO ATTEMPT HAS BEEN MADE BY SURVEYOR TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.



TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4



**BASIS OF BEARINGS:**  
THE BEARING IS 89°59'53" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 5, 1997, IN BOOK 76 OF MAPS, PAGE 32, S.C.C.A., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

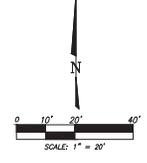
**BENCHMARK:**  
VERTICAL DATUM IS BASED UPON SCONO BENCHMARK #31:  
A BRASS PIN IN THE BENCHMARK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, HAVING AN ELEVATION OF 88.93 FEET (NAVB88).

**GENERAL NOTES:**  
1. SCONO DRAWN SHEET LATERAL UNCOVERED BY SURVEY, TO BE REMOVED ONSITE AND CUT & CAPPED AT PROPERTY LINE PER CITY OF SANTA CLARA STANDARD DETAILS.  
2. UTILITIES SHOWN ON THIS PLAN ARE ONLY CONSIDERED CORRECT UNLESS CONTRACTOR U.S.A. (UNDERGROUND SERVICE ALERT) AT (800)-227-2600 FOR LOCATION OF ALL UTILITIES. THE OWNER/CONTRACTOR MAY HIRE AN INDEPENDENT CONSULTANT TO LOCATE AND VERIFY ALL ONSITE UTILITIES AT THEIR OWN DISCRETION.

- LEGEND**
- TO BE REMOVED
  - ▨ CONCRETE TO BE REMOVED
  - ▩ ASPHALT TO BE REMOVED
  - TREE
  - +++++ TO BE REMOVED

**CONSTRUCTION SOLID WASTE MANAGEMENT NOTES**

1. ALL CONSTRUCTION AND DEMOLITION (C&D) PROJECTS OVER 5,000 SQUARE FEET SHALL TRACK AND DEPOSIT A MINIMUM OF 65% OF THE DEBRIS CREATED DURING THE PROJECT. DIVERSION IS ACHIEVED THROUGH RECYCLING OR REUSE. ALL CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR THE PROPER MANAGEMENT OF THE C&D DEBRIS ON THE PROJECT SITE. THIS MAY INVOLVE SEPARATING RECYCLABLE MATERIALS FROM NONRECYCLABLE MATERIALS BEFORE HAULING TO A RECYCLING OR DISPOSAL FACILITY IN ORDER TO ACHIEVE 65% DIVERSION.
2. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL CREATE A CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) AND OBTAIN A PROJECT TRACKING NUMBER USING SANTA CLARA WASTE INFORMATION HOSTED BY GREENWALD. ALL MISSION TRAILS WASTE SYSTEMS HIRED DEBRIS BOXES SHALL BE TAKEN TO ZANKER LANDFILL FOR PROCESSING. ALL OTHER C&D WASTE SHALL BE TAKEN TO A CITY-AUTHORIZED WASTE DIVERSION FACILITY. FOR A CURRENT LIST OF THESE CITY-AUTHORIZED WASTE FACILITIES VISIT [SANTACLARA.CA.GOV/CD](http://SANTACLARA.CA.GOV/CD).
3. THROUGHOUT THE PROJECT, UPLOAD ALL WEIGHT TICKETS FOR DEBRIS GOING TO SWAGE, RECYCLING AND OPTICAL FACILITIES INTO THE ONLINE WASTE TRACKING SYSTEM. WEIGHT TICKETS MUST STATE THE PROJECT ADDRESS AND THE MATERIAL TYPE ON THE TICKETS MUST MATCH WHAT IS ENTERED INTO THE SYSTEM. FAILURE TO DEFINE AND TRACK WASTE DIVERSION WILL AFFECT THE PROJECT'S DIVERSION RATE AND MAY RESULT IN PENALTIES.
4. AT A MINIMUM OF TWO WEEKS PRIOR TO FINAL BUILDING INSPECTION, UPLOAD ALL WEIGHT TICKETS AND SUBMIT THE CWMP REPORT ONLINE FOR FINAL REVIEW. EVIDENCE OF FINAL APPROVAL IS REQUIRED WHEN REQUESTING THE FINAL INSPECTION.
5. PROJECTS THAT FAIL TO ACHIEVE THE 65% DIVERSION RATE ARE SUBJECT TO A FINE EQUAL TO THE DIVERSION SHORTFALL MULTIPLIED BY THE SQUARE FOOTAGE OF THE PROJECT, MULTIPLIED BY \$1. FINE SHALL BE PAID PRIOR TO THE PROJECT CLOSURE.
6. MISSION TRAIL WASTE SYSTEMS HAS THE EXCLUSIVE RIGHTS TO PROVIDE ALL HIRED DEBRIS BOX SERVICES IN ALL AREAS OTHER THAN THOSE ZONED AS INDUSTRIAL. NO OTHER HAULER SHALL BE HIRED TO PLACE DEBRIS BOXES WITHIN THESE ZONES. DEBRIS BOXES MAY BE ORDERED BY CONTACTING MISSION TRAIL WASTE SYSTEMS AT 408-727-5363. A CITY ENCUMBRANCE PERMIT IS REQUIRED PRIOR TO THE PLACEMENT OF ALL DEBRIS BOX ON A CITY STREET.
7. FOR AREAS ZONED INDUSTRIAL, IT IS PERMISSIBLE TO HIRE A DEBRIS BOX COMPANY FROM THE CITY OF SANTA CLARA'S APPROVED NON-EXCLUSIVE FRANCHISE HAULER LIST. FOR A CURRENT LIST OF APPROVED NON-EXCLUSIVE FRANCHISE HAULERS VISIT [SANTACLARA.CA.GOV/CD](http://SANTACLARA.CA.GOV/CD).
8. THE USE OF ANY OTHER HAULING SERVICE OUTSIDE OF THOSE LISTED ABOVE REQUIRES ADVANCED APPROVAL BY THE CITY OF SANTA CLARA - ENVIRONMENTAL PROGRAMS STAFF. FOR INQUIRES CALL 408-615-3080 OR EMAIL [ENVIRONMENT@SANTACLARA.CA.GOV](mailto:ENVIRONMENT@SANTACLARA.CA.GOV).
9. FAILURE TO ABIDE BY THESE DEBRIS BOX/HAULING REQUIREMENTS IS A VIOLATION OF SANTA CLARA CITY CODES 8.2.2.209 AND IS SUBJECT TO A \$1000 FINE.

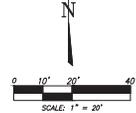
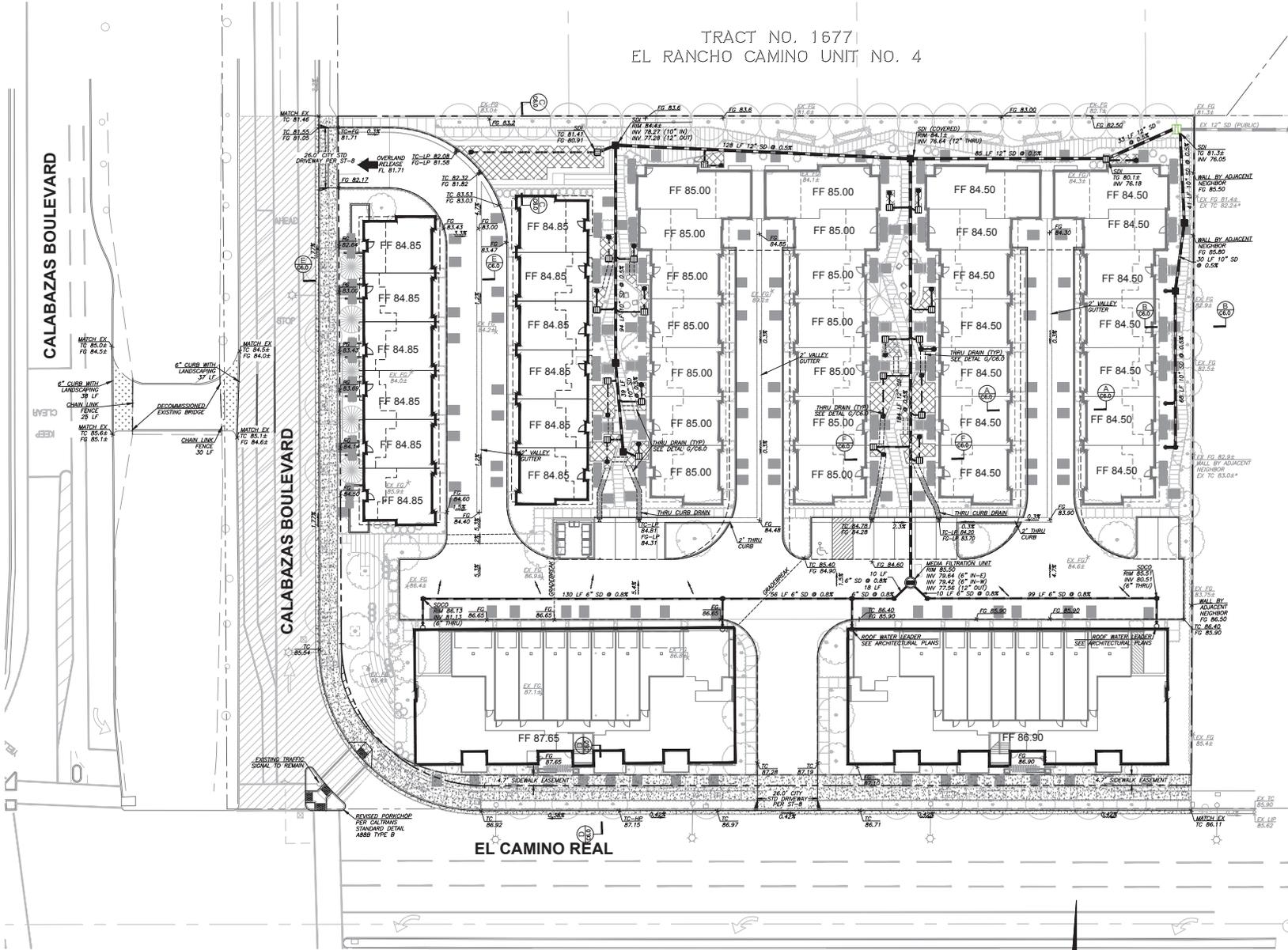


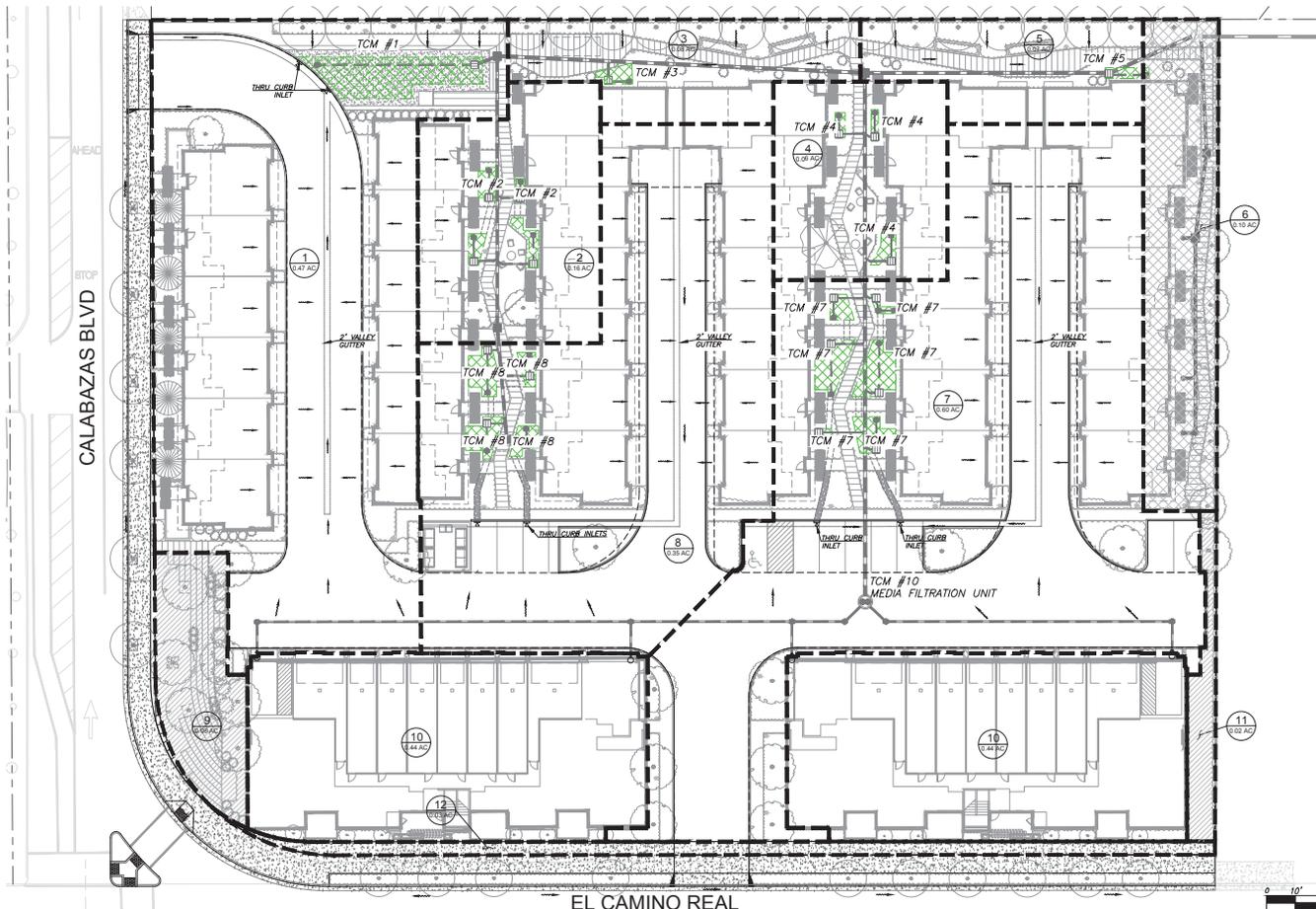
TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4

