



# City of Santa Clara

## Meeting Agenda

### Development Review Hearing

Wednesday, February 11, 2026

4:00 PM

Hybrid Meeting  
City Hall Council  
Chambers/Virtual  
1500 Warburton Avenue  
Santa Clara, CA 95050

The City of Santa Clara is conducting the Development Review Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

- o Via Zoom:
- o <https://santaclaraca.zoom.us/j/92950218717>  
Meeting ID: 929 5021 8717
- o Phone: 1 (669) 900-6833

How to Submit Written Public Comment Before Development Review Hearing Meeting:  
By email to [PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov) by 12 p.m. the day of the meeting. Those emails will be forwarded to Staff and will be uploaded to the Development Review Agenda as supplemental meeting material. Emails received after 12:00 P.M. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

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Agendas, Staff Reports and some associated documents for Development Review Hearing items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body.

#### **CALL TO ORDER AND ROLL CALL**

**26-109** [Declaration of Procedures](#)

#### **CONSENT CALENDAR**

1. 26-110 [Development Review Hearing Meeting Minutes of January 14, 2026](#)

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the January 14, 2026, meeting.

## **PUBLIC PRESENTATIONS**

*[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]*

## **GENERAL BUSINESS**

2. 26-29 [PUBLIC HEARING: Action on the Architectural Review \(PLN25-00132\) for a Proposed Manufacturing Building and Central Utility Building for Intel at 3065 Bowers Avenue. CEQA Status: Exempt per CEQA Section 15183.](#)

**Recommendation:** **Determine** the project to be exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 - Consistency with Community Plan or Zoning and **Approve the** Architectural Review for the development of a new manufacturing building (BW2) with an attached Central Utility Building (CUB2) and on-site improvements at 3065 Bowers Avenue, subject to findings and conditions of approval.

3. 25-1741 [Public Hearing: Action on the Architectural Review \(PLN25-00403\) for a 104 Square Foot First Floor Addition and 746 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,469 Square Foot Two-Story Residence located at 706 Giannini Drive. CEQA Status: Exempt from CEQA per Section 15332 - Infill.](#)

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 - Infill, and **Approve** the Architectural Review for a 104 square-foot first floor addition and 746 square-foot second floor addition to an existing one-story residence resulting in a 3,439 square-foot two-story residence, located at 706 Giannini Drive, subject to the findings and conditions of approval.

4.     **26-49**     [Public Hearing: Action on the Architectural Review \(PLN25-00236\) for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence located at 2195 Amethyst Drive. CEQA Status: Exempt from CEQA per Section 15301\(e\)\(1\) \(Class 1 -- Existing Facilities\).](#)

***Recommendation:*** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - “Existing Facilities”), and **Approve** the Architectural Review for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing 1,465 Square Foot One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence, located at 2195 Amethyst Drive, subject to the findings and conditions of approval.

#### **ADJOURNMENT**

The next regular scheduled meeting is on March 11, 2026 at 6 p.m. in the Council Chambers and via Zoom.

**MEETING DISCLOSURES**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

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Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
santaclaraca.gov  
@SantaClaraCity

## Agenda Report

26-109

Agenda Date: 2/11/2026



**City of  
Santa Clara**  
The Center of What's Possible

### DEVELOPMENT REVIEW HEARING DECLARATION OF PROCEDURES

The Hearing Officer for this agenda will be Sheldon Ah Sing on behalf of and delegated by the Director of Community Development Afshan Hamid.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.**



# City of Santa Clara

1500 Warburton Avenue  
Santa Clara, CA 95050  
santaclaraca.gov  
@SantaClaraCity

## Agenda Report

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26-110

Agenda Date: 2/11/2026

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### REPORT TO DEVELOPMENT REVIEW HEARING

#### **SUBJECT**

Development Review Hearing Meeting Minutes of January 14, 2026

#### **RECOMMENDATION**

Approve the Development Review Hearing Meeting Minutes of the January 14, 2026, meeting.



# City of Santa Clara

## Meeting Minutes

### Development Review Hearing

01/14/2026

4:00 PM

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#### **CALL TO ORDER AND ROLL CALL**

**Development Review Officer Sheldon Ah Sing** called the meeting to order at 4:00 p.m.

[26-40](#)

Declaration of Procedures

**Development Review Officer Sheldon Ah Sing** read the Declaration of Procedures.

**CONSENT CALENDAR**

1. [25-1754](#) Development Review Hearing Meeting Minutes of December 10, 2025

**Recommendation:** Approve the Development Review Hearing Meeting Minutes of the December 10, 2025, meeting.

**Public Speaker:**

Keith Adams

**Action: Development Review Officer Sheldon Ah Sing approved the consent calendar.**

**PUBLIC PRESENTATIONS****Public Speaker:**

Keith Adams

**GENERAL BUSINESS**

2. [25-1721](#) Public Hearing: Action on the Architectural Review (PLN25-00398) for a 1,435 Square Foot First Floor Addition to an Existing One-Story Residence Resulting in a 3,406 Square Foot One-Story Residence located at 472 Muriel Court. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 - "Existing Facilities").

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a 1,435 square-foot addition to an existing 1,971 square-foot single-story residence resulting in a 3,406 single-story residence, located at 472 Muriel Court, subject to the findings and conditions of approval.

**Assistant Planner Summer Foss** provided the staff presentation.

**AMS Design representative Azadeh Masrou** answered questions regarding the project.

**Public Speaker:**

Keith Adams

**Action: Development Review Hearing Officer Sheldon Ah Sing approved staff recommendation.**

3. [25-1747](#) Public Hearing: Action on the Architectural Review (PLN25-00387) to allow the demolition of an existing single-family residence and the construction of a new approximately 3,314 square foot two-story single-family residence located at 2645 Rebeiro Avenue. CEQA Status: Exempt from CEQA per Section 15303.

**Recommendation:** **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(a) (Class 3 - New Construction or Conversion of Small Structures), and **Approve** the Architectural Review to allow the demolition of an existing single-family residence and the construction of a new approximately 3,314 square foot two-story single-family residence, located at 2645 Rebeiro Avenue, subject to the findings and conditions of approval.

**Associate Planner Tracy Tam** provided the staff presentation.

**Applicant Edick Lazarri** spoke about the project.

Public Comments: **None.**

**Action: Development Review Officer Sheldon Ah Sing approved staff recommendation.**

### **ADJOURNMENT**

The meeting adjourned at 4:28 p.m.

The next regular scheduled meeting is on Wednesday, February 11, 2026, in the City Hall Council Chambers at 4 p.m.

The meeting recording is available on the City's website:  
<https://santaclara.legistar.com/calendar.aspx>

## MEETING DISCLOSURES

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## Agenda Report

26-29

Agenda Date: 2/11/2026

### REPORT TO DEVELOPMENT REVIEW HEARING

**SUBJECT**  
PUBLIC HEARING: Action on the Architectural Review (PLN25-00132) for a Proposed Manufacturing Building and Central Utility Building for Intel at 3065 Bowers Avenue. CEQA Status: Exempt per CEQA Section 15183.

**File No.(s):** PLN25-00132

**Location:** 3065 Bowers Avenue, a 26-acre parcel located to the northeast corner of Central Expressway and Bowers Avenue, APN: 216-46-015; property is zoned High Intensity Office R&D (HO-RD).

**Applicant:** John Schwarz

**Owner:** Intel International

**Request:** Architectural Review for the development of a new manufacturing building (BW2) with an attached Central Utility Building (CUB2) to serve the planned manufacturing equipment. The buildings will be three-story structures and will have a total area of 101,971 square feet. The project will be constructed on an approximately 2.4-acre area on the southwest corner of the existing campus.

### PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

### POINTS FOR CONSIDERATION

- The project site is an approximately 2.4-acre area of the southwestern corner of the 26-acre Intel Bowers Campus located at 3065 Bowers Avenue. This campus is a part of the Intel's manufacturing business.
- The project proposes to redevelop the approximately 2.4-acre portion of the Intel campus, which currently consists of paved surface parking and landscaped areas, with an up to 101,971-square foot manufacturing building (BW2), including an attached Central Utility Building (CUB2). The proposed building will be a three-story structure with maximum height of 101 feet and will have about 77,533 square feet of manufacturing space and 24,438 square feet of CUB2 space.
- The proposed BW2 will include manufacturing space, data servers, electrical and power facilities, and storage areas. The CUB2 portion will house a chiller area, pumps, cooling towers, piping, control equipment, and emergency generators. Intel plans to manufacture masks for processing chips.
- Per the Santa Clara Code 18.120.020(D)(4), the project requires Architectural Review approval through a Development Review Hearing.
- The building design matches the look and feel of the building materials and screening for the recent CUB project (approved in 2024) on the western portion of the campus.

- Access to the building would be provided via an existing two-way driveway on Bowers Avenue. The proposed BW2 and CUB2 would serve and be part of the existing Intel Campus operations; however, the project would not generate new employees or regular trips to and from the site because staff working within the CUB would be existing employees.
- The project is consistent with the city's community design guidelines below:
  - Rooftop equipment is screen from the closest public right of way.
  - Utilities equipment is located out of street yards and are located behind the proposed building.
  - Façade, roof and fenestration treatments are consistent throughout the proposed building and the recently approved CUB building.
  - The bulk and scale of the building is appropriate for the immediate industrial and office neighborhood.
- The project would remove eight surface parking spaces, bringing the total provided from 443 to 435. The required parking is 261 spaces.
- The project includes the removal of one mature tree, and the Applicant proposes to plant 16 (15 gallon) trees and four 24-inch box trees.
- A notice was sent to properties within a 500-foot radius of the subject site for this project review.
- There are no active code enforcement cases for this property.

### **FINDINGS SUPPORTING STAFF'S RECOMMEDATION**

Granting the Architectural Review approval requires, the following findings consistent with Zoning Code Section 18.120.020(D)(4):

*1) That any off-street parking area, screening strips and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*

- The development provides a total of 435 on-site parking spaces, where 261 spaces are required and provides adequate circulation for vehicular access.
- The project would not generate new employees or regular trips to and from the site because staff working within the BW2 and CUB2 would be existing employees on campus.

*2) That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*

- The project would not generate regular vehicle trips other than occasional trips associated with the BW2

and CUB2.

- Operation of the project would occur fully on-site and would not obstruct pedestrian, bike, or transit plans for the area.

*3) That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*

- Façade, roof and fenestration treatments are consistent throughout the proposed building and the recently approved CUB building.
- The bulk and scale of the building is appropriate for the immediate industrial and office neighborhood.
- The development proposes a new industrial building and other on-site improvements including landscaping that is compatible with the existing industrial and office research and development uses on site and in the area.
- The building design has an industrial appearance that is compatible with the existing land uses in the surrounding neighborhood in scale and intensity.

*4) That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare.
- The use, scale, and design of the development, as conditioned, are consistent with the General Plan and is designed to be compatible with the uses in the surrounding area.
- A Mitigation Monitoring and Reporting Program accompanies the project and shall be implemented throughout project development to reduce any potential impacts to less than significant.

*5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- The proposed design and form of the building is consistent with the City's Commercial Design Guidelines and General Plan policies.
- The project provides architectural features that avoid large expenses of blank wall to provide a prominent and interesting building appearance towards the street frontage.

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## **CONDITIONS OF APPROVAL**

Conditions of approval are proposed for the project and are contained in Attachment 4.

## **ENVIRONMENTAL REVIEW**

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Exemption Sections 15183 - Consistency with Community Plan or Zoning, in that the project is consistent with the General Plan designation and zoning district standards.

The associated analysis of CEQA exemption section 15183 is attached to this report by a link in Attachment 3

## **PUBLIC CONTACT**

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to property owners within a 500-foot radius of the project site on January 28, 2026. As of the writing of this report, planning staff has not received public comments for this application.

## **RECOMMENDATION**

**Determine** the project to be exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183-Consistency with Community Plan or Zoning and **Approve** the Architectural Review for the development of a new manufacturing building (BW2) with an attached Central Utility Building (CUB2) and on-site improvements at 3065 Bowers Avenue, subject to findings and conditions of approval.

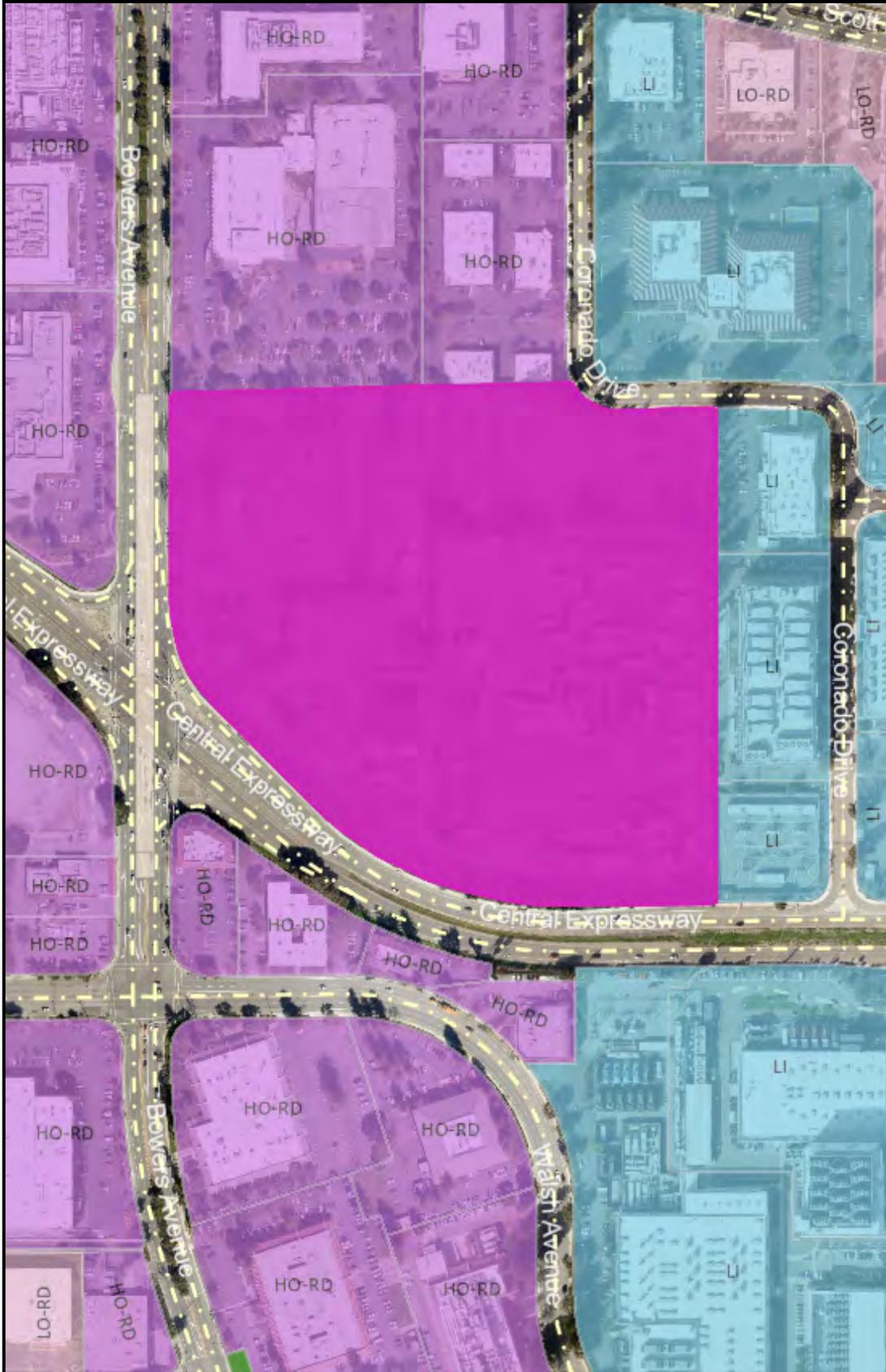
Prepared by: Steve Le, Senior Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

## **ATTACHMENTS**

1. Vicinity Map
2. Project Data and Compliance Table
3. Link to Environmental Documents
4. Conditions of Approval
5. Development Plan

**Vicinity Map (Zoning) - 3065 Bowers Avenue Intel  
BW2+CUB2**



**Legend**

Zoning

Land Parcels

- HO-RD - Office/R&D-High Intensity
- LI, ML - Light Industrial
- LO-RD - Low-Intensity Office/R&D
- PD - Planned Development
- PQP - Public/Quasi Public

Base Layers

Land Parcels

- Land Parcels
- Right of Ways

Streets



**Notes**

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**Attachment 2: Project Data/Compliance (Non-Residential)**

**Project Address: 3065 Bowers Avenue  
Zoning: High Intensity Office R&D (HO-RD)**

**Project Number: PLN25-00132**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	(26 acre)	(26 acre)	20,000	Y
<b>Building Square Footage (SF)</b>				
<b>Main Building:</b>	331,707	101,971	--	--
<b>Basement:</b>	-	-	--	--
<b>Accessory Building:</b>	-	-	--	--
<b>Total:</b>	331,707	101,971	--	--
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	29%	9%	-	Y
<b>Rear Yard Accessory Building Coverage:</b>	-	-	-	-
<b>Main Building Setbacks (FT)</b>				
<b>Front:</b>	-	200+	20	Y
<b>Side (left): (right):</b>	-	400+	10	Y
<b>Street Side:</b>	-	20+	15	Y
<b>Rear:</b>	-	700+	20	Y
<b>Accessory Building Setbacks (FT)</b>				
<b>Front:</b>	-	-	-	-
<b>Side (left): (right):</b>	-	-	-	-
<b>Street Side:</b>	-	-	-	-
<b>Rear:</b>	-	-	-	-
<b>From main building:</b>	-	-	-	-
<b>Height (FT)</b>				
<b>Main building:</b>	-	101	200	Y
<b>Accessory building:</b>	-	-	-	-
<b>Parking:</b>				
<b>Is the site AB 2097 eligible? N0</b>				
<b>Off-Street:</b>	443	435	261	Y
<b>Loading spaces:</b>				
<b>Landscaping</b>				
<b>Open Landscaped Area:</b>	-	-	-	-
<b>Landscaped Buffer:</b>	-	-	-	-

**Weblink to Environmental Documents for proposed  
manufacturing (BW2) and attached Central Utility Building  
(CUB2) at 3065 Bowers Avenue**

<https://www.santaclaraca.gov/Home/Components/BusinessDirectory/BusinessDirectory/659/2495?page=3>

This document is available for review in the Community Development Department Planning Division

## Conditions of Architectural Review Approval

PLN25-00132 / 3065 Bowers Avenue

**Architectural Review for the development of a new manufacturing building (BW2) with an attached Central Utility Building (CUB2) to serve the planned manufacturing equipment. The buildings will be three-story structures and will have a total area of 101,971 square feet. The project will be constructed on an approximately 2.4-acre area on the southwest corner of the existing campus.**

### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is February 19, 2028
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Necessary Relocation of Public Facility.** If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G5. **Indemnify and Hold Harmless.** The owner or designee agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorney's fees, injuries, costs, and liabilities from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of owner or designee's project.
- G6. **Code Compliance.** The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis; proposed use and occupancy of all spaces (CBC Ch. 3), all building heights and areas (CBC Ch. 5), all proposed types of construction (CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (CBC Ch. 7), all proposed interior finishes fire resistance (CBC Ch. 8), all fire protection systems proposed (CBC Ch. 9), and all means of egress proposed (CBC Ch. 10). Noncombustable exterior wall, floor, and roof finishes are strongly encouraged.
- a. During construction retaining a single company to install all fire related penetrations is highly recommended.

- b. The grade level lobbies shall be minimum 1-hour rated all sides and above.
  - c. All stair shafts shall be minimum 1-hour rated.
  - d. All elevator shafts shall be minimum 1-hour rated.
  - e. All trash chute shafts shall be minimum 1-hour rated.
  - f. Recommendation: provide minimum two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
  - g. Any trash rooms shall be minimum 1-hour rated all sides and above.
- G7. **Building Codes as Amended.** See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- G8. Comply with all applicable codes, regulations, ordinances and resolutions.

#### **DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE**

- P1. **Roof Mounted Mechanical Equipment.** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the closest public right of way and perpendicular from the street. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be five feet or greater to match the height of any proposed equipment.
- P2. **Tree Replacement (on-site).** Trees permitted by the City for removal shall be replaced on-site pursuant to SCC Section 12.35.090.
- P3. **Construction Management Plan.** The owner or designee shall submit a construction management plan addressing impacts to the public during construction activities including: showing work hours, noticing of affected businesses, construction signage, noise control, storm water pollution prevention, job trailer location, contractor parking, parking enforcement, truck hauling routes, staging, concrete pours, crane lifts, scaffolding, materials storage, pedestrian safety, and traffic control. The plan shall be submitted to the Director of Community Development or designee for approval prior to issuance of demolition and building permits.

#### **DURING CONSTRUCTION -- PRIOR TO OCCUPANCY**

- P4. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P5. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P6. **Construction Parking.** Off street parking is required to be available from the time of issuance of building permits until the issuance of certificate of occupancy. Off-street construction parking lots are required to be maintained mud-free and dustless. If the off-street construction parking lot is located on an unpaved surface, daily street sweeping of surrounding streets is required. (SCC 18.38.030)
- P7. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.

## **OPERATIONAL CONDITIONS**

- P8. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P9. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape of 2,500 square feet or more shall conform to the California Department of Water Efficient Landscape Ordinance.

## **CEQA**

- P10. The subject parcel shall include a standing notice in the City's permitting system to evaluate impact on VMT should the proposed BW2/CUB2 building get converted to office use.

## **COMMUNITY DEVELOPMENT - BUILDING DIVISION**

### **DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE**

- BD1. **Flood Zone.** The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- a. FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD2. **Water Pollution Control.** The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices [http://www.scvurppp-w2k.com/nd\\_wp.shtml](http://www.scvurppp-w2k.com/nd_wp.shtml). All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): [http://www.scvurppp-w2k.com/construction\\_bmp.shtml](http://www.scvurppp-w2k.com/construction_bmp.shtml), and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page:
- <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD3. **Submittal Requirements.** The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the

attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.

#### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

BD4. **Temporary Certificates of Occupancy.** Temporary Certificates of Occupancy (TCO) will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.

#### **COMMUNITY DEVELOPMENT - HOUSING DIVISION** **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

##### **H1. Impact Fee.**

CUB:

In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of \$3.05 per square foot.

Please note that Applicant must pay impact fees prior to the issuance of the occupancy certificate of the building. All fees are based on the current Municipal Fee Schedule in effect at the time the project is approved. If the proposed square footage changes at the time of building permit issuance, the impact fee will be adjusted accordingly.

##### **H2. Manufacturing:**

In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the requirements of the Affordable Housing Ordinance which may be met through payment of an impact fee of \$15.24 per square foot.

Please note that Applicant must pay impact fees prior to the issuance of the occupancy certificate of the building. All fees are based on the current Municipal Fee Schedule in effect at the time the project is approved. If the proposed square footage changes at the time of building permit issuance, the impact fee will be adjusted accordingly.

#### **FIRE DEPARTMENT**

#### **DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

F1. **Hazmat Clearance.** Prior to any Building Permit issuance, Hazardous Materials Closure (HMCP) is required as applicable: This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported,

disposed of or reused in a manner that eliminates any threat to public health and environment.

- F1. **Hazmat Clearance.** Prior to any Building Permit Issuance, a Phase II environmental assessment is required to be submitted to CRRD for review. If hazards are present that require site mitigation, cleanup, or management of chemical contaminants in soil, soil vapor, or groundwater a separate permit from one of the regulatory agencies below will be required. The type and extent of contamination on site(s) will govern which of the regulatory agencies noted below can supervise the cleanup: Department of Toxic Substances Control (DTSC); State Water Resources Control Board; or Santa Clara County, Department of Environmental Health.

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading: Oversight agency case number; and Oversight managers contact name, phone number.

For smaller projects that are not moving soil at all, a Phase I environmental assessment may be adequate. Please contact Assistant Fire Marshal Fred Chun at [fchun@santaclaraca.gov](mailto:fchun@santaclaraca.gov) for more information.

- F2. **Fire Flow Requirement.** Prior to Building Permit Issuance, provide documentation from the City of Santa Clara Water & Sewer Department that the minimum required fire-flow can be met. Fire Department fire-flow will be based on the current California Fire Code. The most restrictive departments requirement shall apply.
- F3. **Fire Hydrants.** Prior to Building Permit Issuance, building plans shall show the required number, location and distribution of fire hydrants for the buildings will be based on the current California Fire Code, Appendix C as amended. The required number of fire hydrants will be based on the fire-flow before the reduction for fire sprinklers. Both public and private fire hydrants may be required.
- F4. **Fire Department Access.** Prior to Building Permit Issuance, a five-foot all-weather perimeter pathway around the entire perimeter of the buildings to facilitate firefighter access is required to be incorporated into the Building permit submittal.
- F5. **Fire Department Access.** Prior to the issuance of the Building Permit, approval for fire department apparatus access roads is required. Roadways must be provided to comply with all the following requirements:

- Fire apparatus access roadways shall be provided so that the exterior walls of the first story of the buildings are located not more than 150 feet from fire apparatus access as measured by an approved route around the exterior of each building. In addition, aerial apparatus roadways must be located so aerial apparatus will have clear access to the "entire" face/sides of the building. The minimum number of sides is project-specific and depends on the building configuration, building design, occupancy, and construction type, etc. As part of Building Permit Issuance, an alternative materials, design, and methods of construction and equipment permit application will need to be submitted for review and approval incorporating

applicable mitigation measures as determined by the fire department for the lack of compliance. Please note acceptable mitigation methods may have been discussed during the planning stage. Those mitigations are not guaranteed until a formal alternate means permit is submitted concurrently with the Building Plans. Conversely, an acceptable mitigation method may not have been discussed and will be evaluated under an alternate means permit at the building permit stage.

- For underpasses, garages, gates, or anything similar that a Fire apparatus is required to drive under as part of the emergency vehicle access, 16 feet vertical clearance will be required. For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.

or

- For all other areas, the “minimum” unobstructed vertical clearance shall not be less than 13 feet 6 inches.
- The “minimum” width of aerial roadways for aerial apparatus is 26 feet.
- The minimum inside turning radius shall be 30 feet.
- The “minimum” width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. This requirement is only applicable when Appendix D of the Fire Code is enforceable.
- Overhead utility and power lines easements shall not be located over fire apparatus access roads or between the aerial fire apparatus roads and the buildings to avoid the possibility of injury and equipment damage from electrical hazards.
- Fire apparatus access roadways shall be all-weather surface(s) designed to support a gross vehicle weight of 75,000-pounds.
- Trees at full development must not exceed 30 feet in height and not impair aerials apparatus operations to sweep opposing sides of a building. Other obstructions such as site lighting, bio-retention, and architectural features are reviewed case-by-case to ensure they do not obstruct aerial and ground ladder access.
- Traffic control/calming devices are not permitted on any designated fire access roadway unless approved. A separate Fire Department permit is required for any barrier devices installed along fire department apparatus access roads.

Prior to any Building Department Issuance, all fire department apparatus access roadways on private property are required to “be recorded” with the County of Santa Clara as Emergency Vehicle Access Easements (EVAE’s) and reviewed by the Fire Department. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

- F6. **Fire Department Access.** Prior to the start of construction, roadways and water supplies for fire protection are required to be installed and made serviceable and maintained throughout the course of construction.

- F7. **Fire Department Access.** Prior to issuance of the Building Permit, a gate permit is required to be obtained. Openings for access gates located across fire apparatus access roads shall be a minimum of 20 feet of clear width. Gates shall also be provided with a minimum unobstructed vertical clearance of 16-feet. All gates installed on designated fire department access roads must be electrically automatic powered gates. Gates shall be provided with an emergency power or be of a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. A Tomar Strobe Switch or 3M Opticom detector shall be installed to control the automatic gate(s) to allow emergency vehicles (e.g., fire, police, ems). Said device shall be mounted at a minimum height of eight to ten feet (8' - 10') above grade.
- F8. **Alternative Means and Methods.** Prior to any Building Permit issuance, an alternate means or methods permits to mitigate any code deficiency must be submitted and approved. Please submit this permit concurrently with the building plans. Please note specific mitigations may have been discussed during the planning process. None of these discussions are binding and can only be formally approved through submitting an AMMR permit. The AMMR permit is formally documenting that and still needs to be submitted.
- F9. **Hazmat Information.** Prior to Building Permit Issuance, a Hazardous Materials Inventory Statement including refrigerants is required to be submitted and reviewed with the Building Permit if applicable.
- F10. **Fire Safety During Construction.** Prior to Building Permit Issuance, a permit for Construction Safety & Demolition shall be submitted to the fire department for review and approval in compliance with our Construction Safety & Demolition standard.

#### **DURING CONSTRUCTION – PRIOR TO OCCUPANCY**

- F11. **Shared Fire Protection Features that Cross Property Lines.** Prior to Building Permit Final, any EVAEs or fire protection equipment (including but not limited to fire service undergrounds, sprinkler piping, fire alarm equipment, fire pumps, ERRCS) that cross property lines or is not located on the parcel of the building it serves shall have a CC&R legally recorded detailing who is responsible for maintenance and repair of the EVAE or fire protection equipment.
- F12. **Fire Protection Systems Before Occupancy.** Prior to any Certificate of Occupancy Issuance (temporary or permanent), fire-life safety systems installations must be fully installed, functional, and approved.

#### **PUBLIC WORKS DEPARTMENT - ENGINEERING**

##### **DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

- E1. **Site Clearance.** Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

- E2. **Easement.** Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction.
- E3. **Design.** The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, 24-hour average and peak SS flow graphs for the peak day showing average daily and peak daily SS flows, full day diurnal curve for peak summer and winter days, and extreme weather discharge with frequency of extreme weather event) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output indicates that there should be enough SS conveyance capacity to accommodate the proposed development. The SSHM output may change based on pending development applications and future projects. The SSHM output does not guarantee or in any way reserve or hold SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, "Final Approval" shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

#### **DURING CONSTRUCTION**

- E4. **Encroachment Permit.** All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E5. **Encroachment Permit.** Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E6. **Encroachment Permit.** Santa County encroachment permit is required for all work within County right-of-way.
- E7. **Encroachment Permit.** Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E8. **Encroachment Permit.** Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E9. **Encroachment Permit.** Owner or designee shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland

- release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E10. **Encroachment Permit.** Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.
- E11. **Encroachment Permit.** Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E12. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
- E13. **Encroachment Permit.** Pavement treatment shall be slurry seal with digouts for the half street width on Bowers Avenue along the project frontage.
- E14. **Easement.** Dedicate required on-site easements for any new public utilities, and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E15. **Easement.** Dedicate sidewalk easements along the project frontage where public sidewalks extend into private property. Sidewalk easements are to be 1' behind proposed back of walk where there is landscaping behind sidewalk. Sidewalk easement where hardscape is behind sidewalk is to be at back-of-walk. Cold joint is required between public sidewalk and private hardscape.
- E16. **Agreement.** If requested, owner or designee shall prepare and submit for City approval a maintenance plan for all sidewalk, curb and gutter, landscaping and irrigation system improvements installed within the public right-of-way prior to encroachment permit issuance. Such plan shall include at a minimum, maintenance requirements for trees and shrubs, in acknowledgement of developer's/property owner's obligation under Chapter 12.30 and 17.15.

## **PUBLIC WORKS DEPARTMENT - STORMWATER**

### **DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE**

- ST1. **Final Stormwater Management Plan.** Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate), and an Erosion and Sediment Control Plan.
- ST2. **3<sup>rd</sup> Party Review of Final Stormwater Management Plan.** The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter (on design) shall be submitted with the Plan.
- ST3. **Notice of Intent.** For project that disturbs a land area of one acre or more, the applicant shall provide a copy of the Notice of Intent (NOI) with WDID number for coverage under the State Construction General Permit. Active projects with NOI will be inspected by the City once per month during the wet season (October – April).

- ST4. **Best Management Practices.** The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans. Applicant to add Source control measures with designations from C.3 stormwater handbook, Appendix H.
- ST5. **C.3 Treatment Facilities Construction Notes.** Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.
- ST6. **Decorative & Recreational Water Features.** Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST7. **Small Projects.** For single-family homes and other small projects that create and/or replace 2,500 – 10,000 square feet of impervious surface area, the applicant shall implement at least one of the following site design measures:
- a. Direction of roof runoff into cisterns or rain barrels
  - b. Direction of roof, sidewalk, walkway, patio, driveway, or parking lot runoff onto vegetated areas
  - c. Construction of sidewalks, walkways, patios, bike lanes, driveways, and parking lots with permeable surfaces
- Plans shall specify which site design measures are selected for the project and show the direction of flow from impervious surfaces to the selected site design measures. All measures shall meet the design criteria in the 2016 C.3. Stormwater Handbook, Appendix K: Standard Specifications for Lot-Scale Measures for Small Projects.
- ST8. **Interior Floor Drains.** Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST9. **Trash Enclosure Floor Drains.** Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST10. **Architectural Copper.** The use of architectural copper is prohibited.

#### **DURING CONSTRUCTION OR OPERATION**

- ST11. **Biotreatment Soil Media.** Applicant shall install biotreatment soil media that meets the minimum specifications as set forth in the SCVURPPP C.3 Stormwater Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix (the date of such document shall not be older than 3 months).
- ST12. **Stormwater Control Measure Inspection.** At critical construction phases, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3<sup>rd</sup> party consultant from the SCVURPPP List of Qualified Consultants.
- ST13. **Inspections.** Permeable Pavement, Media Filter vaults, and Trash Full Capture Devices shall be inspected by a 3<sup>rd</sup> party reviewer and/or manufacturer representative for conformance with the details and specifications of the approved plans. All new pervious concrete and porous asphalt pavements should have a minimum surface infiltration rate of 100 in./hr. as described in the SCVURPPP C.3 Handbook. A map displaying the number, location and details of full trash capture devices shall be prepared as an attachment to the Operations and Maintenance (O&M) Agreement with the City.
- ST14. **Stormwater Treatment Facilities.** Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVURPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).

- ST15. **Amendments to Operation & Maintenance Agreement.** Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST16. **Stormwater Pollution Prevention Messaging.** Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST17. **Outdoor Storage Areas.** All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

#### **PRIOR TO FINAL OF BUILDING PERMIT**

- ST18. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.
- ST19. **3<sup>rd</sup> Party Concurrence Letter.** 3<sup>rd</sup> Party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The letter shall be prepared by a 3<sup>rd</sup> party consultant from the SCVURPPP List of Qualified Consultants. The City reserves the right to review the 3<sup>rd</sup> party inspection report on the C.3 stormwater facility installation.
- ST20. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
- ST21. **Operation & Maintenance Agreement.** The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or [Street@SantaClaraCA.gov](mailto:Street@SantaClaraCA.gov) for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.

#### **PUBLIC WORKS DEPARTMENT - TRANSPORTATION**

##### **DESIGN—PRIOR TO BUILDING PERMIT ISSUANCE**

- TR1. **Site Clearance.** Santa Clara County is requesting a voluntary fair share amount to be paid to square off the northeast corner of Central Expressway and Bowers Avenue intersection. This would be collected at the time a building permit is issued.

##### **DURING CONSTRUCTION**

- TR2. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Details and Specifications for Public Works Construction.
- TR3. **Encroachment Permit.** Santa Clara County encroachment permit will be required for any work within the right-of-way along Central Expressway.
- TR4. **Encroachment Permit.** Projects shall implement any improvements identified by VTA at existing bus stops.
- TR5. **Encroachment Permit.** Landscape improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.
- TR6. **Building Permit.** Bicycle parking requirements shall be per City of Santa Clara Zoning code.

- TR7. **Building Permit.** Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible areas.
- TR8. **Building Permit.** All on-site structures must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.
- TR9. **Building Permit.** Trash collection shall be conducted on-site.

## **STREETS DIVISION**

### Right of Way Landscape

#### **DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

- L1. **Tree Preservations Specifications.** Include [City of Santa Clara Tree Preservation/City Arborist specifications](#) on all improvement plans.
- L2. **Mature Trees.** Identify existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
- L3. **Tree Replacement.** 2:1 tree replacement ratio required for all trees removed from the right-of-way.

#### **DURING CONSTRUCTION OR OPERATION**

- L4. **No Public Root Cutting.** No cutting of any part of *public*, 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).

#### **PRIOR TO FINAL OF BUILDING PERMIT**

- L5. **In Lieu Fee.** If 2:1 replacement ratio cannot be met for removal of right of way landscape trees, tree planting fee must be paid prior to building permit final.

### Solid Waste

#### **DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT**

- SW1. **Post-Construction Solid Waste Generation Estimation and Collection Form.** The applicant shall complete and provide the Post-Construction Solid Waste Generation Estimation and Collection Form, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at [Environment@SantaClaraCA.gov](mailto:Environment@SantaClaraCA.gov) or (408) 615-3080 for more information.
- SW2. **Site Plan.** The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines. Solid metal roof, gates and a trench drain shall be installed within the trash enclosure and connected to the on-site sewer system.
- SW3. **Construction Waste Diversion.** For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section

8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclara.wastetracking.com/>.

- SW4. **Authorized Service Haulers.** This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW5. **Exclusive Franchise Hauling Area.** Project applicant shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant is required to use the City's exclusive franchise hauler and rate structure for any hired debris boxes. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Construction and Demolition (C&D) / Waste Management Rules and Regulations Form.

#### **DURING CONSTRUCTION OR OPERATION**

- SW6. **Waste Generation Tracking.** Applicant to track all waste generated and upload debris tags to GreenHalo for City staff review.

#### **PRIOR TO FINAL OF BUILDING PERMIT**

- SW7. **Weight Tickets.** Prior to obtaining a Temporary or Final Certificate of Occupancy, individual weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

#### **SILICON VALLEY POWER**

#### **DESIGN/PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE**

- SVP1. **Initial Information:** Applicant shall provide a site plan showing all existing utilities, structures, easements, and trees. The applicant shall also include a detailed panel schedule showing all current and proposed electric loads.
- SVP2. **SVP Developers Work Drawing:** Applicant shall have a developers work drawing created for the site by either an SVP estimator or through the applicant design process. All SVP standards and clearance requirements as defined in the General Section of the COA's must be met, or variance approvals must be granted by SVP. The developers' work drawing shall include but is not limited to: SVP substructure for primary, low voltage, streetlight, and fiber facilities. SVP facilities may extend off-site to

- the nearest utility connection point to tie-in with existing infrastructure as deemed necessary by SVP.
- SVP3. **Encroachment Permit:** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application with an **approved** SVP Developers Work Drawing for construction of electric utilities that comply with the latest edition of SVP Standards and Rules and Regulations, Electric Notes, and Electric Standard Details and Specifications
- SVP4. **Applicants Switchgear:** All applicant main switchgear with SVP meters must meet EUSERC standards and be approved by SVP's meter shop prior to ordering. Switchgear for 12KV gear must have batteries sized for 4 hours of operation, no capacitive tripping, and 2 sets of relays, CTs, & PTs for each main. All double ended switchgear with a tie breaker, must include a kirk-key interlock scheme and an SVP provided warning label for the operation of the main tiebreaker.
- SVP5. **AMI/Fiber Building Requirements:** All projects implementing high rise metering and multi-floor infrastructure requirements shall meet the requirements outlined in UG 0250 & FO1901.
- SVP6. **Per SVP Issued System Impact Study (SIS) 12.13.2024, Section 5 Conclusion:**
- SVP7. The following is the summary of the findings from this Report:
- SVP8. SVP has identified through this study that it can support the 5 MVA of capacity at the Ramp Rate Schedule (per section 1.3) with the conditions listed below.
- SVP9. The 5 MVA capacity requires the improvements below which SVP shall have no liability or obligation to timely complete:
- a. SVP's existing general distribution Central Substation will require the replacement of both transformers replaced with higher rated transformers. The transformer replacements must be installed and operational by 2028.
  - b. Additionally, the design and construction of 12 KV substructure will need to be completed as preliminary shown on appendix A.
- SVP10. Intel will be required to pay certain fees and costs to support 5MVA of capacity.
- a. Intel shall pay for the 5 MVA capacity in accordance with the latest City of Santa Clara Municipal Fee Schedule<sup>1</sup> & cost recovery for all the work required to accommodate the 5 MVA capacity including pro-rata share of the cost of Central Substation transformer replacement.
- SVP11. SVP will impose the following operational conditions for the new 12 KV service.
- a. Intel shall operate the new 12 KV service independently of any of the existing services.
  - b. Intel shall not parallel 12 KV circuits provided by SVP downstream of the Customer Main Breaker for each service. Additionally, each main breaker shall be coordinated with the upstream SVP feeder relay breaker within SVP substations.
  - c. Intel to provide SVP revised sequence of operation between various SVP's 12 KV services to describe the operation of 12 KV services to transfer loads between various customer switchgear and clear switchgear. SVP will review and approve the document.
- SVP12. Intel's request for an additional 5 MVA may require SVP to further study System Operating

SVP13. **Limits (SOL)** in both SVP and PG&E Transmission Systems. SVP's current SOL is 740 MW at the receiving station transformer. It is anticipated that SVP will need to manage the SOL through operational means as a result of the additional 5 MVA capacity until SVP's project to rebuild the Receiving Stations is complete. The existing projects identified may result in cost recovery.

#### **DURING CONSTRUCTION -- PRIOR TO OCCUPANCY**

- SVP14. **Easements:** Prior to the City's issuance of Building or Grading Permits, the applicant shall provide a dedicated underground electric utility easement (U.G.E.E) around the electric onsite facilities (Not a P.U.E). The electric utility easement shall be a minimum of 10 feet wide around conduit and 5' minimum around equipment and vault/manhole pads. Additionally, the applicant shall submit plans defining existing easements so Electric Division can verify if there are any conflicts with new proposed easements or improvements. The Applicant shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the Applicant and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP15. **Coordination Study:** For any services taken at 12KV, a coordination study will need to be conducted by the applicant prior to energizing the service.
- SVP16. **Applicants Switchgear:** Applicants' switchgear will be inspected on site by SVP to ensure compliance with approved switchgear drawings. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP17. **Electric Facilities:** Prior to the City's issuance of Occupancy, the applicant shall construct all electric utilities per the approved SVP Developers Work Drawing. SVP will inspect all electric utility installations and all other improvements encroaching on electric facilities.
- SVP18. **Municipal Fee's:** Prior to electric service energization, all applicable fees per the City of Santa Clara's Municipal Fee Schedule shall be paid by the applicant.
- SVP19. **Costs & Expenses:** Unless expressly stated otherwise or covered by a fee to be paid by the applicant, applicant shall be responsible for all costs and expenses associated with fulfilling these conditions of approval.

#### **OPERATIONAL CONDITIONS – AFTER BUILDING CERTIFICATION OF OCCUPANCY**

SVP20. **Access:** SVP will require 24-hour unobstructed access to all SVP equipment which includes: manholes, transformers, vaults, switches, meters, indoor electrical rooms with SVP owned equipment etc.

#### **GENERAL**

- SVP21. **Applicant Design Process:** available to Applicants to expedite distribution electric substructure design.
- SVP22. **SVP Rules and Regulations:** Applicant shall comply with all applicable SVP rules, regulations, standards, guidelines, and requirements, as may be amended from time to time.
- SVP23. **SVP Equipment Clearances:**

- a. **Access Doors:** Ten (10) foot minimum clearance in front of equipment access doors.
  - b. **Pad Sides:** Five (5) foot minimum clearance from pad on sides without access doors.
  - c. **Truck Access:** Eighteen (18) foot minimum width on one side of the equipment pad for truck access.
  - d. **Barrier pipes:** (on sides accessible to vehicles)
    - i. Thirty (30) inches from equipment sides.
    - ii. Forty-Eight (48) inches in front of access doors. (use removable bollards)
- SVP24. **SVP Conduit Clearances:**
- a. **Longitudinal:** Five (5) foot minimum between new conduits/piping and existing/proposed SVP conduits.
  - b. **Vertical:** Twelve (12) inch minimum between new conduit/pipes perpendicular to existing SVP conduits.
  - c. **Poles/Posts:** Three (3) foot six (6) inches clearance required from poles (electrolier, guy stub, service clearance, self-supporting steel, and light poles), except for riser conduits. This is reduced to a three (3) foot minimum for posts (signposts, barrier pipes, bollards, fence posts, and other similar posts).
  - d. **Structures:** Five (5) foot minimum is required from walls, footings, retaining walls, landscape planter, or similar permanent structures.
  - e. **Subsurface Facilities:** Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities.
  - f. **Fire Hydrant:** Five (5) foot minimum from fire hydrant thrust block. (Extends 5 feet on either side of the hydrant in line with the radial water pipe connected to the hydrant).
- SVP25. **SVP Vault/Manhole Clearances:**
- SVP26. Ten (10) foot minimum between adjacent Vaults or Manholes.
- SVP27. Three (3) foot minimum from face of curb. (bollards required for vaults).
- SVP28. **SVP Guy Anchor Clearances:** Five (5) foot minimum clearance is required between the center of anchor line and any excavation area.
- SVP29. **Tree Clearances:**
- a. **Conduits:** Five (5) foot minimum to tree root barrier or other subsurface wall or structure.
  - b. **Equipment:** Five (5) foot minimum to tree root barrier. The tree canopy drip line cannot be over the SVP equipment.
  - c. **Subsurface Facilities:** Five (5) foot minimum to any electric department facilities. Any existing trees in conflict will have to be removed.
  - d. **Easements:** No trees shall be planted in SVP's U.G.E.E or P.U.E's.
- SVP30. **Transformer & Switch Placement:** these devices and pads may only be located outdoors. Clearances to buildings are defined in UG1225. All projects are to assume mineral oil fluid, unless otherwise approved by SVP.
- SVP31. **SVP Standards.** Applicant shall comply with the following SVP standards (as may be amended or supplemented).
- a. UG1000 - Installation of Underground Substructures by Developers

- b. UG1250 – Encroachment Permit Clearances from Electric Facilities
- c. UG0339 – Remote Switch Pad
- d. OH1230 – Tree Clearances from Overhead Electric Lines
- e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- f. UG1225 – Pad mounted Equipment Clearances and Protection
- g. UG0250 – High Density Residential Metering Requirements
- h. FO-1901 – Fiber Optic Splicing and Testing Methods
- i. SVP Rules and Regulations – Latest Edition

**SVP32. SVP Standards, Miscellaneous:**

- a. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka “real dirt”) and cannot be supported on parking garage ceilings or placed on top of structures.
- b. No splice boxes are allowed between the SVP utility connection point and the applicants main switch board.
- c. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

**SVP33. Meter Locations:**

- a. For condominium or apartment, all electric meters and service disconnects shall be grouped at one location, outside of the building or in a accessible utility room. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- b. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

**SVP34. Underground Service Entrance**

- a. (277/480V Service or Lower) Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes to the SVP defined utility connection point.
- b. (12KV Service) SVP terminates cable on the applicant owned switchgear.
- c. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

**SVP35. Code Sections:**

- a. The Applicant shall provide and install electric facilities per Santa Clara City Code chapter **17.15.210**.
- b. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter **17.15.050**.
- c. The applicant shall perform, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems,

as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the Applicant will dedicate the improvement to the City subject to City's acceptance the work. The applicant shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a applicant to the electrical supply system of and by the City. After completion of the facilities installed by the Applicant, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system per Santa Clara City Code chapter **17.15.210 (2)**.

**SVP36. Existing Facilities:**

- a. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Applicants responsibility to maintain all clearances from equipment and easements. The Applicant may contact SVP outside of the PCC process for clear definitions of these clearance requirements. Applicant should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.
- b. Any relocation of existing electric facilities shall be at Applicants expense.

**SVP37. Generators:** Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

**WATER & SEWER DEPARTMENT**  
**DESIGN / PERFORMANCE -- PRIOR TO ISSUANCE OF BUILDING PERMIT**

- W1. **Recycled Water Use.** Pursuant to Chapter 13.15, Water, Article IV. Regulation of Recycled Water Service and Use, of the Municipal Code, the project is required to use recycled water for all non-potable uses where recycled water is made available and where provided for by Recycled Water regulations. This project is required to extend and connect to the City's existing Recycled Water System.
- W2. **Onsite Recycled Water Review.** The applicant shall submit all completed [SBWR Proposed Use Request Applications](#) to the Compliance Division of Water and Sewer Utilities at [watercompliance@santaclearaca.gov](mailto:watercompliance@santaclearaca.gov) for review and approval. All on-site recycled water plans shall be reviewed, approved, and signed by the City of Santa Clara, SBWR, and Department of Drinking Water. All three entities must individually review and approve a plan set for Final Approval. Contact the Compliance Division of Water and Sewer Utilities via email or by phone at (408) 615-2002 for more information.
- W3. **On-site Recycled Water Construction.** Construction and installation of all on-site recycled water system equipment shall not begin until the Compliance Division of Water and Sewer Utilities has approved the on-site recycled water design. Please note on-site

- designs are generally not the same as the Building Permit plans. On-site recycled water plans require SBWR and California State Water Resources Control Board, Division of Drinking Water signatures for final approval.
- W4. **On-site Recycled Water Inspection.** Inspections are required at all on-site recycled water systems being installed prior to backfilling trenches or cover in walls and ceilings. Request a recycled water inspection by email [watercompliance@santaclaraca.gov](mailto:watercompliance@santaclaraca.gov) or call (408) 615-2002. Please provide the site location, SBWR project ID, and date and time preferences. These inspections are in addition to the Building Permit inspections.
- a. Need to verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs
- W5. **Encroachment Permit.** Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W6. **Utility Design Plans.** Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W7. **Utility Separations.** Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W8. **Separate Services.** Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W9. **City Standard Meters and Backflows.** All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W10. **Existing Services.** The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the

applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.

- W11. **On-Site Storm Drain Treatment.** Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W12. **Water Usage.** Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W13. **Landscaping.** All the landscaping for the project shall comply with the California Water Conservation in Landscaping Act, Government Code Section 65591 et. seq. All plants shall be either California native or non-invasive, low water-using or moderate water-using plants. High water-using plants and nonfunctional turf are prohibited.
- W14. **Water Features.** Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.
- W15. **Easements.** Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W16. **Underground Fire Permit.** Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.

#### **DURING CONSTRUCTION**

- W17. **City Standard Meters and Backflow Installation.** No meters or backflows shall be installed prior to establishment of water service account with the Municipal Services Division of the Finance Department. The applicant shall provide a copy of the account information to the Water and Sewer Utilities Department Inspector and Meter Shop prior to installation of any meter or backflow. All meters and backflows approved for installation shall be tested prior to use. Water service connections shall not be used prior to authorization by the Water and Sewer Utilities inspector.
- W18. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W19. **Water Shortage Response Actions.** Pursuant to the City of Santa Clara’s Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

Water Shortage Response Actions for Stage 2 and higher include water use restrictions that limit the use of potable water such as:

- a. prohibiting the installation of new potable water irrigation services. new irrigation connections, construction, and dust control.
- b. restrict the use of potable water used for construction and dust control if recycled water is available.

This project is subject to all the requirements and restrictions of the Water Shortage Response Actions in place or adopted during the duration of the project. For more information, visit the City of Santa Clara Water & Sewer Utilities website at [www.santaclaraca.gov/waterconservation](http://www.santaclaraca.gov/waterconservation).

#### **PRIOR TO FINAL OF BUILDING PERMIT**

W20. **Record Drawings.** Upon completion of construction and prior to the City’s issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W21. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

#### **KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

#### **ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

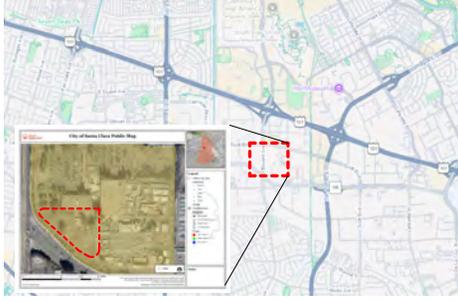
Date: \_\_\_\_\_

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

# BW2 + CUB2 PROJECT INTEL MASK OPERATIONS ARCHITECTURAL REVIEW PACKAGE

FILE NO. PLN25-00132  
INTEL CORP 3065 BOWERS AVENUE, SANTA CLARA, CA 95054

## PROJECT LOCATION



## OVERHEAD VIEW FROM BOWERS AVENUE



## PROJECT DESCRIPTION

THE INTEL BOWERS CAMPUS IS APPROXIMATELY 26 ACRES IN SIZE AND IS LOCATED NORTH OF CENTRAL EXPRESSWAY BETWEEN BOWERS AVENUE AND CORONADO DRIVE. THE CAMPUS IS HOME TO THE INTEL MASK OPERATIONS (MO) FACTORY, MASKS WHICH ARE TEMPLATES USED TO TRANSFER AND PRINT DESIGNED CIRCUITRIES ONTO SILICON WAFERS, ARE THE CRITICAL FIRST STEP IN THE INTEL SEMICONDUCTOR MANUFACTURING PROCESS, AND INTEL'S WORLDWIDE CHIP-MAKING FACILITIES ARE DEPENDENT ON MASKS FROM MO. INTEL IS WORKING TO MEET THE CONTINUED GROWTH AND DEMAND IN THE WORLDWIDE SEMICONDUCTOR INDUSTRY, ALONG WITH AN IMMEDIATE GLOBAL SHORTAGE OF SEMICONDUCTORS, AS WELL AS THE NEED FOR ADDITIONAL PRODUCTION IN THE UNITED STATES.

THE PROJECT PROPOSES THE DEVELOPMENT OF A NEW MANUFACTURING BUILDING CONSISTING OF 4 NEW FAB (BW2) WITH AN ATTACHED CENTRAL UTILITY BUILDING (CUB2) AREA TO SERVE THE PLANNED MANUFACTURING EQUIPMENT. THE PROPOSED BUILDING WILL BE CONSTRUCTED ON AN APPROXIMATELY 2.4-ACRE SITE AREA OF THE SOUTHWEST CORNER OF THE EXISTING CAMPUS. THE PROJECT SITE IS LOCATED SOUTH OF THE EXISTING SCI AND VANGUARD BUILDINGS, NEAR THE SOUTHWESTERN PERIMETER OF THE CAMPUS ALONG CENTRAL EXPRESSWAY.

THE PROPOSED MANUFACTURING AND CUB BUILDINGS WILL BE THREE-STORY STRUCTURES AND WILL HAVE A TOTAL GROSS FLOOR AREA OF 101,871 SQUARE FEET, INCLUDING APPROXIMATELY 77,533 SQUARE FEET OF MANUFACTURING SPACE AND 24,338 SQUARE FEET OF CUB SPACE. THE BUILDING DESIGN WILL MATCH THE LOOK AND FEEL OF THE BUILDING MATERIALS AND SCREENING FOR THE RECENT CUB PROJECT ON THE WESTERN PORTION OF THE CAMPUS. THE MANUFACTURING AREA WILL INCLUDE MANUFACTURING SPACE, DATA SERVICES, ELECTRICAL AND POWER FACILITIES, AND STORAGE AREAS. THE BUILDING WILL ALSO INCLUDE LOBBY SPACE, RESTROOMS, AND FIRE SUPPRESSION AND SAFETY EQUIPMENT. THE CUB PORTION OF THE BUILDING WILL HOUSE CHILLERS, COOLING TOWERS, PUMPS AND PIPING, INSTRUMENTATION AND CONTROL EQUIPMENT, EMERGENCY BACKUP GENERATORS, AND OTHER MECHANICAL EQUIPMENT TO SUPPORT THE NEW MANUFACTURING OPERATIONS. THE PROPOSED BUILDING WILL HAVE A MAXIMUM HEIGHT OF APPROXIMATELY 101 FEET TO THE TOP OF THE RAFTER(S).

## SITE DATA

PROJECT SITE FLOOR AREA RATIO (FAR) CALCULATIONS		
IMPROVED (SQ. FT.)	TOTAL (SQ. FT.)	
PROPOSED (SQ. FT.)	101,871	
PERMITTED (SQ. FT.)	101,871	
<b>FAR (TOTAL GROSS FLOOR AREA / TOTAL SITE AREA)</b>	<b>0.67</b>	

## ZONING COMPLIANCE SUMMARY

GROSS BUILDING AREA TO FACE OF EXTERIOR WALL

CAMPUS FLOOR AREA RATIO (FAR) CALCULATIONS			
EXISTING GFA (SQ. FT.)	M4 FAB+CUB (GFA) (SQ. FT.)	TOTAL GFA (SQ. FT.)	
531,707	101,871	633,578	
22,889	1,272	24,161	
3,867	7,209	11,076	
387,263	107,173	494,436	
<b>0.34</b>	<b>0.19</b>	<b>0.54</b>	

## PARKING CALCULATIONS

PARKING CODE REQUIREMENTS	EXISTING	M4 FAB+CUB	TOTAL
	GFA (SQ. FT.)	GFA (SQ. FT.)	Parking Req.
Industrial (1,000 SQ FT)	93,258	63	138
Research & Development (1,750 SQ FT)	92,085	123	140
Data Center (1,100,000 SQ FT)	50,872	1	2
<b>TOTAL PARKING REQUIRED</b>	<b>237.3</b>	<b>43.3</b>	<b>280.6</b>
<b>SITE PARKING AVAILABLE*</b>			<b>435</b>

\*Note: No additional Head count to be added for the project.

NOTE: AS REQUIRED TO RESPOND TO CURRENT CITY OF SANTA CLARA VAPOR REPLENISHMENT COMMENTS, RAW HAS REQUESTED SELECT SHEETS TO BE OPEN FOR PUBLIC COMMENT. ANY COMMENTS MUST BE SUBMITTED TO THE CITY FOR APPROVAL AND NOT BEIN CHANGED AND MUST BE CONFIRMED BY RAW OR ITS CONSULTANTS.

## PROJECT DATA

SCOPE OF WORK SUMMARY: NEW CENTRAL UTILITY BUILDING (CUB) AND MANUFACTURING FACILITY  
PROJECT ADDRESS: 3065 BOWERS STREET, SANTA CLARA, CA 95054  
OWNERS INFORMATION: INTEL CORPORATION, 3065 BOWERS STREET, SANTA CLARA, CA 95054

## PROJECT CONTACTS

INTEL CORPORATION  
CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP  
3065 BOWERS AVENUE, SUITE 400  
SANTA CLARA, CA 95054  
POC: VES BREYER  
EMAIL: ves.breyer@intel.com

ARCHITECT/ENGINEER: RWW Architecture Engineers  
235 MONTGOMERY ST., SUITE 400  
SAN FRANCISCO, CA 94104  
POC: VI BRACCO  
PHONE: 415-771-8500  
EMAIL: vbracco@rrw.com

CIVIL ENGINEER: BKF ENGINEERS  
1730 N. FIRST ST., SUITE 600  
SAN JOSE, CA 95131  
CHELSEA UNGER  
PHONE: 650-950-8524  
EMAIL: unger@bke.com

LANDSCAPE ARCHITECT: CPOIC INC.  
1675 SCENIC AVE., SUITE 200  
COSTA MESA, CA 92626  
POC: JIM BALDWIN  
PHONE: 949-260-2074  
EMAIL: jbalwin@cpoic.com



## SHEET LIST

Sheet Number	Sheet Name	Current Revision	Current Revision Date	Current Revision Description
A101	COVER PAGE & SITE INFORMATION	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A102	CALGREEN REQUIREMENTS - PRELIMINARY	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A103	CALGREEN REQUIREMENTS - PRELIMINARY	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A104	CALGREEN REQUIREMENTS - PRELIMINARY	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A105	CALGREEN REQUIREMENTS - PRELIMINARY	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A106	NEW CORRIDOR PUBLIC WAY DIAGRAMS	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A107	EXISTING SITE INFORMATION	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A108	PROPOSED OVERALL SITE PLAN	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A109	PROPOSED DETAIL SITE PLAN	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A110	EXISTING CAMPUS FIRE ACCESS PLAN	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A111	EXISTING & PROPOSED FIRE ACCESS PLAN	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A112	SITE AREA CALCULATIONS	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A113	CODE SUMMARY	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A114	BW2 AND CUB2 - ARCHITECTURE OVERALL - AAA PROPOSED	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A201	LIFE SAFETY PLAN - (GENERAL) LEVEL	A	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A202	LIFE SAFETY PLAN - SECOND LEVEL	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A203	LIFE SAFETY PLAN - THIRD LEVEL (FAB)	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A204	LIFE SAFETY PLAN - THIRD LEVEL (FAN DECK)	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A205	SCHEMATIC ROOF PLAN	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A206	ADJ LINK VIEWS	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A207	NEW TRASH ENCLOSURE	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A301	CONCEPTUAL SECTIONS - FAB	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A302	CONCEPTUAL SECTIONS - CUB	B	08/01/25	PLANNING DEPARTMENT COMMENT RESPONSE 1
A401	CONCEPTUAL BUILDING ELEVATIONS (FAB)	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A402	CONCEPTUAL BUILDING ELEVATIONS (CUB)	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A403	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A404	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A405	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A406	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A407	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A408	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A409	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A410	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A411	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A412	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A413	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A414	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A415	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A416	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A417	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A418	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A419	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A420	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A421	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A422	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A423	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A424	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A425	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A426	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A427	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A428	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A429	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A430	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A431	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A432	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A433	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A434	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A435	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A436	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A437	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A438	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A439	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A440	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A441	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A442	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A443	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A444	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A445	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A446	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A447	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A448	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A449	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A450	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A451	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A452	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A453	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A454	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A455	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A456	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A457	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A458	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A459	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A460	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A461	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A462	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A463	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A464	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A465	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A466	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A467	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A468	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A469	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A470	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A471	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A472	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A473	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A474	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A475	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A476	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A477	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A478	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A479	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A480	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A481	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A482	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A483	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A484	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A485	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A486	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A487	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A488	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A489	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A490	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A491	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A492	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A493	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A494	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A495	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A496	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A497	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A498	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A499	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A500	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A501	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A502	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A503	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A504	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A505	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A506	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A507	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A508	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A509	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A510	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A511	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A512	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A513	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A514	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A515	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A516	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A517	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A518	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A519	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A520	RENDERED VIEWS	C	10/03/25	PLANNING DEPARTMENT COMMENT RESPONSE 2
A521	RENDERED VIEWS	C	10/03/25	



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

5.106.5.6.2.1 Reduced number of EV capable spaces. The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces indicated in Table 5.106.5.6.1 by the ratio of the required EVSE capacity to the required EV capacity. EVSE with multiple vehicle connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.6.1 for each EVSE is not greater than the EVSE.

5.106.5.6.2.2 Use of automatic load management systems (ALMS). ALMS shall be permitted for DCFCs installed in accordance with Section 5.106.5.6.2. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.6.1 for each EVSE shall be reduced by the amount of the EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.6.3 EVSE alternate compliance. In lieu of compliance with Section 5.106.5.6.2, EVCS shall be provided with Level 1 power Level 2, or a combination of Level 1 and power Level 2.

5.106.5.6.4 Alternations of and additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

NUMBER OF PARKING SPACES IN A PARKING FACILITY	MINIMUM TOTAL POWER (KVA) REQUIRED FOR EVCS
0-9	0
10-25	7
26-50	14
51-75	20
76-100	27
101-150	40
151-200	53
Total required N/A, P = 0.66 Where P = Parking spaces in facility	

5.106.5.6.4 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.4. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.4.1 Alternations of and additions to parking facilities. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or minimum power indicated in Table 5.106.5.6.3 when the scope of work includes an increase in power supply to electric panel serving light fixtures illuminating the parking area or when area containing parking spaces is added to a parking facility. The number of required EVCS shall be based on the total number of existing and new parking spaces in the parking facility.

5.106.5.6.4.2 Alternations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5 Requirement to install EVSE. Level 2 EVSE shall be provided in all existing EV capable spaces to create EVCS when a project is required by California Administrative Code Section 4.309 to be submitted for plan approval to the Division of the State Architect. When EVSE is installed in existing EV capable spaces, accessible EVCS shall be provided in accordance with California Building Code Chapter 11B.

5.106.5.6.5.1 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.1. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.2 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.3 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.3. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.4 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.5 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.5. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.6 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.7 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.7. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.8 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.9 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.9. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.10 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.11 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.11. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.12 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.13 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.13. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.14 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.15 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.15. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.16 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.17 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.17. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.18 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.5.6.5.19 EVCS for alterations of or additions to parking facilities. Alterations of or additions to parking facilities shall provide EVCS in compliance with Section 5.106.5.6.5.19. The installation of infrastructure for EV capable spaces required to be provided within 200 feet of each parking space.

5.106.5.6.5.20 EVCS for alterations consisting of the installation of photovoltaic systems. EVCS shall be provided in accordance with the number indicated in Table 5.106.5.6.3 or maximum power indicated in Table 5.106.5.6.3 when a new photovoltaic system is installed in an existing parking facility.

5.106.1.1 Facing Backlight. Luminaires with 200 ft of a property line shall be oriented so that the nearest property line is behind the fixture and shall comply with the backlight rating specified in Table 5.106.1.1 based on the lighting zone and distance to the nearest property line.

5.106.1.2 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.3 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.4 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.5 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.6 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.7 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.8 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.9 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.10 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.11 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.12 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.13 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.14 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.15 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.16 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.17 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.18 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.19 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.20 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.21 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.22 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.23 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.24 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.25 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.26 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.27 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.28 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.29 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.106.1.30 Facing Down. For luminaires covered by 5.106.1.1, if a property line also exists within or extends into the front hemisphere of the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) directly behind the luminaire is within 200 ft of the property line. The luminaire shall be oriented so that the corner is within 200 ft of the property line to determine the required backlight rating.

5.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (toilet and showers) shall comply with the following:

5.303.1.1 Water Closets. The effective flush volume of water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Toilets.

5.303.1.2 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.1.3 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.1.4 Multiple Showersheds serving one shower. When a shower is served by more than one showershed, the combined flow rate of all showersheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.1.5 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.1.6 Multiple Showersheds serving one shower. When a shower is served by more than one showershed, the combined flow rate of all showersheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.1.7 Water Closets. The effective flush volume of water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Toilets.

5.303.1.8 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.1.9 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.1.10 Multiple Showersheds serving one shower. When a shower is served by more than one showershed, the combined flow rate of all showersheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.1.11 Water Closets. The effective flush volume of water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Toilets.

5.303.1.12 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.1.13 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.1.14 Multiple Showersheds serving one shower. When a shower is served by more than one showershed, the combined flow rate of all showersheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.1.15 Water Closets. The effective flush volume of water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Toilets.

5.303.1.16 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.1.17 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.1.18 Multiple Showersheds serving one shower. When a shower is served by more than one showershed, the combined flow rate of all showersheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.1.19 Water Closets. The effective flush volume of water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Toilets.

5.303.1.20 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.1.21 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.1.22 Multiple Showersheds serving one shower. When a shower is served by more than one showershed, the combined flow rate of all showersheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.1.23 Water Closets. The effective flush volume of water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Toilets.

5.303.1.24 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.1.25 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

5.303.1.26 Multiple Showersheds serving one shower. When a shower is served by more than one showershed, the combined flow rate of all showersheds and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

5.303.1.27 Water Closets. The effective flush volume of water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Toilets.

5.303.1.28 Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.1.29 Showersheds. (BSC-C) Showersheds shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSION. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

BUY CLEAN CALIFORNIA ACT (BCCA). The Buy Clean California Act (BCCA) Public Contract Code Sections 3500-3505 targets carbon emissions associated with the production of structural steel (hot-rolled shapes, hollow structural sections, and plate), concrete reinforcing steel, the glass, and rebar and wood board insulation. The maximum carbon footprint for these materials is defined by the Department of General Services (DGS) in consultation with the California Air Resources Board (CARB).

CRADLE-TO-GRAVE. Activities associated with a product or building's life cycle from the extraction stage through disposal stage, and covering material flow, the glass, and rebar and wood board insulation. The maximum carbon footprint for these materials is defined by the Department of General Services (DGS) in consultation with the California Air Resources Board (CARB).

ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, non-hazardous wood waste, and food soiled paper waste that is mixed in with food waste.

REFERENCE STUDY PERIOD. The period of use for the building, in years, that will be assumed for life cycle assessment.

TEST. A procedure to determine quantitative performance of a system or equipment.

TYPE III ENVIRONMENTAL PRODUCT DECLARATION (EPD). A third-party verified report that summarizes how a product impacts the environment. Type III EPDs can be either product-specific, factory-specific, or industry-wide EPDs. See "Cradle-to-Grave."

FACTORY-SPECIFIC EPD. A product-specific Type III EPD in which the environmental impacts can be attributed to a single manufacturer and manufacturing facility.

INDUSTRY-WIDE EPD (IWE-EPD). A Type III EPD in which the environmental impacts are an average of the typical manufacturing practices for a range of products within the same product category for a group of manufacturers.

PRODUCT-SPECIFIC EPD. A Type III EPD in which the environmental impacts can be attributed to a product design and manufacturer across multiple facilities.

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions, and Section 5.407.2 (Moisture Control). Employ moisture control measures by the following methods:

5.407.1.1 Exterior. Design and maintain building integration systems to prevent spray on, splash, or wind-blown rain to prevent water intrusion into buildings as follows:

5.407.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.