- GENERAL GRADING & DRAINAGE NOTES:**
1. ALL ON-SITE STORM DRAIN PIPES SHALL BE RCP CLASS II UNLESS OTHERWISE SPECIFIED
  2. ALL PVC TO CONCRETE CONNECTIONS SHALL BE DONE WITH WATERSTOP PER CITY OF SUNSHINE STANDARD DETAIL.
  3. ALL INLETS TO BE INSTALLED PER CITY STANDARD DETAIL.

**LEGEND**

	SLURRY SEAL STRIPING TO BE REPLACED TO PRE-IMPROVEMENT CONDITION
	NEW PLANTING



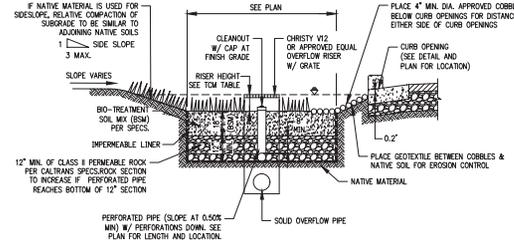


**LEGEND**

- BIOTREATMENT AREAS
- SELF-RETAINING AREAS
- DRAINAGE MANAGEMENT AREA (DMA)
- DRAINAGE AREA (DA)
- DRAINAGE AREA BOUNDARY LINE

**NOTES**

1. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTURES.
2. PER CHAPTER 2.3 OF THE C3 STORMWATER HANDBOOK ROADWAY PROJECTS THAT ADD NEW SIDEWALK ALONG AN EXISTING ROADWAY ARE EXEMPT FROM PROVISION C.3.C OF THE STORMWATER PERMIT.
3. STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
4. DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PLANT AND PROPERTY AND AT THE APPROPRIATE TIME OF YEAR, PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.
5. PROJECT FALLS WITHIN SPECIAL PROJECT CATEGORY "C" STATUS DRAINING AT LEAST 50% OF SITE'S IMPROVED AREA MAY BE TREATED THROUGH MEDIA FILTRATION ELEMENTS INSTEAD OF BIOTREATMENT THROUGH MEDIA FILTRATION.
6. SLOW DRAIN INLETS TO INCLUDE "NO DUMPING" - FLOWS TO BE STOPPED IN 3" WHITE LETTERING PER CITY OF SANTA CLARA STANDARDS.
7. PERFORATED PIPE SHALL BE PVC SDR 35 WITH PERFORATIONS FACED DOWN UNLESS OTHERWISE NOTED.



1 BIORETENTION BASIN W/ LINER  
SCALE: N.T.S.

**SIZING METHODS:**  
4% METHOD & FLOW COMBO

**TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS**

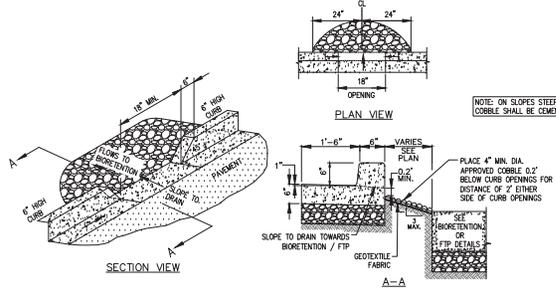
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

**TREATMENT CONTROL MEASURE SUMMARY TABLE**

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (A <sub>D</sub> )	Impervious Area (A <sub>I</sub> )	Permeable Area (A <sub>P</sub> )	Previous Area (A <sub>P</sub> )	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (A <sub>R</sub> )	Bioretention Area Provided (A <sub>P</sub> )	Overflow Riser Height (ft)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Times	Treatment Credit (x.t.)	Comments
1	1	Onsite	Bioretention lined w/ underdrain	LID	2C Flow 4% Method	20,536	17,404	0	3,132	19.60%	696	697	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Bioretention lined w/ underdrain	LID	2C Flow 4% Method	6,973	5,023	0	1,950	6.69%	201	202	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Bioretention lined w/ underdrain	LID	2C Flow 4% Method	3,526	1,580	0	1,946	3.37%	63	63	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Bioretention lined w/ underdrain	LID	2C Flow 4% Method	4,168	3,188	0	980	3.98%	128	132	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
5	5	Onsite	Bioretention lined w/ underdrain	LID	2C Flow 4% Method	3,121	1,432	0	1,689	2.98%	57	60	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
6	6	Onsite	Self-retaining areas	LID	2C Flow 4% Method	4,411	2,473	0	1,938	4.21%	0	0	3	0.25	0.25	N/A	N/A	N/A	N/A	N/A	N/A	
7	7	Onsite	Bioretention lined w/ underdrain	LID	3 Flow Volume Control	35,660	21,599	0	3,691	24.52%	628	628	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
8	8	Onsite	Bioretention lined w/ underdrain	LID	3 Flow Volume Control	15,198	13,006	0	2,292	14.51%	394	399	6	3	3	N/A	N/A	N/A	N/A	N/A	N/A	
9	9	Onsite	Self-retaining areas	LID	N/A	2,320	0	0	2,320	2.21%	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
10	10	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C Flow 4% Method	17,990	15,637	0	2,053	17.17%	0	0	N/A	N/A	N/A	2	2	PhosphoSub	18	N/A	N/A	
11	11	Onsite	Self-retaining areas	LID	2C Flow 4% Method	841	0	0	841	0.80%	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
12	12	Offsite	Roadway Project	N/A	2C Flow 4% Method	859	0	0	856	0.80%	0	0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Totals:						104,714	82,842	0	21,932	100.00%												

**STANDARD STORMWATER CONTROL NOTES:**

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR, PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



CURB OPENING  
SCALE: N.T.S.

**JMH WEISS, INC.**  
Civil Engineering ~ Surveying ~ Land Planning  
1731 TECHNOLOGY DRIVE, #880  
SAN JOSE, CA 95110

**BD|G**  
BayviewDevelopmentGroup

3155 EL CAMINO  
SANTA CLARA CA # 2018-0345

Submittal #4  
02/11/2022

**C4.0**

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEAN-OUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
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11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

J M H Weiss  
 IMH Weiss Project Number: #5133  
 Project Name: 3155 El Camino Real  
 Date: 02/11/2022  
 Project Address: 3155 El Camino Real

Existing Flow Hydrology (10 Year)		Proposed Flow Hydrology (10 Year)	
Existing PerVIOUS Area	3,193	Proposed PerVIOUS Area	20,849
Existing Impervious Area*	101,581	Proposed Impervious Area*	83,925
C Value	0.883	C Value	0.791
Intensity (in/hour)**	1.85	Intensity (in/hour)**	1.85
Acreages	2.41	Acreages	2.41
Existing Q (cfs)	3.93	Proposed Q (cfs)	3.52

Existing Flow Hydrology (100 Year)		Proposed Flow Hydrology (100 Year)	
Existing PerVIOUS Area	3,193	Proposed PerVIOUS Area	20,849
Existing Impervious Area*	101,581	Proposed Impervious Area*	83,925
C Value	0.883	C Value	0.791
Intensity (in/hour)**	2.5	Intensity (in/hour)**	2.5
Acreages	2.41	Acreages	2.41
Existing Q (cfs)	5.31	Proposed Q (cfs)	4.75

Existing to Proposed Flow Differential (CFS) = -0.41  
 Existing to Proposed Flow Reduction % = 10.49%

Existing to Proposed Flow Differential (CFS) = -0.56  
 Existing to Proposed Flow Reduction % = 10.49%

\* "C Value" weighted average counting pervious areas as C=0.18 & impervious as C=0.90  
 \*\* Intensity based on City of San Jose rain gauge with a 10 minute concentration time.

a. Total Site Area = 267 acres		b. Total Site Area Distributed = acres (including clearing, grading, or encroaching)	
Impervious Area (IA)	Pre-project (Existing) IA (ft²)	Existing IA Replaced with IA (ft²)	New IA Created (ft²)
Roof	30,474	17,418	7,465
Surface Parking	20,949	1,107	187
Sidewalks, streets, etc.	30,158	34,059	22,796
c. Total Impervious Area	101,581	0	52,584
d. Total new and replaced impervious area			82,942
Pervious Area (PA)	Pre-project (Existing) PA (ft²)		Total Post-Project PA (ft²)
Landscaping <sup>1</sup>	3,193		23,832
Pervious Paving			
Other (e.g. Green Roof)			
e. Total Pervious Area	3,193		23,832
f. Total Area (IA+PA)	104,774		106,774
g. Percent Replacement of IA in Redevelopment Projects (Final Existing IA Replaced with IA = Total Existing IA) x 100% =			31.77 %

3. State Construction General Permit Applicability:
- a. Is #2.b. equal to 1 acre or more?
- Yes, applicant must obtain coverage under the State Construction General Permit (see [www.scrb.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.scrb.ca.gov/water_issues/programs/stormwater/construction.shtml)) for details.
- No, applicant does not need coverage under the State Construction General Permit.
4. MRP Provision C.3 Applicability:
- a. Is #2.d. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and stand-alone uncovered parking?
- Yes, C.3. source control, site design and treatment requirements apply
- No, C.3. source control and site design requirements may apply - check with local agency
- b. For redevelopment projects, is #2.g. equal to 50% or more?
- Yes, C.2. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire site
- No, C.3. requirements only apply to the impervious area created and/or replaced
5. Hydromodification Management (HM) Applicability:
- a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?
- Yes (continue)  No - exempt from HM, go to page 3
- b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? ([www.sewrmp-w2k.com/hm\\_maps.htm](http://www.sewrmp-w2k.com/hm_maps.htm))
- Yes, the project must implement HM requirements
- No, the project is exempt from HM requirements

<sup>1</sup> The "new" and "replaced" IA are based on the total area of the site and not specific locations on site. "Retained" means to leave existing IA in place. "Replaced" means to reconstruct IA where existing IA is removed. "New" IA is the quantity of IA that exceeds "Retained" IA at the site.  
<sup>2</sup> Include bioretention and infiltration areas in landscaping.