2. The door is protected by a roof overhang at least 4 feet in depth.

3. The door is recessed at least 4 feet.

4. Other methods which provide equivalent protection.

5.407.2.2 Flashing. Install flashings integrated with a drainage plane.

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Section	Section	Section																																																																																																																																						
<p><b>5.409.2 Whole building life cycle assessment.</b> Projects shall conduct a cradle-to-grave whole building life cycle assessment (performance based) with ISO 14046 and ISO 14044, including operating energy, and demonstrating a minimum 10-percent reduction in global warming potential (GWP) as compared to a reference baseline building of similar function, complexity, type of construction, material specification and location that meets the requirements of the California Energy Code currently in effect. Software used to conduct the whole building life cycle assessment including but not limited to, shall have a data set consistent with ISO 14046 and ISO 21930 or ISO 15804, and shall follow standards conforming to ISO 21931 and/or EN 15978. The software tools and data sets shall be the same for evaluation of both the baseline building and the proposed building.</p> <p><b>Note:</b></p> <ol style="list-style-type: none"> <li>Software for calculating whole building life cycle assessment is available for free at Athena Sustainable Materials Institute (athenasustainable.com/software/athena-sustainable) and DecaCCA (deca-cca.com/energy-environmental-compliance). Plant vendors include, but are not limited to, Sphera Gable Solutions (gable.sphera.com), Simpro3 (simpro.com), OneClick LCA (www.oneclicklca.com) and Tally for Revit (tally.autodesk.com).</li> <li>ASTM E2932-12 Standard Practice for Minimum Criteria for Comparing Whole Building Life Cycle Assessments for Use with Building Codes, Standards, and Rating Systems may be consulted for the assessment.</li> <li>In addition to the required documentation specified in Section 5.409.2.3, Worksheet WS-9 may be required by the enforcing entity to demonstrate compliance with the requirements.</li> </ol> <p><b>5.409.2.1 Building components.</b> Building envelope components included in the assessment shall be limited to glazing assemblies, insulation, and exterior finishes. Primary and secondary structural members included in the assessment shall be limited to footings and foundations, and structural columns, beams, walls, roofs, and floors.</p> <p><b>5.409.2.2 Reference study period.</b> The reference study period of the proposed building shall be equal to the reference baseline building and shall be 90 years.</p> <p><b>5.409.2.3 Verification of compliance.</b> A summary of the GWP analysis produced by the software and Worksheet WS-9 signed by the design professional of record shall be provided in the construction documents as documentation of compliance. A copy of the whole building life cycle assessment which includes the GWP analysis produced by the software, in addition to maintenance and training information, shall be included in the operating and maintenance manual and shall be provided to the owner at the close of construction. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial compliance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.</p>	<p><b>5.410.3.2 Verification of compliance.</b> Calculations to demonstrate compliance, Type III EPIPs for products requiring a performance based approach, and EPIPs signed by the design professional of record shall be provided on the construction documents. Updated EPIPs for products used in construction shall be provided to the extent of the design professional of record's knowledge and only upon request. The enforcing agency may require inspection and inspection reports in accordance with Sections 702.2 and 703.1 during and at completion of construction to demonstrate substantial compliance. Inspection shall be performed by the design professional of record or third party acceptable to the enforcing agency.</p> <p><b>SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS</b></p> <p><b>5.410.1 RECYCLING OF OCCUPANTS.</b> Provide readily accessible areas that serve the entire building and are identified by the designer, storage and collection of non-hazardous materials for recycling, including (as a minimum) paper, recycled cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p><b>Exception:</b> Retail jurisdictions that meet and apply for the exemption in Public Resources Code 42466.82 (S2)(A) or req. shall also be exempt from the organic waste portion of this section.</p> <p><b>5.410.1.1 Addressing.</b> All address construction within a 12-month period under single or multiple permits, resulting in an increase of 50% or more in floor area, shall provide recycling areas on site.</p> <p><b>Exception:</b> Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.</p> <p><b>5.410.1.2 Sample ordinance.</b> Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Recycling Act of 1991 (CALSWRA).</p> <p><b>Note:</b> A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycles website.</p> <p><b>5.410.2 COMMISSIONING [IN].</b> New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in compliance with this section by trained personnel with experience on projects of comparable size and complexity. For occupancies that are not regulated by CDRFO for occupancies and LEED projects that are not regulated by the California Energy Code Section 100.3 Scope, all requirements in Sections 5.410.4 through 5.410.2.6 shall apply.</p> <p><b>Note:</b> For energy-related systems under the scope (Section 100.0) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems, see Section 100.3 of the California Energy Code Section 100.3 Scope and controlling regulations.</p> <p><b>Commissioning requirements shall include:</b></p> <ol style="list-style-type: none"> <li>Owner's or Owner representative's project requirements.</li> <li>Basics of design.</li> <li>Commissioning measures taken in the construction documents.</li> <li>Commissioning plan.</li> <li>Functional performance testing.</li> <li>Documentation and training.</li> </ol> <p><b>Exceptions:</b></p> <ol style="list-style-type: none"> <li>Unconditioned warehouses of any size.</li> <li>Areas less than 10,000 square feet for offices or other conditioned accessory spaces within unconditioned warehouses.</li> <li>Tenant improvements less than 10,000 square feet as described in Section 509.1.1.</li> <li>Open parking garages of any size, or open parking garage areas, of any size, within a structure.</li> </ol> <p><b>Note:</b> For the purposes of this section, unconditioned shall mean a building, area or room which does not provide heating and/or air conditioning.</p> <p><b>Informational notes:</b></p> <ol style="list-style-type: none"> <li>Functional performance testing for heating, ventilation, air conditioning systems and lighting controls shall be performed in compliance with the California Energy Code.</li> <li>Owner's or Owner Representative's Project Requirements (OPR) [N]. The expectations and requirements of the building appropriate to a phase shall be documented before the design phase of the project begins. This documentation shall include the following:             <ol style="list-style-type: none"> <li>Environmental and sustainability goals.</li> <li>Building sustainable goals.</li> <li>Indoor environmental quality performance.</li> </ol> </li> <li>Project program, including facility functions and hours of operation, and need for after hours operations.</li> <li>Equipment and systems expectations.</li> <li>Building occupant and operation and maintenance (O&amp;M) personnel expectations.</li> </ol> <p><b>5.410.2.2 Basis of Design (BOD) [IN].</b> A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:</p> <ol style="list-style-type: none"> <li>Renewable energy systems.</li> <li>Landscaping irrigation systems.</li> <li>Water reuse systems.</li> </ol> <p><b>5.410.2.3 Commissioning plan [IN].</b> Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:</p> <ol style="list-style-type: none"> <li>General project information.</li> <li>Commissioning goals.</li> <li>Systems to be commissioned. Plans to test systems and components shall include:             <ol style="list-style-type: none"> <li>An explanation of the original design intent.</li> <li>Equipment and systems to be tested, including the extent of tests.</li> <li>Test methods to be used.</li> <li>Conditions under which the test will be performed.</li> <li>Measurement criteria for acceptable performance.</li> </ol> </li> <li>Commissioning team formation.</li> <li>Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.</li> </ol> <p><b>5.410.2.4 Functional performance testing [IN].</b> Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods used, and include any readings and adjustments made.</p> <p><b>5.410.2.5 Documentation and training [IN].</b> A Systems Manual and Systems Operations Training are required including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations.</p> <p><b>5.410.2.5.1 Systems manual [IN].</b> Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:</p> <ol style="list-style-type: none"> <li>Site information, including facility description, history and current requirements.</li> <li>Site contact information.</li> <li>Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.</li> <li>Major systems.</li> <li>Site equipment inventory and maintenance notes.</li> <li>A copy of warranties required by the enforcing agency, site check log.</li> <li>Other notices and documentation, if applicable.</li> </ol> <p><b>5.410.2.5.2 Systems operations training [IN].</b> A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:</p> <ol style="list-style-type: none"> <li>System/equipment overview (what it is, what it does and what other systems and/or equipment it interfaces with).</li> <li>Review and demonstration of servicing/repairing methods.</li> <li>Review of the information in the Systems Manual.</li> <li>Review of the record keeping of the system/equipment.</li> </ol> <p><b>5.410.2.6 Commissioning report [IN].</b> A report of the commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.</p> <p><b>5.410.4 TESTING AND ADJUSTING.</b> New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.</p>	<p><b>Note:</b> For energy-related systems under the scope (Section 100.0) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 100.3 for commissioning requirements and Sections 102.6, 102.6, 130.4, and 148.9(b) for additional testing requirements of specific systems.</p> <p><b>5.410.4.2 Systems.</b> Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project:</p> <ol style="list-style-type: none"> <li>Renewable energy systems.</li> <li>Water reuse systems.</li> <li>Water reuse systems.</li> </ol> <p><b>5.410.4.3 Procedures.</b> Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards.</p> <p><b>5.410.4.4 HVAC balancing.</b> In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing, Adjusting and Balancing Bureau National Standards, the National Environmental Balancing Bureau Procedural Standards, Associated Air Balance Board National Standards as approved by the enforcing agency.</p> <p><b>5.410.4.4 Reporting.</b> After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.</p> <p><b>5.410.4.5 Operation and maintenance (O&amp;M) manual.</b> Provide the building owner or representative with detailed operating and maintenance instructions and copies of guarantees/warranties for each system. O, M instructions shall be consistent with CDRFA requirements in CCR, Title 8, Section 5142, and other related regulations.</p> <p><b>5.410.4.5.1 Inspections and reports.</b> Include a copy of all inspection verifications and reports required by the enforcing agency.</p>																																																																																																																																						
<p><b>5.409.3 Product GWP compliance—prescriptive path.</b> Each product that is permanently installed and listed in Table 5.409.3 shall have a Type III environmental product declaration (EPD), either product-specific or faceted-EPD.</p>	<p><b>5.410.4.2 (Reserved)</b></p>	<p><b>SECTION 5.003 FIREPLACES</b></p> <p><b>5.003.1 PREPLACES.</b> Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed wood-burning heater, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.</p> <p><b>5.003.1.4 Woodstoves.</b> Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.</p> <p><b>SECTION 5.004 POLLUTANT CONTROL</b></p> <p><b>5.004.1 TEMPORARY VENTILATION.</b> The permanent HVAC system shall not be used during construction if necessary to condition the building or areas of addition or alteration with the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or if the building is occupied during operation, at the conclusion of construction.</p> <p><b>5.004.2 Covering of dust and protection of mechanical equipment during construction.</b> At the time of rough installation and during operations on the construction site, final dust stage of the heating and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.</p> <p><b>5.004.4 FINISH MATERIAL POLLUTANT CONTROL.</b> Finish materials shall comply with Sections 5.004.4.1 through 5.004.4.6.</p> <p><b>5.004.4.1 Adhesive, sealants and caulks.</b> Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:</p> <ol style="list-style-type: none"> <li>Adhesive, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCQAD Rule 118B VOC limits, as shown in Tables 5.004.4.1 and 5.004.4.2. Such products also shall comply with the Rule 118B prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene) except for sealants and caulks as specified in subsection 2. below.</li> <li>Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in unit of product, less packaging, which do not weigh more than one pound and do not contain more than 18 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.</li> </ol>																																																																																																																																						
<p><b>TABLE 5.409.3 PRODUCT GWP LIMITS</b></p> <table border="1"> <thead> <tr> <th>BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY<sup>1</sup></th> <th>MAXIMUM ACCEPTABLE GWP VALUE (embodied)<sup>2</sup></th> <th>UNIT OF MEASUREMENT</th> </tr> </thead> <tbody> <tr> <td>Hot-rolled structural steel sections</td> <td>1.77</td> <td>MT CO<sub>2</sub>e/MT</td> </tr> <tr> <td>Hollow structural sections</td> <td>3.00</td> <td>MT CO<sub>2</sub>e/MT</td> </tr> <tr> <td>Steel plate</td> <td>2.61</td> <td>MT CO<sub>2</sub>e/MT</td> </tr> <tr> <td>Concrete reinforcing steel</td> <td>1.50</td> <td>MT CO<sub>2</sub>e/MT</td> </tr> <tr> <td>Flat glass</td> <td>2.50</td> <td>MT CO<sub>2</sub>e/MT</td> </tr> <tr> <td>Light-density mineral wool board insulation</td> <td>5.83</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>Heavy-density mineral wool board insulation</td> <td>14.28</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td colspan="3">Concrete, Ready-Mix<sup>3</sup></td> </tr> <tr> <td><b>CONCRETE PRODUCT CATEGORY</b></td> <td><b>MAXIMUM GWP ALLOWED VALUE (GWP)</b></td> <td><b>UNIT OF MEASUREMENT</b></td> </tr> <tr> <td>up to 2499 psi</td> <td>450</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>2500-3499 psi</td> <td>486</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>3500-4499 psi</td> <td>599</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>4500-5499 psi</td> <td>661</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>5500-6499 psi</td> <td>701</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>6500 psi and greater</td> <td>790</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td colspan="3">Concrete, Lightweight Ready-Mix<sup>4</sup></td> </tr> <tr> <td><b>CONCRETE PRODUCT CATEGORY</b></td> <td><b>MAXIMUM GWP ALLOWED VALUE (GWP)</b></td> <td><b>UNIT OF MEASUREMENT</b></td> </tr> <tr> <td>up to 2499 psi</td> <td>875</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>2500-3499 psi</td> <td>956</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> <tr> <td>3500-4499 psi</td> <td>1039</td> <td>kg CO<sub>2</sub>e/m<sup>3</sup></td> </tr> </tbody> </table> <p><b>1.</b> The GWP values of the products listed in Table 5.409.3 are based on 75 percent of Buy Clean California Act (BCCA) GWP values, except for concrete products which are not included in the BCCA.</p> <p><b>2.</b> For concrete, 17.5 percent of the National Ready Mixed Concrete Association (NRMA) 2022 version 3 Pacific Standard regional benchmark values are used for the GWP allowed, except for High Early Strength Concrete High Early Strength ready-mix which shall be calculated at 150 percent of the ready-mix concrete GWP allowed value for each product category.</p> <p><b>3.</b> The GWP unit for flat glass has been adjusted to correct an error in the express terms. With the revised unit (MT CO<sub>2</sub>e/MT), reported GWP values will align with industry data as published in the CLF North American Material Resiliency (2023).</p> <p><b>4.</b> Products shall not exceed the maximum GWP value as specified in Table 5.409.3.</p> <p><b>Exception:</b> Concrete may be considered one product category to meet compliance with this section. A weighted average of the maximum GWP for all concrete mixes installed in the project shall be used to calculate the weighted average maximum GWP allowed per Table 5.409.3 using Equation 5.409.3.1. Calculations shall be performed with consistent units of measurement for the material quantity and the GWP value.</p> <p>For the purposes of this exception, industry-wide EPIPs are acceptable.</p> <p><b>Exception EQUATION 5.409.3.1</b></p> $GWP_{avg} = \frac{\sum (GWP_{i,material} \times V_{i,material})}{\sum V_{i,material}}$ <p>Where:</p> <ul style="list-style-type: none"> <li><math>GWP_{avg}</math> = GWP of concrete mix</li> <li><math>GWP_{i,material}</math> = GWP of concrete mix <math>i</math></li> <li><math>V_{i,material}</math> = volume of concrete mix <math>i</math> installed in the project, in m<sup>3</sup></li> </ul>	BUY CLEAN CALIFORNIA MATERIALS PRODUCT CATEGORY <sup>1</sup>	MAXIMUM ACCEPTABLE GWP VALUE (embodied) <sup>2</sup>	UNIT OF MEASUREMENT	Hot-rolled structural steel sections	1.77	MT CO <sub>2</sub> e/MT	Hollow structural sections	3.00	MT CO <sub>2</sub> e/MT	Steel plate	2.61	MT CO <sub>2</sub> e/MT	Concrete reinforcing steel	1.50	MT CO <sub>2</sub> e/MT	Flat glass	2.50	MT CO <sub>2</sub> e/MT	Light-density mineral wool board insulation	5.83	kg CO <sub>2</sub> e/m <sup>3</sup>	Heavy-density mineral wool board insulation	14.28	kg CO <sub>2</sub> e/m <sup>3</sup>	Concrete, Ready-Mix <sup>3</sup>			<b>CONCRETE PRODUCT CATEGORY</b>	<b>MAXIMUM GWP ALLOWED VALUE (GWP)</b>	<b>UNIT OF MEASUREMENT</b>	up to 2499 psi	450	kg CO <sub>2</sub> e/m <sup>3</sup>	2500-3499 psi	486	kg CO <sub>2</sub> e/m <sup>3</sup>	3500-4499 psi	599	kg CO <sub>2</sub> e/m <sup>3</sup>	4500-5499 psi	661	kg CO <sub>2</sub> e/m <sup>3</sup>	5500-6499 psi	701	kg CO <sub>2</sub> e/m <sup>3</sup>	6500 psi and greater	790	kg CO <sub>2</sub> e/m <sup>3</sup>	Concrete, Lightweight Ready-Mix <sup>4</sup>			<b>CONCRETE PRODUCT CATEGORY</b>	<b>MAXIMUM GWP ALLOWED VALUE (GWP)</b>	<b>UNIT OF MEASUREMENT</b>	up to 2499 psi	875	kg CO <sub>2</sub> e/m <sup>3</sup>	2500-3499 psi	956	kg CO <sub>2</sub> e/m <sup>3</sup>	3500-4499 psi	1039	kg CO <sub>2</sub> e/m <sup>3</sup>	<p><b>ARTERIAL HIGHWAY.</b> A general term denoting a highway primarily through traffic subject to a continuous road.</p> <p><b>A-WEIGHTED SOUND LEVEL (dBA).</b> The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectrum data to which A-weighting adjustments have been made.</p> <p><b>1 STUN HOUR.</b> British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu. The amount of heat required to melt a ton (2,000 pounds) of ice at 32°F Fahrenheit.</p> <p><b>COMMUNITY NOISE EQUIVALENT LEVEL (CNEL).</b> A metric similar to the day-night average sound level (dnl), but with a 5 dB adjustment to account for the greater annoyance of noise occurring during nighttime hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.</p> <p><b>COMPOSITE WOOD PRODUCTS.</b> Composite wood products include hardwood plywood, particleboard and medium density fiberboard. Composite wood products include treated wood, building materials, structural joists, structural composite lumber, oriented strand board, laminated timber, timber, prefabricated wood joists or joist-primed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93130.1(b).</p> <p><b>Note:</b> See CCR, Title 17, Section 93130.1.</p> <p><b>DAY-NIGHT AVERAGE SOUND LEVEL (dnl).</b> The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment to peak levels occurring during nighttime hours (10p.m. to 7 a.m.).</p> <p><b>DECIBEL (dB).</b> A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.</p> <p><b>ELECTRIC VEHICLE (EV).</b> An automobile-eye vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric scooters, and like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, or other source of electric current, on-board, self-propelled electric vehicles, such as industrial trucks, boats, lifts, transport, golf carts, garden power equipment, tractors, boats, and like, that are not designed for on-road use.</p> <p><b>ELECTRIC VEHICLE CHARGING STATIONS (EVCS).</b> One or more spaces intended for charging electric vehicles.</p> <p><b>ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).</b> The conductors including the ungrounded, grounded and equipment-grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power cables, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.</p> <p><b>ENERGY EQUIVALENT NOISE (LEVEL) (Leq).</b> The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.</p> <p><b>GLOBAL WARMING POTENTIAL (GWP).</b> The relative global impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of 1.</p> <p><b>GLOBAL WARMING POTENTIAL VALUE (GWP VALUE).</b> A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1996), or its Fourth Assessment Report (AR4) (IPCC, 2007). The SAR GWP values are based on column "SAR1 (100-yr)" of Table 2.14; the AR4 GWP values are found in column "100 yr" of Table 2.14.</p> <p><b>HIGH-GWP REFRIGERANT.</b> A compound used as a heat transfer fluid or gas that is (a) a hydrofluorocarbon, a hydrochlorofluorocarbon, a hydrofluoroether, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (b) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, Sec. 82.3 (as amended March 15, 2006).</p> <p><b>LONG RADIUS ELBOW.</b> Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.</p> <p><b>LOW-GWP REFRIGERANT.</b> A compound used as a heat transfer fluid or gas that (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, Sec. 82.3 (as amended March 15, 2006).</p> <p><b>MEV.</b> Floor surface reflectance weighting value, based on ASHRAE 52.2-1999.</p> <p><b>MAXIMUM INCREMENTAL REACTIVITY (MIR).</b> The maximum change in weight of ozone formed by adding a compound to the Base (Reactive Organic Gas (ROG) Mixture) per weight of compound added, expressed to hundreds of a gram (g) (g ROG).</p> <p><b>PRODUCT-WEIGHTED MIR (PW-MIR).</b> The sum of all weighted-MIR for all ingredients in a product subject to this article. The PW-MIR is the total product reactivity expressed to hundreds of a gram of ozone formed per gram of product (including container and packaging).</p> <p><b>REACT. FROGS PER SQ. INCH.</b> g.</p> <p><b>REACTIVE ORGANIC COMPOUND (ROC).</b> Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p><b>ROUNDER ACCESS VALVES.</b> Access fittings with a valve core installed.</p> <p><b>SHORT RADIUS ELBOW.</b> Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.</p> <p><b>SUPERMARKET.</b> For the purposes of Section 5.008.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that has either refrigerated display cases, walk-in coolers or freezers connected to remote compressor or condensing units.</p> <p><b>VOC.</b> A volatile organic compound (VOC) is defined as a chemical compound based on carbon chains or rings with vapor pressure greater than 0.1 millimeter of mercury (mm Hg) at room temperature. These compounds include hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).</p> <p><b>Note:</b> Where specific regulations are cited from different agencies such as SCQAD, ARB, etc., the VOC definition included in that specific regulation is the one that applies for the specific measure to which those regulations apply.</p>																																																																								
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<p><b>TABLE 5.004.1-1 ADHESIVE VOC LIMIT</b></p> <table border="1"> <thead> <tr> <th>LESS WATER AND LESS ENERGY COMPOUNDS IN GRAMS PER LITER</th> <th>ARTHURICAL APPLICATIONS</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr> <td>INDOOR CARPET ADHESIVES</td> <td></td> <td>50</td> </tr> <tr> <td>CARPET PAD ADHESIVES</td> <td></td> <td>50</td> </tr> <tr> <td>OUTDOOR CARPET ADHESIVES</td> <td></td> <td>100</td> </tr> <tr> <td>WOOD FLOORING ADHESIVES</td> <td></td> <td>150</td> </tr> <tr> <td>FLOORING FLOOR ADHESIVES</td> <td></td> <td>100</td> </tr> <tr> <td>SUBFLOOR ADHESIVES</td> <td></td> <td>50</td> </tr> <tr> <td>CERAMIC TILE ADHESIVES</td> <td></td> <td>65</td> </tr> <tr> <td>W/CT &amp; ASPHALT TILE ADHESIVES</td> <td></td> <td>50</td> </tr> <tr> <td>DRYWALL &amp; PANEL ADHESIVES</td> <td></td> <td>50</td> </tr> <tr> <td>COVE BASE ADHESIVES</td> <td></td> <td>50</td> </tr> <tr> <td>MULTIPURPOSE CONSTRUCTION ADHESIVES</td> <td></td> <td>75</td> </tr> <tr> <td>STRUCTURAL GLAZING ADHESIVES</td> <td></td> <td>100</td> </tr> <tr> <td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td> <td></td> <td>250</td> </tr> <tr> <td>OTHER ADHESIVES NOT SPECIFICALLY LISTED</td> <td></td> <td>50</td> </tr> <tr> <td colspan="3"><b>SPECIALTY APPLICATIONS</b></td> </tr> <tr> <td>PVC WELDING</td> <td></td> <td>510</td> </tr> <tr> <td>CPC WELDING</td> <td></td> <td>490</td> </tr> <tr> <td>ABS WELDING</td> <td></td> <td>325</td> </tr> <tr> <td>PLASTIC CEMENT WELDINGS</td> <td></td> <td>250</td> </tr> <tr> <td>ADHESIVE PRIMER FOR PLASTIC</td> <td></td> <td>550</td> </tr> <tr> <td>CONTACT ADHESIVE</td> <td></td> <td>80</td> </tr> <tr> <td>SPECIAL PURPOSE CONTACT ADHESIVE</td> <td></td> <td>250</td> </tr> <tr> <td>STRUCTURAL WOOD MEMBER ADHESIVE</td> <td></td> <td>140</td> </tr> <tr> <td>TOP &amp; TRIM ADHESIVE</td> <td></td> <td>250</td> </tr> <tr> <td colspan="3"><b>SUBSTRATE SPECIFIC APPLICATIONS</b></td> </tr> <tr> <td>METAL TO METAL</td> <td></td> <td>30</td> </tr> <tr> <td>PLASTIC FOAMS</td> <td></td> <td>50</td> </tr> <tr> <td>POROUS MATERIAL (EXCEPT WOOD)</td> <td></td> <td>50</td> </tr> <tr> <td>WOOD</td> <td></td> <td>30</td> </tr> <tr> <td>FIBERGLASS</td> <td></td> <td>80</td> </tr> </tbody> </table> <p><b>1.</b> IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.</p> <p><b>2.</b> FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.scaqm.ca.gov/DRB/SC/CAURTM1168.PDF</p>	LESS WATER AND LESS ENERGY COMPOUNDS IN GRAMS PER LITER	ARTHURICAL APPLICATIONS	CURRENT VOC LIMIT	INDOOR CARPET ADHESIVES		50	CARPET PAD ADHESIVES		50	OUTDOOR CARPET ADHESIVES		100	WOOD FLOORING ADHESIVES		150	FLOORING FLOOR ADHESIVES		100	SUBFLOOR ADHESIVES		50	CERAMIC TILE ADHESIVES		65	W/CT & ASPHALT TILE ADHESIVES		50	DRYWALL & PANEL ADHESIVES		50	COVE BASE ADHESIVES		50	MULTIPURPOSE CONSTRUCTION ADHESIVES		75	STRUCTURAL GLAZING ADHESIVES		100	SINGLE-PLY ROOF MEMBRANE ADHESIVES		250	OTHER ADHESIVES NOT SPECIFICALLY LISTED		50	<b>SPECIALTY APPLICATIONS</b>			PVC WELDING		510	CPC WELDING		490	ABS WELDING		325	PLASTIC CEMENT WELDINGS		250	ADHESIVE PRIMER FOR PLASTIC		550	CONTACT ADHESIVE		80	SPECIAL PURPOSE CONTACT ADHESIVE		250	STRUCTURAL WOOD MEMBER ADHESIVE		140	TOP & TRIM ADHESIVE		250	<b>SUBSTRATE SPECIFIC APPLICATIONS</b>			METAL TO METAL		30	PLASTIC FOAMS		50	POROUS MATERIAL (EXCEPT WOOD)		50	WOOD		30	FIBERGLASS		80	<p><b>TABLE 5.004.4.2 - SEALANT VOC LIMIT</b></p> <table border="1"> <thead> <tr> <th>LESS WATER AND LESS ENERGY COMPOUNDS IN GRAMS PER LITER</th> <th>SEALANTS</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr> <td>ARCHITECTURAL</td> <td></td> <td>250</td> </tr> <tr> <td>MARINE DECK</td> <td></td> <td>750</td> </tr> <tr> <td>NONMEMBRANE ROOF</td> <td></td> <td>300</td> </tr> <tr> <td>ROADWAY</td> <td></td> <td>250</td> </tr> <tr> <td>SINGLE-PLY ROOF MEMBRANE</td> <td></td> <td>450</td> </tr> <tr> <td>OTHER</td> <td></td> <td>420</td> </tr> <tr> <td colspan="3"><b>SEALANT PRIMERS</b></td> </tr> <tr> <td>ARCHITECTURAL</td> <td></td> <td>250</td> </tr> <tr> <td>NONPOROUS</td> <td></td> <td>250</td> </tr> <tr> <td>POROUS</td> <td></td> <td>775</td> </tr> <tr> <td>MODIFIED BITUMINOUS</td> <td></td> <td>600</td> </tr> <tr> <td>MARINE DECK</td> <td></td> <td>750</td> </tr> <tr> <td>OTHER</td> <td></td> <td>750</td> </tr> </tbody> </table> <p><b>NOTE:</b> FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>	LESS WATER AND LESS ENERGY COMPOUNDS IN GRAMS PER LITER	SEALANTS	CURRENT VOC LIMIT	ARCHITECTURAL		250	MARINE DECK		750	NONMEMBRANE ROOF		300	ROADWAY		250	SINGLE-PLY ROOF MEMBRANE		450	OTHER		420	<b>SEALANT PRIMERS</b>			ARCHITECTURAL		250	NONPOROUS		250	POROUS		775	MODIFIED BITUMINOUS		600	MARINE DECK		750	OTHER		750
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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE LOCAL CODE.

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**BW2 AND CUB2 - ARCHITECTURE**  
**OVERALL - AAA**

**CALGREEN REQUIREMENTS - PRELIMINARY**

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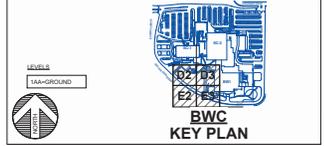
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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

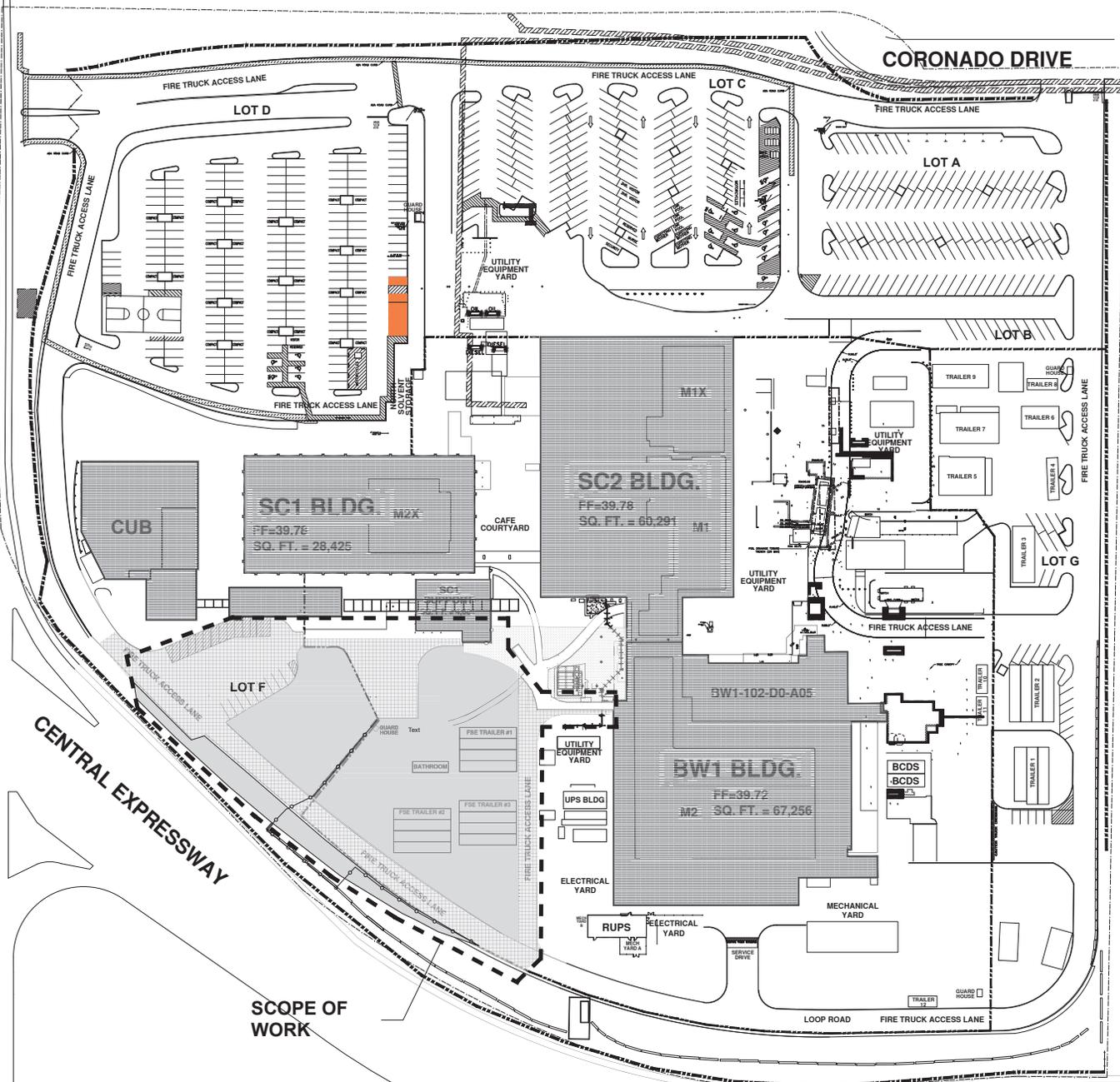
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<p>5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the AIA Architectural Coatings Suggested Control Measures, as shown in Table 5.504.4.3, unless more stringent limits are specified. The AIA Architectural Coatings Suggested Control Measures for specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat High Gloss coating, based on its gloss, as defined in Subsections 4.21.4.3, 4.30 and 4.37 of the 2007 California Air Resources Board Suggested Control Measures, and the corresponding Flat, Nonflat or Nonflat High Gloss VOC limit in Table 5.504.4.3 (unit: g/L).</p> <p>5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PM10R Limits for ROC in Section 54522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and cone spraying substances, in Sections 54522(a)(2) and 6902 of California Code of Regulations, Title 17, commencing with Section 54520, and in areas under the jurisdiction of the Bay Area Air Quality Management District applicable with the present VOC by weight of product limits of Regulation R.14.49.</p>	<p>5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard wood products used in the interior or exterior of the buildings shall meet the requirements for formaldehyde emissions in Section 5.504.4.5.1. The formaldehyde emissions (FEM) for Composite Wood (CW) (CTC or CW) shall not exceed the maximum FEM allowed by the following table, as shown in Table 5.504.4.5.1.</p> <p>5.504.4.5.1 Documentation. Verification of compliance with this section shall be provided as follows:</p> <ol style="list-style-type: none"> <li>1. Verification by the enforcing agency. Documentation shall include at least one of the following: <ul style="list-style-type: none"> <li>a. Product certification and specifications.</li> <li>b. Manufacturer's declaration.</li> <li>c. Product label and invoice as meeting the Composite Wood Products regulation (see Section 5.504.4.5.1).</li> </ul> </li> <li>2. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the International Wood Association, the Australian AS/NZS 2209 or European EN 330 standards.</li> <li>3. Other methods acceptable to the enforcing agency.</li> </ol>	<p><b>SECTION 5.507 ENVIRONMENTAL COMFORT</b> <b>5.507.1 ACOUSTICAL CONTROL.</b> Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 913, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.</p> <p>Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcing authority, such as factories, stadiums, stadiums, enclosed parking structures and utility buildings.</p> <p>Exception [D5A-55] For public schools and community colleges, the requirements of this section and all annotations apply only to the construction of new buildings.</p> <p>5.507.4.1 Exterior noise transmission, prescriptive method. Wall, window and ceiling assemblies exposed to the noise source making up the building or addition envelope or already enclosed shall meet a composite STC rating of 40 or (CITC) of 30 in the following locations:</p> <ol style="list-style-type: none"> <li>1. Within the 65 CNEq noise contour of an airport.</li> </ol> <p>Exception:</p> <ol style="list-style-type: none"> <li>1. L or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (ACLUL) plan.</li> <li>2. L or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general purpose noise element.</li> </ol> <p>2. Within the 65 CNEq or L<sub>dn</sub> noise contour of a freeway or expressway, railroad, industrial source or radio-television source as determined by the Noise Element of the General Plan.</p> <p>5.507.4.1.1 Noise exposure when noise contours are not readily available. Buildings exposed to a noise level of 65 dBA L<sub>dn</sub>-14 during any hour of operation shall have building, addition or alteration of at least 45 (or CITC 35), with exterior windows of a minimum STC of 40 (or CITC 30).</p> <p>5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and ceiling assemblies exposed to the noise source making up the building or addition envelope or already enclosed shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq) of 45 dBA in occupied areas during any hour of operation.</p> <p>5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound originating to the interior sound levels shall be prepared for personnel approved by the architect or engineer of record.</p> <p>5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared for personnel approved by the architect or engineer of record.</p> <p>5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.</p> <p>Note. Examples of assemblies and their average STC ratings may be found at the California Office of Noise Control: <a href="http://www.boisbaas.org/PDF/CasEvaluations_102_Installations.pdf">http://www.boisbaas.org/PDF/CasEvaluations_102_Installations.pdf</a></p>	<p>5.508.2 Evaluation. The system shall be evacuated after pressure testing and prior to charging.</p> <p>5.508.2.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns) and hold for 30 minutes.</p> <p>5.508.2.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.</p> <p>5.508.2.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.</p>																																																																																																				
<p><b>TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS.</b></p> <table border="1"> <thead> <tr> <th>COATING CATEGORY</th> <th>CURRENT VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>FLAT COATINGS</td><td>50</td></tr> <tr><td>NONFLAT COATINGS</td><td>100</td></tr> <tr><td>NONFLAT HIGH GLOSS COATINGS</td><td>150</td></tr> </tbody> </table> <p><b>SPECIALTY COATINGS</b></p> <table border="1"> <tbody> <tr><td>ALUMINUM ROOF COATINGS</td><td>400</td></tr> <tr><td>BASEMENT SPECIALTY COATINGS</td><td>400</td></tr> <tr><td>BITUMINOUS ROOF COATINGS</td><td>50</td></tr> <tr><td>BITUMINOUS ROOF PRIMERS</td><td>350</td></tr> <tr><td>BOND BRACKERS</td><td>350</td></tr> <tr><td>CONCRETE CURING COMPOUNDS</td><td>350</td></tr> <tr><td>CONCRETE MASONRY SEALERS</td><td>100</td></tr> <tr><td>DRIVEWAY SEALERS</td><td>50</td></tr> <tr><td>DRY FOG COATINGS</td><td>100</td></tr> <tr><td>FAUX FINISHING COATINGS</td><td>350</td></tr> <tr><td>FIRE RESISTIVE COATINGS</td><td>350</td></tr> <tr><td>FLOOR COATINGS</td><td>100</td></tr> <tr><td>FORM RELEASE COMPOUNDS</td><td>250</td></tr> <tr><td>GRAPHIC ARTS COATINGS (SIGN PAINTS)</td><td>500</td></tr> <tr><td>HIGH-TEMPERATURE COATINGS</td><td>420</td></tr> <tr><td>INDUSTRIAL MAINTENANCE COATINGS</td><td>250</td></tr> <tr><td>LOW SOLIDS COATINGS</td><td>120</td></tr> <tr><td>MAGNETITE CEMENT COATINGS</td><td>350</td></tr> <tr><td>MARBLE TEXTURE COATINGS</td><td>100</td></tr> <tr><td>METALLIC PROMOTED COATINGS</td><td>500</td></tr> <tr><td>MULTICOLOUR COATINGS</td><td>200</td></tr> <tr><td>PRETREATMENT WASH PRIMERS</td><td>420</td></tr> <tr><td>PRIMERS, SEALERS, &amp; UNDERCOATERS</td><td>100</td></tr> <tr><td>REACTIVE PENETRATING SEALERS</td><td>350</td></tr> <tr><td>RECYCLED COATINGS</td><td>250</td></tr> <tr><td>ROOF COATINGS</td><td>50</td></tr> <tr><td>RUST PREVENTATIVE COATINGS</td><td>200</td></tr> <tr><td>SHELLAC:</td><td></td></tr> <tr><td>CLEAR</td><td>730</td></tr> <tr><td>OPAQUE</td><td>550</td></tr> <tr><td>SPECIALTY PRIMERS, SEALERS &amp; UNDERCOATERS</td><td>100</td></tr> <tr><td>STAINS</td><td>250</td></tr> <tr><td>STONE CONSOLIDANTS</td><td>420</td></tr> <tr><td>SWIMMING POOL COATINGS</td><td>340</td></tr> <tr><td>TRAFFIC MARKING COATINGS</td><td>100</td></tr> <tr><td>TUB &amp; TILE REFINISH COATINGS</td><td>420</td></tr> <tr><td>WATERPROOFING MEMBRANES</td><td>250</td></tr> <tr><td>WOOD COATINGS</td><td>275</td></tr> <tr><td>WOOD PRESERVATIVES</td><td>350</td></tr> <tr><td>ZINC-RICH PRIMERS</td><td>340</td></tr> </tbody> </table> <p>1. DMAPS OF VOC REPLICATOR OF COATING, INCLUDING WATER &amp; EXEMPT COMPOUNDS</p> <p>2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVERSED LIMITS ARE LISTED IN SUBSEQUENT COLLANS IN THIS TABLE.</p> <p>3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD'S AIR QUALITY CONTROL REGULATIONS FOR COATING RESOURCES, PER 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.</p>	COATING CATEGORY	CURRENT VOC LIMIT	FLAT COATINGS	50	NONFLAT COATINGS	100	NONFLAT HIGH GLOSS COATINGS	150	ALUMINUM ROOF COATINGS	400	BASEMENT SPECIALTY COATINGS	400	BITUMINOUS ROOF COATINGS	50	BITUMINOUS ROOF PRIMERS	350	BOND BRACKERS	350	CONCRETE CURING COMPOUNDS	350	CONCRETE MASONRY SEALERS	100	DRIVEWAY SEALERS	50	DRY FOG COATINGS	100	FAUX FINISHING COATINGS	350	FIRE RESISTIVE COATINGS	350	FLOOR COATINGS	100	FORM RELEASE COMPOUNDS	250	GRAPHIC ARTS COATINGS (SIGN PAINTS)	500	HIGH-TEMPERATURE COATINGS	420	INDUSTRIAL MAINTENANCE COATINGS	250	LOW SOLIDS COATINGS	120	MAGNETITE CEMENT COATINGS	350	MARBLE TEXTURE COATINGS	100	METALLIC PROMOTED COATINGS	500	MULTICOLOUR COATINGS	200	PRETREATMENT WASH PRIMERS	420	PRIMERS, SEALERS, & UNDERCOATERS	100	REACTIVE PENETRATING SEALERS	350	RECYCLED COATINGS	250	ROOF COATINGS	50	RUST PREVENTATIVE COATINGS	200	SHELLAC:		CLEAR	730	OPAQUE	550	SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100	STAINS	250	STONE CONSOLIDANTS	420	SWIMMING POOL COATINGS	340	TRAFFIC MARKING COATINGS	100	TUB & TILE REFINISH COATINGS	420	WATERPROOFING MEMBRANES	250	WOOD COATINGS	275	WOOD PRESERVATIVES	350	ZINC-RICH PRIMERS	340	<p><b>TABLE 5.504.4.5 - FORMALDEHYDE LIMITS</b></p> <table border="1"> <thead> <tr> <th>MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION</th> <th>CURRENT LIMIT</th> </tr> </thead> <tbody> <tr><td>HARDWOOD PLYWOOD VENEER CORE</td><td>0.05</td></tr> <tr><td>HARDWOOD PLYWOOD COMPOSITE CORE</td><td>0.05</td></tr> <tr><td>PARTICLE BOARD</td><td>0.09</td></tr> <tr><td>MEDIUM DENSITY FIBERBOARD</td><td>0.11</td></tr> <tr><td>7.5M MEDIUM DENSITY FIBERBOARD</td><td>0.12</td></tr> </tbody> </table> <p>1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR QUALITY CONTROL REGULATIONS FOR COATING RESOURCES, PER 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.</p> <p>2. 7.5M MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 916 INCHES (8 INCH).</p> <p>5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 12, 2017 (Emission testing method for California Specification 01350). See California Department of Public Health website for certification program and testing lab.</p> <p>5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.</p> <p>5.504.4.7 Thermal Insulation. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 12, 2017 (Emission testing method for California Specification 01350). See California Department of Public Health website for certification program and testing lab.</p> <p>5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health website for certification program and testing lab.</p> <p>5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.</p> <p>5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with an air filtration media to outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.</p> <p>Exceptions: Existing mechanical equipment.</p> <p>5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.</p>	MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	CURRENT LIMIT	HARDWOOD PLYWOOD VENEER CORE	0.05	HARDWOOD PLYWOOD COMPOSITE CORE	0.05	PARTICLE BOARD	0.09	MEDIUM DENSITY FIBERBOARD	0.11	7.5M MEDIUM DENSITY FIBERBOARD	0.12	<p><b>SECTION 5.508 OUTDOOR AIR QUALITY</b> <b>5.508.1 Climate Control Equipment.</b> Installations of HVAC, refrigeration and fire suppression equipment shall comply with Section 5.508.1.1 and 5.508.1.2.</p> <p>5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.</p> <p>5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.</p> <p>5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that allow other refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units with high-GWP refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems. The following systems are exempt from this section:</p> <p>Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants such as CO<sub>2</sub>, ammonia, propane, and isobutane.</p> <p>5.508.2.1 Refrigerant piping. Piping connected to the California Mechanical Code shall be installed to be accessible for leak protection and repair. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1 1/4 inch, flared tubing connectors and short radius elbows shall not be used in refrigerant systems except as noted below.</p> <p>5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.</p> <p>5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.</p> <p>5.508.2.1.2.1 Anchorage. One-buttnch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 rms.</p> <p>5.508.2.1.2.2 Flareless connections. Double-flare tubing connections may be used for pressure control, valve pilot lines and oil.</p> <p>Exception: Single-flare tubing connectors may be used with a mulling seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.</p> <p>5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.</p> <p>5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows:</p> <p>5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.</p> <p>5.508.2.2.1.1 Pressure discharge. A pressure gauge, pressure transducer or other device shall be installed in the piping between the rupture disc and the pressure relief valve to indicate a disc rupture or release of the relief valve.</p> <p>5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.</p> <p>5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.</p> <p>5.508.2.2.2.2 Seal caps. 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Untrained persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:</p> <ol style="list-style-type: none"> <li>1. State certified apprenticeship programs.</li> <li>2. Public utility training programs.</li> <li>3. Training programs sponsored by trade, labor or statewide energy conserving or verification organizations.</li> <li>4. Programs sponsored by manufacturing organizations.</li> <li>5. Other programs acceptable to the enforcing agency.</li> </ol> <p><b>702.2 SPECIAL INSPECTION [HCD].</b> When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:</p> <ol style="list-style-type: none"> <li>1. Certification by a national or regional green building program or standard published.</li> <li>2. Certification by a statewide energy conserving or verification organization, such as HERS raters, building performance contractors, and home energy auditors.</li> <li>3. Successful completion of a third party experiential training program in the appropriate trade.</li> <li>4. Other programs acceptable to the enforcing agency.</li> </ol> <p>Note:</p> <ol style="list-style-type: none"> <li>1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</li> <li>2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).</li> </ol> <p>[BSC-CD] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be clearly marked as the primary job function, as determined by the local agency.</p> <p>Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.</p>
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<p>5.504.4.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p> <ol style="list-style-type: none"> <li>1. Manufacturer's product specification.</li> <li>2. Field verification of on-site product containers.</li> </ol> <p>5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health website for certification program and testing lab. <a href="https://www.cdph.ca.gov/Programs/CID/DCDC/EH/IAQ/Pages/VOC.aspx#material">https://www.cdph.ca.gov/Programs/CID/DCDC/EH/IAQ/Pages/VOC.aspx#material</a></p> <p>5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 12, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health website for certification program and testing lab. <a href="https://www.cdph.ca.gov/Programs/CID/DCDC/EH/IAQ/Pages/VOC.aspx#material">https://www.cdph.ca.gov/Programs/CID/DCDC/EH/IAQ/Pages/VOC.aspx#material</a></p> <p>5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.</p>	<p>5.504.5.505 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of a California Building Code, CCR, Title 24, Part 2, Section 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2.3 of this code.</p> <p>5.506 INDOOR AIR QUALITY 5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 1201 (Requirements for Ventilation of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.</p> <p>5.506.2 CARBON DIOXIDE (CO<sub>2</sub>) MONITORING. For buildings or additions equipped with demand control ventilation, CO<sub>2</sub> sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 1202(c)(4).</p> <p>5.506.3 Carbon dioxide (CO<sub>2</sub>) monitoring in classrooms. (D5A-55) Each classroom, including classrooms in schools, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:</p> <ol style="list-style-type: none"> <li>1. The monitor or sensor shall be permanently affixed in a large-pool room in each classroom between 3 and 6' (914 mm and 1829 mm) above the floor and at least 15' (457 mm) away from door and operable windows.</li> <li>2. When the monitor or sensor is not integral to an Energy Management System (EMS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.</li> <li>3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.</li> <li>4. The monitor or sensor shall measure carbon dioxide levels of minimum 15-minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.</li> <li>5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.</li> <li>6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 3 years.</li> </ol>	<p>5.508.2.1.2.3 Anchorage. One-buttnch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 rms.</p> <p>5.508.2.1.2.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.</p> <p>5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows:</p> <p>5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.</p> <p>5.508.2.2.1.1 Pressure discharge. 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DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE LOCAL CODE.

PRIMARY PE STAMP LOCATION	
JURISDICTION APPROVAL STAMP LOCATION	 INTEL CORPORATION 2015 BOWEN AVENUE SANTA CLARA, CA 95050-5085
	BW2 AND CUB2 - ARCHITECTURE OVERALL - AAA
	CALGREEN REQUIREMENTS - PRELIMINARY
	XEM02AAA-050-40-0000-FEB-DM-A1
	A105
	12" x 10"



**BOWERS AVENUE**



**CENTRAL EXPRESSWAY**

	A	B	C	D	E	Total
Total Parking Spaces	123	13	351	138	11	606

**SITE DATA**  
 Lot Size: 25.9 acres or 1,126,000 Sq.Ft.  
 Zoning: HO-80 / High Intensity Office/ Research and Development

**ZONING COMPLIANCE SUMMARY**  
 GROSS BUILDING AREA TO FACE OF EXTERIOR WALL

**FLOOR AREA RATIO (FAR) CALCULATIONS**

	EXISTING GFA (Sq. Ft.)	PM FAB+CUB GFA (Sq. Ft.)	TOTAL GFA (Sq. Ft.)
PRIMARY STRUCTURES	381,707	103,971	485,678
LONG TERM TEMPORARY	22,889	1,927	24,816
COVERED EXTERIOR W/P-PARKING	22,495	7,874	30,369
<b>TOTAL BUILDING GROSS FLOOR AREA (GFA)</b>	<b>381,391</b>	<b>113,772</b>	<b>495,163</b>
<b>FAR (TOTAL GROSS SF / TOTAL SITE AREA)</b>	<b>0.34</b>	<b>0.10</b>	<b>0.44</b>

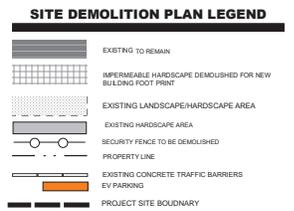
\*Includes FAR for SOV 107, north electric, paint expansion currently under permitting with City.

**PARKING CALCULATIONS**

PARKING CODE REQUIREMENTS	EXISTING GFA (Sq. Ft.)	Parking Req.	PM FAB+CUB GFA (Sq. Ft.)	Parking Req.	TOTAL PARKING
Industrial (13,200 Sq.Ft.)	95,262	80.3	25,362	21.5	118
Research & Development (13,750 Sq.Ft.)	92,085	123	13,196	17	140
Data Center (11,000 Sq.Ft.)	15,872	1	19,880	1	2
<b>TOTAL PARKING REQUIRED</b>		<b>217.3</b>		<b>43.5</b>	<b>265</b>

**SITE PARKING AVAILABLE:** 436

Note: See zoning diagrams attached for detailed calculations.  
 \*Accounts for parking reductions due to SOV 107, north electric yard expansion under permitting with City.  
 Note: An additional 1000 carport is being applied for the project.



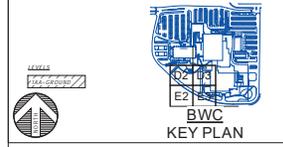
FLUOR

CA - DMS intel

**EXISTING SITE INFORMATION**

INTEL CORPORATION  
 3095 BOWERS AVENUE  
 SANTA CLARA, CA 95051-4126





- LEGEND**
1. GREEN SPACE & RETENTION
  2. UTILITY YARD
  3. LOOP ROAD - ADJUSTED FOR SITE FIT
  4. ARCHITECTURAL SCREEN WALL
  5. ABOVE GROUND LINK
  6. CROSSWALK
  7. BW2 MAIN ENTRANCES
  8. ELECTRICAL GENERATION SYSTEM
  9. EQUIPMENT LOADING DOCK
  10. CUB2 MAINTENANCE ACCESS

PRIMARY PE STAMP LOCATION	<b>FLUOR</b>
JURISDICTION APPROVAL STAMP LOCATION	<b>CA - DMS</b> <b>intel</b> <small>INTEL CORPORATION 200 BOWERS AVENUE SANTA CLARA, CA 95050-2100</small> <b>BW2 AND CUB2 - ARCHITECTURE OVERALL - AAA</b> <b>PROPOSED DETAIL SITE PLAN</b> <small>10/19/2010 11:00 AM</small>



**BWC  
KEY PLAN**



**FIRE ACCESS LEGEND**

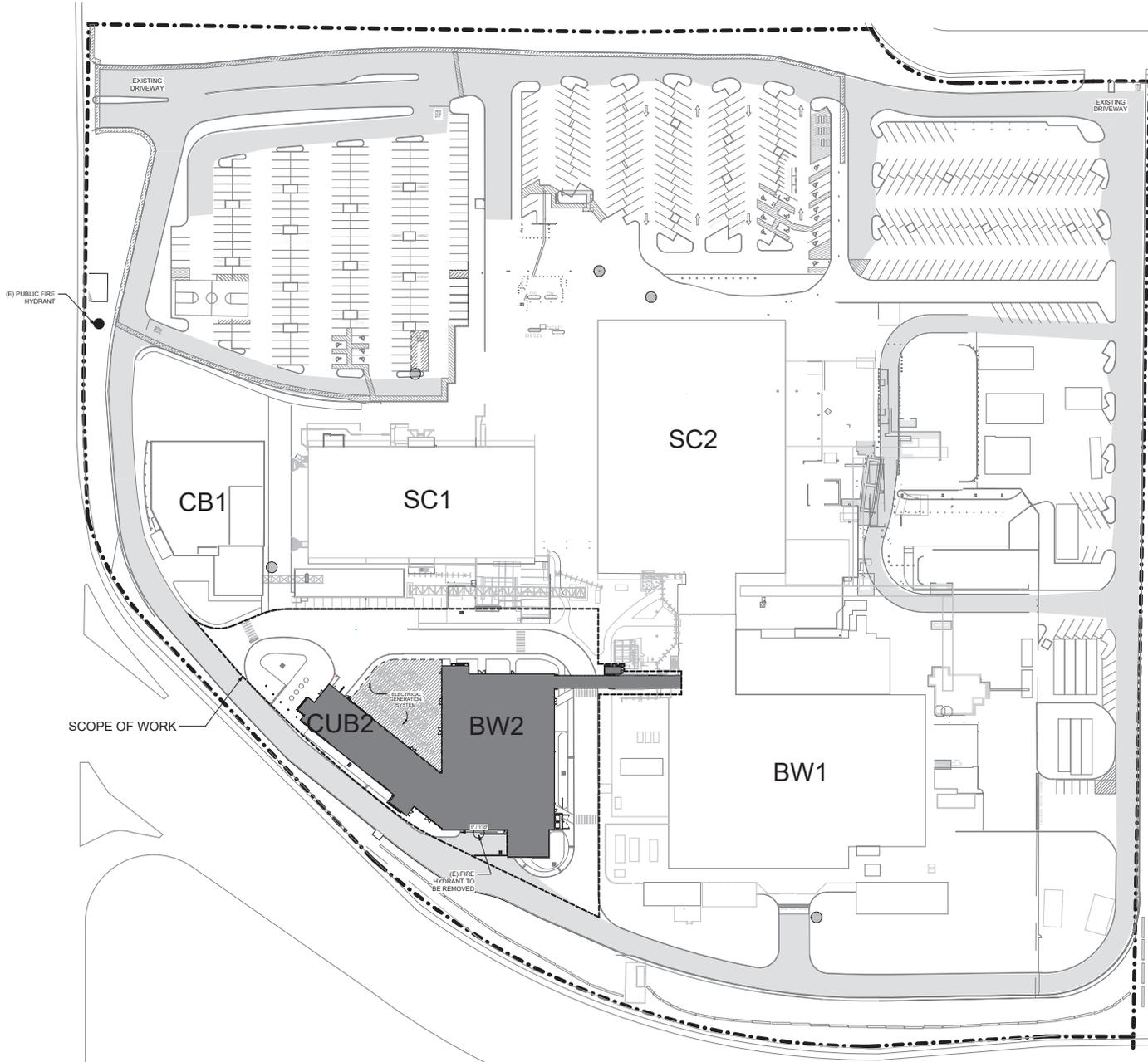
- - - PROPERTY LINE
- - - PROJECT SITE BOUNDARY
- ▭ EXISTING FIRE ACCESS LANE
- EXISTING FIRE HYDRANT

**SHEET NOTES**

FIRE DEPARTMENT APPARATUS ACCESS AND WATER SUPPLY COMPLY WITH CITY OF SANTA CLARA GUIDELINES, LOCAL FIRE ORDINANCE, FIRE DEPARTMENT ACCESS REQUIREMENTS, AND APPENDIX OF THE CALIFORNIA FIRE CODE.

ROADS WILL NOT EXCEED 1% GRADE AND WILL BE CAPABLE OF SUSTAINING A 15,000 LB LOAD.

ROOMS AT BW2 ARE H-3 OCCUPANCY. ALL ROOMS IN CUB2 ARE F-1 AND H-219-3 OCCUPANCY.



PRIMARY PE STAMP LOCATION	
JURISDICTION APPROVAL STAMP LOCATION	<b>CA - DMS</b>  INTEL CORPORATION 205 BOWERS AVENUE SANTA CLARA, CA 95050-4000
<b>BW2 AND CUB2 - ARCHITECTURE OVERALL - AAA</b>	
<b>EXISTING CAMPUS FIRE ACCESS PLAN</b>	
SHEET NUMBER:	A110
DATE:	07/2024
1" = 40'-0"	



BWC  
KEY PLAN



**FIRE ACCESS LEGEND**

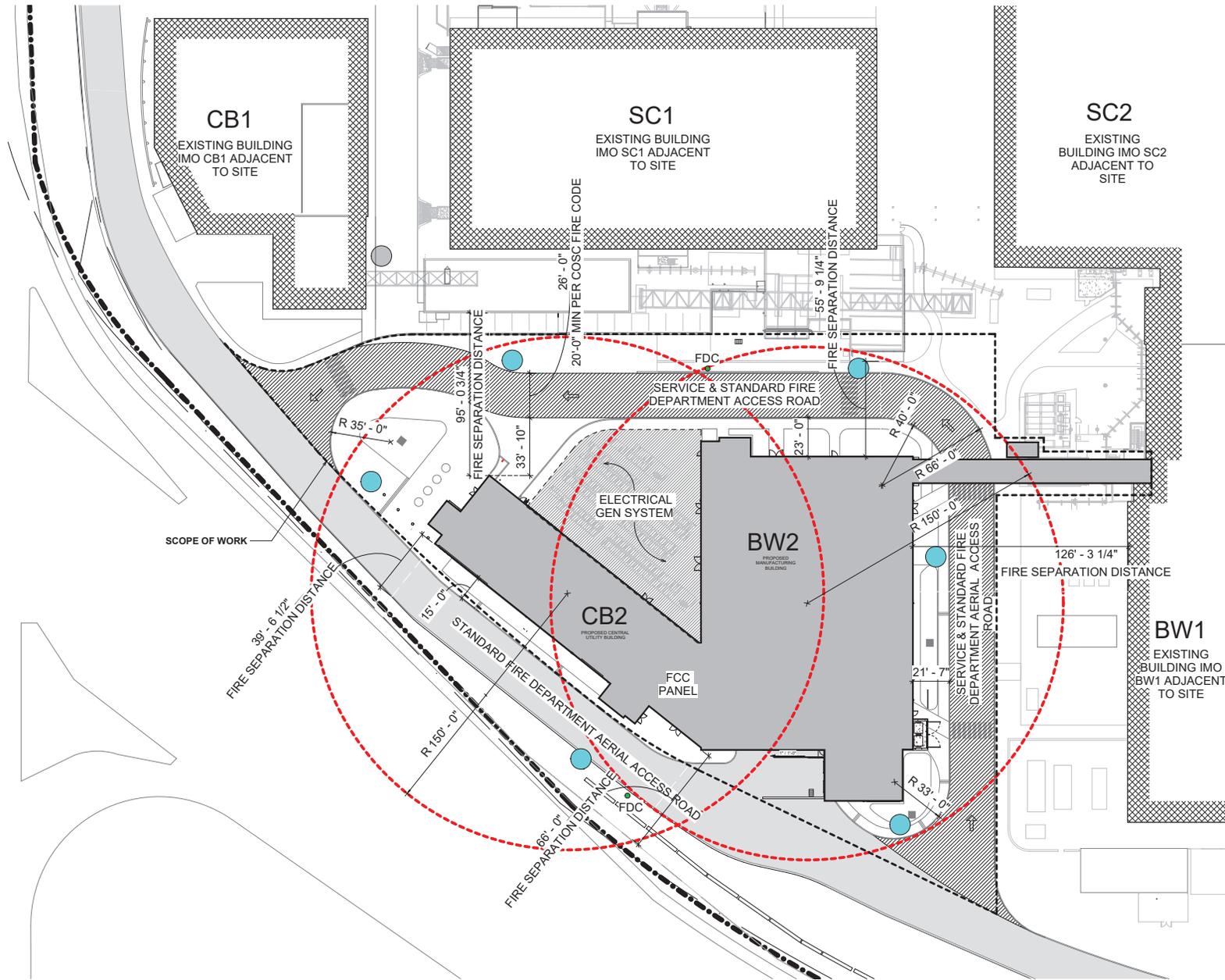
- 150-FOOT FIRE APPARATUS ACCESS ROAD
- PROPERTY LINE
- PROJECT SITE BOUNDARY
- PROPOSED FIRE ACCESS LANE
- EXISTING FIRE ACCESS LANE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT TO REMAIN
- FIRE DEPARTMENT CONNECTION

**NOTES**

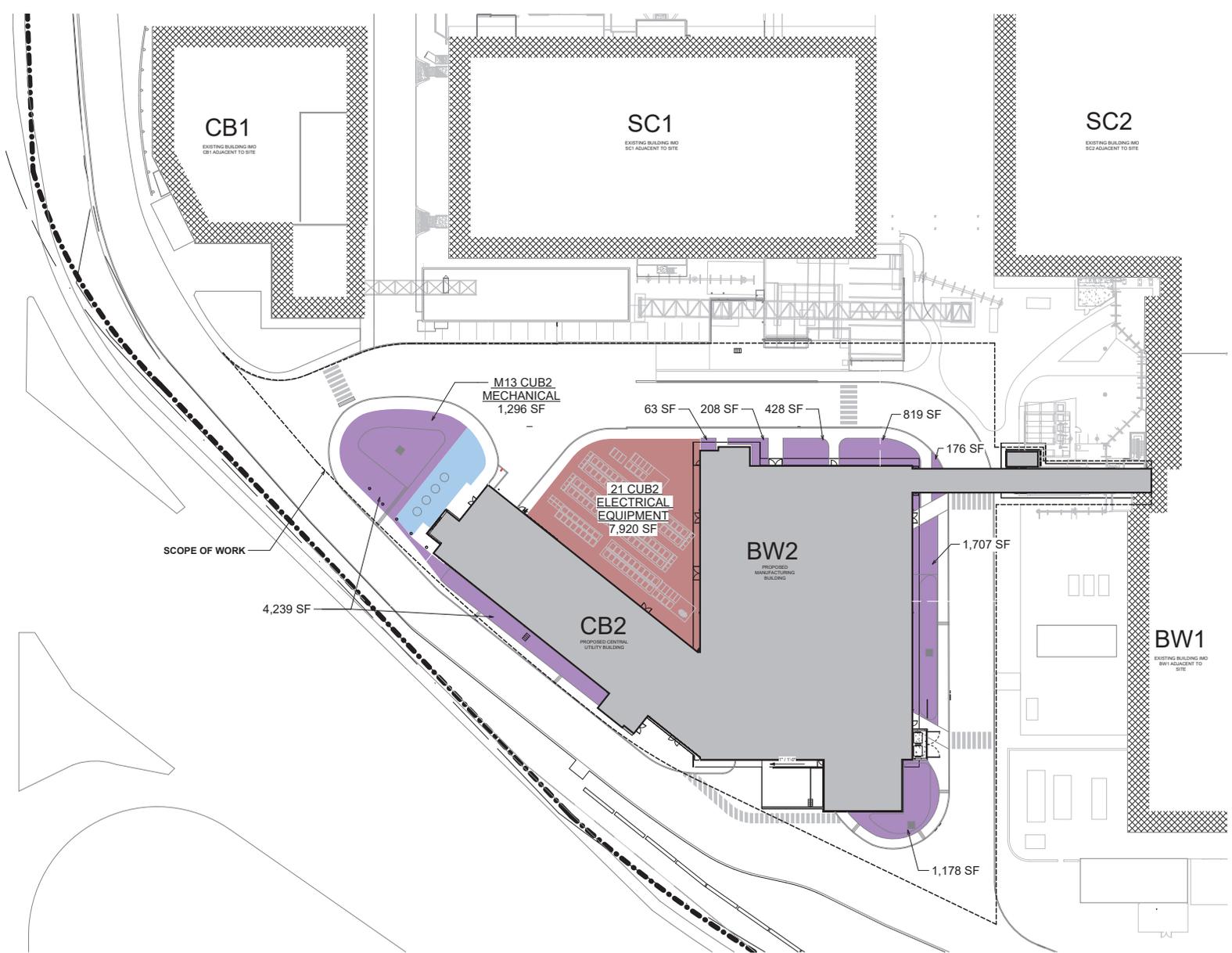
FIRE DEPARTMENT APPARATUS ACCESS AND WATER SUPPLY COMPLY WITH CITY OF SANTA CLARA SUPERIOR LOCAL FIRE ORDINANCE, FIRE DEPARTMENT ACCESS REQUIREMENTS, AND APPROVALS OF THE CALIFORNIA FIRE CODE.

ROADS WILL NOT EXCEED 1% GRADE AND WILL BE CAPABLE OF SUSTAINING A 10,000 LB LOAD.

ROOMS AT BW2 ARE H-S OCCUPANCY. ALL ROOMS IN CLUB2 ARE F-1 AND H-2H-S OCCUPANCY.



PRIMARY PE STAMP LOCATION	FLUOR
JURISDICTION APPROVAL STAMP LOCATION	<p><b>CA - DMS</b></p> <p><b>intel</b></p> <p>INTEL CORPORATION 205 BOWERS AVENUE SANTA CLARA, CA 95050-8080</p> <p><b>BW2 AND CUB2 - ARCHITECTURE OVERALL - AAA</b></p> <p><b>EXISTING &amp; PROPOSED FIRE ACCESS PLAN</b></p>
	<p>12/11/2014 10:55:40 AM 40025-FBD-01.v1</p> <p>A111</p> <p>1" = 20'-0"</p>



**SITE AREA LEGEND**

- PROJECT SITE BOUNDARY
- UNCOVERED EXT MECH/ELEC (NOT INCLUDED IN FARI)
- COVERED EXT MECH/ELEC
- INTERNAL LANDSCAPE AREAS

PRIMARY PE STAMP LOCATION	<b>FLUOR</b>
JURISDICTION APPROVAL STAMP LOCATION	<b>CA - DMS</b> <b>intel</b> <small>INTEL CORPORATION          205 BOWERS AVENUE          SANTA CLARA, CA 95050-4100</small>
<b>BW2 AND CUB2 - ARCHITECTURE</b>	
<b>ARCHITECTURAL</b>	
<b>SITE AREA CALCULATIONS</b>	
<small>PROJECT NUMBER</small>	<small>DATE</small>
<small>XXXXXXXX-AAA-000-00-0000-FB-DM-11</small>	<small>A112</small>
<small>SCALE</small>	<small>1" = 20'-0"</small>

**PROJECT CODE SUMMARY**

**APPLICABLE CURRENT CODES & STANDARDS**

- CITY OF SANTA CLARA MUNICIPAL CODE
- CITY OF SANTA CLARA FIRE DEPARTMENT ACCESS STANDARD
- 2023 CALIFORNIA BUILDING CODE (CBC)
- 2023 CALIFORNIA FIRE CODE (FC)
- 2023 CALIFORNIA MECHANICAL CODE (CMC)
- 2023 CALIFORNIA PLUMBING CODE (CPC)
- 2023 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
- 2023 CALIFORNIA ELECTRICAL CODE (CEC)
- CALIFORNIA CSI
- ANSI/ASSE 258.1 EMERGENCY EWEASH & SHOWER EQUIPMENT (2020 EDITION)
- CSA/ASTM A117.1 ACCESSIBLE & USABLE BUILDINGS & UTILITIES STANDARDS (2009 EDITION)
- NFPA 10 PORTABLE FIRE EXTINGUISHERS (2018 EDITION)
- NFPA 11 INSTALLATION OF SPRINKLER SYSTEMS (2018 EDITION)
- NFPA 14 INSTALLATION OF STANDPIPES & HOSE SYSTEMS (2016 EDITION)
- NFPA 30 FLAMMABLE & COMBUSTIBLE LIQUIDS CODE (2018 EDITION)
- NFPA 72 NATIONAL FIRE ALARM CODE (2015 EDITION)
- NFPA 80 FIRE DOORS AND OTHER OPENING PROTECTIVES (2018 EDITION)
- NFPA 110 EMERGENCY AND STANDBY POWER SYSTEMS (2016 EDITION)
- NFPA 704 STD. SYSTEMS FOR THE IDENTIFICATION OF THE HAZARDS OF MATERIALS FOR EMERGENCY RESPONSE (2011 EDITION)

**CODE SUMMARY**

PROJECT DESCRIPTION: NEW MANUFACTURING FACILITY & CENTRAL UTILITY BUILDING

PROJECT ADDRESS: 3065 BOWERS STREET, SANTA CLARA, CA 95054

PARCEL NUMBER: APR 216-0410

LOT SIZE: 25.9 AC (RECORDED), 1,128,204 SF

ZONING DESIGNATION: HD-30: HIGH INTENSITY OFFICE/RESEARCH AND DEVELOPMENT

FLOODZONE DESIGNATION: ZONE "X"

LOT COVERAGE: BUILDING & OUTDOOR EQUIPMENT - 50% MAXIMUM

OUTDOOR MECHANICAL EQUIPMENT - 12.5% MAXIMUM

GREENSPACE - 25% MINIMUM

OCCUPANCY GROUP: H4 HIGH-HAZARDOUS (SEMICONDUCTOR FABRICATION FACILITY)

CUB2 CUB MODERATE-HAZARD FACTORY INDUSTRIAL H-243 HIGH-HAZARD

TYPE OF CONSTRUCTION: CBC §900: BIV2 MA FAB

TYPE I&B (NON-COMBUSTIBLE) FIRE RATING REQUIREMENTS, TABLE CBC §901 REQUIREMENTS:

PRIMARY STRUCTURAL FRAME - 2-HOUR BEARING WALLS - INTERIOR - 2-HOUR BEARING WALLS - EXTERIOR - 2-HOUR NON-BEARING WALLS/SPRINKLER EXTERIOR - NONE (TABLE §705.5, X >= 30 FT.)

NON-BEARING WALL/SPRINKLER INTERIOR - NONE FLOOR CONSTRUCTION & SECONDARY STRUCTURAL MEMBERS - 2-HOUR ROOF CONSTRUCTION & SECONDARY STRUCTURAL MEMBERS - 1-HOUR

CUB2 CUB TYPE I&B (NON-COMBUSTIBLE) FIRE RATING REQUIREMENTS, TABLE CBC §901 REQUIREMENTS:

PRIMARY STRUCTURAL FRAME - NONE BEARING WALLS - INTERIOR - NONE (TABLE §705.5, X >= 30 FT.)

BEARING WALLS - EXTERIOR - NONE (TABLE §705.5, X >= 30 FT.)

NON-BEARING WALL/SPRINKLER EXTERIOR - NONE (TABLE §705.5, X >= 30 FT.)

NON-BEARING WALL/SPRINKLER INTERIOR - NONE FLOOR CONSTRUCTION & SECONDARY STRUCTURAL MEMBERS - NONE ROOF CONSTRUCTION & SECONDARY STRUCTURAL MEMBERS - NONE

ALLOWABLE BUILDING HEIGHT & STORES ABOVE GRADE PLANE CBC §904.3 & §904.4: FAB REQUIRED: MAX 160'-0" (SPRINKLERED), OR (4) STORES PROVIDED: 92'-0" (OR 3) STORES INCLUSIVE OF EQUIPMENT PLATFORM

CUB2 CUB REQUIRED: MAX 75'-0" (SPRINKLERED), OR (3) STORES PROVIDED: 72'-0", OR (3) STORES

EQUIPMENT PLATFORM ALLOWABLE EQUIPMENT PLATFORM AREA = FAN DECK 3DA (23.68 GSF) x (20) = 15,756 GSF PROVIDED EQUIPMENT PLATFORM AREA = 7,198 GSF = 15,738 GSF

ALLOWABLE BUILDING AREAS GROSS WITHIN EXTERIOR WALLS §906.2: BIV2 FAB H-5=SPRINKLEREDMULTI-STORY: MAX = UNLIMITED

FAB (BIV2) - AREA SCHEDULE (GROSS BUILDING AREA)

Name	Area
11A UTILITY - FAB	23679 SF
11A UTILITY - CUB	8200 SF
11A UTILITY - FAB	23679 SF
11A UTILITY - CUB	8200 SF
11A UTILITY - FAB	23679 SF
11A UTILITY - CUB	8200 SF

CUB2 CUB F-11=SPRINKLEREDMULTI-STORY: MAX = 46,500 SF

FAB (BIV2) - AREA SCHEDULE (GROSS BUILDING AREA)

Name	Area
11A UTILITY - CUB	8200 SF
11A UTILITY - CUB	8200 SF
11A UTILITY - CUB	8200 SF
11A UTILITY - CUB	8200 SF
11A UTILITY - CUB	8200 SF
11A UTILITY - CUB	8200 SF

SEPARATION OF OCCUPANCIES §909.2.4: NO SEPARATION REQUIRED BETWEEN OCCUPANCIES AND THE MAIN OCCUPANCY EXCEPT #1 GROUP I&B OCCUPANCIES SHALL BE SEPARATED FROM ALL OTHER OCCUPANCIES IN ACCORDANCE WITH §909.4.

REQUIRED SEPARATION OF OCCUPANCIES TABLE §909.4: 1.2-3A AND F.1 OCCUPANCIES REQUIRING 1-HOUR FIRE SEPARATION

FIRE DETECTION SYSTEMS: PROVIDED PER CBC §(F) 415.3 & 902.7

FIRE SPRINKLERS: PROVIDED PER CBC §(F) 415.4 & 902.5

EMERGENCY ALARM: PROVIDED PER CBC §(F) 415.5

PROVIDED FIRE SEPARATION DISTANCE CBC §705.5: NORTH (82') 55'-0" EAST (82') 129'-0" SOUTH (82') 86'-0" WEST (82') 35'-0"

ALL EXTERIOR WALLS GREATER THAN 30" SEPARATION FROM ADJACENT BUILDINGS & R.O.W. NO FIRE RATING REQUIRED

H-5 OCCUPANCY REQUIREMENTS: COMPLIANCE WITH CBC SECTIONS §(F) §415.11.1 THRU §415.11.8

§415.11.1 HAZARDOUS MATERIALS QUANTITIES TBD

§415.11.1.2 SEPARATION - MINIMUM 1-HOUR FROM HAZARDOUS MATERIALS, DOORS WITH SELF-CLOSING, NO LESS THAN 34 HOUR FIRE RATING, DOORS TO SWING IN DIRECTION OF THE EXIT TRAVEL PATH, WINDOWS MUST BE LABELLED, NO LESS THAN 34 HOUR FIRE RATING

§415.11.4 MANUFACTURING FLOORS MUST BE NON-COMBUSTIBLE

§415.1.2 CORRIDORS SHALL COMPLY WITH SECTION 10 OF THE CBC

FIRE WALL FIRE-RESISTANCE RATINGS §706.4: 1. H-5: 1-HOUR FIRE WALL RATING

FIRE WALL HORIZONTAL CONTINUITY §706.5: FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND NOT LESS THAN 18 INCHES BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS

EXCEPTION 2: FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON-COMBUSTIBLE EXTERIOR SHEATHING, EXTERIOR SIDING, OR OTHER NON-COMBUSTIBLE EXTERIOR FINISHES PROVIDED THAT THE SHEATHING, SIDING OR OTHER NON-COMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF 18" OR LESS THAN 4 FEET ON BOTH SIDES OF THE FIRE WALL

EXCEPTION 3: FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON-COMBUSTIBLE EXTERIOR SHEATHING HERE THE BUILDING ON EACH SIDE OF THE FIRE WALL IS PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH §903.3.1.1 OR §903.3.1.2

FIRE WALL VERTICAL CONTINUITY §706.6: FIRE WALLS SHALL EXTEND FROM THE FOUNDATION TO A TERMINATION POINT OF NOT LESS THAN 30 INCHES ABOVE BOTH ADJACENT ROOFS

FIRE WALLS STEPPED BUILDINGS §706.6.1: WHERE A FIRE WALL ALSO SERVES AS AN EXTERIOR WALL FOR A BUILDING AND SEPARATES BUILDINGS HAVING DIFFERENT ROOF LEVELS, SUCH WALL SHALL TERMINATE AT A POINT NOT LESS THAN 30 INCHES ABOVE THE LOWER ROOF LEVEL OF THE LOWER ROOF PROVIDED THAT ITEMS 2 AND 4 ARE MET

EXCEPTION 1: THE LOWER ROOF ASSEMBLY WITHIN 10 FEET OF THE FIRE WALL HAS NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING

EXCEPTION 2: THE LOWER ROOF ASSEMBLY WITHIN 10 FEET OF THE FIRE WALL HAS NOT LESS THAN A 1-HOUR FIRE-RESISTANCE RATING

EXCEPTION 3: OPENINGS IN THE LOWER ROOF SHALL NOT BE LOCATED WITHIN 10 FEET OF THE FIRE WALL

EXCEPTION 4: FIRE WALL SERVING AS PART OF AN EXTERIOR WALL THAT SEPARATES BUILDINGS HAVING DIFFERENT ROOF LEVELS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF THE ROOF SHEATHING, SIDING OR SUB-ROOF OF THE LOWER ROOF PROVIDED THAT ITEMS 2 AND 4 ARE MET

EXCEPTION 5: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

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EXCEPTION 79: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 80: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 81: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 82: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 83: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 84: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 85: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 86: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 87: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 88: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 89: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 90: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 91: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

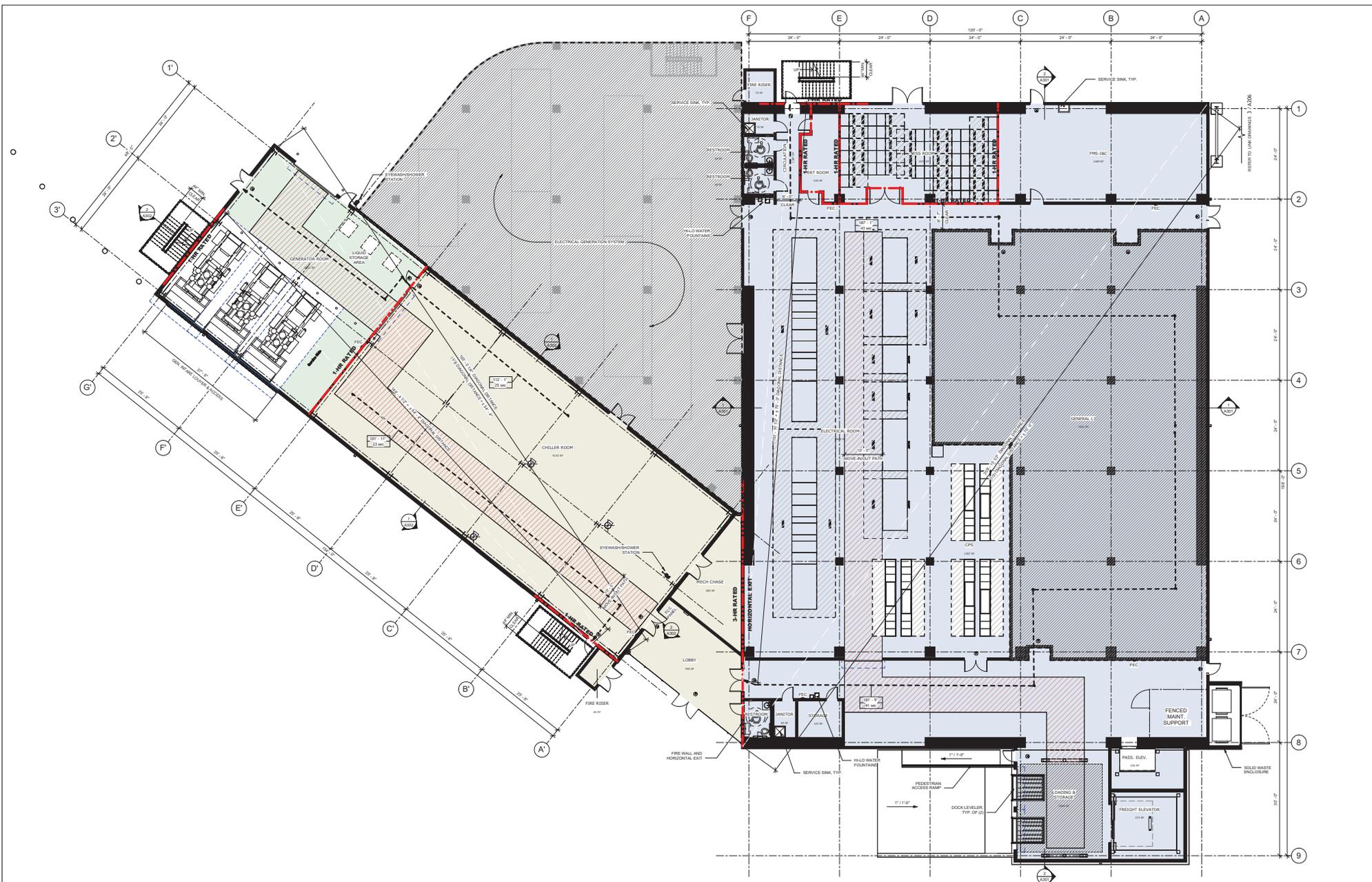
EXCEPTION 92: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

EXCEPTION 93: FIRE WALLS ARE NOT REQUIRED TO BE OF FIRE-RESISTANCE RATED CONSTRUCTION UNLESS REQUIRED BY OTHER PROVISIONS OF THIS CODE

**FAB (BIV2) - OCCUPANCY SCHEDULE - CBC §1004**

LEVEL	ROOM NUMBER	ROOM NAME	OCCUPANCY	FUNCTION	AREA	OCCUPANT LOAD FACTOR	OCCUPANCIES
11A UTILITY - FAB	11A UTILITY - FAB	11A UTILITY - FAB	H-5	UTILITY	23679 SF	1.0	H-5
11A UTILITY - CUB	11A UTILITY - CUB	11A UTILITY - CUB	H-5	UTILITY	8200 SF	1.0	H-5
11A UTILITY - FAB	11A UTILITY - FAB	11A UTILITY - FAB	H-5	UTILITY	23679 SF	1.0	H-5
11A UTILITY - CUB	11A UTILITY - CUB	11A UTILITY - CUB	H-5	UTILITY	8200 SF	1.0	H-5
11A UTILITY - FAB	11A UTILITY - FAB	11A UTILITY - FAB	H-5	UTILITY	23679 SF	1.0	H-5
11A UTILITY - CUB	11A UTILITY - CUB	11A UTILITY - CUB	H-5	UTILITY	8200 SF	1.0	H-5
11A UTILITY - FAB	11A UTILITY - FAB	11A UTILITY - FAB	H-5	UTILITY	23679 SF	1.0	H-5
11A UTILITY - CUB	11A UTILITY - CUB	11A UTILITY - CUB	H-5	UTILITY	8200 SF	1.0	H-5
11A UTILITY - FAB	11A UTILITY - FAB	11A UTILITY - FAB	H-5	UTILITY	23679 SF	1.0	H-5
11A UTILITY - CUB	11A UTILITY - CUB	11A UTILITY - CUB	H-5	UTILITY	8200 SF	1.0	H-5
11A UTILITY - FAB	11A UTILITY - FAB	11A UTILITY - FAB	H-5	UTILITY	23679 SF		



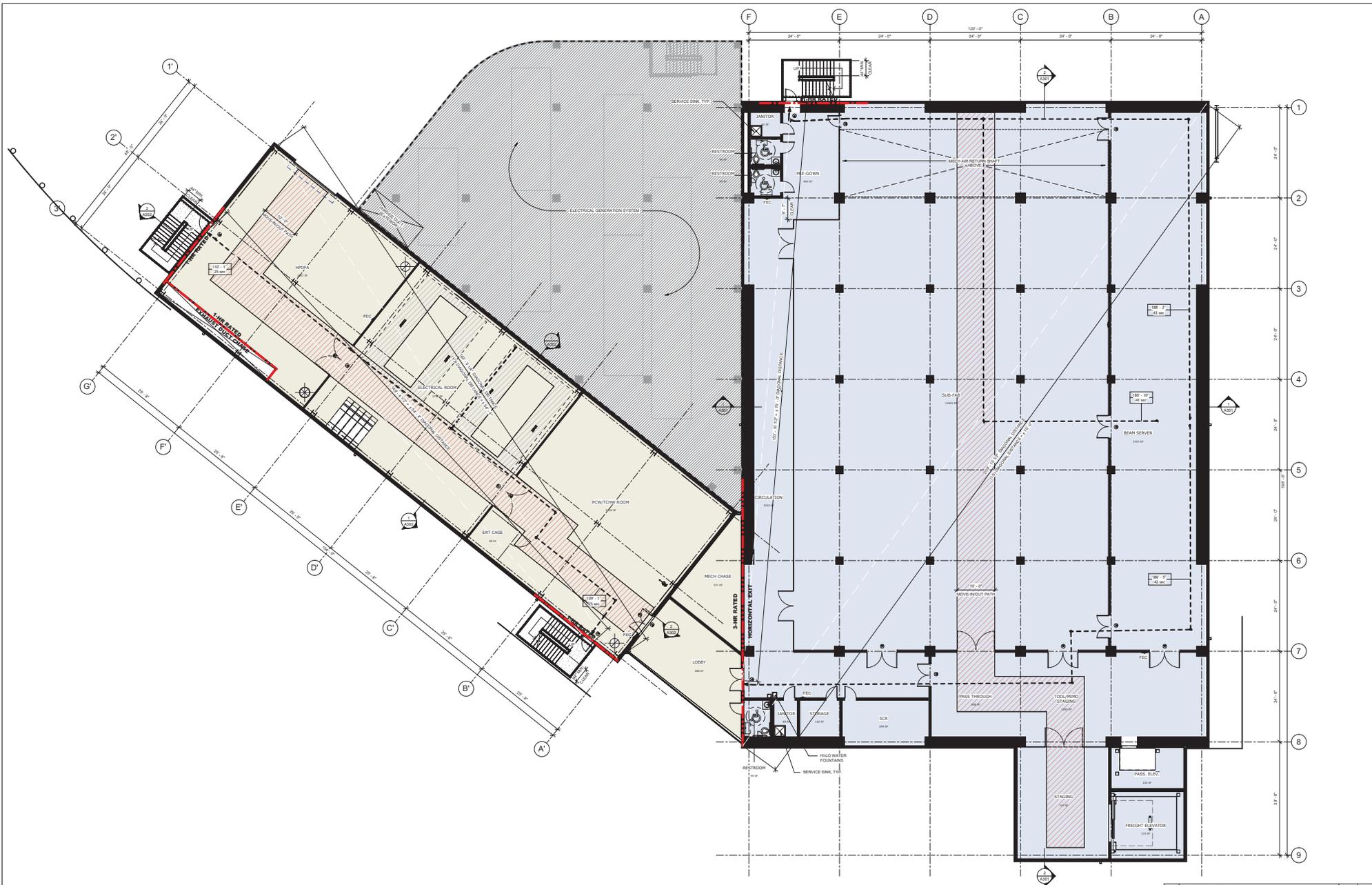


**OCCUPANCY LEGEND**

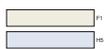


PATH OF TRAVEL SCHEDULE (LEVEL 1)		
Level	Length	From Room
1A - SAFETY LEVEL	100' - 2' 10" 00"	GENERAL 13.23
1A - SAFETY LEVEL	100' - 1' 76" 00"	GENERAL 13.23
1A - SAFETY LEVEL	100' - 1' 13" 00"	CHILLER ROOM 16
1A - SAFETY LEVEL	100' - 2' 34" 00"	CHILLER ROOM 16
1A - SAFETY LEVEL	100' - 1' 30" 00"	GENERAL 13.23
1A - SAFETY LEVEL	100' - 1' 76" 00"	GENERAL 13.23
1A - SAFETY LEVEL	100' - 1' 13" 00"	CHILLER ROOM 16
1A - SAFETY LEVEL	100' - 1' 37" 00"	CHILLER ROOM 16

PRIMARY PE STAMP LOCATION	
JURISDICTION APPROVAL STAMP LOCATION	<b>BW2 AND CUB2 - ARCHITECTURE</b> GROUND LEVEL
	<b>LIFE SAFETY PLAN</b>
18" = 1'-0"	



**OCCUPANCY LEGEND**



PATH OF TRAVEL SCHEDULE (LEVEL 2)		
Level	Length	From Room
USA - SUBPAR LEVEL	181' - 1.822500'	BEAM SERVER 07
USA - SUBPAR LEVEL	180' - 1.792500'	BEAM SERVER 07
USA - SUBPAR LEVEL	180' - 1.792500'	BEAM SERVER 07
USA - SUBPAR LEVEL	180' - 1.792500'	ELECTRICAL ROOM 07
USA - SUBPAR LEVEL	110' - 1.107120'	ELECTRICAL ROOM 07
USA - SUBPAR LEVEL	180' - 1.792500'	BEAM SERVER 07
USA - SUBPAR LEVEL	180' - 1.792500'	BEAM SERVER 07
USA - SUBPAR LEVEL	180' - 1.792500'	BEAM SERVER 07
USA - SUBPAR LEVEL	180' - 1.792500'	BEAM SERVER 07
USA - SUBPAR LEVEL	180' - 1.792500'	ELECTRICAL ROOM 07
USA - SUBPAR LEVEL	110' - 1.107120'	ELECTRICAL ROOM 07