6. Selection of Specific Stormwater Control Measures:

- Site Design Measures**
- Minimize land disturbed (e.g., protect trees and soil)
- Minimize impervious surfaces (e.g., reduction in post-project impervious surface)
- Minimum-impact street or parking lot design (e.g., parking on top-of or under buildings)
- Cluster structures/pavement
- Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)
- Pervious pavement
- Green roof
- Other self-sealing area (e.g., landscaped areas)
- Self-retaining area
- Intercept trees<sup>1</sup>
- Rainwater harvesting and use (e.g., rain barrel, cistern for designated use)<sup>2</sup>
- Preserved open space
- Self-sealing area (e.g., seal, seal, ft. (circle only))
- Protected riparian and wetland areas (upstream of bank, ft.)
- Other
- Source Control Measures**
- Wash areas<sup>3</sup>, drain to sanitary sewer<sup>4</sup>
- Covered dumpster area, drain to sanitary sewer<sup>4</sup>
- Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain<sup>1</sup>
- Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promote treatment)
- Outdoor material storage protection
- Covers, drains for loading docks, maintenance bays, fueling areas
- Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)
- Storm drain labeling
- Other

**Flow Duration Controls for Hydromodification Management (HM)**

- Extended Detention basin
- Underground tank or vault
- Bioretention with outlet control
- Other

<sup>1</sup> See SCRURPPP C.3 Handbook for definitions.  
<sup>2</sup> Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.  
<sup>3</sup> Subject to sanitary sewer authority requirements.  
<sup>4</sup> These treatment measures are only allowed if the project qualifies as a "Special Project".  
<sup>5</sup> These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

**Treatment Measures**

- Non-LID impervious surface drains to self-retaining areas
- LID Treatment**
- Bioretention area
- Flow-through planter
- Tree Well Filter or Trench with bioretention soils
- Rainwater harvest/use (e.g., cistern or rain barrel for onproject use, stored for C.3.d treatment)
- Infiltration trench
- Infiltration wet/dry well
- Subsurface Infiltration System (e.g., vault or large diameter conduit over drain rock)
- Other

**Non-LID Treatment Methods**

- Proprietary high flow rate tree box filter<sup>1</sup>
- Proprietary high flow media filter (sand, compost, or proprietary media)<sup>1</sup>
- Vegetated filter strip<sup>2</sup>
- Extended detention basin<sup>3</sup>
- Vegetated swale<sup>2</sup>
- Other

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: 7			
For Items 2 and 2.3, enter the areas in square feet for each type of surface within the DMA.			
Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface Area	Effective Impervious Area
2.2 Impervious surface	21,999	1.0	21,999
2.3 Pervious surface	3,691	0.1	369
Total DMA Area (square feet) =			25,690
		Total Effective Impervious Area (EIA)	22,368

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5.2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients	
Oakland Airport	18.35	Coefficient of 1.00	
San Jose	14.4	0.67	
		0.56	

- 3.1 Unit basin storage volume from Table 5.2: **0.56** Inches  
 (The coefficient for this method is 1.00, due to the conversion of only landings to effective impervious area)
- 3.2 Adjusted unit basin storage volume: **0.56** Inches  
 (The unit basin storage volume is adjusted by applying the MMR adjustment factor)
- 3.3 Required Capture Volume (in cubic feet): **1,051** Cubic feet  
 (The adjusted unit basin storage volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

- 4.1 Rainfall intensity: **0.2** Inches per hour
- 4.2 Hours of Rain Event Duration: **2.82** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

- 5.1 8% of DMA impervious surface: **895** Square feet
- 5.2 Area 25% smaller than item 5.1: **671** Square feet
- 5.3 Volume of treated runoff for area in item 5.2: **788** Cubic feet (item 5.1 \* 5 inches per hour \* 1/12 \* item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

- 6.1 Subtract item 5.3 from item 3.3: **263** Cubic feet (Amount of runoff to be stored in ponding area)
- 6.2 Divide item 6.1 by item 5.2: **0.4** Feet (Depth of stored runoff in surface ponding area)
- 6.3 Convert item 6.2 from feet to inches: **4.7** Inches (Depth of stored runoff in surface ponding area)
- 6.4 If ponding depth in item 6.3 meets your target depth, skip to item 8.1. If not, continue to Step 7.1.

7.0 Optimize Size of Treatment Measure

- 7.1 Enter an area larger or smaller than item 5.2: **628** Sq. Ft. (enter larger area if you need less ponding depth; smaller for more depth.)
- 7.2 Volume of treated runoff for area in item 7.1: **738** Cubic feet (item 7.1 \* 5 inches per hour \* 1/12 \* item 4.2)
- 7.3 Subtract item 7.2 from item 3.3: **313** Cubic feet (Amount of runoff to be stored in ponding area)
- 7.4 Divide item 7.3 by item 7.1: **0.50** Feet (Depth of stored runoff in surface ponding area)
- 7.5 Convert item 7.4 from feet to inches: **5.99** Inches (Depth of stored runoff in surface ponding area)
- 7.6 If the ponding depth in item 7.5 meets target, stop here. If not, repeat Steps 7.1 through 7.5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

- 8.1 Final surface area of treatment: **628** Square feet (Either item 5.2 or final amount in item 7.1)

\*Note: Check with the local jurisdiction as to its policy regarding the minimum bioretention surface area allowed.

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA: 8			
For Items 2 and 2.3, enter the areas in square feet for each type of surface within the DMA.			
Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Pervious Surface Area	Effective Impervious Area
2.2 Impervious surface	13,906	1.0	13,906
2.3 Pervious surface	1,292	0.1	129
Total DMA Area (square feet) =			15,198
		Total Effective Impervious Area (EIA)	14,035

3.0 Calculate Unit Basin Storage Volume in Inches

Table 5.2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Drawdowns			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficients	
Oakland Airport	18.35	Coefficient of 1.00	
San Jose	14.4	0.67	
		0.56	

- 3.1 Unit basin storage volume from Table 5.2: **0.56** Inches  
 (The coefficient for this method is 1.00, due to the conversion of only landings to effective impervious area)
- 3.2 Adjusted unit basin storage volume: **0.56** Inches  
 (The unit basin storage volume is adjusted by applying the MMR adjustment factor)
- 3.3 Required Capture Volume (in cubic feet): **660** Cubic feet  
 (The adjusted unit basin storage volume [inches] is multiplied by the size of the DMA and converted to feet)

4.0 Calculate the Duration of the Rain Event

- 4.1 Rainfall intensity: **0.2** Inches per hour
- 4.2 Hours of Rain Event Duration: **2.82** Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

- 5.1 8% of DMA impervious surface: **561** Square feet
- 5.2 Area 25% smaller than item 5.1: **421** Square feet
- 5.3 Volume of treated runoff for area in item 5.2: **495** Cubic feet (item 5.1 \* 5 inches per hour \* 1/12 \* item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

- 6.1 Subtract item 5.3 from item 3.3: **165** Cubic feet (Amount of runoff to be stored in ponding area)
- 6.2 Divide item 6.1 by item 5.2: **0.4** Feet (Depth of stored runoff in surface ponding area)
- 6.3 Convert item 6.2 from feet to inches: **4.7** Inches (Depth of stored runoff in surface ponding area)
- 6.4 If ponding depth in item 6.3 meets your target depth, skip to item 8.1. If not, continue to Step 7.1.

7.0 Optimize Size of Treatment Measure

- 7.1 Enter an area larger or smaller than item 5.2: **394** Sq. Ft. (enter larger area if you need less ponding depth; smaller for more depth.)
- 7.2 Volume of treated runoff for area in item 7.1: **463** Cubic feet (item 7.1 \* 5 inches per hour \* 1/12 \* item 4.2)
- 7.3 Subtract item 7.2 from item 3.3: **197** Cubic feet (Amount of runoff to be stored in ponding area)
- 7.4 Divide item 7.3 by item 7.1: **0.50** Feet (Depth of stored runoff in surface ponding area)
- 7.5 Convert item 7.4 from feet to inches: **5.99** Inches (Depth of stored runoff in surface ponding area)
- 7.6 If the ponding depth in item 7.5 meets target, stop here. If not, repeat Steps 7.1 through 7.5 until you obtain target depth.

8.0 Surface Area of Treatment Measure for DMA

- 8.1 Final surface area of treatment: **394** Square feet (Either item 5.2 or final amount in item 7.1)

\*Note: Check with the local jurisdiction as to its policy regarding the minimum bioretention surface area allowed.

OPERATION AND MAINTENANCE INFORMATION:

- I. PROPERTY INFORMATION:  
 I.A. PROPERTY ADDRESS:  
 3155 EL CAMINO  
 SANTA CLARA, CA 95051
- I.B. PROPERTY OWNER:  
 DM INVESTMENT GROUP
- II. RESPONSIBLE PARTY FOR MAINTENANCE:  
 I.A. CONTACT:  
 CALIB CATER
- I.B. PHONE NUMBER OF CONTACT:  
 (650)-397-6280
- I.C. EMAIL:  
 CALIBCATER@BAYVIEWMFG.COM
- I.D. ADDRESS:  
 80 S MARKET ST. SAN JOSE, CA 95113





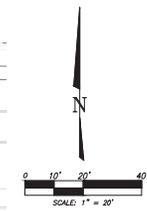
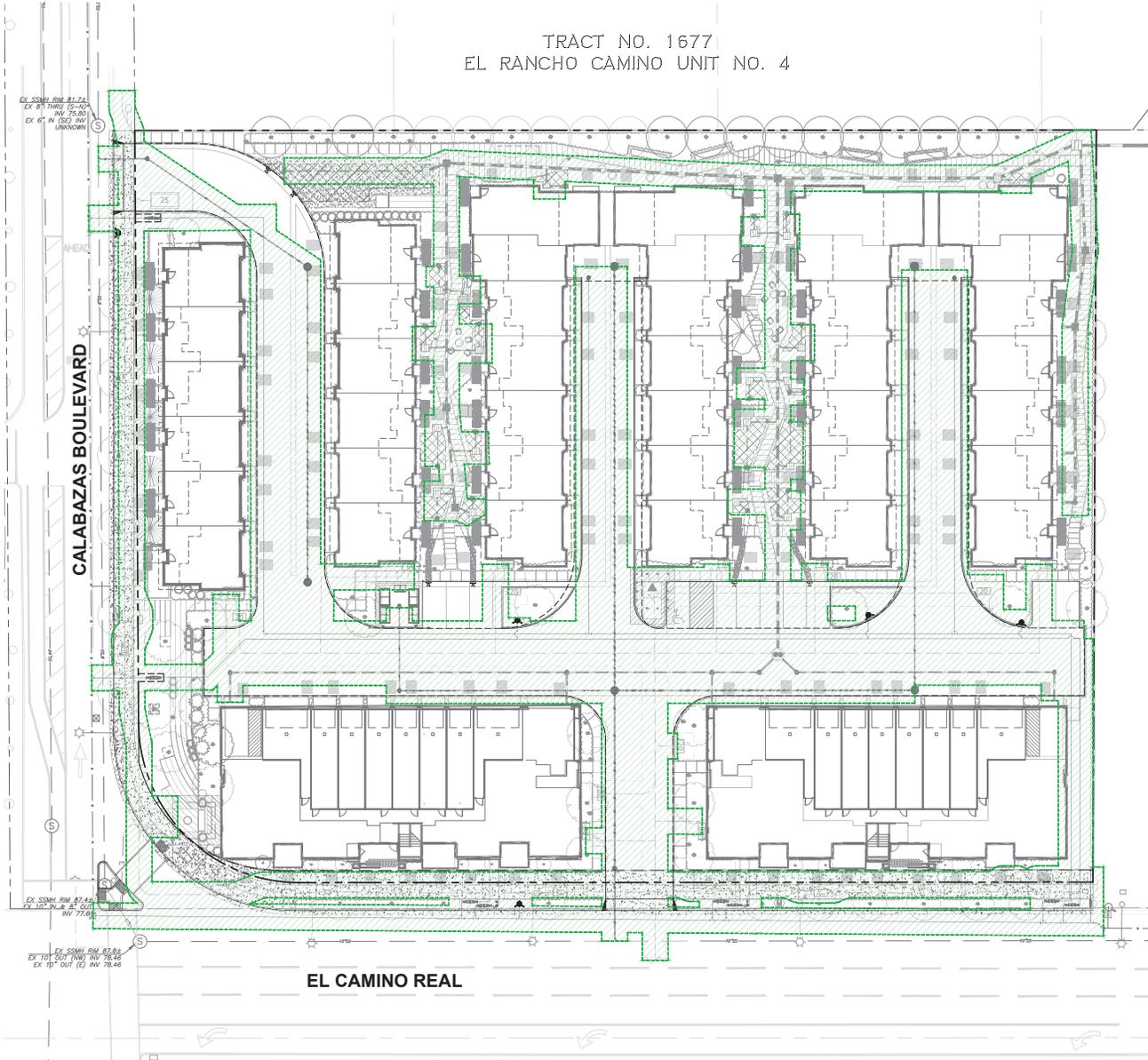
TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4