JURISDICTION APPROVAL STAMP LOCATION

PRIMARY PE STAMP LOCATION

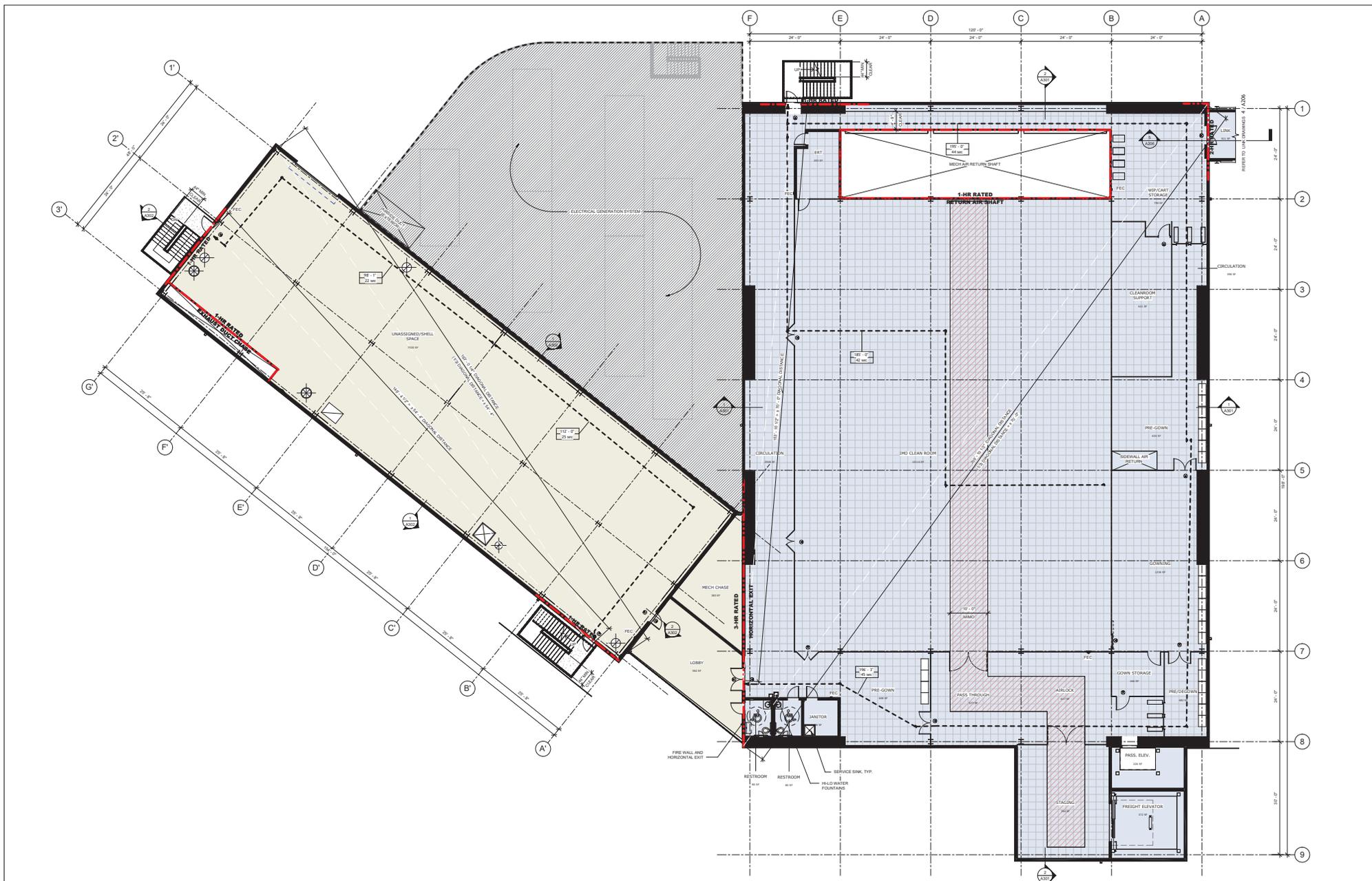
CA - DMS

INTEL CORPORATION  
200 BOWERS AVENUE  
SANTA CLARA, CA 95050-4000

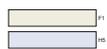
**BW2 AND CUB2 - ARCHITECTURE**  
**SECOND LEVEL**

**LIFE SAFETY PLAN**

18" = 1'-0"



**OCCUPANCY LEGEND**



PATH OF TRAVEL SCHEDULE (LEVEL 3 FAB)		
Level	Length	From Room
F1B - FAB LEVEL	32'-10 1/2" (29' 10 1/2")	UNASSIGNED SHELL SPACE 21
F1B - FAB LEVEL	114'-0 1/2" (121' 10 1/2")	CORRIDOR 44
F1B - FAB LEVEL	185'-0 1/2" (192' 10 1/2")	MECH CLEAN ROOM 42
F1B - FAB LEVEL	129'-0 1/2" (136' 10 1/2")	PRE-GOWN 142
F1B - FAB LEVEL	32'-7 3/8" (29' 10 1/2")	UNASSIGNED SHELL SPACE 21
F1B - FAB LEVEL	32'-1 1/2" (29' 10 1/2")	UNASSIGNED SHELL SPACE 21
F1B - FAB LEVEL	186'-3 5/8" (193' 10 1/2")	PRE-GOWN 142
F1B - FAB LEVEL	129'-1 1/2" (136' 10 1/2")	MECH CLEAN ROOM 42
F1B - FAB LEVEL	184'-11 1/2" (191' 10 1/2")	PRE-GOWN 142
F1B - FAB LEVEL	111'-11 1/2" (118' 10 1/2")	UNASSIGNED SHELL SPACE 21

PRIMARY PE  
STAMP  
LOCATION

CA - DMS

INTEL CORPORATION  
205 BOWERS AVENUE  
SANTA CLARA, CA 95050-5005

JURISDICTION  
APPROVAL  
STAMP  
LOCATION

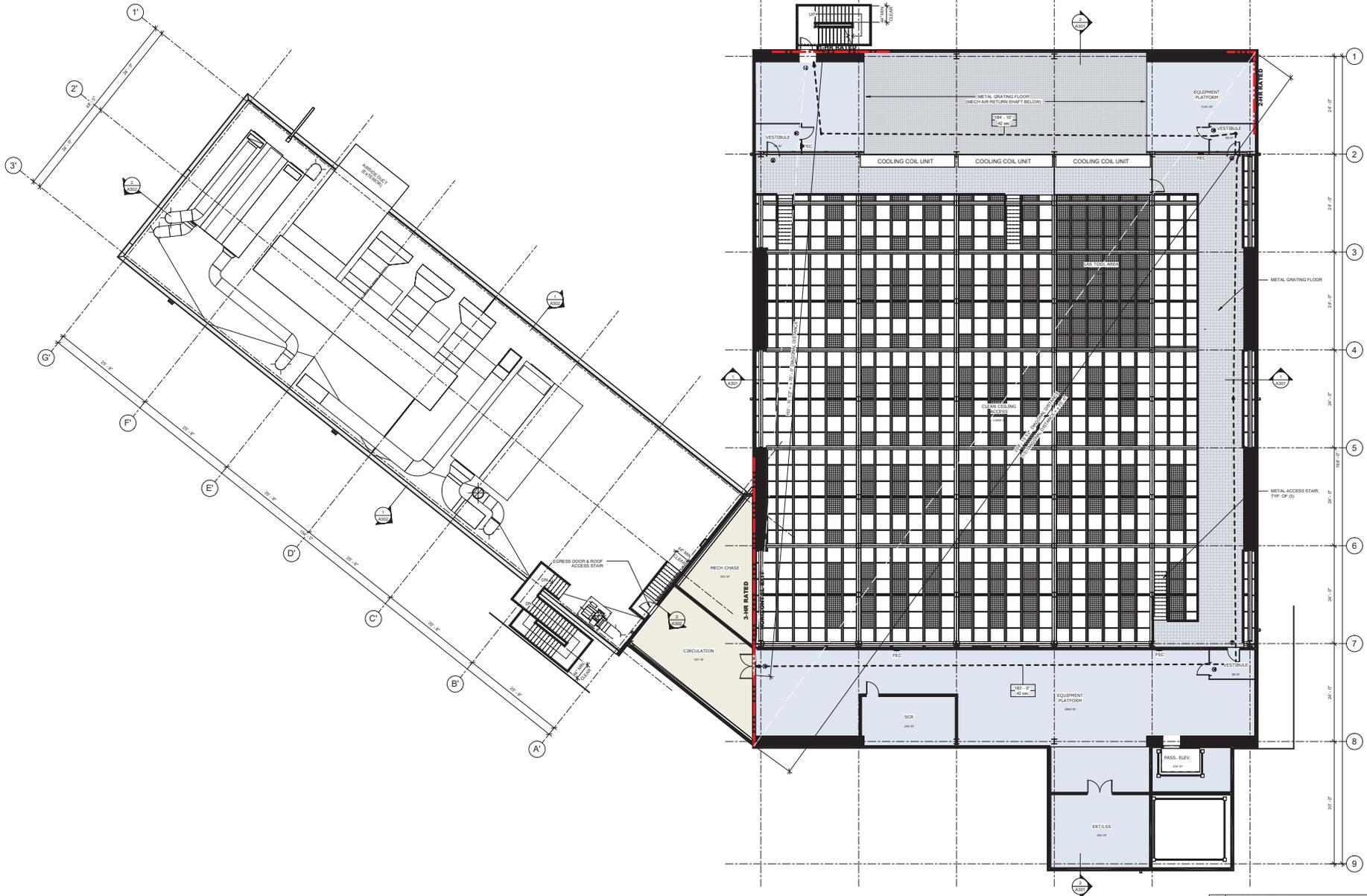
**BW2 AND CUB2 - ARCHITECTURE**  
**THIRD LEVEL - FAB**

**LIFE SAFETY PLAN**

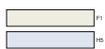
18BWB2AAA-050-AD-4000-FBD-M-1

A203

18" = 1'-0"



**OCCUPANCY LEGEND**



PATH OF TRAVEL SCHEDULE (LEVEL 3 FAN DECK)		
Level	Length	From Room
ROA - FAN DECK LEVEL	100'-0" (25.30m)	02 FAN CEILING ACCESS 100
ROA - FAN DECK LEVEL	100'-11" (29.61m)	02 FAN CEILING ACCESS 100
ROA - FAN DECK LEVEL	100'-0" (25.30m)	02 FAN CEILING ACCESS 100
ROA - FAN DECK LEVEL	100'-11" (29.61m)	02 FAN CEILING ACCESS 100

PRIMARY PE  
STAMP  
LOCATION

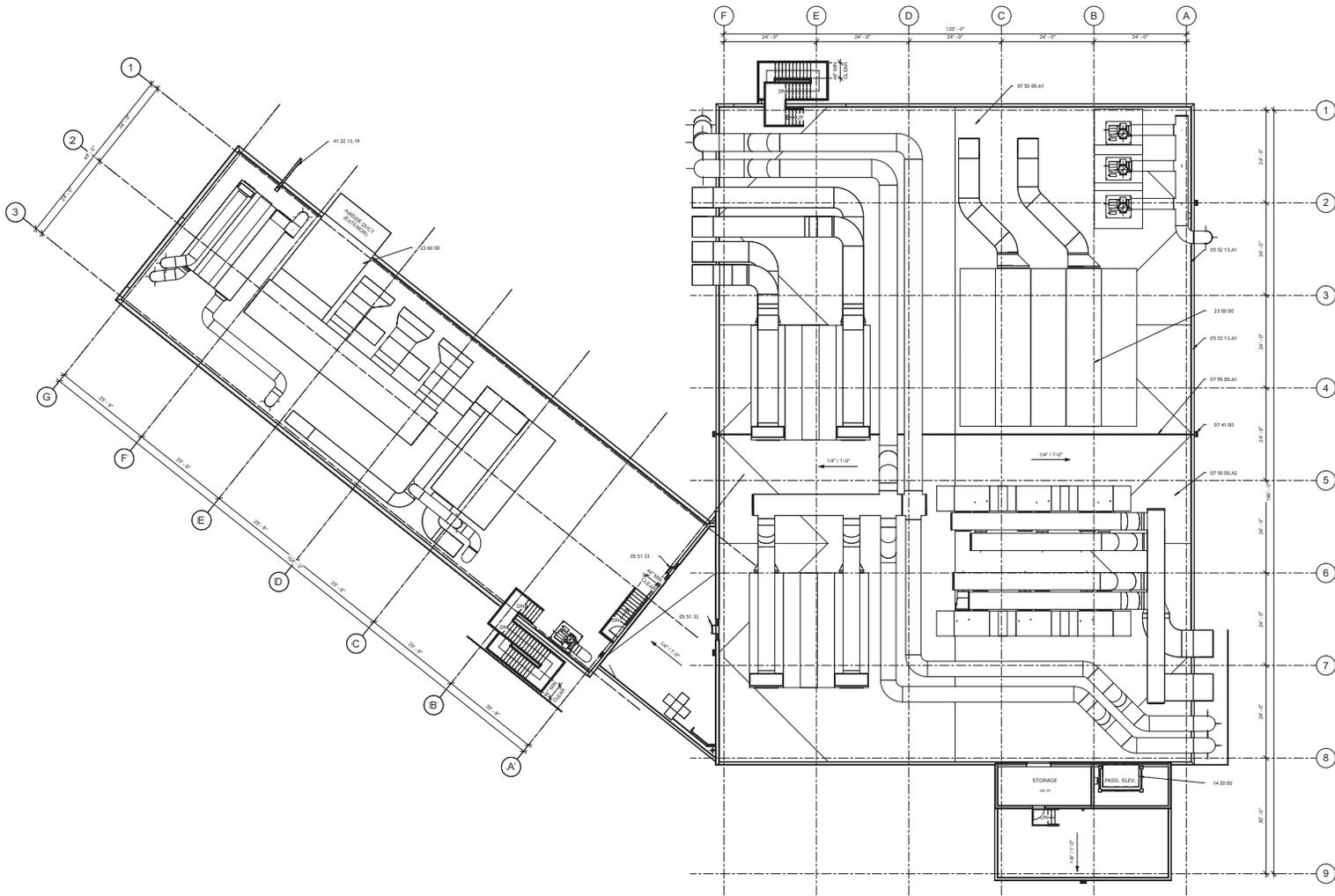
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JURISDICTION  
APPROVAL  
STAMP  
LOCATION

**BW2 AND CUB2 - ARCHITECTURE**  
**THIRD LEVEL - FAN DECK**

**LIFE SAFETY PLAN**

10/20/2024



FINISHED FLOOR ELEVATIONS			
NO.	NAME	PROVIDED	ACTUAL
17A	UTILITY LEVEL	0'-0"	40'-0"
25A	SUBFAB LEVEL	24'-0"	69'-0"
3PB	FAB LEVEL	48'-0"	93'-0"
3CB	FAB OCCUP. LEVEL	72'-0"	117'-0"
4RA	ROOF LEVEL	89'-0"	134'-0"

KEYNOTE LEGEND	
CODE	DESCRIPTION
07-13	NETS LADDERS
07-13A1	GALVANIZED STEEL PIPE RAILING
07-41-00	ROOFER AND CONTRACTOR
07-50-00	LOW SLOPE ROOFING
07-50-00.01	ROOF DRAINAGE
07-50-00.02	BUILDING EXPANSION JOINT
14-02-00	ELEVATORS
21-00-00	MECHANICAL, ELECTRICAL, PLUMBING
21-00-00	Mechanical, Electrical, Plumbing
41-22-13.13	MECH. ROOM

JURISDICTION  
APPROVAL  
STAMP  
LOCATION

PRIMARY PE STAMP LOCATION	<b>FLUOR</b>
	<b>CA - DMS</b> <b>intel</b> INTEL CORPORATION 205 BOWERS AVENUE SANTA CLARA, CA 95050-4100
	<b>BW2 AND CUB2 - ARCHITECTURE</b> <b>ROOF LEVEL</b>
	<b>SCHEMATIC ROOF PLAN</b>
	18BWBWAAA-00-AD-4000-FB-DM-1 A205 1/17/2008

1" = 10'-0"

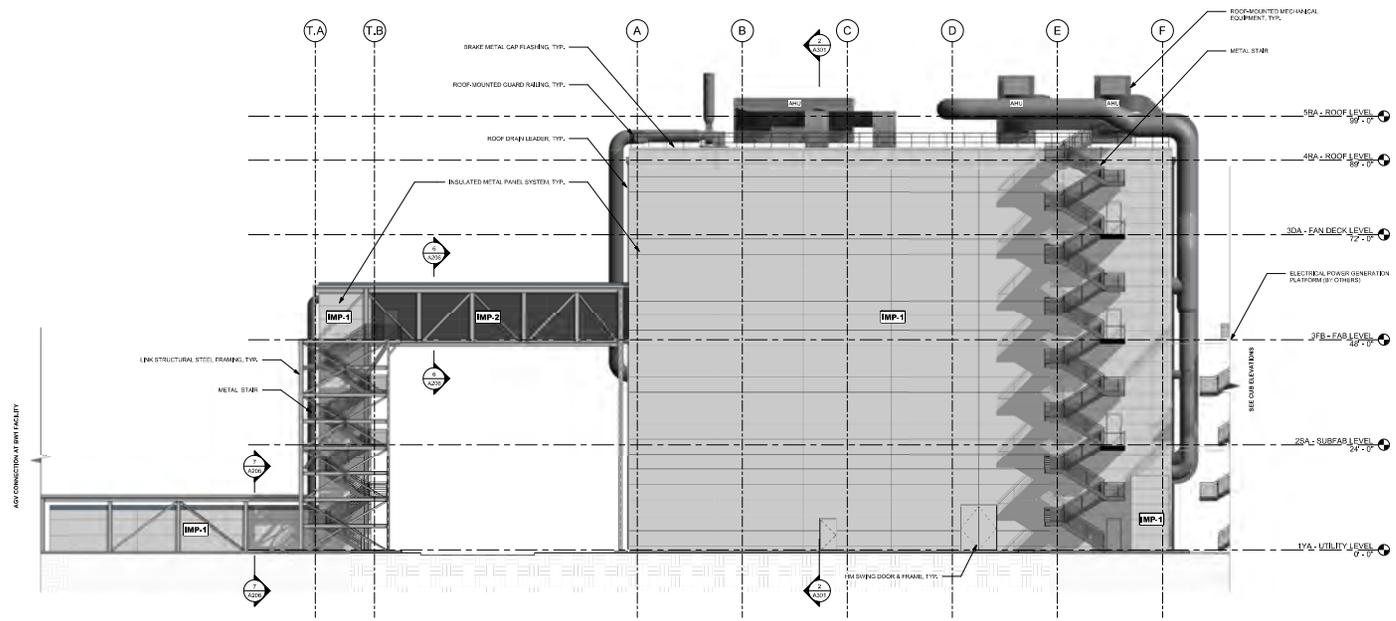




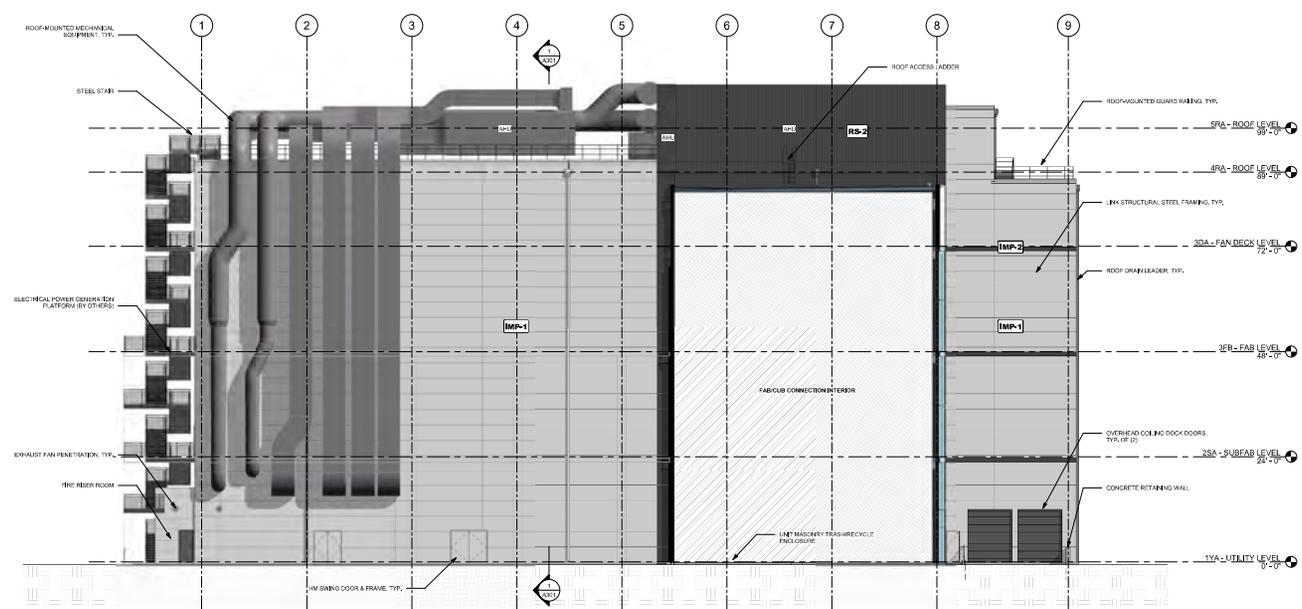


FINISHED FLOOR ELEVATIONS			
LEVEL	NAME	PROJECT	ELEVATION
T/A	UTILITY LEVEL	0'-0"	0'-0"
T/A	UTILITY LEVEL	0'-0"	0'-0"
25A	SUBFAB LEVEL	24'-0"	69'-0"
30B	FAN DECK LEVEL	48'-0"	93'-0"
30A	FAN DECK LEVEL	72'-0"	117'-0"
40A	ROOF LEVEL	89'-0"	134'-0"

- GENERAL ELEVATION NOTES:**
1. ALL EXTERIOR METALS TO RECEIVE FINISH COATING.
  2. ALL EXTERIOR HOLLOW METAL DOORS & FRAMES SHALL RECEIVE FINISH COATING.
  3. ALL EXTERIOR OVERHEAD DOORS SHALL RECEIVE FINISH COATING.
  4. EXTERIOR FINISHES TO MATCH EXISTING BIL ARCHITECTURAL. SEE ARCHITECTURAL DRAWINGS FOR COORDINATION.
  5. REFER TO STRUCTURAL DRAWINGS FOR FINISH REQUIREMENTS.
  6. REFER TO MECHANICAL DRAWINGS FOR COORDINATION AND COIT REQUIREMENTS.
  7. EXTERIOR SEPARATE PACKAGE WILL BE PERMITTED UNDER SEPARATE APPLICATION.
  8. REFER TO AIAA ARCHITECTURAL MATERIALS BOARD FOR FINISH SYSTEM DATA.
- XXXX** = FINISH MATERIALS TAG



1 FAB EXTERIOR ELEVATION - NORTH  
1" = 10'-0"

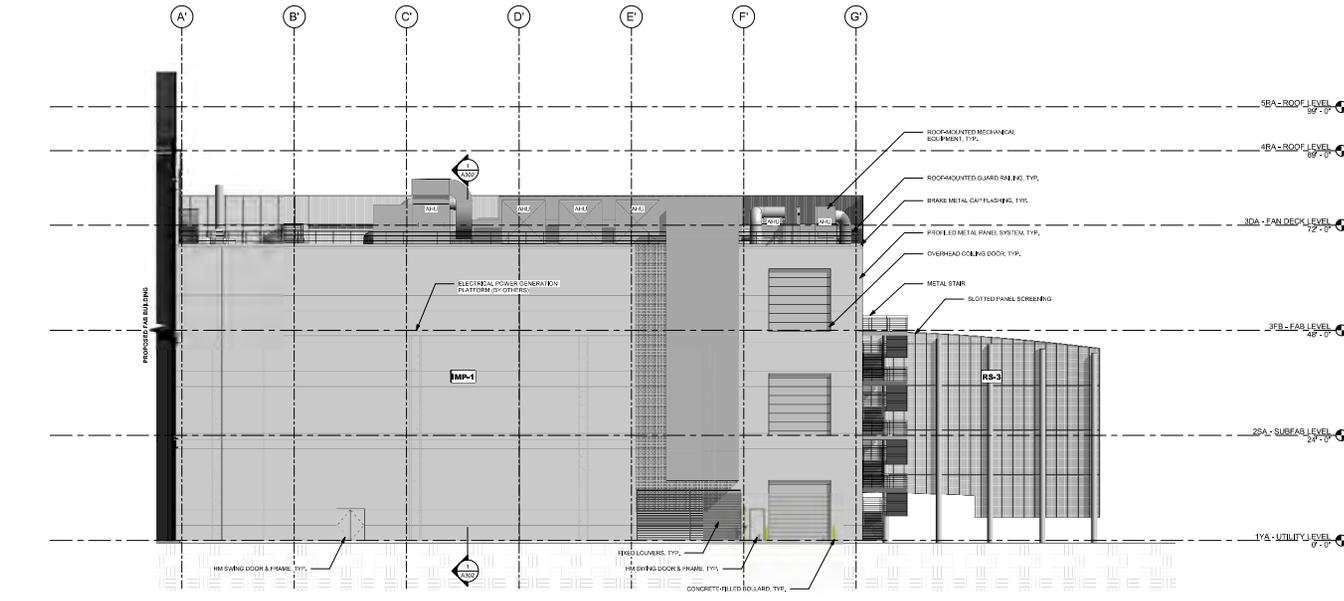


2 FAB EXTERIOR ELEVATION - WEST  
1" = 10'-0"

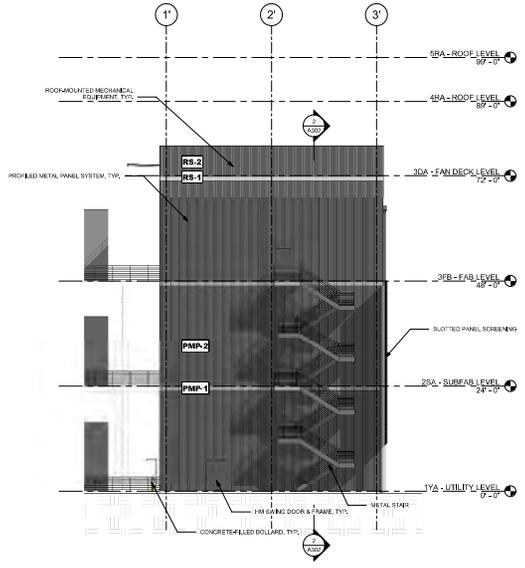
<p>PRIMARY PE STAMP LOCATION</p> <p><b>RAW</b></p> <p>RAW ARCHITECTURE INCORPORATED 220 Montgomery St., Suite 400 San Francisco, California 94104 raw.com</p> <p>Office: 415-781-9500</p>	<p>DATE: 11/11/2011</p> <p>PROJECT: BW2 AND CUB2 - ARCHITECTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>FILE: 11111111.dwg</p>
<p>INTEL CONFIDENTIAL</p> <p>INTEL CORPORATION 3005 BOWEN AVENUE SANTA CLARA, CA 95051</p>	<p>CA - DMS</p> <p>INTEL CORPORATION 3005 BOWEN AVENUE SANTA CLARA, CA 95051</p>
<p><b>BW2 AND CUB2 - ARCHITECTURE</b></p> <p><b>FAB - NORTH &amp; WEST</b></p> <p><b>SCHEMATIC BUILDING ELEVATIONS</b></p>	
<p>PROJECT NUMBER: 11111111</p> <p>DATE: 11/11/2011</p> <p>PROJECT: BW2 AND CUB2 - ARCHITECTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>FILE: 11111111.dwg</p>	<p>PROJECT NUMBER: 11111111</p> <p>DATE: 11/11/2011</p> <p>PROJECT: BW2 AND CUB2 - ARCHITECTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>FILE: 11111111.dwg</p>

FINISHED FLOOR ELEVATIONS			
LEVEL	NAME	PROJECT	ACTUAL
1YA	UTILITY LEVEL	0'-0"	0'-0"
2SA	SUBFAB LEVEL	24'-0"	24'-0"
3FA	FAB DECK LEVEL	48'-0"	48'-0"
3PB	FAB DECK LEVEL	72'-0"	72'-0"
4BA	ROOF LEVEL	89'-0"	89'-0"

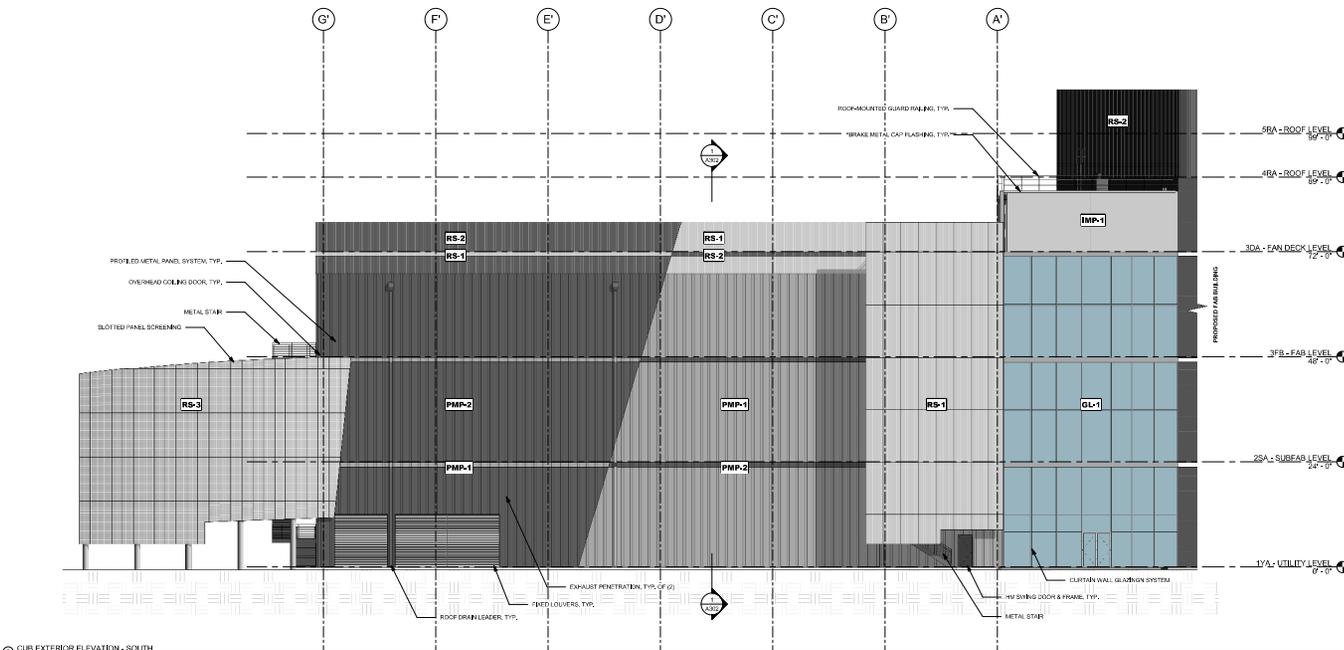
- GENERAL ELEVATION NOTES:**
1. ALL EXTERIOR METALS TO RECEIVE FINISH COATING.
  2. ALL EXTERIOR WINDOW METALS SHALL RECEIVE FINISH COATING.
  3. ALL EXTERIOR OVERHEAD DOORS SHALL RECEIVE FINISH COATING.
  4. EXTERIOR FINISHES TO MATCH EXISTING BIL ARCHITECTURAL. SEE GDS & SPEC.
  5. REFER TO STRUCTURAL DRAWINGS FOR FINISH REQUIREMENTS.
  6. REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT AND DUCT FINISHES.
  7. EXTERIOR SIGNAGE PACKAGE WILL BE PERMITTED UNDER SEPARATE APPLICATION.
  8. REFER TO AIAA ARCHITECTURAL MATERIALS SOURCE FOR FINISH SYSTEM DATA.
- XXXXX** = FINISH MATERIALS TAG



1 CUB EXTERIOR ELEVATION - NORTH  
1" = 10'-0"

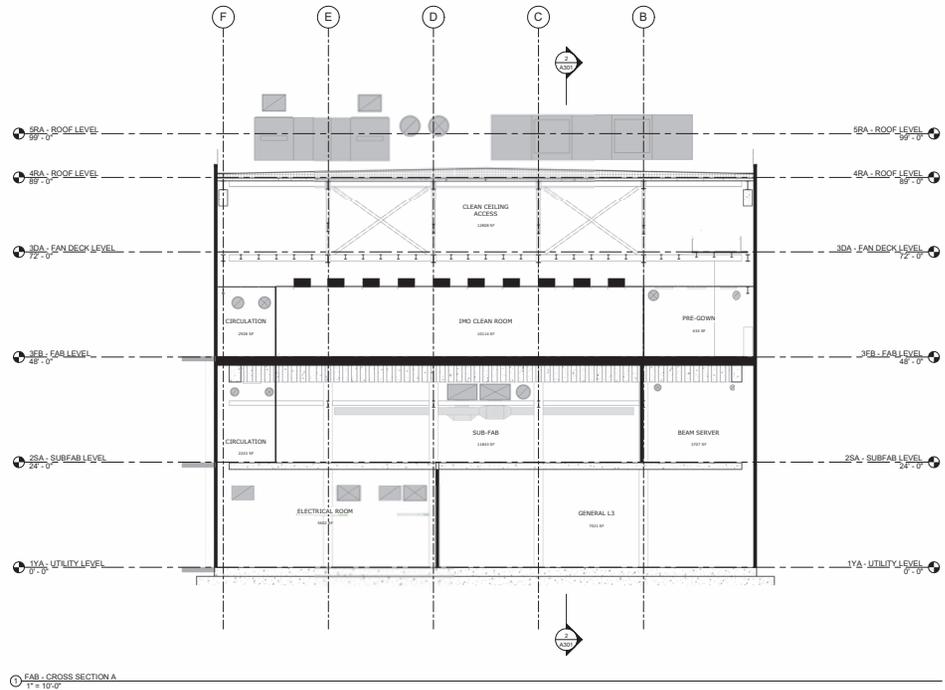
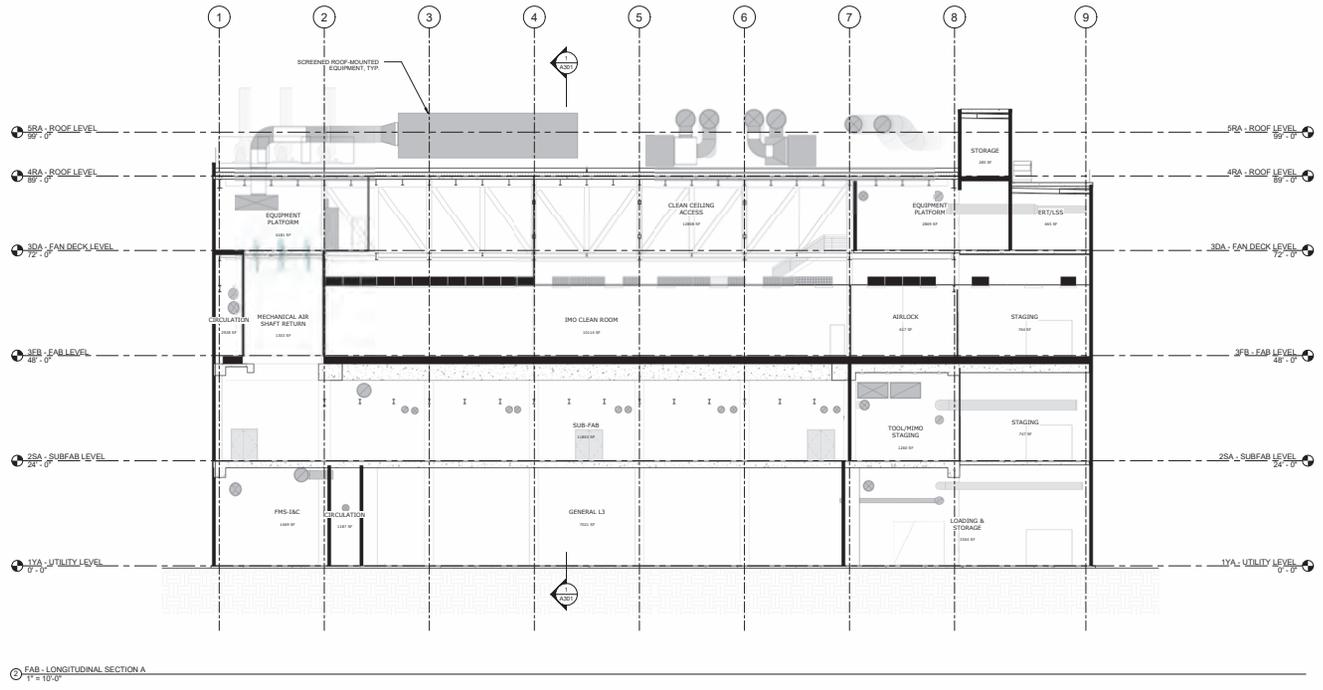


2 CUB EXTERIOR ELEVATION - WEST  
1" = 10'-0"

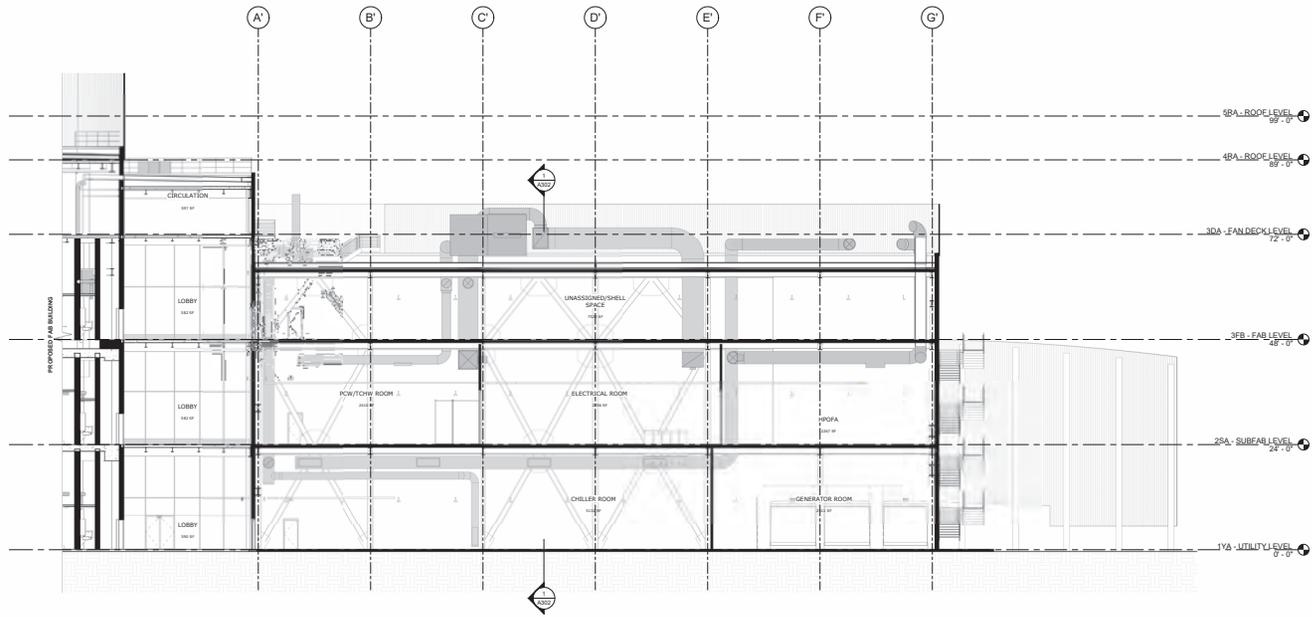


3 CUB EXTERIOR ELEVATION - SOUTH  
1" = 10'-0"

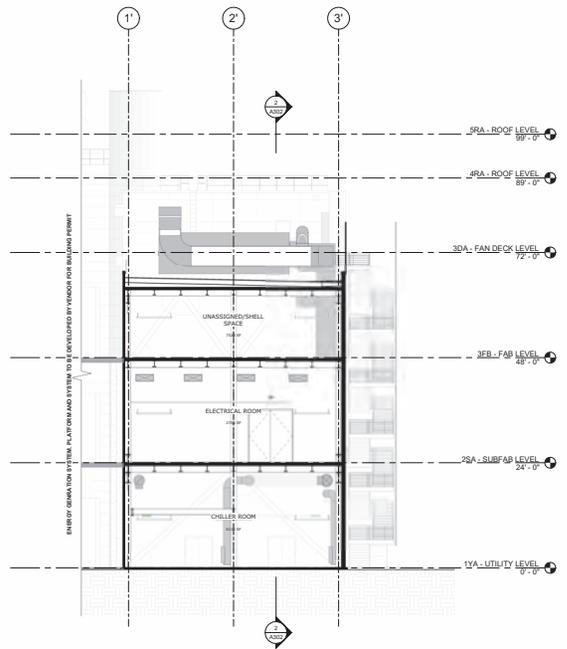
<p>PRIMARY PE STAMP LOCATION</p> <p><b>RAW</b></p> <p>RAW ARCHITECTURE INCORPORATED 1200 Montgomery St., Suite 400 San Francisco, California 94104 raw.com</p> <p>Office: 415.781.9580</p>	<p>DATE: 11/11/2014</p> <p>PROJECT: BW2 AND CUB2 - ARCHITECTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>FILE: 1403</p>
<p>INTEL CONFIDENTIAL</p> <p>ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE.</p> <p>DATE OF DECLASSIFICATION: N/A</p> <p>CLASSIFICATION AUTHORITY: N/A</p>	<p><b>intel</b> - DMS</p> <p>INTEL CORPORATION 3005 BOWEN AVENUE SANTA CLARA, CA 95051</p>
<p><b>BW2 AND CUB2 - ARCHITECTURE</b></p> <p><b>CUB - NORTH &amp; WEST</b></p> <p><b>SCHEMATIC BUILDING ELEVATIONS</b></p>	
<p>DATE: 11/11/2014</p> <p>PROJECT: BW2 AND CUB2 - ARCHITECTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>FILE: 1403</p>	<p>DATE: 11/11/2014</p> <p>PROJECT: BW2 AND CUB2 - ARCHITECTURE</p> <p>SCALE: 1/8" = 1'-0"</p> <p>FILE: 1403</p>



JURISDICTION APPROVAL STAMP LOCATION	PRIMARY PE STAMP LOCATION 
	CA - DMS INTEL CORPORATION 205 BOWERS AVENUE SANTA CLARA, CA 95050-4000
BW2 AND CUB2 - ARCHITECTURE FAB	
SCHEMATIC SECTIONS	
XREF: BW2-AAA-000-AD-40000-FAB-DM-1	A301
11/17/2009	11/17/2009
1" = 10'-0"	1" = 10'-0"



① CUB - LONGITUDINAL SECTION A  
1" = 10'-0"



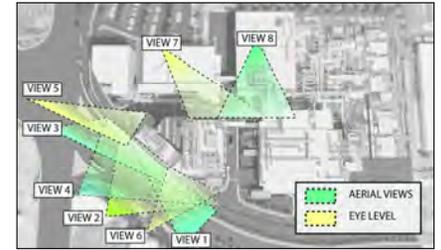
① CUB - CROSS SECTION A  
1" = 10'-0"

<small>DATE: 08/04/2011 10:58:00 AM</small> <small>PROJECT: BW2 AND CUB2 - ARCHITECTURE</small> <small>FILE: CUB - SCHEMATIC SECTIONS</small>	
PRIMARY PE STAMP LOCATION	
<b>CA - DMS</b> <small>INTEL CORPORATION 225 BOWERS AVENUE SANTA CLARA, CA 95050-4100</small>	
<b>BW2 AND CUB2 - ARCHITECTURE</b> <b>CUB</b>	
<b>SCHEMATIC SECTIONS</b>	
<small>DESIGNED BY: [blank]</small> <small>CHECKED BY: [blank]</small> <small>DATE: [blank]</small>	<small>PROJECT NUMBER: [blank]</small> <small>SCALE: [blank]</small> <small>1" = 10'-0"</small>

JURISDICTION  
 APPROVAL  
 STAMP  
 LOCATION



1. OVERALL MAIN VIEW



RENDERING VIEW KEY MAP



2. CENTRAL EXPRESSWAY ELEVATION

<small>PROJECT: [REDACTED]</small> <small>DATE: [REDACTED]</small> <small>SCALE: [REDACTED]</small>		<small>DATE: [REDACTED]</small> <small>SCALE: [REDACTED]</small>
<b>PRIMARY PE STAMP LOCATION</b>	<b>RAW</b> <small>RAW ARCHITECTURE</small> <small>120 Montgomery St.</small> <small>San Francisco, CA 94104</small>	<small>Office</small> <small>415.781.9800</small> <small>raw.com</small>
<small>INTEL CONFIDENTIAL</small> <small>ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF INTEL CORPORATION AND IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN.</small>	<b>CA - DMS</b> <b>intel</b>	
<b>BW2 AND CUB2 - ARCHITECTURE</b> <b>OVERALL - AAA</b>		
<b>RENDERED VIEWS</b>		
<small>PROJECT: [REDACTED]</small> <small>DATE: [REDACTED]</small>	<small>RAW</small>	<small>DATE: [REDACTED]</small>









1



4



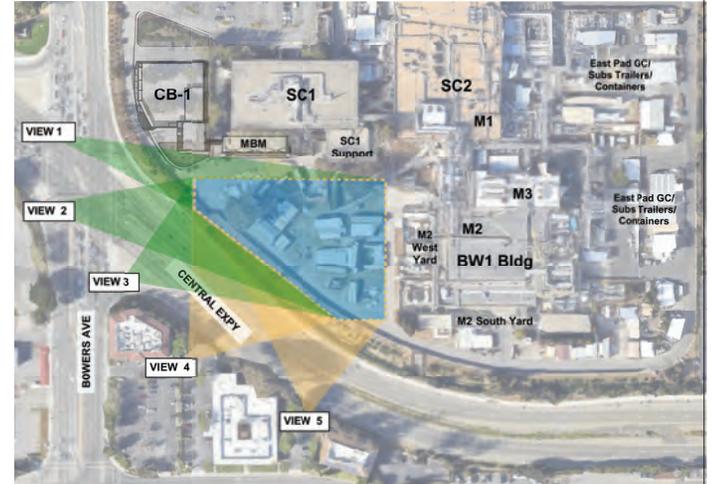
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5



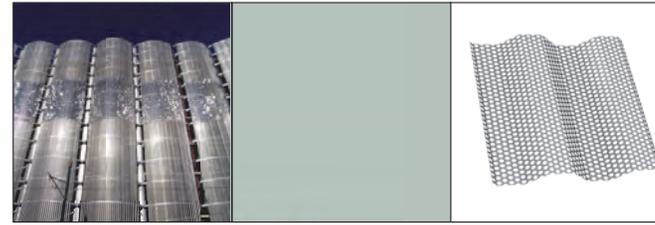
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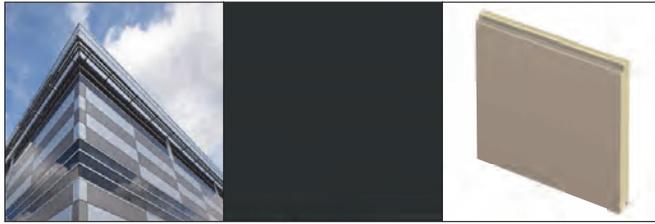
<small>DATE: 08/20/2024 10:00:00 AM          PROJECT: BOWERS AVENUE          DRAWING: PUBLIC WAY DIAGRAMS</small>	
<b>PRIMARY PE          STAMP          LOCATION</b>	
<b>CA - DMS</b> <small>INTEL CORPORATION          300 BOWERS AVENUE          SANTA CLARA, CA 95052-8135</small>	
<b>BW2 AND CUB2 - ARCHITECTURE          OVERALL - AAA</b>	
<b>VIEW CORRIDOR/PUBLIC WAY DIAGRAMS</b>	
<small>DATE: 08/20/2024          FILE: X:\BOWERS-AAA-000-AD-AC000-FS-DM.dwg          PLOT DATE: 08/20/2024</small>	<b>A106</b> <small>08/20/2024</small>



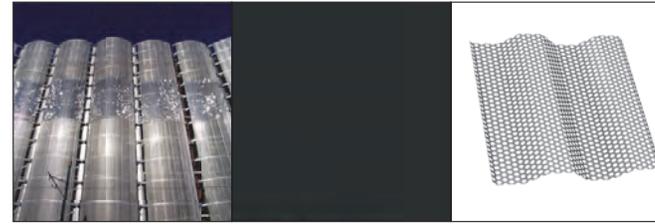
**IMP-1: INSULATED METAL PANEL**  
 CENTRIA - VERSAWALL  
 HORIZONTAL ORIENTED  
 CENTRIA FACTORY UNEMBOSSED FLAT FINISH  
 9917 "LIGHT GRAY" (MATCH EXIST CUB1)



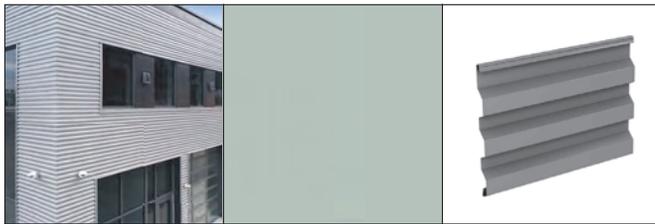
**RS-1: SCREEN PANEL**  
 CENTRIA - ECOSCREEN - RB - ALUMINUM  
 CENTRIA FACTORY FINISH  
 9917 "LIGHT GRAY" (MATCH EXIST CUB1)



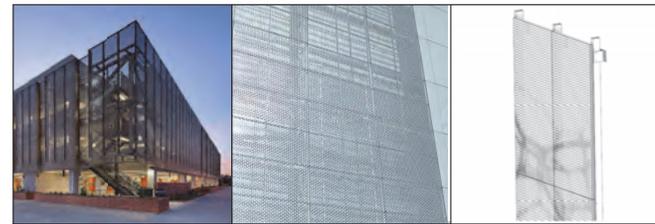
**IMP-2: INSULATED METAL PANEL**  
 CENTRIA - VERSAWALL  
 HORIZONTAL ORIENTED  
 CENTRIA FACTORY UNEMBOSSED FLAT FINISH  
 9916 "RICH BLACK" (MATCH EXIST CUB1)



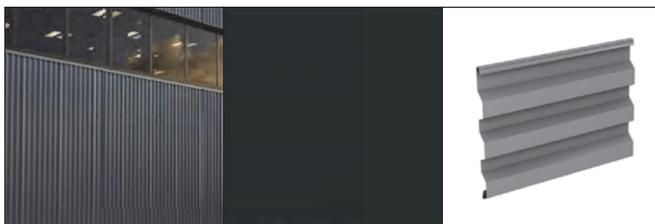
**RS-2: SCREEN PANEL**  
 CENTRIA - ECOSCREEN - RB - ALUMINUM  
 CENTRIA FACTORY FINISH  
 9916 "RICH BLACK" (MATCH EXIST CUB1)



**PMP-1: SINGLE SKIN METAL PANEL**  
 CENTRIA - CONCEPT SERIES - CS-260E  
 VERTICAL ORIENTED  
 CENTRIA FACTORY FLAT FINISH  
 9917 "LIGHT GRAY" (MATCH EXIST CUB1)



**RS-3: DECORATIVE SCREEN WALL**  
 ZANNER - DROP & LOCK SYSTEM  
 PERFORATED METAL PANEL SCREEN  
 GB-60 "STAINLESS STEEL - BRUSHED"



**PMP-2: SINGLE SKIN METAL PANEL**  
 CENTRIA - CONCEPT SERIES - CS-260E  
 VERTICAL ORIENTED  
 CENTRIA FACTORY FLAT FINISH  
 9916 "RICH BLACK" (MATCH EXIST CUB1)



**GL-1: GLAZED CURTAIN WALL SYSTEM**  
 QUICCASTLE - RELIANCE/CLT1  
 2" ALUMINUM SIGHTLINE - ANODIZED "BLACK" (MATCH EXIST CUB1)  
 1" LOW-E INSULATED GLAZING - SOLARBAN 70 "OPTIBLUE" + "CLEAR"

PRIMARY PE STAMP LOCATION	<b>FLUOR</b>
	<b>CA - DMS</b>
JURISDICTION APPROVAL STAMP LOCATION	<b>intel</b> INTEL CORPORATION 205 BOWERS AVENUE SANTA CLARA, CA 95050-4100
	<b>BW2 AND CUB2 - ARCHITECTURE OVERALL - AAA</b>
<b>ARCHITECTURAL MATERIALS BOARD</b>	
	A604





**SITE DATA**  
 Lot Size: 26.8 Acres or 1,178,000 Sq. Ft.  
 Zoning: HD-40: High Density Office Research and Development

**ZONING COMPLIANCE SUMMARY**  
 GROSS BUILDING AREA TO FACE OF EXTERIOR WALL:

**FLOOR AREA RATIO (FAR) CALCULATIONS**

	DESIGN FAR	MAX FAR	STATUS
PERMITTED STRUCTURE	0.75	0.75	COMPLY
LOW-RISE TYPICAL	0.75	0.75	COMPLY
COMPLEX STRUCTURE	0.75	0.75	COMPLY
TOTAL BUILDING GROSS FLOOR AREA (GFA)	87,282	87,172	COMPLY
FUNCTIONAL GROSS FLOOR AREA (FGA)	1.46	1.38	EXCEED

Maximum FAR for 200' SF: 0.75. Maximum FAR for 200' SF: 0.75. Maximum FAR for 200' SF: 0.75.

**PARKING CALCULATIONS**

PARKING CODE REQUIREMENT	EXISTING	PROPOSED	NET NEW	TOTAL PARKING
Minimum 1 (100) Ratio	46,336	8,628	7,668	54,004
Research & Development (R&D) Ratio	82,000	1,011	13,000	93,011
Other (Office, Retail, etc.)	10,000	1	10,000	20,001
<b>TOTAL PARKING REQUIREMENT</b>	<b>138,336</b>	<b>9,640</b>	<b>20,668</b>	<b>168,044</b>
<b>EXISTING AVAILABLE</b>	<b>138,336</b>	<b>0</b>	<b>0</b>	<b>138,336</b>

Note: To develop programs, consult local agencies.  
 \*Minimum for parking requirements based on 2009 FDS. Assume average peak occupancy, morning and PM.  
 Note: No additional resources to bring parking to the project.

**BW2 BUILDING**

Building Footprint Area	21,889	USABLE FOR PARKING
<b>1st - GROUND LEVEL</b>		
COMMON AREAS	1075	R&D
DATA CENTER	7059	DATA CENTER
FACILITIES SUPPORT	14913	EXTENSIVE
VERTICAL CIRCULATION	804	EXTENSIVE
<b>1stA - TOTAL</b>	<b>23,849</b>	
<b>2nd - SECOND LEVEL</b>		
CLEANROOM	12813	INDUSTRIAL
COMMON AREAS	8138	R&D
DATA CENTER	3846	DATA CENTER
FACILITIES SUPPORT	2140	EXTENSIVE
<b>2ndA - TOTAL</b>	<b>23,937</b>	
<b>3rd - THIRD LEVEL</b>		
CLEANROOM	14830	INDUSTRIAL
COMMON AREAS	3192	R&D
FACILITIES SUPPORT	2017	EXTENSIVE
<b>3rdA - TOTAL</b>	<b>20,039</b>	
<b>3rdA - FAN DECK LEVEL</b>		
FACILITIES SUPPORT	8,253	EXTENSIVE
COMMON AREAS	623	R&D
<b>INTERSTITIAL - TOTAL</b>	<b>8,876</b>	
<b>BW2 TOTAL GROSS SF</b>	<b>77,838</b>	

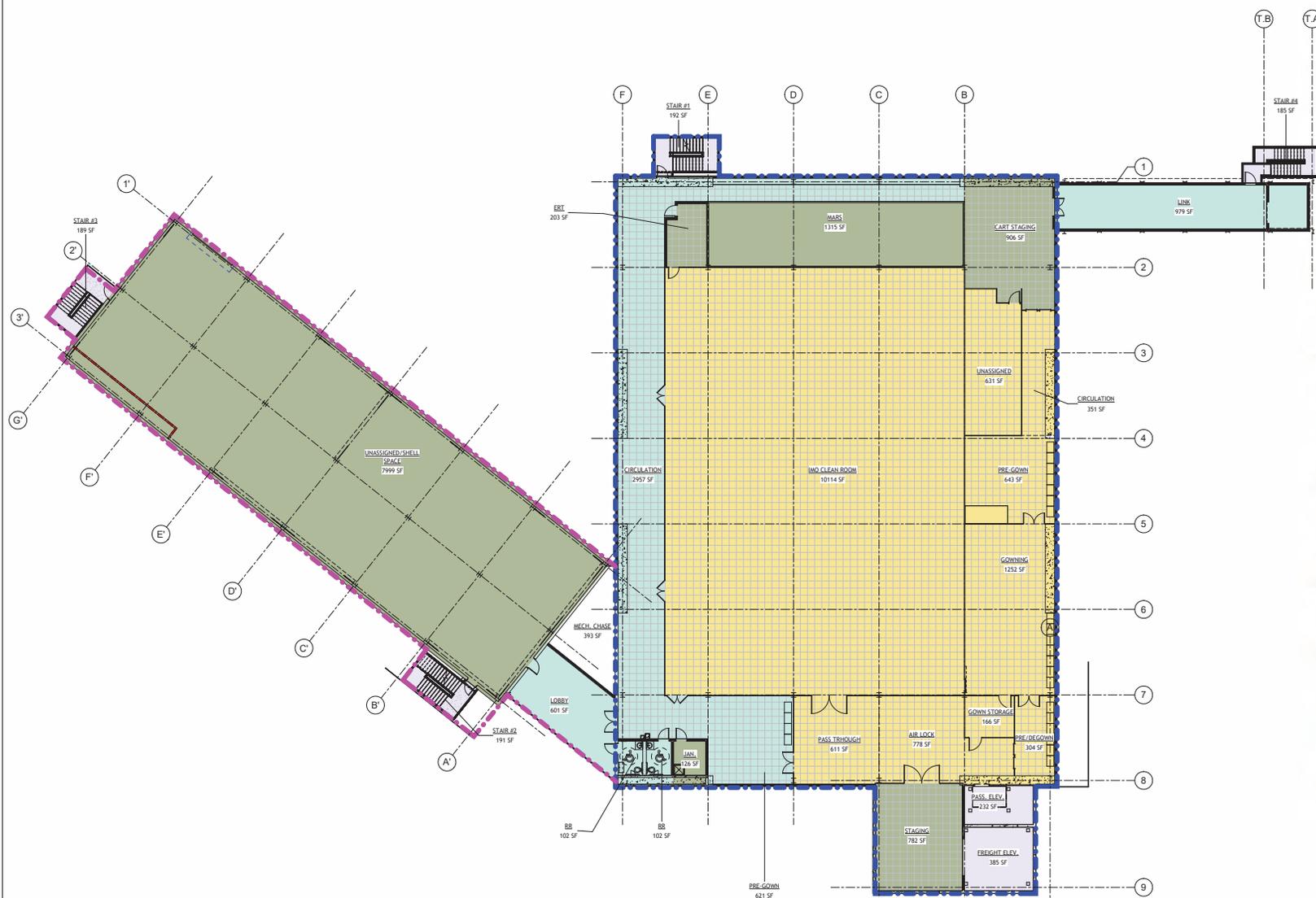
**CUB2 BUILDING**

Building Footprint Area	8,640	USABLE FOR PARKING
<b>1st - GROUND LEVEL</b>		
FACILITIES SUPPORT	8070	EXTENSIVE
VERTICAL CIRCULATION	370	EXTENSIVE
<b>1stA - TOTAL</b>	<b>8,640</b>	
<b>2nd - SECOND LEVEL</b>		
FACILITIES SUPPORT	7999	EXTENSIVE
<b>2ndA - TOTAL</b>	<b>7,999</b>	
<b>3rd - THIRD LEVEL</b>		
FACILITIES SUPPORT	3,999	EXTENSIVE
<b>3rdA - TOTAL</b>	<b>3,999</b>	
<b>CUB2 TOTAL GROSS SF</b>	<b>24,638</b>	

**USE TYPE COLOR LEGEND**

- CLEANROOM
- COMMON AREA
- DATA CENTER
- FACILITIES SUPPORT
- VERTICAL CIRCULATION
- BW2 BUILDING
- CUB2 BUILDING

NOTE: THE BW2 AND CUB2 ARE CONSIDERED AS ONE BUILDING FOR PLANNING PURPOSES AND WILL BE SUBMITTED UNDER ONE BUILDING PERMIT PACKAGE TO ADDRESS THE SEPARATE STRUCTURES.



PRIMARY PE STAMP LOCATION	
JURISDICTION APPROVAL STAMP LOCATION	<p><b>CA - DMS</b></p> <p></p> <p><b>INTEL CORPORATION</b>        2005 BOWERS AVENUE        SANTA CLARA, CA 95050-4100</p> <p><b>BW2 AND CUB2 - ARCHITECTURE</b>  <b>ARCHITECTURAL</b>  <b>D2E3X</b>  <b>THIRD LEVEL (FAB) PLAN - FUNCTIONAL USES</b></p> <p style="font-size: small;">1803</p>

**SITE DATA**  
 Lot Size: 26.8 Acres or 1,138,000 Sq. Ft.  
 Zoning: M2-40: High Density Office Research and Development

**ZONING COMPLIANCE SUMMARY**  
 GROSS BUILDING AREA TO FACE OF EXTERIOR WALL:

**FLOOR AREA RATIO (FAR) CALCULATIONS**

	EXISTING AREA (SQ. FT.)	MAX. FLOOR AREA (SQ. FT.)	MAX. FAR
EXISTING STRUCTURES	25,721	25,721	0.22
LOW-RISE STRUCTURES	23,882	142,770	0.17
CONVERTED STRUCTURES	10,000	10,000	0.09
<b>TOTAL BUILDING GROSS FLOOR AREA (GFA)</b>	<b>59,603</b>	<b>188,491</b>	<b>0.16</b>
<b>FUNCTIONAL GROSS FLOOR AREA (FGA)</b>	<b>1,348</b>	<b>1,348</b>	<b>0.01</b>

**PARKING CALCULATIONS**

	EXISTING	NEED FOR	TOTAL
	(SPACES)	(SPACES)	(SPACES)
Minimum Level Parking	46,336	8,628	54,964
Maximum & Development (Extra) Parking	82,891	1,657	84,548
Other Types (Garage) Parking	10,000	1	10,001
<b>TOTAL PARKING REQUIREMENT</b>	<b>139,227</b>	<b>10,286</b>	<b>149,513</b>
<b>EXISTING AVAILABLE</b>	<b>10,000</b>	<b>0</b>	<b>10,000</b>

Note: No existing structures shown for colored buildings.  
 \*Minimum for parking requirements based on 2009 IBC Access egress code requirements, minimum per City.  
 Note: No additional resources to be provided for the project.

**BW2 BUILDING**

Building Footprint Area	21,849	USAGES FOR PARKING
<b>EVA - GROUND LEVEL</b>		
COMMON AREAS	1075	P&D
DATA CENTER	7059	DATA CENTER
FACILITIES SUPPORT	14913	EXTAMP*
VERTICAL CIRCULATION	804	EXTAMP*
<b>ISA - TOTAL</b>	<b>21,849</b>	
<b>ISA - SECOND LEVEL</b>		
CLEANROOM	12813	INDUSTRIAL
COMMON AREAS	8138	P&D
DATA CENTER	3846	DATA CENTER
FACILITIES SUPPORT	2148	EXTAMP*
<b>ISA - TOTAL</b>	<b>32,977</b>	
<b>ISA - THIRD LEVEL</b>		
CLEANROOM	14830	INDUSTRIAL
COMMON AREAS	5192	P&D
FACILITIES SUPPORT	2017	EXTAMP*
<b>ISA - TOTAL</b>	<b>22,229</b>	
<b>ISA - FAN DECK LEVEL</b>		
FACILITIES SUPPORT	8,253	EXTAMP*
COMMON AREAS	623	P&D
<b>INTERSTITIAL - TOTAL</b>	<b>8,876</b>	
<b>BW2 TOTAL GROSS SF</b>	<b>77,934</b>	

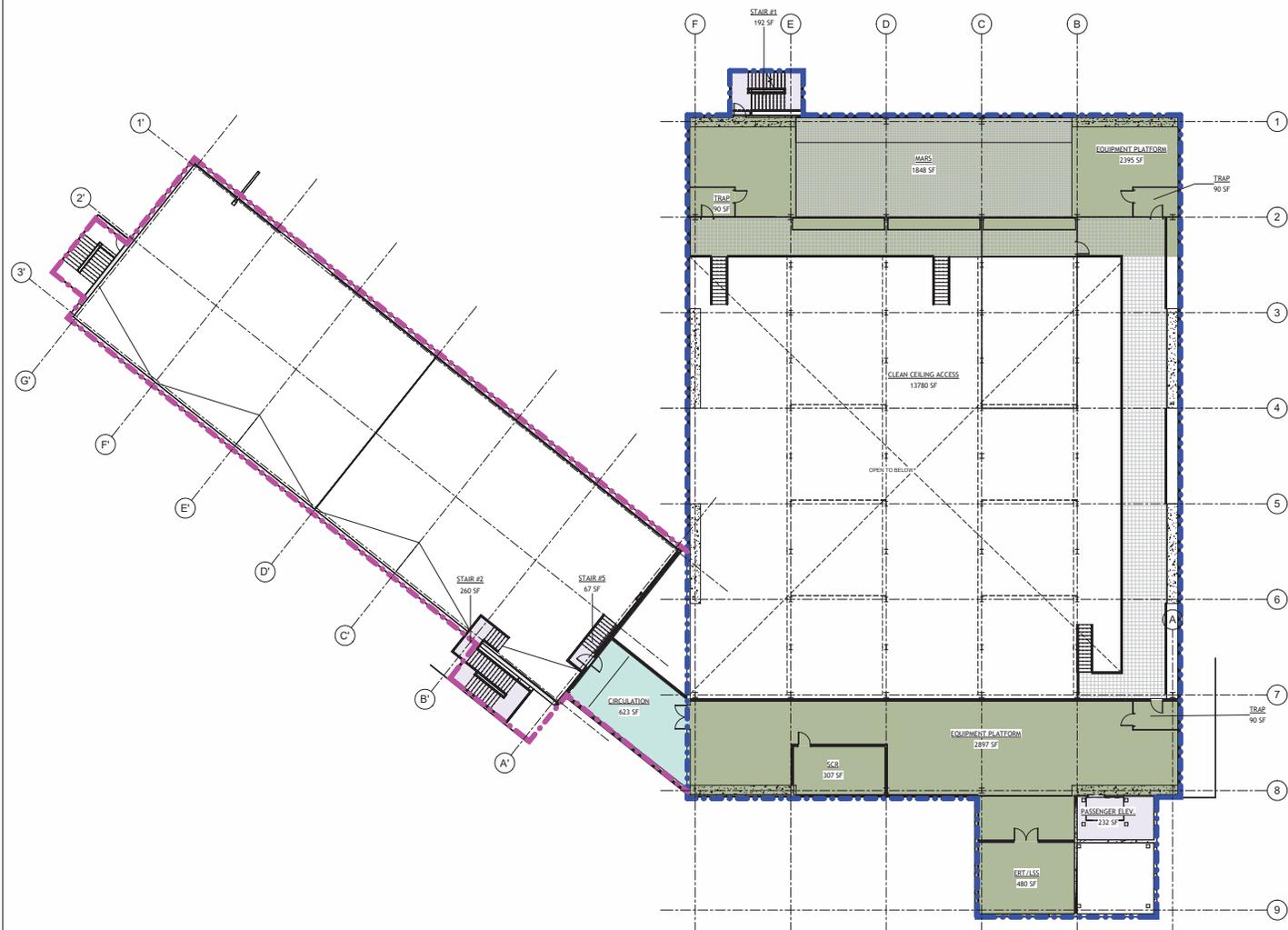
**CUB2 BUILDING**

Building Footprint Area	8,440	USAGES FOR PARKING
<b>ISA - GROUND LEVEL</b>		
FACILITIES SUPPORT	8070	EXTAMP*
VERTICAL CIRCULATION	370	EXTAMP*
<b>ISA - TOTAL</b>	<b>8,440</b>	
<b>ISA - SECOND LEVEL</b>		
FACILITIES SUPPORT	7999	EXTAMP*
<b>ISA - TOTAL</b>	<b>7,999</b>	
<b>ISA - THIRD LEVEL</b>		
FACILITIES SUPPORT	3,999	EXTAMP*
<b>ISA - TOTAL</b>	<b>7,999</b>	
<b>CUB2 TOTAL GROSS SF</b>	<b>24,438</b>	

**USE TYPE COLOR LEGEND**

- CLEANROOM
- COMMON AREA
- DATA CENTER
- FACILITIES SUPPORT
- VERTICAL CIRCULATION
- BW2 BUILDING
- CUB2 BUILDING

NOTE: THE BW2 AND CUB2 ARE CONSIDERED AS ONE BUILDING FOR PLANNING PURPOSES AND WILL BE SUBMITTED UNDER ONE BUILDING PERMIT PACKAGE TO ADDRESS THE SEPARATE STRUCTURES.



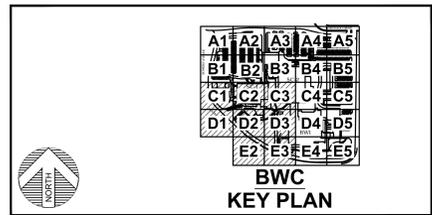
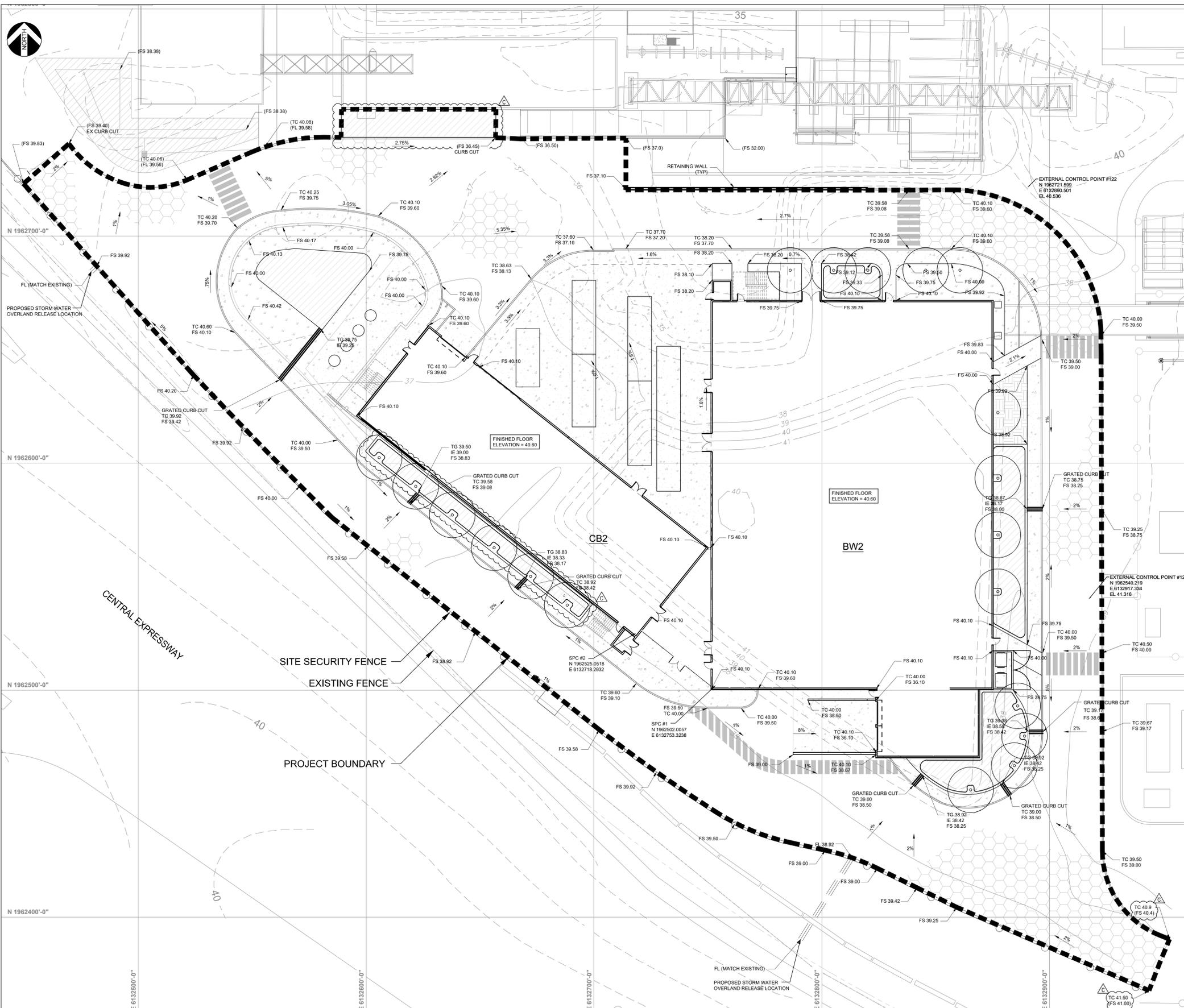
PRIMARY PE STAMP LOCATION	<b>FLUOR</b>
JURISDICTION APPROVAL STAMP LOCATION	<b>CA - DMS</b> <b>intel</b> INTEL CORPORATION 2005 BOWERS AVENUE SANTA CLARA, CA 95050-4100
<b>BW2 AND CUB2 - ARCHITECTURE</b> <b>ARCHITECTURAL</b> <b>D2E3X</b> <b>THIRD LEVEL (FAN DECK) PLAN - FUNCTIONAL USES</b>	
	A804

1" = 10'-0"



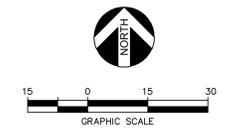
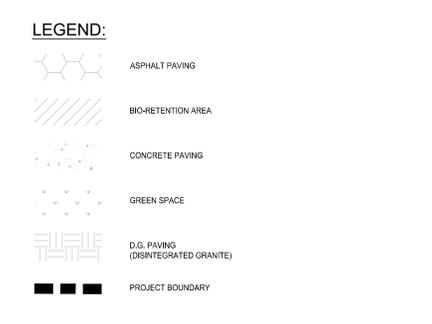






**GENERAL NOTES**

1. FOR BUILDINGS, REFERENCE FINISHED FLOOR ELEVATION 1' FF OF 0'-0" = ACTUAL FINISHED FLOOR ELEVATION + 40.60



PLANNING DEPT COMMENT RESPONSE 2	CU	10/03/25
PLANNING DEPT COMMENT RESPONSE 1	FLUOR	08/01/25
ISSUED FOR PLANNING DEPARTMENT APPROVAL	FLUOR	03/31/25
REV NO. REVISION EDUCATION	APPROVED	DATE

**intel.** INTEL CORPORATION  
2200 MISSION COLLEGE BLVD.  
SANTA CLARA, CA 95054  
1-408-765-8060

**BW2 AND CB2 - CIVIL**  
**GROUND LEVEL-1AA, SECTORS C1-E3**  
**SUBSECTORS C11A-E34D**  
**PARTIAL TOPO AND GRADING PLAN**

DATE: 10/7/2025  
SCALE: SEE PLAN  
DESIGNER: CU  
CHECKER: FLUOR  
APPROVED: IN  
JOB NO: 20220191

Drawing Number: **C-104**

FILE NAME: BWC-CC-1AA-C1E30.DWG  
PLOT DATE: BWC-CC-1AA-C1E30  
PLOT SCALE: 1"=15'-0"

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
DATE: 09/26/2025

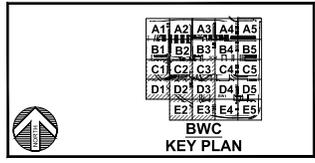
BRF ENGINEERS  
1000 FIRST STREET  
SAN JOSE, CA 95112  
WWW.BRF.COM

**BRF**

**INTEL BW2 - CURB PROJECT**  
FILE NO. PANS-00132  
INTEL CORP 3065 BOWERS AVENUE, SANTA CLARA, CA 95054

Revision:  
No.  
Date  
By  
Check  
Appr  
Job No.

C:\Users\j... \AppData\Local\Temp\AutoCAD\AutoCAD2025\... 30 30 103 103



**PRE CONSTRUCTION DEVELOPED AREAS WITHIN PROJECT BOUNDARY AREA**

IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)
66,405	36,239	102,644

**POST CONSTRUCTION DEVELOPED AREAS WITHIN PROJECT BOUNDARY AREA**

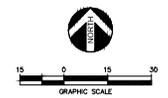
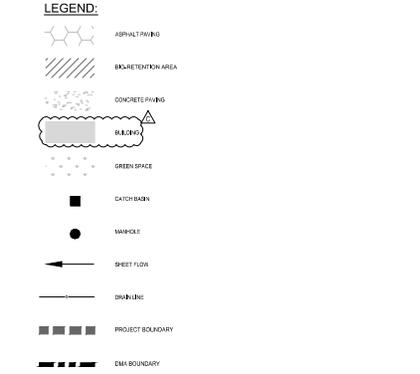
IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)
63,590	6,086	69,676

1. THE PERVIOUS AREA IS THE SUMMATION OF BOTH PERVIOUS AND BIORETENTION FOOTPRINT.

**DRAINAGE AREAS**

DRAINAGE AREA	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BIORETENTION AREA* (SF)	TOTAL AREA (SF)
B4 (EXISTING AREA)	18,948	3,252	3,252	25,452
B4 (PROPOSED ADDITIONAL AREA)	5,145	-	-	5,145
3	21,590	880	880	23,350
4	16,782	786	786	18,354
5	12,810	1,038	1,038	14,886
S.1 (AREA TREATED OUTSIDE OF PROJECT BOUNDARY)	1,250	-	-	1,250
S.2 (IN LIEU AREA)	1,350	-	-	1,350
S.3 (IN LIEU AREA OUTSIDE OF PROJECT BOUNDARY)	3,810	-	-	3,810
7	20,740	-	894	21,634
8	8,430	1,890	1,290	11,610
9	8,330	375	21	9,726
TOTAL AREA ENCLOSES B4 EXISTING AREA, AREA S.1, AND S.3	63,590	3,735	4,355	71,680

2. SEE DRAWING CB-050007P FOR EXISTING DRAINAGE AREAS FOR THE EXISTING BIOTRETENTION PREPARED FOR THE SOW 643 PROJECT.

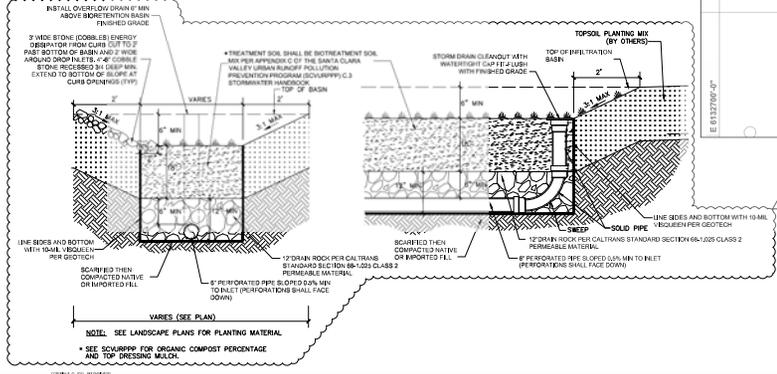
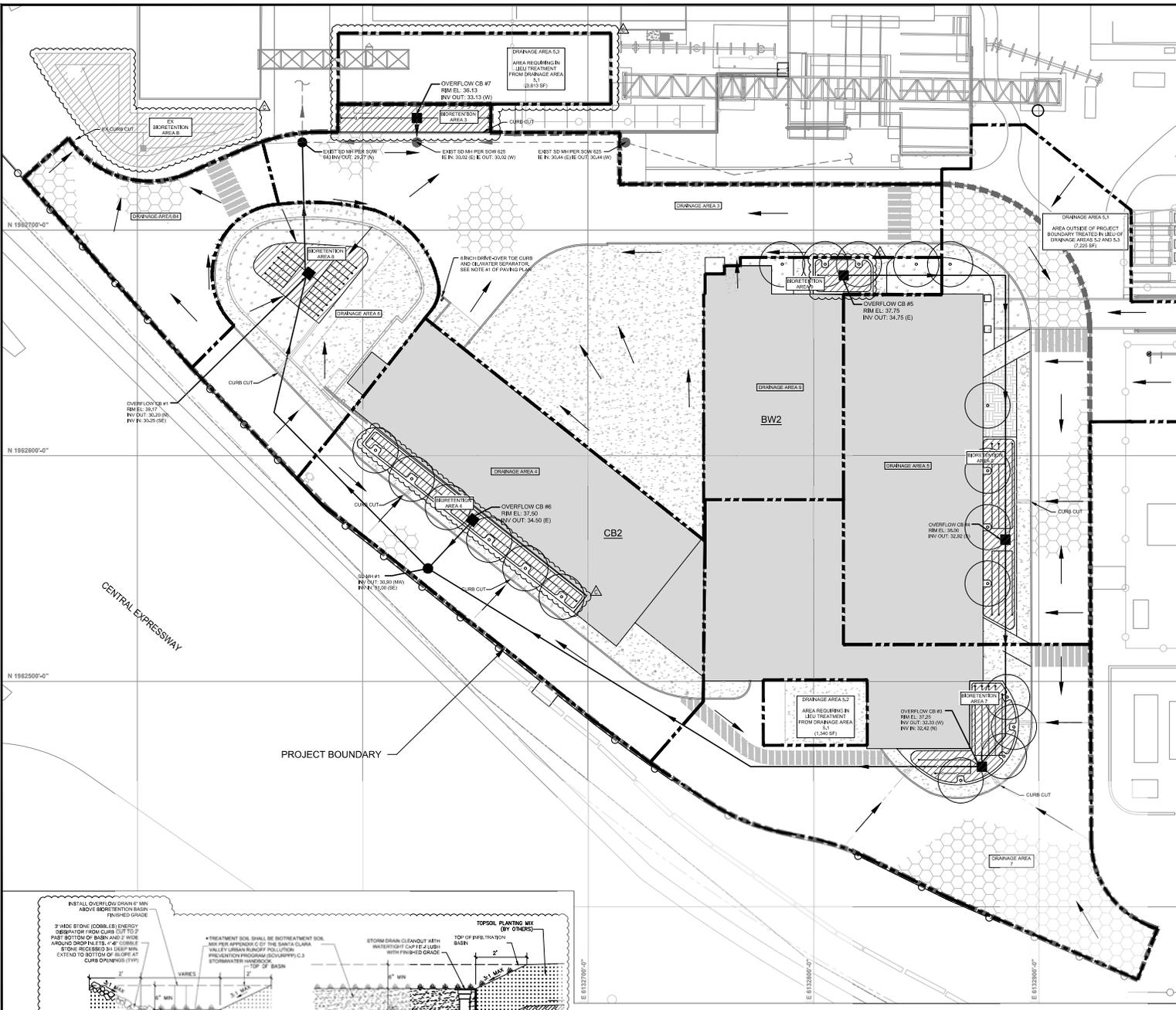


**intel.** INTEL CORPORATION  
100 WESSEX COLLEGE BLVD.  
SANTA CLARA, CA 95054  
TEL: 408.755.8000

**BW2 AND CB2 - CIVIL  
GROUND LEVEL-1AA, SECTORS C1-E3  
SUBSECTORS C11A-E3AD  
STORMWATER MANAGEMENT PLAN**

DATE: 10/27/2020  
DRAWN: SRF, JAC  
CHECKED: JAC  
DATE: 10/27/2020  
DRAWN: SRF, JAC  
CHECKED: JAC

PROJECT NUMBER: C-105



- SHEET NOTES:**
- EXISTING SOIL TYPE IS FAT CLAY FROM SOILS REPORT DATED JULY 2019 PREPARED BY ENSCO INC.
  - GROUNDWATER WAS ENCOUNTERED 8.8' BELOW EXISTING GRADE IN SOILS REPORT DATED JULY 2019. THE SAND NEAREST QUADRANGLE 27000 SHOWS HISTORIC GROUNDWATER TO FLUCTUATE BETWEEN 8' AND 10' BELOW THE GROUND SURFACE PREPARED BY ENSCO INC.
  - POTENTIAL POLLUTANT SOURCE AREAS INCLUDE MECHANICAL EQUIPMENT, CHEMICAL STORAGE, AND PARKING LOTS.
  - PLANTING PALETTE TO BE DETERMINED BY APPROVED PLANT LIST FOR BIORETENTION AREAS FROM APPENDIX D OF THE SCVWRPPL C-3 HANDBOOK.
  - THE FOLLOWING SOURCE CONTROL MEASURES MUST BE MET, REFER TO APPENDIX H OF THE SCVWRPPL C-3 HANDBOOK FOR COMPLETE SOURCE CONTROL MEASURE REQUIREMENTS:
    - STRUCTURAL CONTROL MEASURE 1 - 1/2" DRAIN DRAINAGE TO STORM DRAIN PIPES AND WATERWAY
    - STRUCTURAL CONTROL MEASURE 2 - PERMEABLE PAVEMENT APPLICATION
    - OPERATIONAL CONTROL MEASURE 1 - PARKING SIGNAGE AND PARKING LOTS
    - OPERATIONAL CONTROL MEASURE 2 - PRIVATE STREETS

- BIO RETENTION NOTES:**
- BIO SOIL MIX SHALL MEET THE REGIONAL BIOTREATMENT SOIL SPECIFICATIONS PER THE BAY AREA STORMWATER MANAGEMENT ASSOCIATION (SWMASA) APPENDIX C.2 FROM THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVWRPPL).
  - BIO RETENTION SOIL MIX MUST HAVE A MINIMUM INFILTRATION RATE OF AT LEAST 3 INCHES PER HOUR.
  - BIO RETENTION SOIL MIX MUST CONSIST A MIXTURE OF FINE SAND AND COMPOST, MEASURED AS VOLUME BASED:
    - 80%-10% SAND
    - 30%-70% COMPOST
  - BIO RETENTION SOIL SHALL SUPPORT VIGOROUS PLANT GROWTH.
  - BIO RETENTION SOIL SHALL BE FREE OF WOOD, WASTE, COATING SUCH AS GLASS STONE DUST, CARBONATE OR ANY OTHER SELECTED MATERIAL.
  - BIO RETENTION SOIL COMPOST SHALL BE WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE DERIVED FROM WASTE MATERIALS MEETING THE STANDARDS DEVELOPED BY THE US COMPOST COUNCIL, USCC.