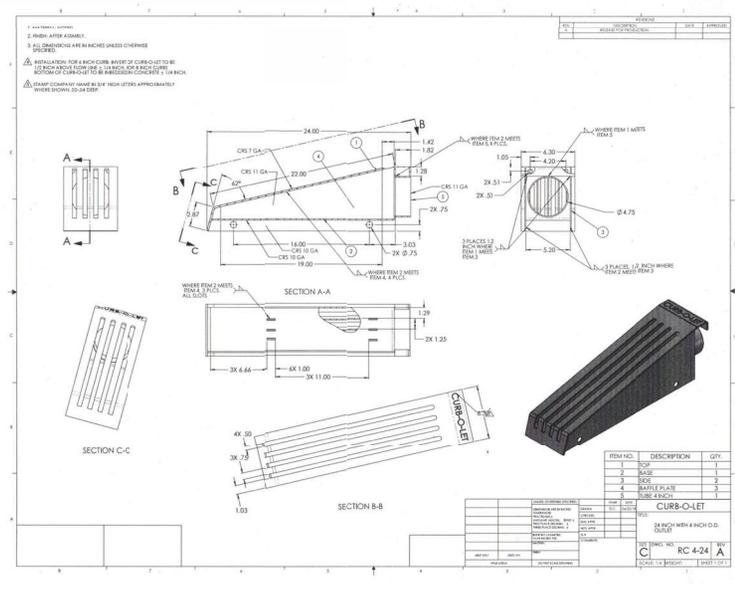
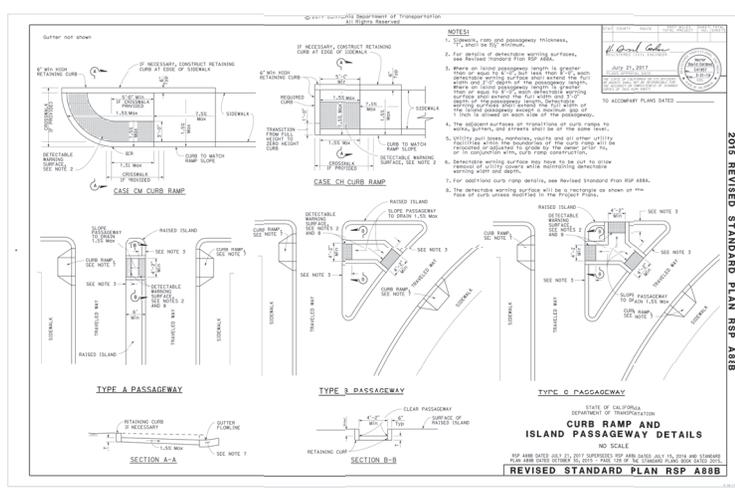
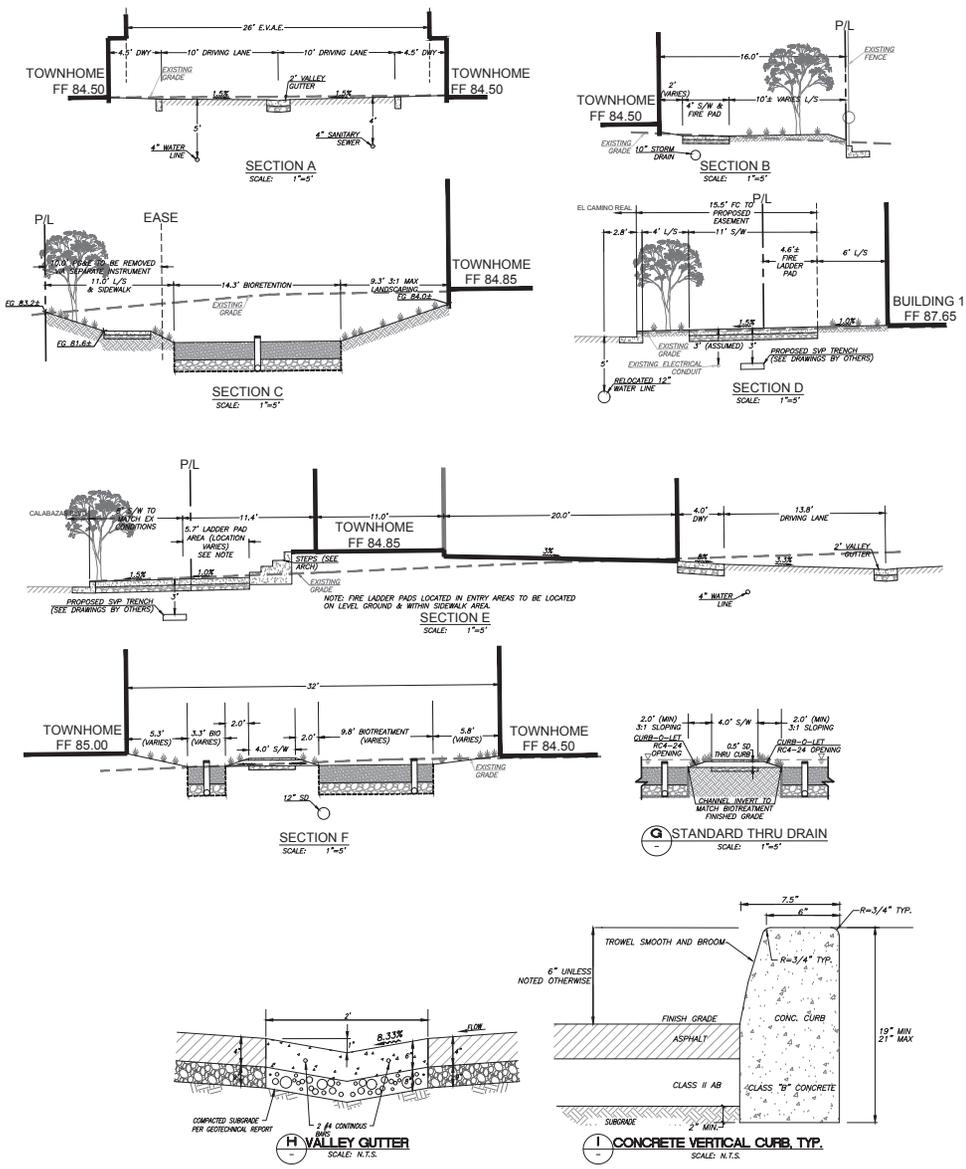
GENERAL COMPOSITE TREE PLAN NOTES

1. EXHIBIT DOCUMENTS 5' FROM DRY & WET UTILITIES AS CLEAR AREA FROM TREE PLANTING.

LEGEND

 5' CLEAR AREA NO TREE PLANTING ZONE





TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4

GENERAL NOTES:

- RED CURB TO READ "NO PARKING-FIRE LANE" IN WHITE PAINT, 6 INCHES IN HEIGHT WITH A MINIMUM 1-INCH STROKE EVERY 25 FEET.
- SEE FIRE ALARM LAYOUT ON PLANS BY OTHERS.
- ALL PRIVATE FIRE HYDRANTS SHOWN HEREON SHALL BE CLOW MODEL 860 OR EQUIVALENT.
- EACH SPRINKLER RISER SHALL BE PROTECTED BY A 17 LB GALVANIC ANODE WITH ALL METAL PIPE AND FITTINGS, FROM THE FLANGE 6" ABOVE FINISHED FLOOR TO THE DUCTILE IRON PIPE EXTENDING 5 LF BEYOND BUILDING LINE, AND BEING BONDED TOGETHER WITH A #8 CABLE.

FIRE PROTECTION NOTES:

- BUILDINGS 1 & 2
  - CONSTRUCTION TYPE: VB
  - SQUARE FOOTAGE NEW WITH ARCHITECTURAL PLANS: 24,255 SF
  - FLOW REQUIREMENTS: 3,188 GPM FROM 3 HYDRANTS
  - MAX DISTANCE FROM ANY POINT TO A HYDRANT: 210 FEET
  - BUILDING 1 SERVED VIA #1, #4, #5, #6, & #7
  - BUILDING 2 SERVED VIA #2, #3, #4, #5, & #7
- BUILDINGS 3-4
  - CONSTRUCTION TYPE: VB
  - SQUARE FOOTAGE NEW WITH ARCHITECTURAL PLANS: 12,940 SF
  - FLOW REQUIREMENTS: 2,250 GPM FROM 3 HYDRANTS
  - MAX DISTANCE FROM ANY POINT TO A HYDRANT: 225 FEET
  - BUILDING 3 SERVED VIA #1, #2, & #3
  - BUILDING 4 SERVED VIA #1, #2, & #3
- BUILDINGS 5-8
  - CONSTRUCTION TYPE: VB
  - SQUARE FOOTAGE NEW WITH ARCHITECTURAL PLANS: 14,440 SF
  - FLOW REQUIREMENTS: 2,438 GPM FROM 3 HYDRANTS
  - MAX DISTANCE FROM ANY POINT TO A HYDRANT: 225 FEET
  - BUILDING 5 SERVED VIA #1, #3, & #4
  - BUILDING 6 SERVED VIA #1, #3, & #4
  - BUILDING 7 SERVED VIA #4, #5, & #6
  - BUILDING 8 SERVED VIA #4, #5, & #6
- ALL FIRE TRUCK ACCESSIBLE ROADWAYS FOR THIS PROJECT ARE, OR WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE AN INSTALLATION DRAWING. REFER TO CONTRACTOR'S SHOP DRAWINGS FOR PIPE SIZING, LOCATION AND APPURTENANCES.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION, THE RATING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE OVERHEAD SPRINKLER CONTRACTOR FOR LOCATION OF RISER ASSEMBLIES.
- ALL FIRE DEPARTMENT ACCESS ROADS, WATER MAINS, AND FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.
- LADDER PADS AS SHOWN LOCATED IN DRIVEWAYS OR HARDSCAPE AREAS. LADDER PADS REQUIRED TO BE BUILT AROUND LANDSCAPING WILL BE CONSTRUCTED VIA HARDSCAPE MATERIALS.

MATERIALS SCHEDULE

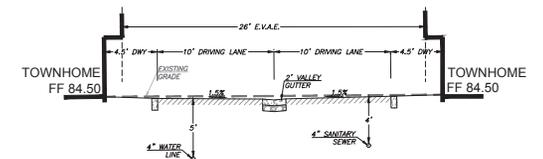
SANITARY SEWER PIPE	SDR26 OR EQUIVALENT
WATERMAIN (FS) PIPE	C900 CL200 PVC OR EQUIVALENT
STORM DRAIN	RCP CLASS III OR EQUIVALENT

FIRE SERVICE NOTES:

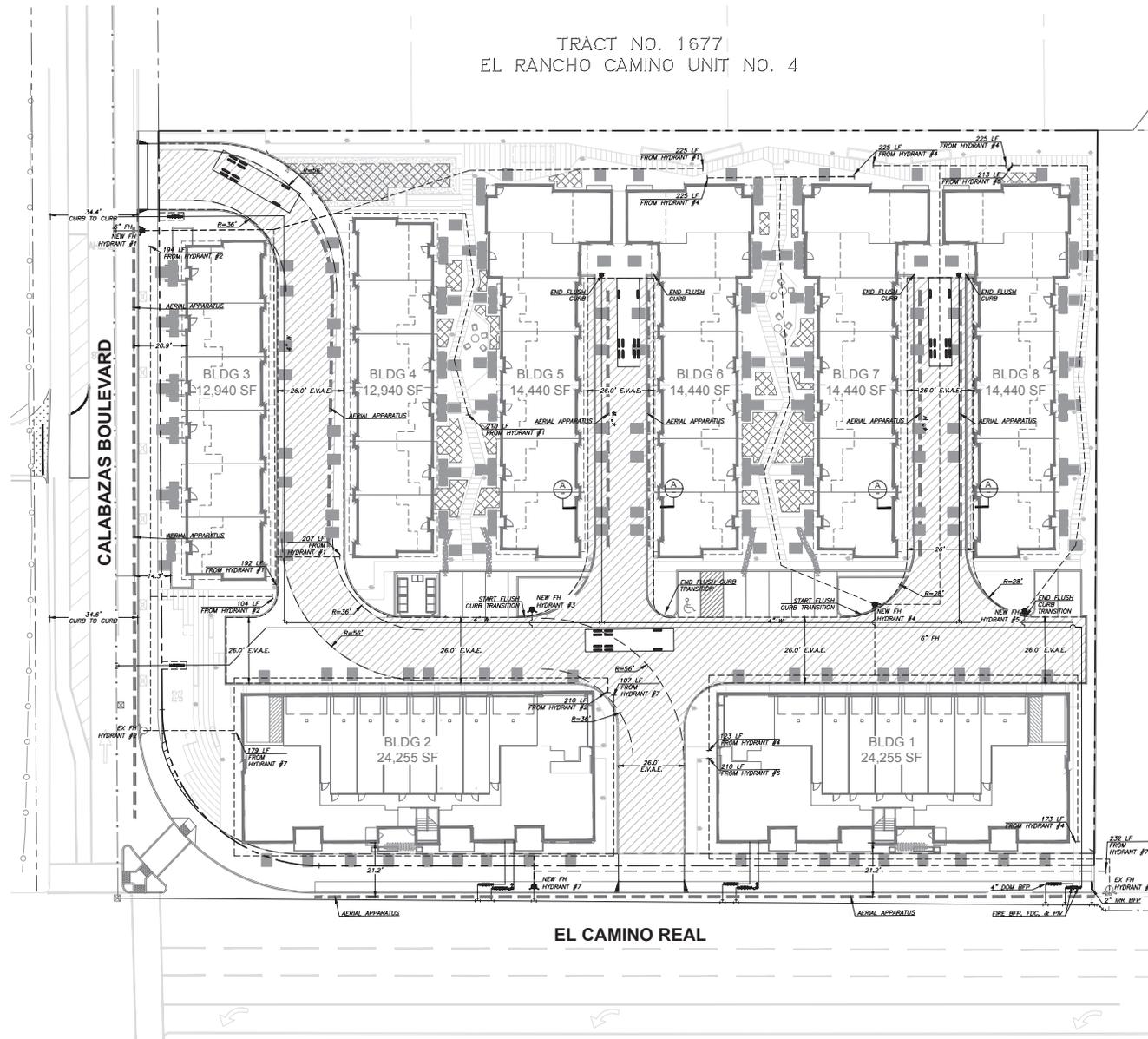
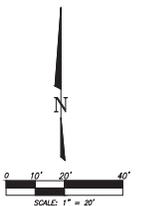
- FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND CONTRACTOR TO PROVIDE SHOP DRAWINGS. EXISTING FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER. A SEPARATE PERMIT IS REQUIRED FOR UNDERGROUND FIRE SERVICE.
- FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK.