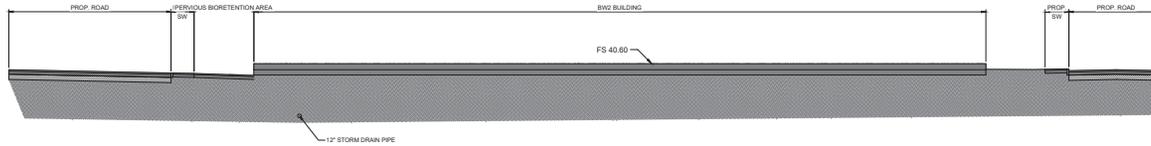
**PRELIMINARY**

DATE: 10/27/2020  
DRAWN: SRF, JAC  
CHECKED: JAC  
DATE: 10/27/2020  
DRAWN: SRF, JAC  
CHECKED: JAC

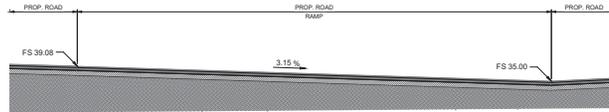
PROJECT NUMBER: C-105



SECTION A  
C106-C11A-E34D  
SCALE NONE



SECTION B  
C106-C11A-E34D  
SCALE NONE



SECTION C  
C106-C11A-E34D  
SCALE NONE

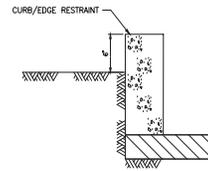
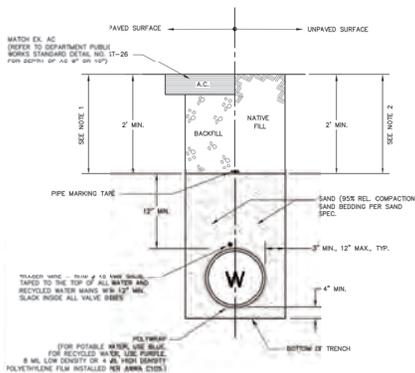
**NOTES**

- REFER TO DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL NO. 15-24 FOR TRENCH BACKFILL AND PAVEMENT REPLACEMENT. FOR PAVED SURFACE, USE ONLY OPTION A.
- FOR UNPAVED SURFACE, SUBMITTER SHALL PROVIDE SUITABLE NATIVE BACKFILL MATERIAL.
- FOR PCC SURFACE, REPLACE PCC TO MATCH EXISTING. INSTALL SOLETS PER DEPARTMENT PUBLIC WORKS STANDARD DETAIL NO. 15-17 AND 15-18. REPLACE PCC PER CALTRANS STANDARD SPEC SECTION 61, CLASS 2. USE ONLY PORTLAND CEMENT NO FLY ASH.

**SAND SPEC.**

SAND SHALL BE CLEAN AND FREE FROM CLAY AND ORGANICS. IT SHALL BE A CLEAN, HARD, DURABLE MATERIAL RESULTING FROM NATURAL DISINTEGRATION AND MINASION OF GRANITE, QUARTZ, OR SIMILAR HARD ROCK OR BY THE PROCESSING OF COMPLETELY PRIME SANDSTONE. IT SHALL HAVE A SAND EQUIVALENT VALUE OF NOT LESS THAN 35. THE PERCENTAGE COMPOSITION BY WEIGHT AS DETERMINED BY LABORATORY TESTS SHALL CONFORM TO THE FOLLOWING GRADING LIMITS OR APPROVED:

QUAL. HOLLOW UTILITY/TRENCH SAND (#27)	QUAL. HOLLOW UTILITY SAND (#27)
1/2"	100
#4	100
#10	98
#20	85
#40	57
#60	17
#100	4



1 CURB/EDGE RESTRAINT DETAIL  
NTS



Drawn By: DUC L.  
Checked By: ARMED A. / JAMES M.  
Approved By: SHEILA M.  
Revised Date: 2/1/2023

Signature: *[Signature]*  
Director of Water and Sewer Utilities

CITY OF SANTA CLARA  
WATER AND SEWER UTILITIES - STANDARD NO. 23  
TRENCH BACKFILL

PLANNING DEPT COMMENT RESPONSE 1	NAME	08/11/23
ISSUED FOR PLANNING DEPARTMENT APPROVAL	NAME	2/23/2023

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**FLUOR**

INTEL CONFIDENTIAL	INTEL CORPORATION
2000 AMESON COLLEGE BLVD. SANTA CLARA, CA 95054 1-408-950-8500	

BW2 AND CUB2 - CIVIL  
GROUND LEVEL-1AA, SECTORS C1-E3  
SUBSECTORS C11A-E34D  
GRADING PROFILE

C106	C106	NTS
------	------	-----

**NDS**  
We put water in its place.

Your knowledgeable and trusted partner for the best in water management solutions.

**Product Catalog**

Residential and Commercial Drainage | Performance Grates | Tiles and Storm Drains | Pipe Materials

USA 2025-2026 | intel.com

**NDS**  
We put water in its place.

**Drainage**  
NDS offers a complete range of products for site-specific drainage and stormwater management. Our products are designed to meet the needs of a wide range of applications, from residential to commercial and industrial.

**PRODUCT APPLICATIONS**

- Commercial Parking**
- Landscape Areas and Streets**
- Suburban and Residential**

Product Catalog 2025-2026 | Table of Contents | Section Index | intel.com

**NDS**  
We put water in its place.

**Check Basins**

**Grates**

**Pop-Up Drain Covers**

**EDD™**

**Flow-Well®**

**FlowControl® Systems**

Product Catalog 2025-2026 | Table of Contents | Section Index | intel.com

**NDS**  
We put water in its place.

**Flow-Well® Engineered Dry Well**

Product	Material	Size	Depth	Weight	Notes
Flow-Well® 12" Dia. Standard	FRP	12"	18"	150 lbs	Standard 12" Dia. Standard
Flow-Well® 15" Dia. Standard	FRP	15"	18"	200 lbs	Standard 15" Dia. Standard
Flow-Well® 18" Dia. Standard	FRP	18"	18"	250 lbs	Standard 18" Dia. Standard
Flow-Well® 24" Dia. Standard	FRP	24"	18"	350 lbs	Standard 24" Dia. Standard
Flow-Well® 30" Dia. Standard	FRP	30"	18"	450 lbs	Standard 30" Dia. Standard
Flow-Well® 36" Dia. Standard	FRP	36"	18"	550 lbs	Standard 36" Dia. Standard
Flow-Well® 42" Dia. Standard	FRP	42"	18"	650 lbs	Standard 42" Dia. Standard
Flow-Well® 48" Dia. Standard	FRP	48"	18"	750 lbs	Standard 48" Dia. Standard
Flow-Well® 54" Dia. Standard	FRP	54"	18"	850 lbs	Standard 54" Dia. Standard
Flow-Well® 60" Dia. Standard	FRP	60"	18"	950 lbs	Standard 60" Dia. Standard
Flow-Well® 66" Dia. Standard	FRP	66"	18"	1050 lbs	Standard 66" Dia. Standard
Flow-Well® 72" Dia. Standard	FRP	72"	18"	1150 lbs	Standard 72" Dia. Standard
Flow-Well® 78" Dia. Standard	FRP	78"	18"	1250 lbs	Standard 78" Dia. Standard
Flow-Well® 84" Dia. Standard	FRP	84"	18"	1350 lbs	Standard 84" Dia. Standard
Flow-Well® 90" Dia. Standard	FRP	90"	18"	1450 lbs	Standard 90" Dia. Standard
Flow-Well® 96" Dia. Standard	FRP	96"	18"	1550 lbs	Standard 96" Dia. Standard
Flow-Well® 102" Dia. Standard	FRP	102"	18"	1650 lbs	Standard 102" Dia. Standard
Flow-Well® 108" Dia. Standard	FRP	108"	18"	1750 lbs	Standard 108" Dia. Standard
Flow-Well® 114" Dia. Standard	FRP	114"	18"	1850 lbs	Standard 114" Dia. Standard
Flow-Well® 120" Dia. Standard	FRP	120"	18"	1950 lbs	Standard 120" Dia. Standard

Product Catalog 2025-2026 | Table of Contents | Section Index | intel.com

**NDS**  
We put water in its place.

**Catch Basins**

**Spew-D® Basins**

Product	Material	Size	Depth	Weight	Notes
Spew-D® 12" Dia. Standard	FRP	12"	18"	150 lbs	Standard 12" Dia. Standard
Spew-D® 15" Dia. Standard	FRP	15"	18"	200 lbs	Standard 15" Dia. Standard
Spew-D® 18" Dia. Standard	FRP	18"	18"	250 lbs	Standard 18" Dia. Standard
Spew-D® 24" Dia. Standard	FRP	24"	18"	350 lbs	Standard 24" Dia. Standard
Spew-D® 30" Dia. Standard	FRP	30"	18"	450 lbs	Standard 30" Dia. Standard
Spew-D® 36" Dia. Standard	FRP	36"	18"	550 lbs	Standard 36" Dia. Standard
Spew-D® 42" Dia. Standard	FRP	42"	18"	650 lbs	Standard 42" Dia. Standard
Spew-D® 48" Dia. Standard	FRP	48"	18"	750 lbs	Standard 48" Dia. Standard
Spew-D® 54" Dia. Standard	FRP	54"	18"	850 lbs	Standard 54" Dia. Standard
Spew-D® 60" Dia. Standard	FRP	60"	18"	950 lbs	Standard 60" Dia. Standard
Spew-D® 66" Dia. Standard	FRP	66"	18"	1050 lbs	Standard 66" Dia. Standard
Spew-D® 72" Dia. Standard	FRP	72"	18"	1150 lbs	Standard 72" Dia. Standard
Spew-D® 78" Dia. Standard	FRP	78"	18"	1250 lbs	Standard 78" Dia. Standard
Spew-D® 84" Dia. Standard	FRP	84"	18"	1350 lbs	Standard 84" Dia. Standard
Spew-D® 90" Dia. Standard	FRP	90"	18"	1450 lbs	Standard 90" Dia. Standard
Spew-D® 96" Dia. Standard	FRP	96"	18"	1550 lbs	Standard 96" Dia. Standard
Spew-D® 102" Dia. Standard	FRP	102"	18"	1650 lbs	Standard 102" Dia. Standard
Spew-D® 108" Dia. Standard	FRP	108"	18"	1750 lbs	Standard 108" Dia. Standard
Spew-D® 114" Dia. Standard	FRP	114"	18"	1850 lbs	Standard 114" Dia. Standard
Spew-D® 120" Dia. Standard	FRP	120"	18"	1950 lbs	Standard 120" Dia. Standard

Product Catalog 2025-2026 | Table of Contents | Section Index | intel.com

**NDS**  
We put water in its place.

**8" Catch Basin Series**

Product	Material	Size	Depth	Weight	Notes
8" Catch Basin Series 8" Dia. Standard	FRP	8"	18"	100 lbs	Standard 8" Dia. Standard
8" Catch Basin Series 10" Dia. Standard	FRP	10"	18"	120 lbs	Standard 10" Dia. Standard
8" Catch Basin Series 12" Dia. Standard	FRP	12"	18"	140 lbs	Standard 12" Dia. Standard
8" Catch Basin Series 15" Dia. Standard	FRP	15"	18"	170 lbs	Standard 15" Dia. Standard
8" Catch Basin Series 18" Dia. Standard	FRP	18"	18"	200 lbs	Standard 18" Dia. Standard
8" Catch Basin Series 24" Dia. Standard	FRP	24"	18"	280 lbs	Standard 24" Dia. Standard
8" Catch Basin Series 30" Dia. Standard	FRP	30"	18"	360 lbs	Standard 30" Dia. Standard
8" Catch Basin Series 36" Dia. Standard	FRP	36"	18"	440 lbs	Standard 36" Dia. Standard
8" Catch Basin Series 42" Dia. Standard	FRP	42"	18"	520 lbs	Standard 42" Dia. Standard
8" Catch Basin Series 48" Dia. Standard	FRP	48"	18"	600 lbs	Standard 48" Dia. Standard
8" Catch Basin Series 54" Dia. Standard	FRP	54"	18"	680 lbs	Standard 54" Dia. Standard
8" Catch Basin Series 60" Dia. Standard	FRP	60"	18"	760 lbs	Standard 60" Dia. Standard
8" Catch Basin Series 66" Dia. Standard	FRP	66"	18"	840 lbs	Standard 66" Dia. Standard
8" Catch Basin Series 72" Dia. Standard	FRP	72"	18"	920 lbs	Standard 72" Dia. Standard
8" Catch Basin Series 78" Dia. Standard	FRP	78"	18"	1000 lbs	Standard 78" Dia. Standard
8" Catch Basin Series 84" Dia. Standard	FRP	84"	18"	1080 lbs	Standard 84" Dia. Standard
8" Catch Basin Series 90" Dia. Standard	FRP	90"	18"	1160 lbs	Standard 90" Dia. Standard
8" Catch Basin Series 96" Dia. Standard	FRP	96"	18"	1240 lbs	Standard 96" Dia. Standard
8" Catch Basin Series 102" Dia. Standard	FRP	102"	18"	1320 lbs	Standard 102" Dia. Standard
8" Catch Basin Series 108" Dia. Standard	FRP	108"	18"	1400 lbs	Standard 108" Dia. Standard
8" Catch Basin Series 114" Dia. Standard	FRP	114"	18"	1480 lbs	Standard 114" Dia. Standard
8" Catch Basin Series 120" Dia. Standard	FRP	120"	18"	1560 lbs	Standard 120" Dia. Standard

Product Catalog 2025-2026 | Table of Contents | Section Index | intel.com

**NDS**  
We put water in its place.

**8" Catch Basin Series, continued**

Product	Material	Size	Depth	Weight	Notes
8" Catch Basin Series 12" Dia. Standard	FRP	12"	18"	140 lbs	Standard 12" Dia. Standard
8" Catch Basin Series 15" Dia. Standard	FRP	15"	18"	170 lbs	Standard 15" Dia. Standard
8" Catch Basin Series 18" Dia. Standard	FRP	18"	18"	200 lbs	Standard 18" Dia. Standard
8" Catch Basin Series 24" Dia. Standard	FRP	24"	18"	280 lbs	Standard 24" Dia. Standard
8" Catch Basin Series 30" Dia. Standard	FRP	30"	18"	360 lbs	Standard 30" Dia. Standard
8" Catch Basin Series 36" Dia. Standard	FRP	36"	18"	440 lbs	Standard 36" Dia. Standard
8" Catch Basin Series 42" Dia. Standard	FRP	42"	18"	520 lbs	Standard 42" Dia. Standard
8" Catch Basin Series 48" Dia. Standard	FRP	48"	18"	600 lbs	Standard 48" Dia. Standard
8" Catch Basin Series 54" Dia. Standard	FRP	54"	18"	680 lbs	Standard 54" Dia. Standard
8" Catch Basin Series 60" Dia. Standard	FRP	60"	18"	760 lbs	Standard 60" Dia. Standard
8" Catch Basin Series 66" Dia. Standard	FRP	66"	18"	840 lbs	Standard 66" Dia. Standard
8" Catch Basin Series 72" Dia. Standard	FRP	72"	18"	920 lbs	Standard 72" Dia. Standard
8" Catch Basin Series 78" Dia. Standard	FRP	78"	18"	1000 lbs	Standard 78" Dia. Standard
8" Catch Basin Series 84" Dia. Standard	FRP	84"	18"	1080 lbs	Standard 84" Dia. Standard
8" Catch Basin Series 90" Dia. Standard	FRP	90"	18"	1160 lbs	Standard 90" Dia. Standard
8" Catch Basin Series 96" Dia. Standard	FRP	96"	18"	1240 lbs	Standard 96" Dia. Standard
8" Catch Basin Series 102" Dia. Standard	FRP	102"	18"	1320 lbs	Standard 102" Dia. Standard
8" Catch Basin Series 108" Dia. Standard	FRP	108"	18"	1400 lbs	Standard 108" Dia. Standard
8" Catch Basin Series 114" Dia. Standard	FRP	114"	18"	1480 lbs	Standard 114" Dia. Standard
8" Catch Basin Series 120" Dia. Standard	FRP	120"	18"	1560 lbs	Standard 120" Dia. Standard

Product Catalog 2025-2026 | Table of Contents | Section Index | intel.com

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PLANNING DEPT COMMENT RESPONSE 1	NA/MB	08/11/23
ISSUED FOR PLANNING DEPARTMENT APPROVAL	NA/MB	03/31/24

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**FLUOR**

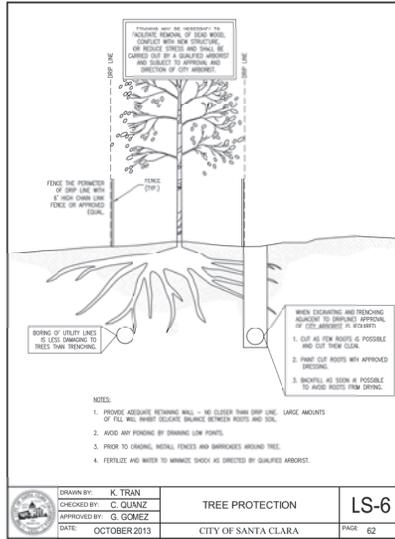
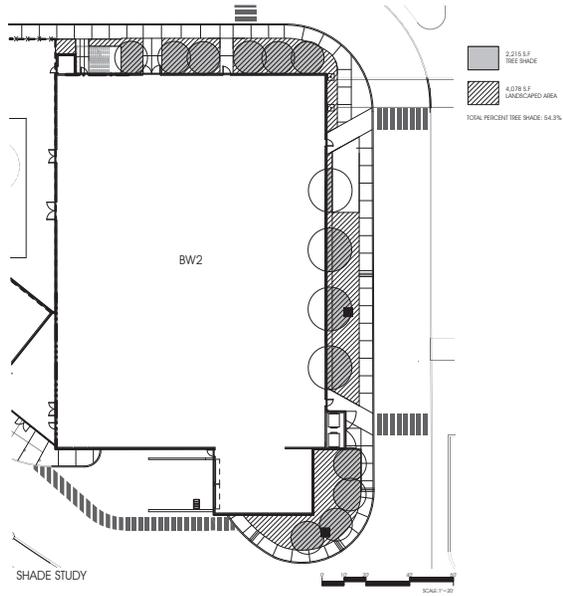
**CADMS**

**intel** INTEL CORPORATION  
2305 MISSION COLLEGE BLVD.  
SANTA CLARA, CA 95054  
1-408-755-8000

**BW2 AND CUB2 - CIVIL  
PRODUCT  
DETAILS**

BW2-CB-0002-DWG	C107	NTS
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**CITY OF SANTA CLARA  
ARBORIST NOTES**

- I. GENERAL**
1. **Notwithstanding any part of trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (409-411-3000).**
  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 on the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4'-5" thick bed of mulch. This is to help prevent cutting into the soil surface when the backhoe or tractor blade refills the trench.
  4. Refill open trenches quickly within hours of excavation when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°F or greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 80°F, 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, avoid 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 each 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.

GENERAL NOTES

**CITY OF SANTA CLARA  
ARBORIST NOTES**

1. **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. 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" x 11" 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.
2. No trenching shall be done within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree is prohibited except in cases where the trenching falls outside the drip line of the tree involved. Exceptions may be allowed if, in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.
3. 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.
4. Grading should not create drainage problems for trees by channeling water into them, or creating sinked areas.
5. 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 retained grade at the base of existing trees shall not be modified. If grade increase is necessary, dry wells should be used.
6. 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.
7. 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**

- arborist. The city arborist or arborist employed by city shall determine the replacement species, size, quantity, and spacing.
1. Place 4"x4" check sticks 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.
  2. 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 9" DBH, 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 |
|--------------------|-------------------------|
| 9 inch or less     | 2.5 feet                |
| 10-14 inches       | 3.0 feet                |
| 15-19 inches       | 3.5 feet                |
| 20 inch or greater | 4.0 feet                |

**CITY OF SANTA CLARA  
ARBORIST NOTES**

- disposed 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:<br>Add for each caliper inch | \$ 1,200  |

D:\31351818\_144462\_000 - Item 2 - Comm\Area\Area\10252013 - 10252013 - 07-23-2013 - 10:00 am - Revised by: Wynn

ENGINEER OF RECORD APPROVALS					
DATE	BY	DATE	BY	DATE	BY

ISSUED FOR PLANNING DEPT. APPROVAL	JR	08/01/2013
ISSUED FOR PLANNING DEPT. APPROVAL	JR	03/13/2013
NO IN HOUSE REVISIONS		

PRELIMINARY NOT FOR CONSTRUCTION	<b>FLUOR.</b>
	<b>intel</b> INTEL CORPORATION 2055 BOWERS AVENUE SANTA CLARA, CA 95050-1208
BWC - LANDSCAPE	
SHADE STUDY AND NOTES COVER SHEET	
DATE: 10/23/13 BY: BWC-LD-0001.DWG	DATE: 10/23/13 BY: KCM

TREES



*Cercis canadensis*  
Eastern Redbud

*Pyrus calleryana* Kawakami!  
Evergreen Pear

DESIGN MATERIALS



Natural Concrete  
Light Topcoat Finish

Natural Concrete  
Medium Topcoat Finish

Natural Concrete  
Heavy Topcoat Finish

SHRUBS AND GROUND COVERS



*Argemone* Big Red  
Big Red Kangaroo Paw

*Bougainvillea* 'Raspberry Ice'  
Raspberry Ice Bougainvillea

*Bulbine frutescens* 'Hollmark'  
Orange Stalked Bulbine

*Callistemon viminalis* Little John!  
Dwarf Bottlebrush

*Carex o.* 'Evergold'  
Evergold Japanese Sedge

*Echeveria* 'Afterglow'  
Afterglow Echeveria

*Grevillea lanigera* 'Coastal Gem'  
Coastal Gem Grevillea



*Lantana* 'New Gold'  
New Gold Lantana

*Lavandula alarkii* Meero!  
Meero Lavender

*Lomandra breesei*  
Dwarf Mat Rush

*Pennisetum setosum* 'Tuborum'  
Purple Fountain Grass

*Rhaphiolepis indica*  
Indian Hawthorne

*Rosa* 'Amber Flower Carpet'  
Amber Flower Carpet Rose

BIOSWALE PLANTINGS



*Salvia greggii* 'Furman's Red'  
Furman's Red Autumn Sage

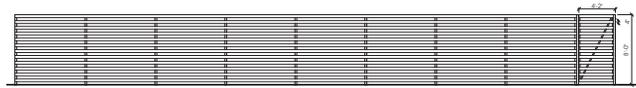
*Salvia leucantha*  
Mexican Bush Sage

*Cistus x purpureus*  
Orchid Rockrose

*Deschampsia c.*  
'Halciformis'  
Pacific Hairgrass

*Juncus patens*  
California Grey Rush

*Muhlenbergia rigens*  
Deer Grass



DECORATIVE FENCING

- HEIGHT 8'-0" W/4" METAL SLATS & 4" SPACING PAINTED SILVERSMITH 399D0502FP TO MATCH BUILDING.
- 2.5" X 2.5" METAL POSTS @ 8'-0 O.C



GENERAL NOTES

2/15/2018 10:46:02 AM - User: C:\Users\jwain\OneDrive\Documents\2018\20180215\_LP-31-25-25.dwg - Printed By: jwain

ENGINEER OF RECORD APPROVALS			
BY COMPANY	DATE	SCALE	APPROVED BY

ISSUED FOR PLANNING DEPT. APPROVAL	DATE	SCALE
DESIGN SUBMITTAL	DATE	SCALE

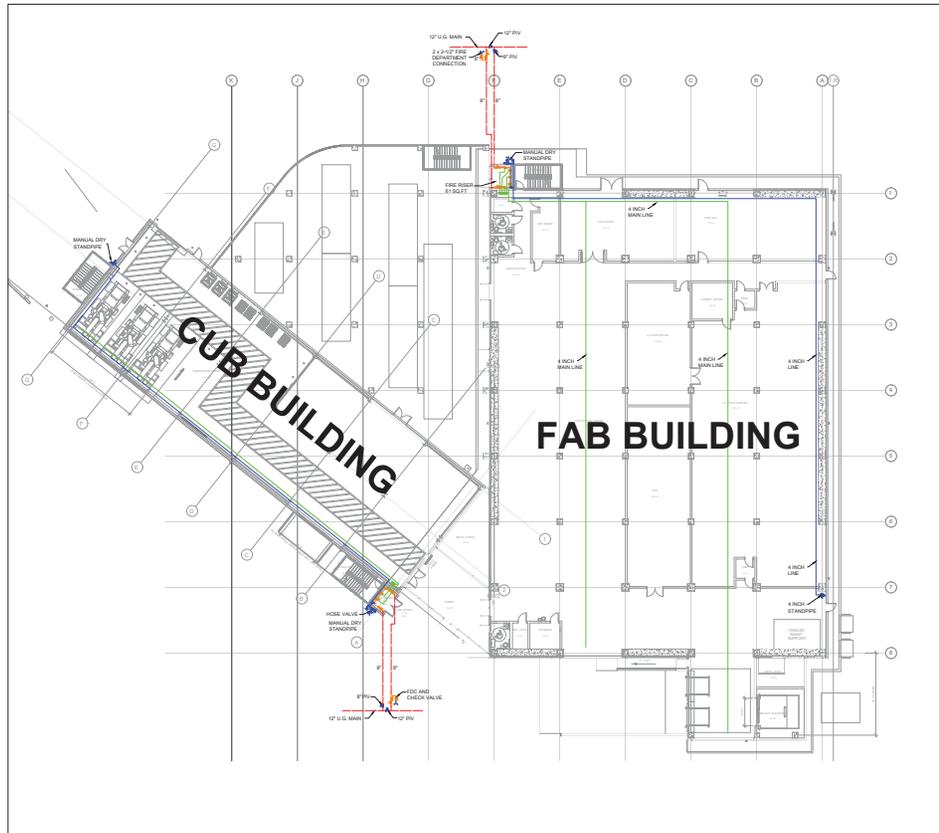
PRELIMINARY NOT FOR CONSTRUCTION	<b>FLUOR.</b>	
INTEL CORPORATION 3065 BOWERS AVENUE SANTA CLARA, CA 95051-1238		
BWC - LANDSCAPE LANDSCAPE IMAGERY COVER SHEET		
DATE PLOTTED	SCALE	PLotted BY
BWC-LP-0001.DWG	1:1	

# FIRE PROTECTION SYMBOLS

-  UNDERGROUND FIRE WATER LINE
-  SPRINKLER SYSTEM MAIN/HEADER
-  FIRE PROTECTION SYSTEM (SPRINKLER SYSTEM)
-  STANDPIPE
-  POST INDICATOR GATE VALVE WITH SUPERVISORY SWITCH
-  INDICATING BUTTERFLY VALVE WITH SUPERVISORY SWITCH
-  CHECK VALVE
-  WET SPRINKLER SYSTEM RISER
-  VERTICAL RISER
-  MANUAL DRY STANDPIPE
-  CLASS I HOSE VALVE
-  RELIEF VALVE
-  FLOW SWITCH (WIRED TO FACP)
-  PRESSURE GAUGE
-  SITE GLASS
-  FIRE DEPARTMENT CONNECTION
-  DRAIN VALVE

## FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA

BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/SF)	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (SQ FT)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
GENERAL PURPOSE (OFFICE BUILDING, MECHANICAL ROOM, CAFETERIAS, OTHER AREAS SUPPORTING OFFICE-USE AREAS)	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD OR QR	ORDINARY
TEST & ASSEMBLY	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD OR QR	ORDINARY
DATA CENTERS	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	INTERMEDIATE
SORT	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD OR QR	ORDINARY
<b>FAB BUILDING</b>								
BASEMENT/UTILITY LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	ORDINARY
SUBFAB LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	LITHOGRAPHY = 8 FT X 8 FT NONLITHO = 8 FT X 12 FT	QR	ORDINARY
FAB LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	100 SPRINKLERS ADJACENT TO STB/UTB = 8 FT X 8 FT	QR	ORDINARY
INTERSTITIAL LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	ORDINARY
FAN DECK LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	ORDINARY
<b>CUB BUILDING</b>								
CUB LEVEL 1, GENERATOR ROOM	EXTRA HAZARD (GROUP 1)		WET PIPE	0.3	2500	100	STANDARD	INTERMEDIATE
CUB LEVEL 2, ELECTRICAL ROOM	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD	INTERMEDIATE
CUB LEVEL 3	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD	INTERMEDIATE



## GENERAL NOTES

1. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A COMPLETE FIRE PROTECTION SYSTEM THROUGHOUT THE ENTIRE BUILDING. DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
  - A. CALIFORNIA BUILDING CODE, 2022 EDITION, AS ADOPTED AND AMENDED BY THE CITY OF SANTA CLARA, CALIFORNIA
  - B. CALIFORNIA FIRE CODE, 2022 EDITION, AS ADOPTED AND AMENDED BY THE CITY OF SANTA CLARA, CALIFORNIA
  - C. NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
  - D. NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2019 EDITION
  - E. NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION
  - F. SECTION 21.06.00, 21.06.01, FIRE PROTECTION SYSTEM
  - G. STANDARD 0222-L, WATER SUPPLY AND DISTRIBUTION FOR FIRE PROTECTION SYSTEMS
  - H. STANDARD 1220-L, FIRE PROTECTION SYSTEMS FOR BUILDINGS
2. WORK PERTINENT TO THE FIRE SPRINKLER SYSTEM SHALL BE DONE BY A QUALIFIED, COMPETENT FIRE PROTECTION CONTRACTOR. THE FIRE PROTECTION CONTRACTOR WHO CAN FURNISH A LIST OF SATISFACTORY INSTALLERS OF THIS TYPE. THE SUBCONTRACTOR SHALL HOLD ALL CURRENT LICENSES REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
3. MATERIALS, PIPE SIZES, AND INSTALLATION OF UNDERGROUND PIPE SYSTEMS MUST COMPLY WITH NFPA 24, STANDARD 0222-L, AND LOCAL CODE REQUIREMENTS.
4. DESIGN, MATERIALS, PIPING SYSTEM, AND INSTALLATION OF SPRINKLER SYSTEMS SHALL COMPLY WITH NFPA 13, SECTION 21.06.00, AND LOCAL CODE REQUIREMENTS.
5. FIRE SPRINKLER SYSTEM COMPONENTS (SPRINKLERS, VALVES, FLOW SWITCH, ...) SHALL BE UL LISTED AND FM APPROVED FOR FIRE PROTECTION SYSTEMS. WHEN A SPECIFIED ITEM HAS EITHER AN FM APPROVAL OR A UL LISTING, BUT NOT BOTH, THE MATERIAL OR EQUIPMENT WITH THE FM APPROVAL SHALL BE FURNISHED.
6. REARLUNG AREAS, INCLUDING ELECTRICAL, COMPUTER ROOMS, AND CANOPIES, SHALL BE FULLY PROTECTED BY FIRE SPRINKLERS. THIS INCLUDES ALL SPACES BELOW SUSPENDED CEILING AND ABOVE SUSPENDED CEILING WHERE COMBUSTIBLES ARE OR ARE INTENDED TO BE LOCATED.
7. EACH RISER ROOM SHALL HAVE TWO (2) INDEPENDENT LEAD-IN. LEAD-INS ARE REQUIRED TO HAVE POST INDICATOR VALVES (PIV) TO ISOLATE EACH RISER. LOCATE VALVES 40 FEET FROM THE BUILDING. PIVS ARE REQUIRED TO BE MONITORED BY THE BUILDING'S FIRE ALARM PANEL.
8. FIRE DEPARTMENT CONNECTIONS (FDC) MUST COMPLY WITH NFPA 24, STANDARD 0222-L, AND LOCAL CODE REQUIREMENTS. FDCS ARE POSITIONED AWAY FROM POTENTIAL HAZARDS. IT MUST BE ACCESSIBLE TO A FIRE TRUCK AND WITHIN 50 FEET OF A PUBLIC FIRE HYDRANT. FDCS ARE 3/4-INCH WITH TWO 2 1/2-INCH INLET CONNECTIONS, UNLESS OTHERWISE DIRECTED BY THE AIA/OR THE SITE FIRE PROTECTION SYSTEM OWNER. FDCS SHOULD BE CLEARLY MARKED AND LABELED.
9. STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS I MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
10. FAB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED TO MEET NFPA 13B, STANDARD 1220-L, SECTION 71-00-50-00, AND LOCAL CODE REQUIREMENTS. THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 2, WITH A DESIGN DENSITY OF 0.20-GPM/SF OVER A 3,000 SF REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1), AND STANDARD 1220-L, APPENDIX A). THE WATER FLOWRATE AT THE BASE OF THE RISER IS 600-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2, AND STANDARD 1220-L), TOTALING 1,100-GPM FOR A DURATION OF 60-90 MINUTES.
11. THE CUB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED IN COMPLIANCE WITH NFPA 13, NFPA 31B, STANDARD 1220-L, SECTION 21.06.00, AND LOCAL CODE REQUIREMENTS. THE SYSTEM IS BASED ON EXTRA HAZARD GROUP 1, MAINLY DUE TO THE DIESEL-DRIVEN GENERATORS. THE SPRINKLER DESIGN DENSITY IS 0.30-GPM/SF OVER A 2,500 SF REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1). THE WATER FLOWRATE AT THE BASE OF THE RISER IS 700-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2), TOTALING 1,200-GPM FOR A DURATION OF 90-120 MINUTES.
12. PER STANDARD 1228-782, FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SENSOR ROOMS, FIBER AND TELEPHONE COMMUNICATION ROOMS, SECTION 3.1-B-5, A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SENSOR/TELECOM ROOMS.

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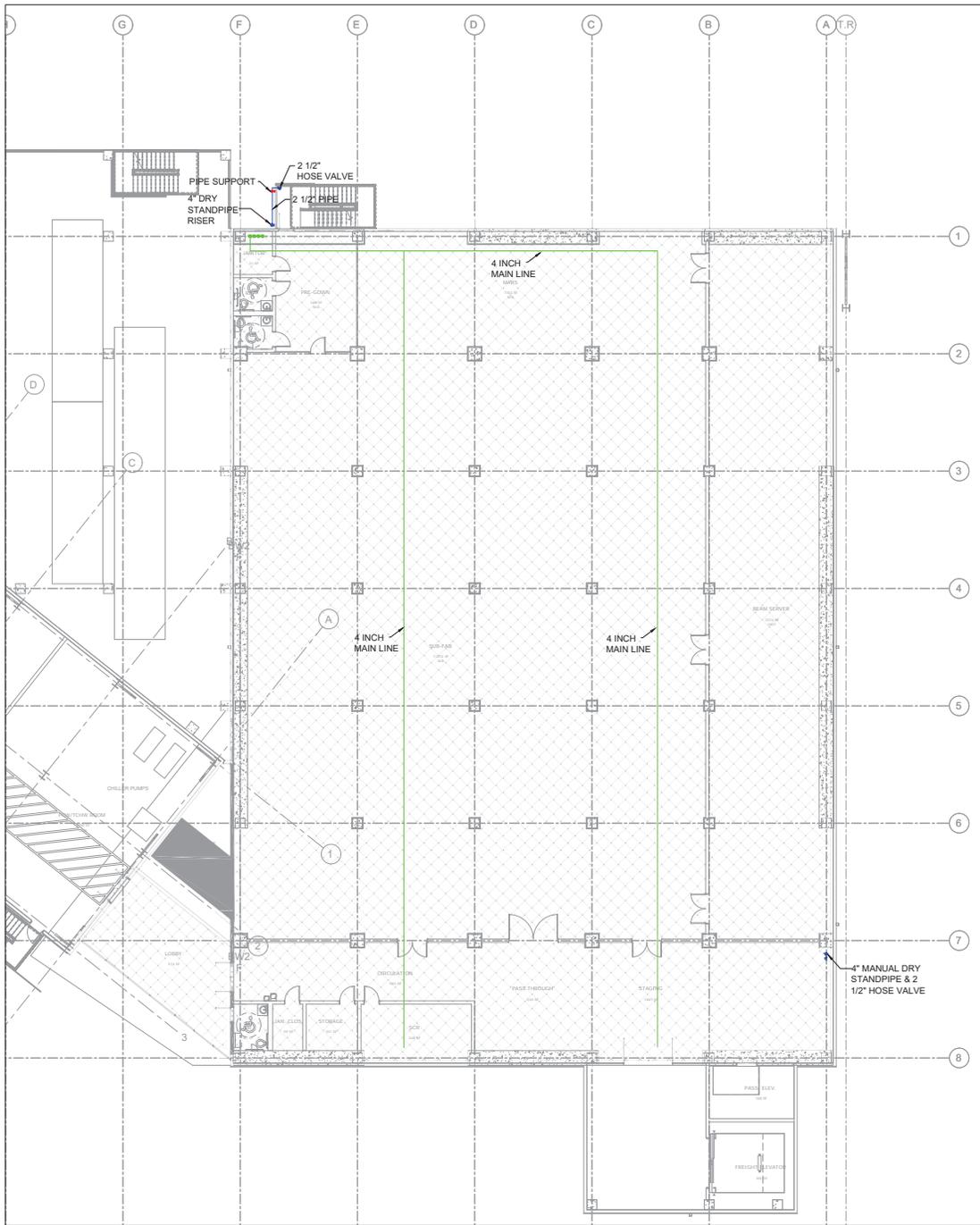

**BW2 - FIRE PROTECTION  
FIRE PROTECTION SYSTEM  
GENERAL NOTES**

BW2-FS-AAA-00000-DWG

F-1

SEP 14 2023





1 FIRE PROTECTION PLAN, FAB BUILDING- SUBFAB LEVEL  
1/8" = 1'-0"

FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA

BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/SF)	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (SQ.FT.)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
SUBFAB LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	LITHOGRAPHY = 8 FT X 8 FT NON LITHO = 8 FT X 12 FT	QR	ORDINARY

GENERAL NOTES

- SEE DRAWING BW2-FP-AAA-0000 FOR GENERAL NOTES AND LEGENDS.
- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
- SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-L AND 0222-L AND SECTION 21-00-30-00.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA 13, NFPA 316, AND FM GLOBAL DATA SHEETS.
- PER STANDARDS 1228-782 FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS\* SECTION 3.1-8-5 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
- STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS 1, MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
- FAB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED TO MEET NFPA13, NFPA 316, STANDARD 1220-L, SECTION 21-00-30-00 AND LOCAL CODE REQUIREMENTS. THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 2, WITH A DESIGN DENSITY OF 0.20-GPM/SF OVER A 3,000 SF REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1; AND STANDARD 1220-L, APPENDIX A). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 600-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2; AND STANDARD 1220-L), TOTALING 1,100-GPM FOR A DURATION OF 60-90 MINUTES.