LEGEND

- FIRE TRUCK ENVELOPE AREA
- AERIAL APPARATUS
- LADDER PAD (TO BE BUILT ON HARDSCAPE)
- ROLLED CURB LIMITS

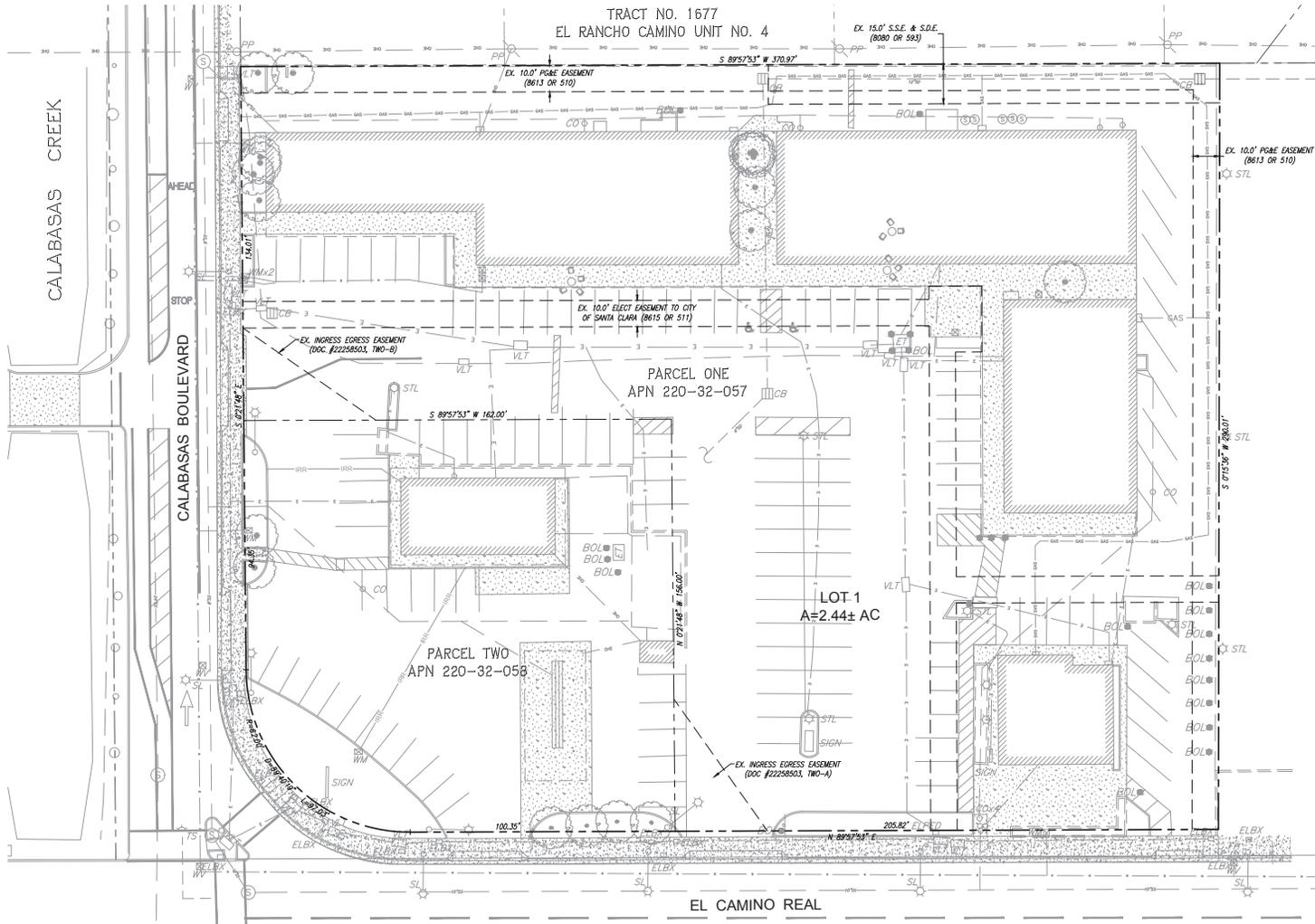


SECTION A  
SCALE: 1" = 5'





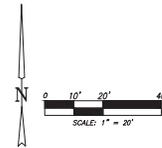
TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4



LEGEND & ABBREVIATIONS

- EX. PROPERTY LINE
- - - - EX. PROPERTY LINE TO BE REMOVED
- NEW PROPERTY LINE
- - - - EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING LINE
- FENCELINE
- WALL
- PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- AREA DRAIN OR CATCH BASIN
- COMMUNICATIONS VAULT
- CURB DRAIN
- DETECTOR
- DETECTOR CHECK VALVE
- ELECTRICAL UTILITY BOX

- ELECTROLIER/STREET LIGHT
- ELECTRICAL VAULT
- GAS VALVE
- SANITARY SEWER CLEANOUT
- SIGN
- SITE LIGHT
- SPOT ELEVATION
- SPOT ELEVATION (AERIALY DERIVED)
- STREET LIGHT BOX
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL BOX
- TRANSFORMER
- UTILITY CONDUIT
- UTILITY MANHOLE (TYPE UNKNOWN)
- UTILITY POLE
- UTILITY VAULT (TYPE UNKNOWN)
- WATER METER
- WATER VALVE



EXISTING BOUNDARY AND TOPOGRAPHY

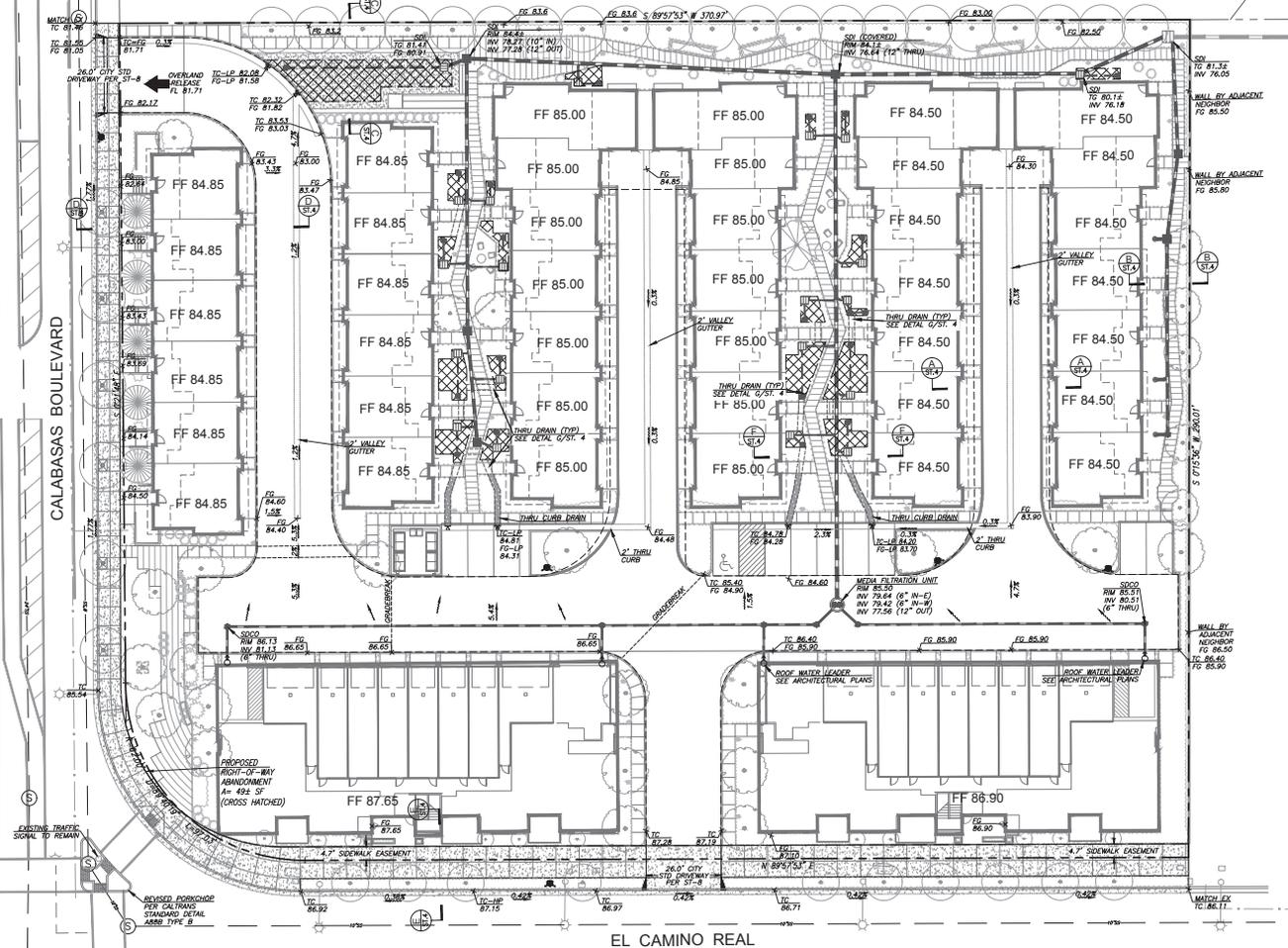
**VESTING TENTATIVE TRACT MAP**  
FOR RESIDENTIAL CONDOMINIUM PURPOSES  
3074 - 3157 EL CAMINO REAL  
PLN2020-14674  
SANTA CLARA CALIFORNIA

**JMH WEISS, INC.**  
Civil Engineering ~ Surveying ~ Land Planning  
1721 Technology Drive, Ste 6000 San Jose, CA 95110  
Tel: (408) 286-4555

REVISIONS	
#	DESCRIPTION
1	10/19/2020 FIRST SUBMITTAL
2	09/11/2021 SECOND SUBMITTAL
3	12/22/2021 THIRD SUBMITTAL
4	02/11/2022 FOURTH SUBMITTAL

AS SHOWN	02/11/2022	5213	2 OF 4
SCALE	DATE	JOB NO.	

TRACT NO. 1677  
EL RANCHO CAMINO UNIT NO. 4



LEGEND & ABBREVIATIONS

- |     |                                 |   |                         |                                  |
|-----|---------------------------------|---|-------------------------|----------------------------------|
| --- | EX. PROPERTY LINE               | ⊕ | ELECTRICAL/STREET LIGHT |                                  |
| --- | EX. PROPERTY LINE TO BE REMOVED | ⊕ | ELECTRICAL VAULT        |                                  |
| --- | NEW PROPERTY LINE               | ⊕ | GAS VALVE               |                                  |
| --- | EXISTING EASEMENT LINE          | ⊕ | SANITARY SEWER CLEANOUT |                                  |
| --- | PROPOSED EASEMENT LINE          | ⊕ | SKIN                    |                                  |
| --- | BUILDING LINE                   | ⊕ | ⊕                       | SITE LIGHT                       |
| --- | FENCELINE                       | ⊕ | + 100.0                 | SPOT ELEVATION                   |
| --- | WALL                            | ⊕ | - 100.0                 | SPOT ELEVATION (AERALLY DERIVED) |
| --- | PROPOSED STORM DRAIN            | ⊕ | ⊕                       | STREET LIGHT BOX                 |
| --- | PROPOSED SANITARY SEWER         | ⊕ | ⊕                       | STORM DRAIN MANHOLE              |
| --- | PROPOSED WATER                  | ⊕ | ⊕                       | TRAFFIC SIGNAL BOX               |
| --- | AREA DRAIN OR CATCH BASIN       | ⊕ | ⊕                       | TRANSFORMER                      |
| --- | COMMUNICATIONS VAULT            | ⊕ | ⊕                       | UTILITY CONDUIT                  |
| --- | CURB DRAIN                      | ⊕ | ⊕                       | UTILITY MANHOLE (TYPE UNKNOWN)   |
| --- | DETECTOR                        | ⊕ | ⊕                       | UTILITY POLE                     |
| --- | DETECTOR CHECK VALVE            | ⊕ | ⊕                       | UTILITY VAULT (TYPE UNKNOWN)     |
| --- | ELECTRICAL UTILITY BOX          | ⊕ | ⊕                       | WATER METER                      |
|     |                                 | ⊕ | ⊕                       | WATER VALVE                      |



PRELIMINARY GRADING, DRAINAGE & UTILITIES

VESTING TENTATIVE TRACT MAP

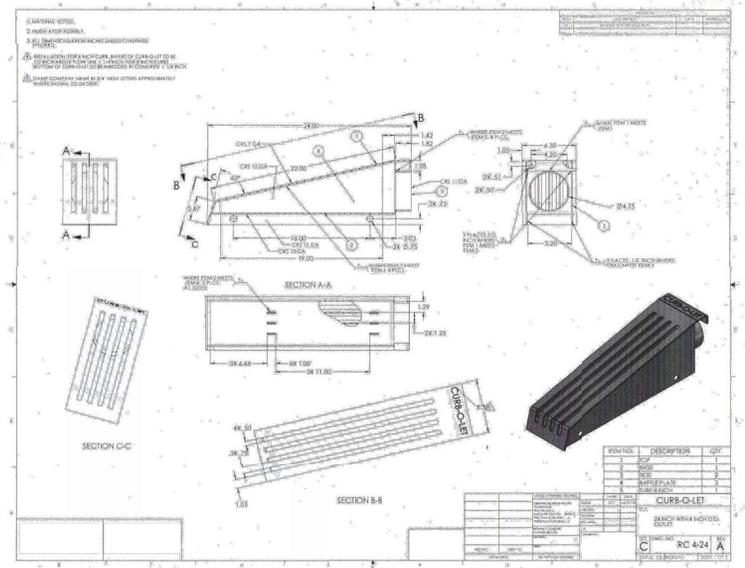
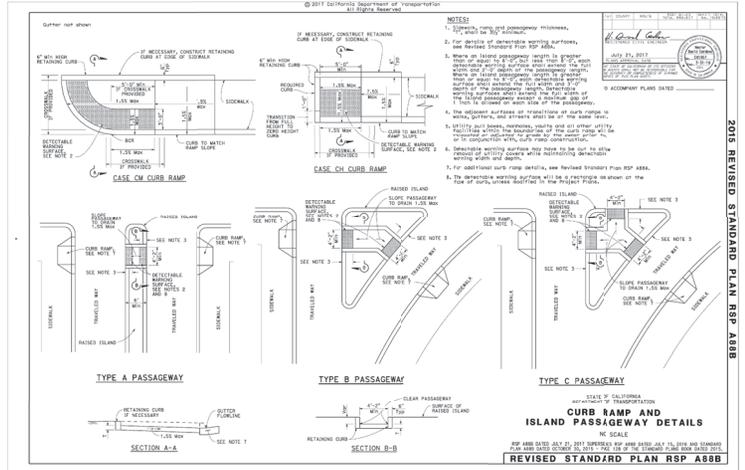
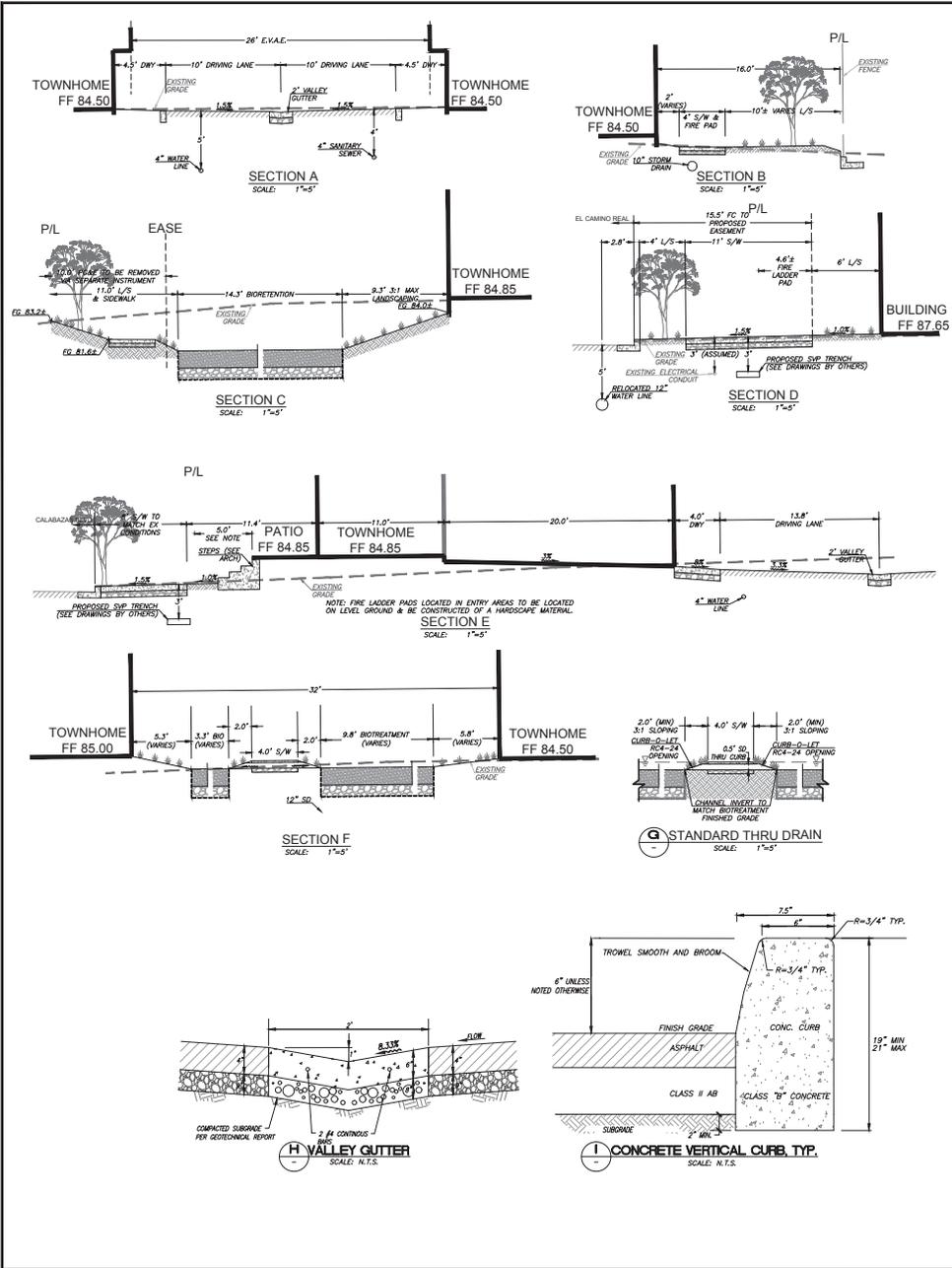
FOR RESIDENTIAL CONDOMINIUM PURPOSES  
3074 - 3157 EL CAMINO REAL  
PLN2020-14674 CALIFORNIA

**JMH WEISS, INC.**  
Civil Engineering ~ Surveying ~ Land Planning  
1721 Technology Drive, Ste 6000 San Jose, CA 95110  
Tel: (408) 286-4555

REVISIONS	
#	DATE DESCRIPTION
1	10/19/2020 FIRST SUBMITTAL
2	09/19/2021 SECOND SUBMITTAL
3	12/22/2021 THIRD SUBMITTAL
4	02/11/2022 FORTH SUBMITTAL

AS SHOWN	02/11/2022	5213	3 OF 4
SCALE	DATE	JOB NO.	

JMH WEISS, INC. - 3041 O Center Ave - Suite 600 (San Jose) CA 95128-1000 FAX: 408.286.4555  
USER: San\_Rancho\_22.1v (Dwg Text), Worksheet: Worksheet 1 (2) (4)





VICINITY MAP  
N. T. S.

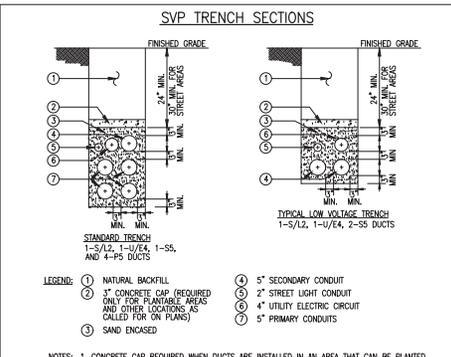
WORK RESPONSIBILITY  
JOINT TRENCH

TRENCHING EXCAVATE & BACKFILL	PG&E
GAS MATERIAL SUPPLY & INSTALL	PG&E
ELECTRIC CABLE SUPPLY & INSTALL	PG&E
ELECTRIC CONDUIT SUPPLY & INSTALL	PG&E
ELECTRIC BOXES SUPPLY & INSTALL	PG&E
ELECTRIC TRANSFORMER PADS SUPPLY & INSTALL	PG&E
ELECTRIC SWITCHGEAR & TRANSFORMER SUPPLY & INSTALL	PG&E
TELEPHONE CONDUIT SUPPLY & INSTALL	PG&E
TELEPHONE CABLE SUPPLY & INSTALL	PG&E
TELEPHONE SPICE BOXES SUPPLY & INSTALL	PG&E
TELEPHONE S&I PAD SUPPLY & INSTALL	PG&E
C.A.T.V. CONDUIT SUPPLY & INSTALL	PG&E
C.A.T.V. SPICE BOXES SUPPLY & INSTALL	PG&E
C.I.E.C. FIBER CONDUIT	ACCEPTED / DECLINED
C.I.E.C. FIBER SPICE BOXES	ACCEPTED / DECLINED
DIRECTIONAL DRILL / JACK AND BORE	PG&E

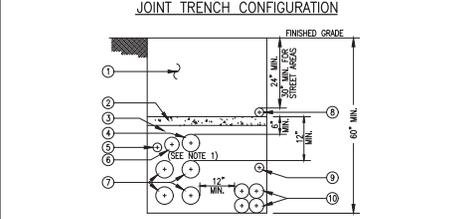
THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

CIVIL IMPROVEMENT PLANS/GRADING PLANS	12-10-2021	PRELIMINARY
ARCHITECTURAL ELECTRIC PLANS	12-10-2021	PRELIMINARY
APPlicant DESIGN (GAS)		RECEIVED
SVP DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	12-10-2022	PRELIMINARY
LIGHT LOCATIONS		

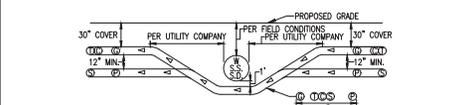
**VISION UTILITY PARTNERS is not responsible for any schedule changes or delays.** OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CALIFORNIA CONSTRUCTION SAFETY ORDERS.



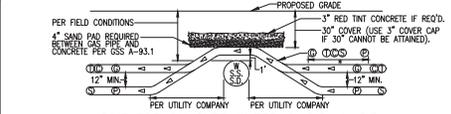
- LEGEND:**
- 1 NATURAL BACKFILL
  - 2 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
  - 3 SAND ENCASED
  - 4 5" SECONDARY CONDUIT
  - 5 2" STREET LIGHT CONDUIT
  - 6 4" UTILITY ELECTRIC CIRCUIT
  - 7 5" PRIMARY CONDUITS
  - 8 PG&E GAS
  - 9 CATV CONDUIT
  - 10 TELEPHONE CONDUITS
- NOTES:**
- CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. USE A 3 SACK MINIMUM MIX FOR THE CONCRETE.
  - ALL DIMENSIONS SHOWN ARE MINIMUM REQUIRED. 30" MINIMUM COVER OVER PRIMARY DUCTS IS REQUIRED. NUMBER AND SIZES OF DUCTS TO BE SHOWN ON DETAILED SVP TRENCH DRAWINGS.
  - DUCTS SHALL BE SEPARATED, TIED TOGETHER, AND SUPPORTED WITH 3" NON-METALLIC SPACERS AT 4'-0" INTERVALS. NO METALLIC MATERIALS MAY BE USED TO PROVIDE CROSS SUPPORT OR BE PLACED ACROSS DUCT BANKS.
  - IF ADDITIONAL PRIMARY DUCTS ARE REQUIRED, ADD THEM TO THE BOTTOM OF THE TRENCH USING THE SAME CONFIGURATION AS SHOWN IN THE ADJACENT DETAILS.
  - BACKFILL IN ACCORDANCE WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT SPECIFICATIONS. SAND BACKFILL AROUND DUCTS WITH 90% MINIMUM COMPACTION. SEE "MATERIALS" SECTION IN UG-1000 FOR SAND REQUIREMENTS.



- LEGEND:**
- 1 NATURAL BACKFILL
  - 2 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
  - 3 SAND ENCASED
  - 4 5" SECONDARY CONDUIT
  - 5 2" STREET LIGHT CONDUIT
  - 6 4" UTILITY ELECTRIC CIRCUIT
  - 7 5" PRIMARY CONDUITS
  - 8 PG&E GAS
  - 9 CATV CONDUIT
  - 10 TELEPHONE CONDUITS
- NOTES:**
- REFER TO "TRENCH CROSS-SECTIONS" FOR TYPICAL ELECTRIC TRENCH SECTIONS AND MINIMUM DUCT SPACING REQUIREMENTS.
  - MINIMUM DEPTH AND SEPARATION REQUIREMENTS BETWEEN GAS, CATV, AND TELEPHONE CONDUITS TO BE PROVIDED BY THE RESPECTIVE UTILITIES.
  - DEPTH AND BACKFILL REQUIREMENTS FOR JOINT TRENCHES IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
  - JOINT TRENCH CONSTRUCTION REQUIREMENTS APPLY WHEN ALL UTILITY SUBSTRUCTURES ARE INSTALLED AT THE SAME TIME.



JOINT TRENCH UNDER WATER & S.S. & S.D.  
\*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D.  
\*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

**NOTE:** TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

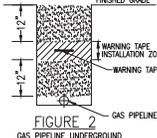
TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E AND SVP. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E AND SVP ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E AND SVP APPROVAL.

GENERAL NOTES:

- THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
- ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
- COVER CLEARANCE AND SEPARATION SHALL BE AS SHOWN AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER CLEARANCE AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 178 AND 4807R 192.301 AND 4807R 192.302 AND 4807R 192.327. ALL UTILITIES SHALL BE ANCHORED IN PLACE PRIOR TO CONSTRUCTION, OR OTHERWISE BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPLETION.
- TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES CLEARANCE AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
- NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
- WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM 3" MINUS SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN A 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
- PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "NET" UTILITIES AS DESCRIBED IN LUO STANDARD "SAS" AS THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "NET" FACILITIES IS 3' WITH A MINIMUM 1" OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "NET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1" OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
  - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY AHEAD OF THE PLANNING AND DESIGN PHASE OF THE PROJECT.
  - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER.
  - USE A PROPOSED BARRIER AND/OR BARRIER BETWEEN THE "NET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1" OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPUTS ON BUILDINGS ARE CONSIDERED A "NET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
- SEPARATIONS SHALL BE MAINTAINED AT UNDERGROUND SEPARATION POINTS:
  - PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF GAS FACILITIES:
    - RANDOMLY SELECTED SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - THE SEVES AND SCREENS SHALL BE:
      - 1/2" SIEVE: 30" DIAMETER STAINLESS STEEL MESH SCREEN.
      - 1/4" SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
  - FOR SVP ELECTRIC SUBSTRUCTURE BACKFILL REQUIREMENTS, SEE SVP STANDARD DOCUMENT UG-0345.
  - COMPACT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
  - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, POLE CROSSING, OR OTHER IMPACT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
  - PG&E APPROVED IMPORT MATERIAL IS PER CGE ENGINEERING GUIDELINE 4123.
  - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE ATTIKABLE WITH NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIAL IS REQUIRED. BEDDING UNDER COMPANY FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
  - FOR ELECTRIC FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE ATTIKABLE WITH NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIAL IS REQUIRED. BEDDING UNDER COMPANY FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
  - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
  - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
- THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
- SERVICE SAIDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PRODUCTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SAIDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVER REQUIREMENTS ARE MAINTAINED.
- CONTRACTOR TO INCREASE GAS METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/UTILITY PARTNERS' SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING, MECHANICAL, ENGINEERS' PLAN. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT APPLY RELATING TO EARTHQUAKE VALVES.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

- A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND REPAIR REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR TO THE APPLICABLE TRENCH TOLERANCE ZONE. THE WARNING TAPE IS BROADCAST AND DUBBED WITH EXCAVATING EQUIPMENT. IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
- INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLATION OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE TAPE.
- WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
- WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL GAS METER REQUIREMENTS\*

METER TYPE	LOAD (SQFT)	DELIVERY PRESSURE (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR RISER (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSING SIZE OUT (INCHES)
TYPICAL RESIDENTIAL	0-350	0.25	N/A UNLESS USING FLEX-NOSE METER	24	6 TO 9	4
400 TO 1000	351-1,400	0.25	N/A UNLESS USING FLEX-NOSE METER	24	6 TO 9	6
CLASS	601-2,400					
1.5M OR SM ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
SM OR TM ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	84 X 36 X 4	106	20	VARIES

\*ACTUAL METER-SET CONFIGURATIONS MAY VARY DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ELECTRICAL AND GAS SERVICE REQUIREMENTS SCHEDULE.  
\*DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SECT AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

PG&E PM#: \_\_\_\_\_

GAS: \_\_\_\_\_

DESIGN CHANGE COMPONENT

ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE      PHONE NUMBER

CONSTRUCTION NOTES:

- ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E LUO STANDARD 5E453 (EFFECTIVE DATE 7-5-2006) AND SILICON VALLEY POWER STANDARD DOCUMENT UG-1000.
- ALL WORK MUST COMPLY WITH PG&E SVP, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLES MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E/UTILITY PARTNERS REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT VIOLATE THESE REQUIREMENTS.
- BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
- IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
- VERIFY SPICE BOX EXCAVATION SIZES WITH SUPPLIERS).
- THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
- CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- IF THE TRENCHING CONTRACTOR'S CROSSING TO PROJECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR PROTECTING OTHER SYSTEMS.
- VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR THE PROJECT IMPROVEMENTS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, SVP, TELEPHONE, CATV, CONDUIT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
- CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY PROCEPS AND LOCAL CODES AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER, PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) 2 WEEKS WORKING DAYS PRIOR TO START OF WORK.
- CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
- THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONDUIT SIZES AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
- NOTE: PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS. IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
- WATER SEWER DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, FERTILIZERS, IRRIGATION, STEAM AND OTHER "NET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E AND SVP FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
- IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "NET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
- THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
- THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER  
PLEASE NOTE AND SIGN

ALL ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPER. EXISTING UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

SIGNED \_\_\_\_\_  
DATE \_\_\_\_\_

FOR VIZION USE ONLY  
QA REVIEW

UTILITY	APPROVED BY	DATE
AIR&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

DEVELOPER:  
BAYVIEW DEVELOPMENT GROUP  
60 S MARKET ST, SUITE 450  
SAN JOSE, CA 95113  
CALEB CARTER  
T: 831-578-9896  
E: CALEB.CARTER@BAYVIEWDGC.COM

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH INTENT

PROJECT NO: 20-055  
SCALE: 1" = 30'  
DATE: K. MENDOZA  
DRAWN BY: R. FALCON  
CHECKED BY: PG&E QUALIFIER DESIGNER  
LAST MODIFIED: 02-11-2022  
DRAWING NO: JT-1  
SHEET: 1 OF 2

JOINT TRENCH TITLE SHEET  
3141-3155 EL CAMINO REAL  
NEW BUSINESS  
BAYVIEW DEVELOPMENT GROUP  
SANTA CLARA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
No. 26429  
EXPIRES 06-30-25  
DATE OF SIGNATURE

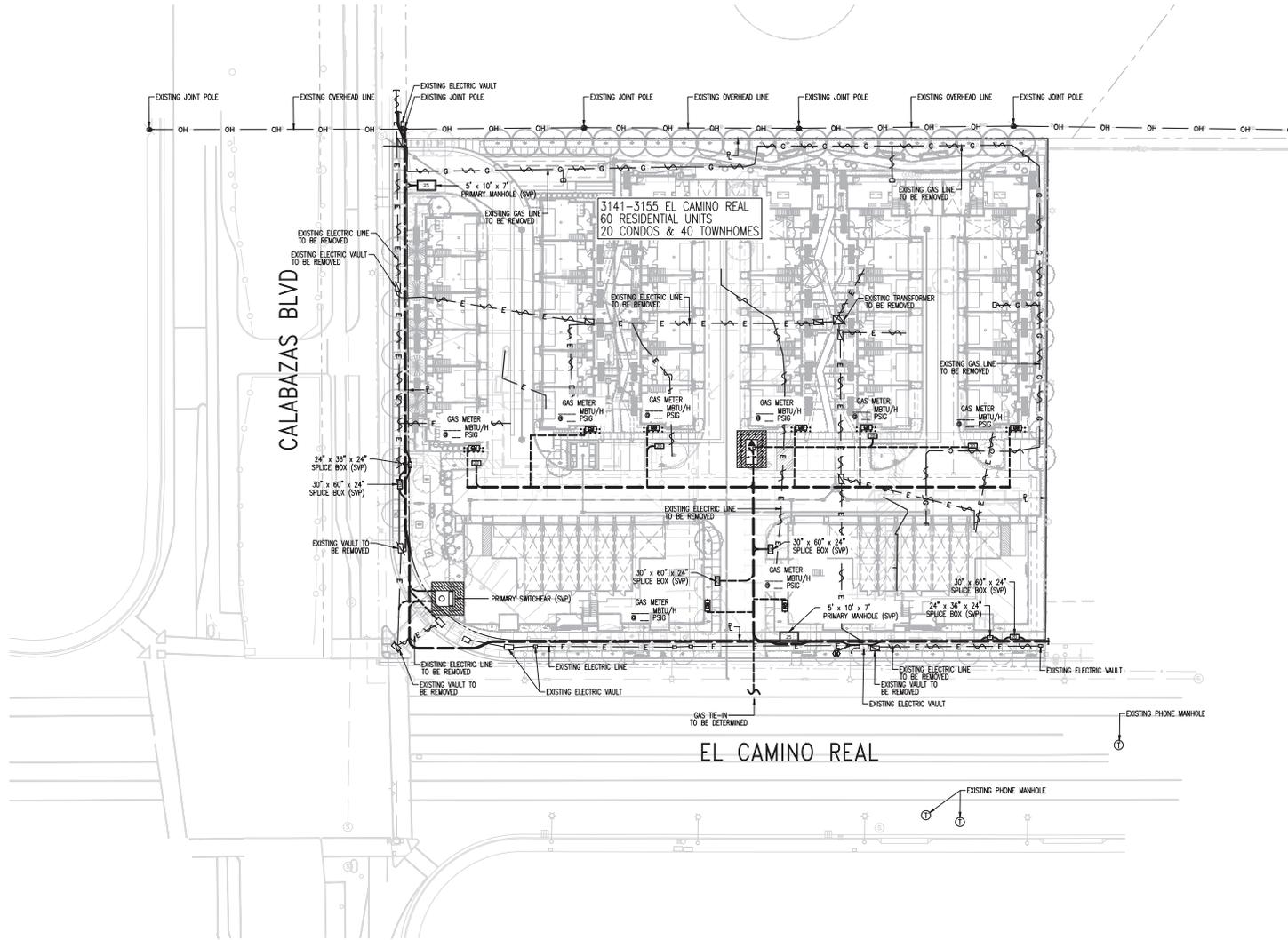
**UTILITIES**  
PLEASE CONFIRM  
TIE IN LOCATIONS

**-PRELIMINARY-  
NOT FOR CONSTRUCTION**

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

**LEGEND**

-  PROPOSED SERVICE TRENCH
-  PROPOSED GAS METER
-  PRIMARY SWITCHGEAR (SVP)
-  84" x 75" THREE PHASE TRANSFORMER PAD (SVP)  
WORKING SPACE SHOWN WITH 8' APRON
-  24" x 36" x 24" SPLICE BOX (SVP)
-  30" x 60" x 24" SPLICE BOX (SVP)
-  5' x 10' x 7' PRIMARY MANHOLE (SVP)
-  EXISTING JOINT POLE
-  OH — EXISTING OVERHEAD LINE
-  ⓪ — EXISTING PHONE MANHOLE
-  — EXISTING ELECTRIC LINE TO BE REMOVED
-  — EXISTING ELECTRIC VAULT TO BE REMOVED
-  — EXISTING GAS LINE TO BE REMOVED



**NOTE TO COMCAST:**  
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND  
VAULTS. DEVELOPER TO PROVIDE TRENCH.

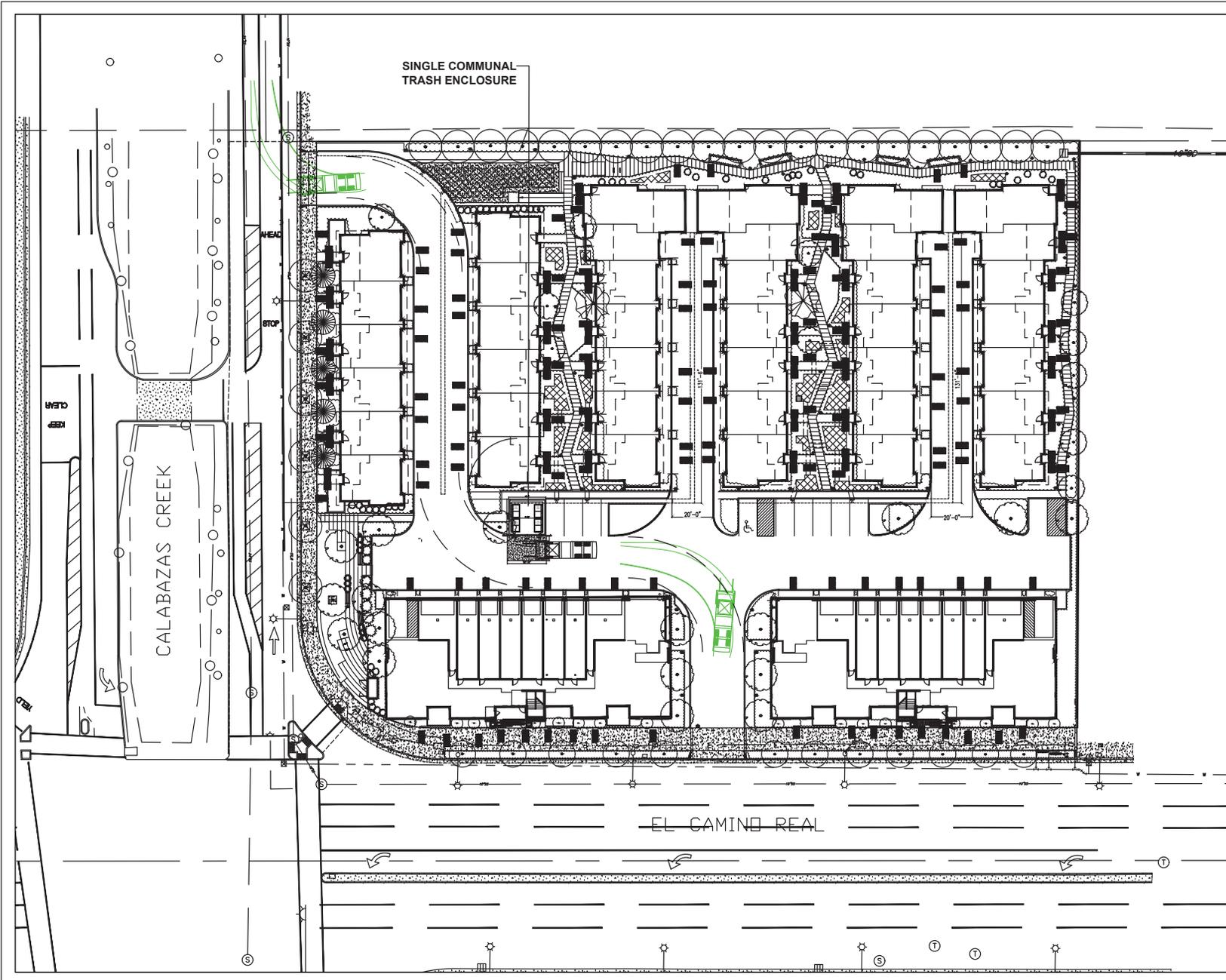
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A  
LICENSED SURVEYOR PRIOR TO CONSTRUCTION.  
SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE  
SHEET (JT-1) REGARDING EXISTING CONDITIONS.

**SHEET INDEX**

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH INTENT

REVISION SUBMITTAL #1	DATE 11/22/21	
JOINT TRENCH INTENT <b>3141-3155 EL CAMINO REAL</b> NEW BUSINESS BAYVIEW DEVELOPMENT GROUP		
SANTA CLARA CALIFORNIA		
		
PROJ. NO.: 20-055 SCALE: 1" = 30' FILE: K. MENDOZA DRAWN BY: R. FALCON CHECKED BY: POPE QUALIFIED DESIGNER LAST UPDATED: 02-11-2022 DRAWING NO.: JT-2 SHEET: 2 OF 2		





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 EMERYVILLE, CALIFORNIA 94608  
 P: 415.292.5400  
 F: 415.292.5410  
 SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

12.20.21	SUBMITTAL #2
----------	--------------

NO.	DATE	ISSUE / REVISION	ISSUED BY

3155 EL CAMINO  
 SANTA CLARA, CA

PROJECT

SITE PLAN

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN DU	T0.1
APPROVED SB	
DATE 02/11/2022	
SCALE	

**SINGLE ENCLOSURE PROJECTED TRASH COLLECTION SCHEDULE / WK**

SERVICE	M	T	W	T	F	S
WASTE - 3CY - LOOSE	2			2		
RECYCLING - 3CY - LOOSE	2			2		



AMERICAN TRASH MANAGEMENT  
 1900 POWELL STREET, SUITE 220  
 EMERYVILLE, CALIFORNIA 94608  
 P: 415.292.5400  
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 SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY
12.22.21		SUBMITTAL #2	

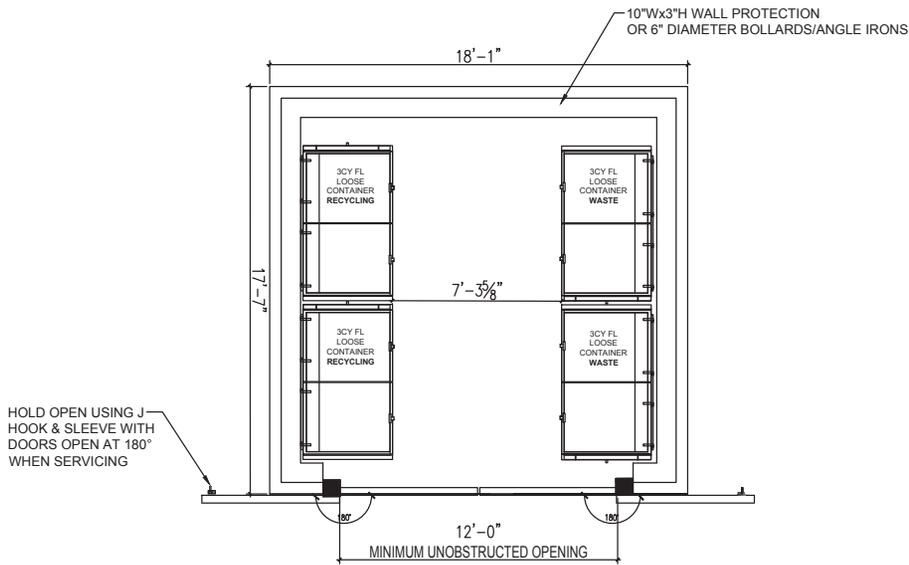
3155 EL CAMINO  
 SANTA CLARA, CA

PROJECT

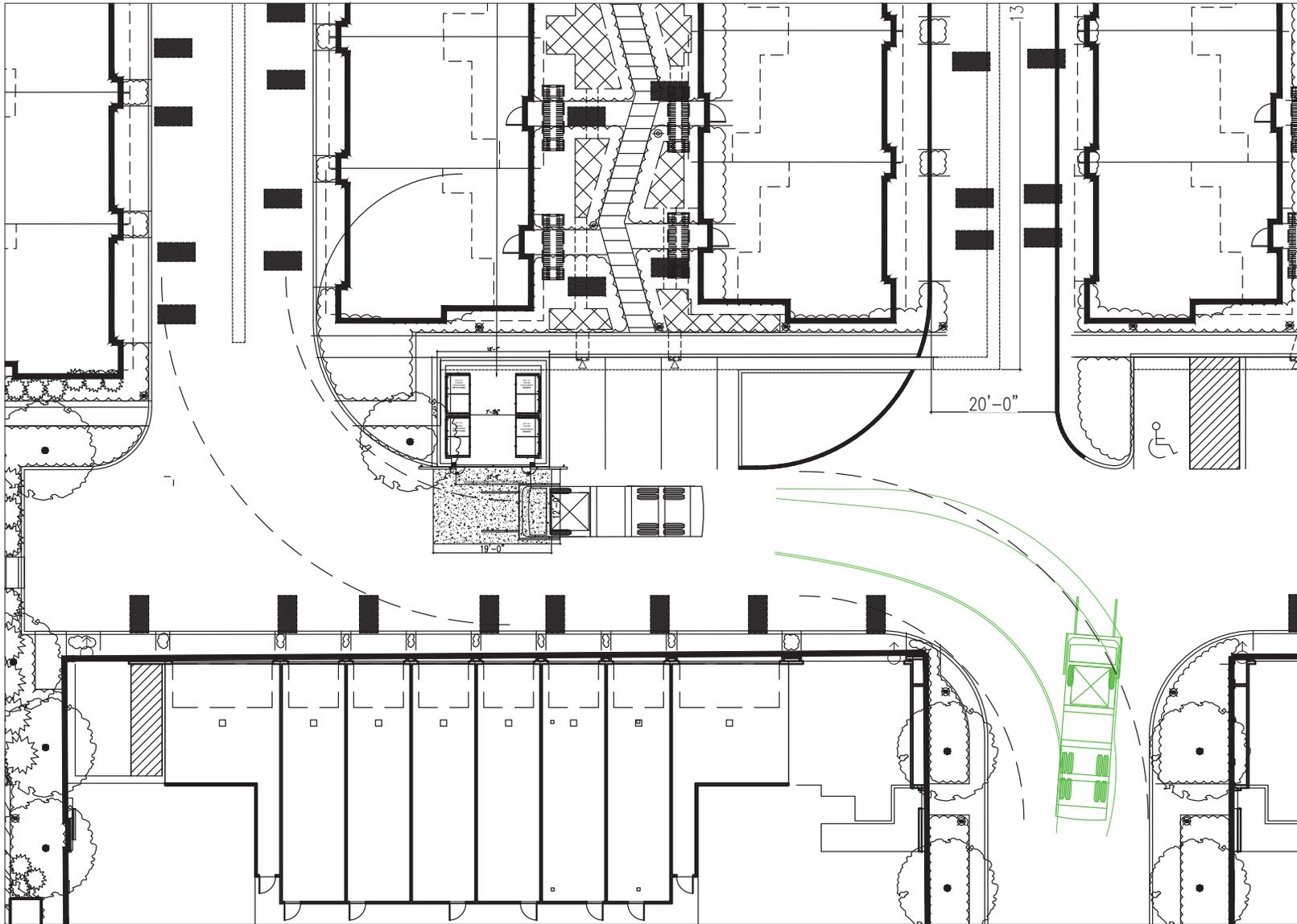
TRASH ENCLOSURE LAYOUT

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN DU	T0.2
APPROVED SB	
DATE 02/11/2022	
SCALE 3/16" = 1'-0"	



**TRASH ENCLOSURE LAYOUT  
 SINGLE TRASH ENCLOSURE (RESIDENTIAL ACCESS)**




**AMERICAN TRASH MANAGEMENT**

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12.22.21	SUBMITTAL #2
----------	--------------

NO.	DATE	ISSUE / REVISION	ISSUED BY

3155 EL CAMINO  
 SANTA CLARA, CA

PROJECT

**OPTION 2: SERVICE LOCATION  
 LOOSE FRONT-LOAD SERVICE**

PROJECT NO.	DRAWING NO.
DRAWN DU	<b>T0.3</b>
APPROVED SB	
DATE 02/11/2022	
SCALE 1/16" = 1'-0"	