ENGINEER OF RECORD APPROVALS				
FLUOR	A	MT	MO	CS
			06/24/25	06/24/25

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CONSTRUCTION

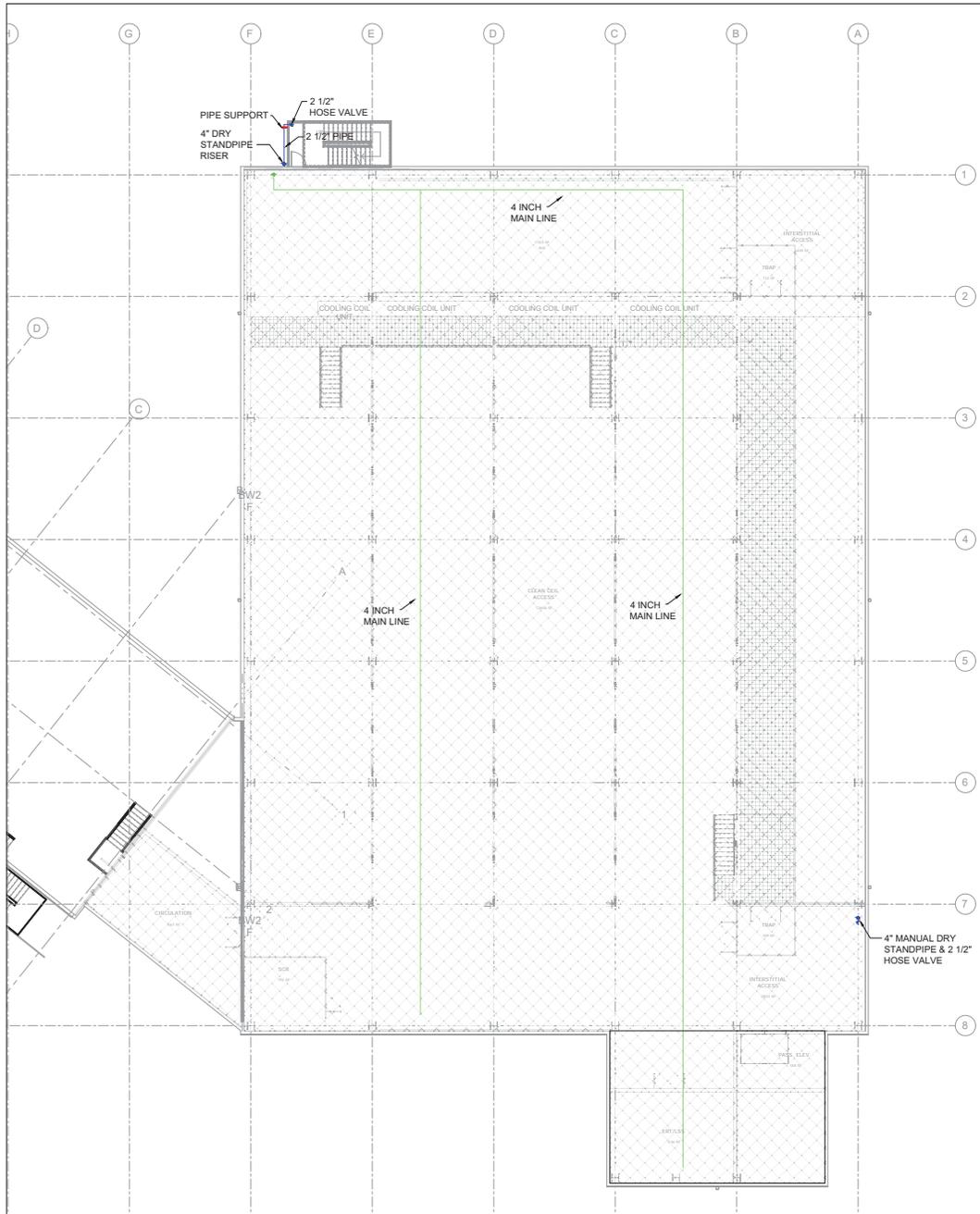
**FLUOR**

**intel** INTEL CORPORATION  
3500 AVENUE 85 SOUTH  
SANTA CLARA, CA 95050-8125

BW2 - FIRE PROTECTION  
SUBFAB LEVEL

FIRE PROTECTION PLAN

BW2-FP-25A-A0000.DWG	F-3	18" x 11"
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**GENERAL NOTES**

- SEE DRAWING BW2-FP-AAA-A0000 FOR GENERAL NOTES AND LEGENDS.
- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
- SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-1 AND 0222-1, AND SECTION 21-00-30-00.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 318, AND FM GLOBAL DATA SHEETS.
- FOR STANDARD 1228-782 "FIRE PROTECTION GUIDELINES FOR COMPUTER, DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS" SECTION 3.1-8-5 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER, DATA PROCESSING/SERVER/TELECOM ROOMS.
- STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS I, MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
- FAB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED TO MEET NFPA13, NFPA 318, STANDARD 1220-1, SECTION 21-00-30-00 AND LOCAL CODE REQUIREMENTS. THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 2, WITH A DESIGN DENSITY OF 0.20-GPM/FT<sup>2</sup> OVER A 3,000 FT<sup>2</sup> REMOTE AREA OF SPRINKLER ORIENTATION (NFPA 13, FIGURE 16.2.3.1.1); AND STANDARD 1220-1, APPENDIX A3. THE WATER FLOW RATE AT THE BASE OF THE HOSE IS 600-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 16.2.3.1.2, AND STANDARD 1220-1), TOTALING 1,100-GPM FOR A DURATION OF 60-90 MINUTES.

ENGINEER OF RECORD APPROVALS

FLOOR	A	MT	BD	CS
		DESIGN	SEAL	STAMP

PLANNING DEPARTMENT COMMENT RESPONSE

	NO	YES	REVISED
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**FLUOR**

**intel** INTEL CORPORATION  
3052 BOWERS AVENUE  
SANTA CLARA, CA 95052-6126

BW2 - FIRE PROTECTION FAN DECK LEVEL

FIRE PROTECTION PLAN

BW2-FP-3DA-A0000.dwg F4

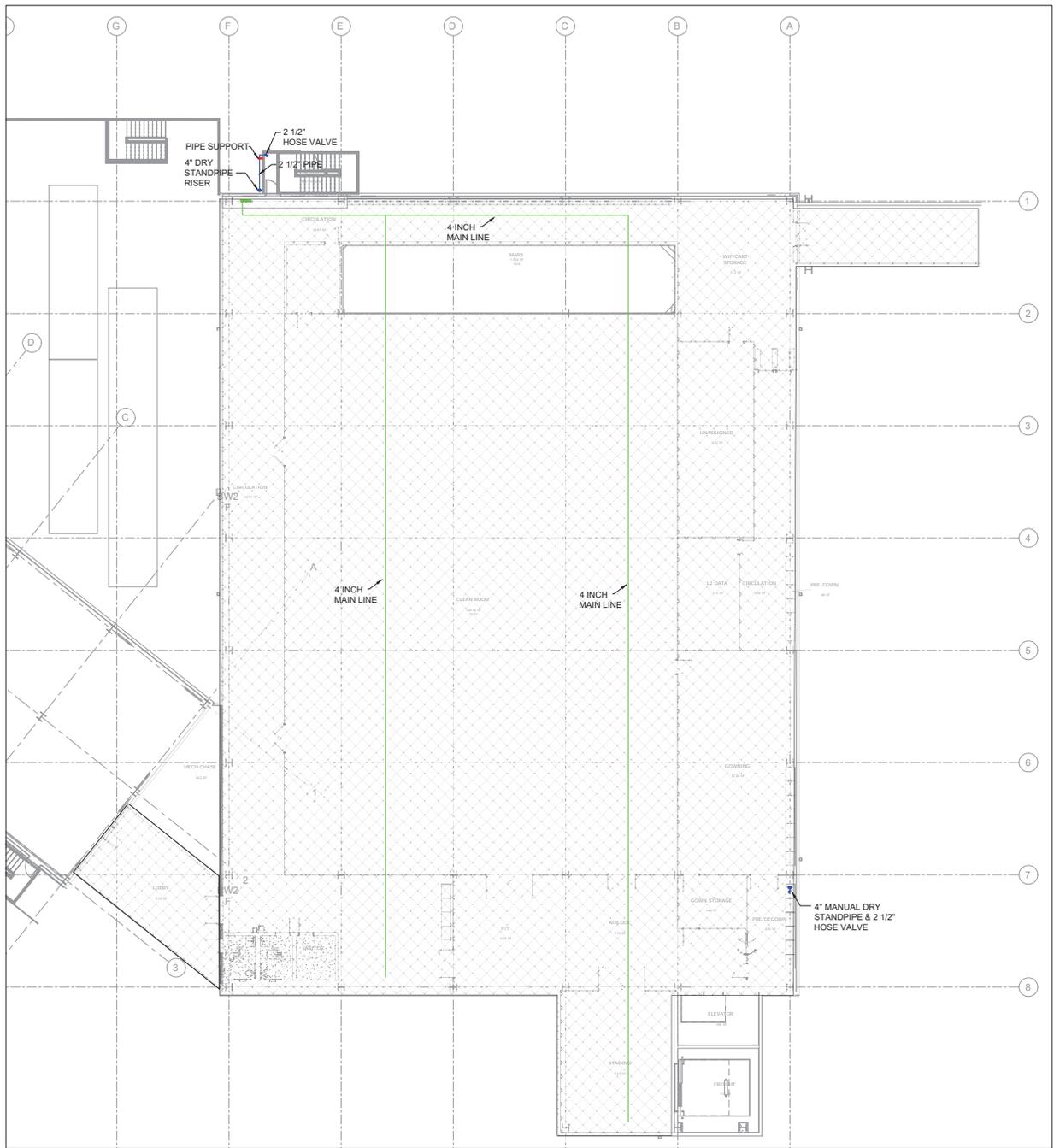
1/8" = 1'-0"

**1 FIRE PROTECTION PLAN, FAB BUILDING- FAN DECK LEVEL, 3DA**  
1/8" = 1'-0"

**FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA**

BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/FT <sup>2</sup> )	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (00-FT)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
FAN DECK LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	ORDINARY

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**GENERAL NOTES**

1. SEE DRAWING EMD-FP-AAA-A0000 FOR GENERAL NOTES AND LEGENDS.
2. FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
3. SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-L AND 0222-L AND SECTION 21-00-30-00.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA 13A, NFPA 31A, AND FM GLOBAL DATA SHEETS.
5. PER STANDARD 1220-FIRE "FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS" SECTION 3.1-B-5 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
6. STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS L MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
7. FAB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED TO MEET NFPA13, NFPA 31A, STANDARD 1220-L, SECTION 21-00-30-00 AND LOCAL CODE REQUIREMENTS. THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 2, WITH A DESIGN DENSITY OF 0.20-GPM/FT<sup>2</sup> OVER A 3,000 FT<sup>2</sup> REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1; AND STANDARD 1220-L, APPENDIX A). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 600-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2, AND STANDARD 1220-L), TOTALING 1,100-GPM FOR A DURATION OF 60-90 MINUTES.

ENGINEER OF RECORD APPROVALS				
FLUOR	A	MS	CS	SE

PLANNING DEPARTMENT COMMENT RESPONSE 1 | MODS | 08/01/2025

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intel

INTEL CORPORATION  
300 BOWERS AVENUE  
SANTA CLARA, CA 95051-6105

**BW2 - FIRE PROTECTION FAB LEVEL**

**FIRE PROTECTION PLAN**

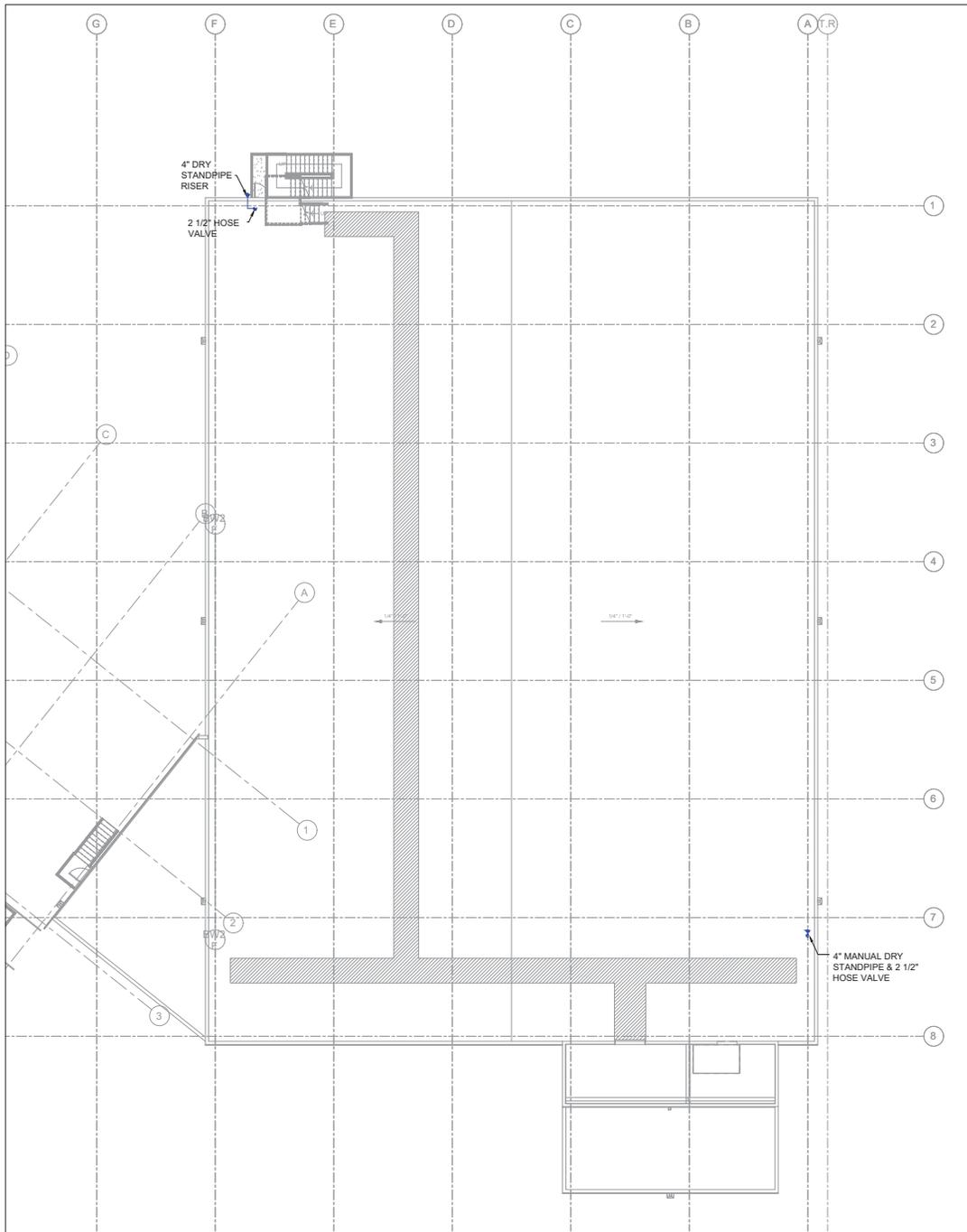
EMD-FP-3FA-A0000.dwg | F-5 | 1/8" = 1'-0"

**1 FIRE PROTECTION PLAN, FAB BUILDING- FAB LEVEL 3FA**  
1/8" = 1'-0"

FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA								
BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/SF)	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (SQ FT)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
FAB LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	100. SPRINKLERS ADJACENT TO STUBS = 8 FT X 8 FT	QR	ORDINARY

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1 FIRE PROTECTION PLAN, FAB BUILDING- ROOF LEVEL, 4RA  
 1/8" = 1'-0"

**GENERAL NOTES**

1. START NOTES HERE
2. SEE DRAWING BW2-FP-AAA-0000 FOR GENERAL NOTES AND LEGENDS.
3. FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
4. SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-L AND 1222-L, AND SECTION 21-00-30-00.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 318, AND FM GLOBAL DATA SHEETS.
6. PER STANDARD 1228-782 FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, PMS AND TELEPHONE "COMMUNICATION ROOMS" SECTION 31-48-0. A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
7. STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS I MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
8. FAB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED TO MEET NFPA13, NFPA 318, STANDARD 1220-L, SECTION 21-00-30-00 AND LOCAL CODE REQUIREMENTS. THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 2, WITH A DESIGN DENSITY OF 0.20-GPM/FT<sup>2</sup> OVER A 3,000 FT<sup>2</sup> REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1; AND STANDARD 1220-L, APPENDIX A); THE WATER FLOW RATE AT THE BASE OF THE RISER IS 600-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2, AND STANDARD 1220-L), TOTALING 1,100-GPM FOR A DURATION OF 60-90 MINUTES.

**KEYED NOTES**

1. START NOTES HERE

ENGINEER OF RECORD APPROVALS					
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CONSTRUCTION

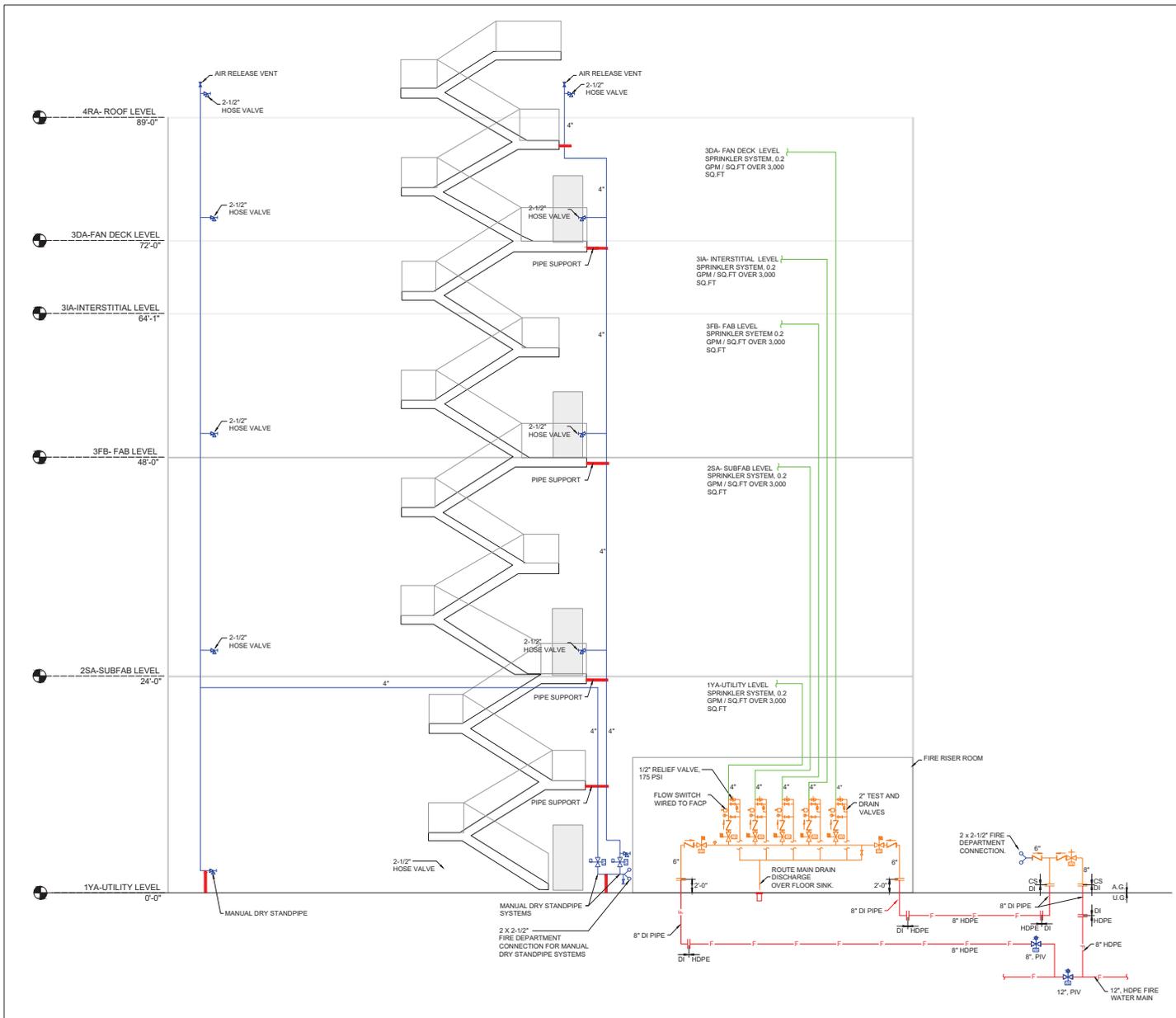
INTEL CORPORATION  
3000 AVENUE OF LEAVES DRIVE  
SANTA CLARA, CA 95051-6125

BW2 - FIRE PROTECTION  
ROOF LEVEL

FIRE PROTECTION PLAN

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**GENERAL NOTES**

- SEE DRAWING BWS-FF-AAA-A000 FOR GENERAL NOTES AND LEGENDS.
- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
- SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-L AND 6322-L AND SECTION 21-00-30-00.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 316, AND FM GLOBAL DATA SHEETS.
- PER STANDARD 1208-192 "FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS" SECTION 31-8-5 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
- STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS 1, MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
- FAB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED TO MEET NFPA13, NFPA 316, STANDARD 1220-L, SECTION 21-00-30-00 AND LOCAL CODE REQUIREMENTS. THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 2, WITH A DESIGN DENSITY OF 0.20-GPM/FT<sup>2</sup> OVER A 5000 FT<sup>2</sup> RADIATE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1; AND STANDARD 1220-L, APPENDIX A). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 600-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2, AND STANDARD 1220-L), TOTALING 1,100-GPM FOR A DURATION OF 60-90 MINUTES.

ENGINEER OF RECORD APPROVALS			
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	06/24/20	06/24/20	06/24/20

PLANNING DEPARTMENT COMMENT RESPONSE		NOCS	06/01/20

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**BW2 - FIRE PROTECTION  
RISER DIAGRAM**

**FIRE PROTECTION PLAN**

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**1 FIRE RISER DIAGRAM, FAB BUILDING**  
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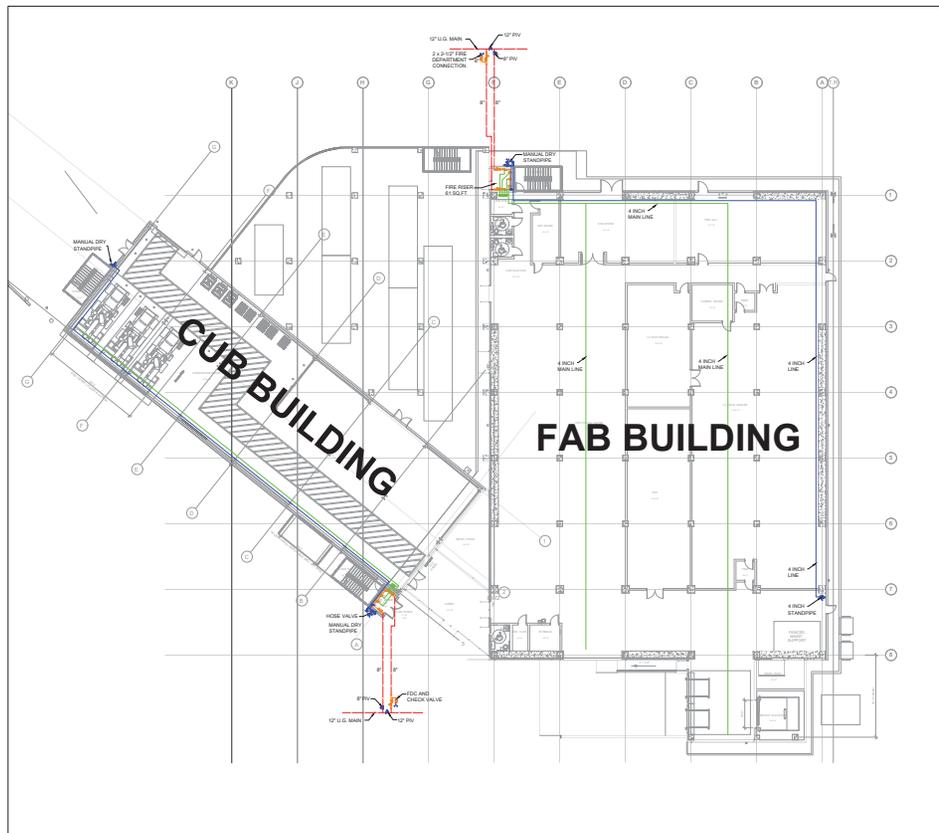
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### FIRE PROTECTION SYMBOLS

-  UNDERGROUND FIRE WATER LINE
-  SPRINKLER SYSTEM MAIN/HEADER
-  FIRE PROTECTION SYSTEM (SPRINKLER SYSTEM)
-  STANDPIPE
-  POST INDICATOR GATE VALVE WITH SUPERVISORY SWITCH
-  INDICATING BUTTERFLY VALVE WITH SUPERVISORY SWITCH
-  CHECK VALVE
-  WET SPRINKLER SYSTEM RISER
-  VERTICAL RISER
-  MANUAL DRY STANDPIPE
-  CLASS I HOSE VALVE
-  RELIEF VALVE
-  FLOW SWITCH (WIRED TO FACP)
-  PRESSURE GAUGE
-  SITE GLASS
-  FIRE DEPARTMENT CONNECTION
-  DRAIN VALVE

### FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA

BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/SF)	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (SQ FT)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
GENERAL PURPOSE (OFFICE BUILDING, MECHANICAL ROOM, CAFETERIAS, OTHER AREAS SUPPORTING OFFICE-USE AREAS)	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD OR QR	ORDINARY
TEST & ASSEMBLY	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD OR QR	ORDINARY
DATA CENTERS	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	INTERMEDIATE
SORT	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD OR QR	ORDINARY
<b>FAB BUILDING</b>								
BASEMENT/UTILITY LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	ORDINARY
SUBFAB LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	LITHOGRAPHY = 8 FT X 8 FT NON LITHO = 8 FT X 12 FT	QR	ORDINARY
FAB LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	100 SPRINKLERS ADJACENT TO STB/UTB = 8 FT X 8 FT	QR	ORDINARY
INTERSTITIAL LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	ORDINARY
FAN DECK LEVEL	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	QR	ORDINARY
<b>CUB BUILDING</b>								
CUB LEVEL 1, GENERATOR ROOM	EXTRA HAZARD (GROUP 1)		WET PIPE	0.3	2500	100	STANDARD	INTERMEDIATE
CUB LEVEL 2, ELECTRICAL ROOM	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD	INTERMEDIATE
CUB LEVEL 3	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD	INTERMEDIATE



### GENERAL NOTES

1. THE FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A COMPLETE FIRE PROTECTION SYSTEM THROUGHOUT THE ENTIRE BUILDING, DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
  - A. CALIFORNIA BUILDING CODE, 2022 EDITION, AS ADOPTED AND AMENDED BY THE CITY OF SANTA CLARA, CALIFORNIA
  - B. CALIFORNIA FIRE CODE, 2022 EDITION, AS ADOPTED AND AMENDED BY THE CITY OF SANTA CLARA, CALIFORNIA
  - C. NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2022 EDITION
  - D. NFPA 24 STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES, 2019 EDITION
  - E. NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS, 2016 EDITION
  - F. SECTION 21.05.30.30.00, FIRE PROTECTION SYSTEM
  - G. STANDARD 0222-L, WATER SUPPLY AND DISTRIBUTION FOR FIRE PROTECTION SYSTEMS
  - H. STANDARD 1220-L, FIRE PROTECTION SYSTEMS FOR BUILDINGS
2. WORK PERTINENT TO THE FIRE SPRINKLER SYSTEM SHALL BE DONE BY A QUALIFIED, COMPETENT FIRE PROTECTION CONTRACTOR. THE FIRE PROTECTION CONTRACTOR WHO CAN FURNISH A LIST OF SATISFACTORY INSTALLATIONS OF THIS TYPE. THE SUBCONTRACTOR SHALL HOLD ALL CURRENT LICENSES REQUIRED BY THE AUTHORITIES HAVING JURISDICTION.
3. MATERIALS, PIPE SIZES, AND INSTALLATION OF UNDERGROUND PIPE SYSTEMS MUST COMPLY WITH NFPA 24, STANDARD 0222-L, AND LOCAL CODE REQUIREMENTS.
4. DESIGN, MATERIALS, PIPING SYSTEM, AND INSTALLATION OF SPRINKLER SYSTEMS SHALL COMPLY WITH NFPA 13, SECTION 21.05.30.00, AND LOCAL CODE REQUIREMENTS.
5. FIRE SPRINKLER SYSTEM COMPONENTS (SPRINKLERS, VALVES, FLOW SWITCH, ...) SHALL BE LISTED AND FM APPROVED FOR FIRE PROTECTION SYSTEMS. WHEN A SPECIFIED ITEM HAS EITHER AN FM APPROVAL OR A UL LISTING, BUT NOT BOTH, THE MATERIAL OR EQUIPMENT WITH THE FM APPROVAL SHALL BE FURNISHED.
6. REARLUNG AREAS, INCLUDING ELECTRICAL, COMPUTER ROOMS, AND CANOPIES, SHALL BE FULLY PROTECTED BY FIRE SPRINKLERS. THIS INCLUDES ALL SPACES BELOW SUSPENDED CEILING AND ABOVE SUSPENDED CEILING WHERE COMBUSTIBLES ARE OR ARE INTENDED TO BE LOCATED.
7. EACH RISER ROOM SHALL HAVE TWO (2) INDEPENDENT LEAD-IN. LEAD-INS ARE REQUIRED TO HAVE POST INDICATOR VALVES (PIV) TO ISOLATE EACH RISER. LOCATE VALVES 40 FEET FROM THE BUILDING. PIVS ARE REQUIRED TO BE MONITORED BY THE BUILDING'S FIRE ALARM PANEL.
8. FIRE DEPARTMENT CONNECTIONS (FDCS) MUST COMPLY WITH NFPA 24, STANDARD 0222-L, AND LOCAL CODE REQUIREMENTS. FDCS ARE POSITIONED AWAY FROM POTENTIAL HAZARDS. IT MUST BE ACCESSIBLE TO A FIRE TRUCK AND WITHIN 50 FEET OF A PUBLIC FIRE HYDRANT. FDCS ARE 8-1/2-INCH WITH TWO 2-1/2-INCH INLET CONNECTIONS, UNLESS OTHERWISE DIRECTED BY THE AIA/OR THE SITE FIRE PROTECTION SYSTEM OWNER. FDCS SHOULD BE CLEARLY MARKED AND LABELED.
9. STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS I MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
10. FAB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED TO MEET NFPA 13B, STANDARD 1220-L, SECTION 71-50-50-00, AND LOCAL CODE REQUIREMENTS. THE SPRINKLER SYSTEM IS CLASSIFIED AS ORDINARY HAZARD GROUP 2, WITH A DESIGN DENSITY OF 0.20-GPM/SF OVER A 3,000 SF REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1), AND STANDARD 1220-L, APPENDIX A). THE WATER FLOWRATE AT THE BASE OF THE RISER IS 600-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2, AND STANDARD 1220-L), TOTALING 1,100-GPM FOR A DURATION OF 60-90 MINUTES.
11. THE CUB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED IN COMPLIANCE WITH NFPA 13, NFPA 318, STANDARD 1220-L, SECTION 21.05.30.00, AND LOCAL CODE REQUIREMENTS. THE SYSTEM IS BASED ON EXTRA HAZARD GROUP 1, MAINLY DUE TO THE DIESEL-DRIVEN GENERATORS. THE SPRINKLER DESIGN DENSITY IS 0.30-GPM/SF OVER A 2,500 SF REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1). THE WATER FLOWRATE AT THE BASE OF THE RISER IS 700-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2), TOTALING 1,200-GPM FOR A DURATION OF 90-120 MINUTES.
12. PER STANDARD 1228-782, FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SENSOR ROOMS, FIBER AND TELEPHONE COMMUNICATION ROOMS, SECTION 3.1-B-5, A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.

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PLANNING DEPARTMENT COMMENT RESPONSE 1	REVISED	DATE

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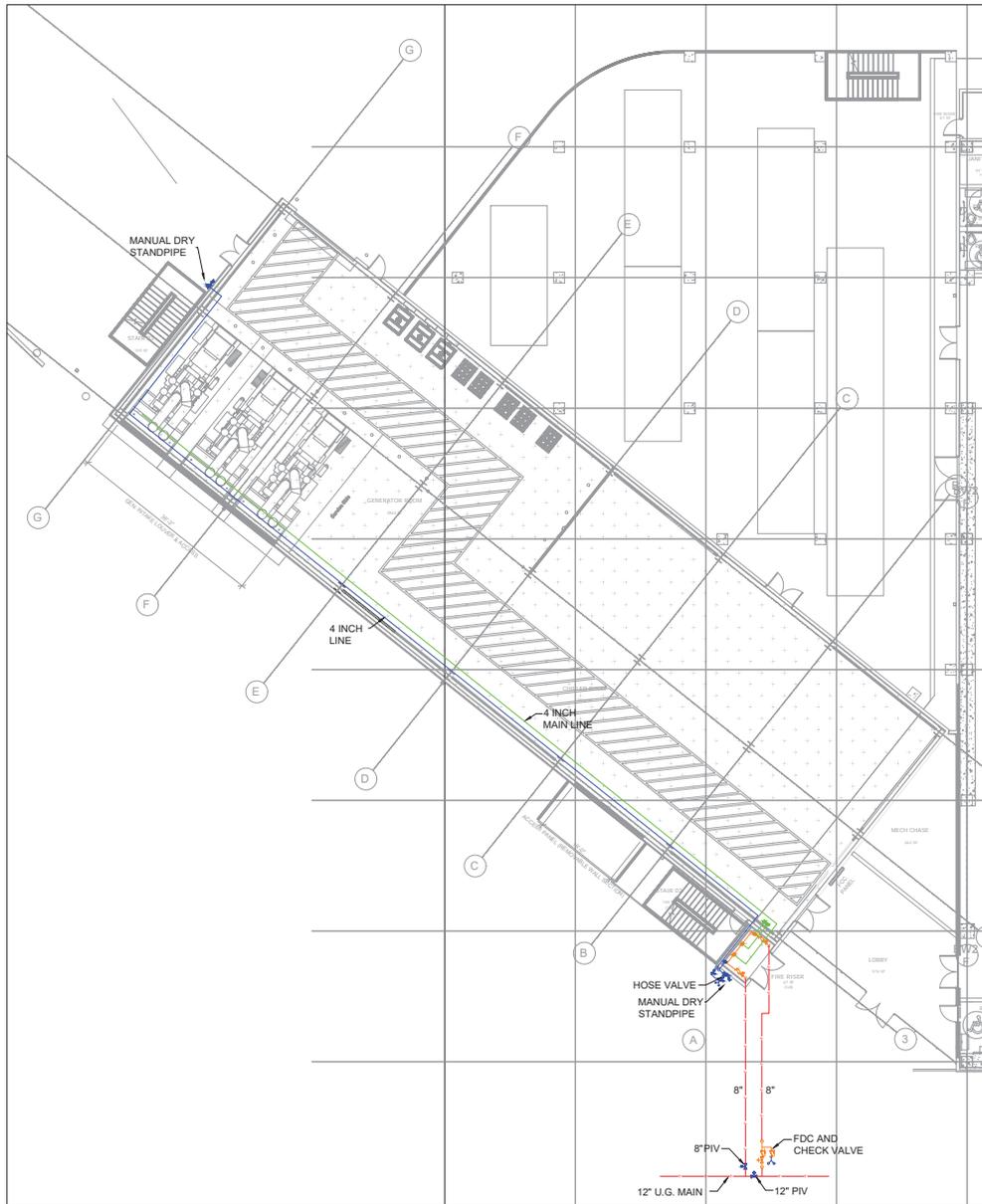
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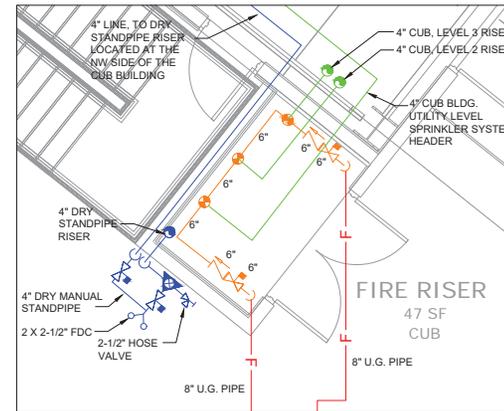
INTEL CORPORATION  
3055 BOWLING GREEN  
SANTA CLARA, CA 95051-0001

**CB2 - FIRE PROTECTION  
FIRE PROTECTION SYSTEM  
GENERAL NOTES**

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		SEP 11 2024



1 FIRE PROTECTION PLAN, CUB BUILDING- UTILITY LEVEL  
1/8" = 1'-0"



2 FIRE PROTECTION PLAN, CUB BUILDING FIRE RISER ROOM  
1/2" = 1'-0"

GENERAL NOTES

1. SEE DRAWING CB2-FP-AAA-A0000 FOR GENERAL NOTES AND LEGENDS.
2. FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
3. SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-1 AND 0222-1 AND SECTION 21-00-30-00.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 316, AND FM GLOBAL DATA SHEETS.
5. PER STANDARD 1228-782 "THE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS" SECTION 31-6-5 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
6. STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS 1 MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
7. THE CUB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED IN COMPLIANCE WITH NFPA 13, NFPA 316, STANDARD 1220-1, SECTION 21\_00\_30\_00, AND LOCAL CODE REQUIREMENTS. THE SYSTEM IS BASED ON EXTRA HAZARD GROUP 1, MAINLY DUE TO THE DIESEL-DRIVEN GENERATORS. THE SPRINKLER DESIGN DENSITY IS 0.30-GPM/FT<sup>2</sup> OVER A 2,500 FT<sup>2</sup> REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 750-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2), TOTALING 1,250-GPM FOR A DURATION OF 90-120 MINUTES.

ENGINEER OF RECORD APPROVALS			
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		06/24/25	06/24/25

PLANNING DEPARTMENT COMMENT RESPONSE 1

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**FLUOR**

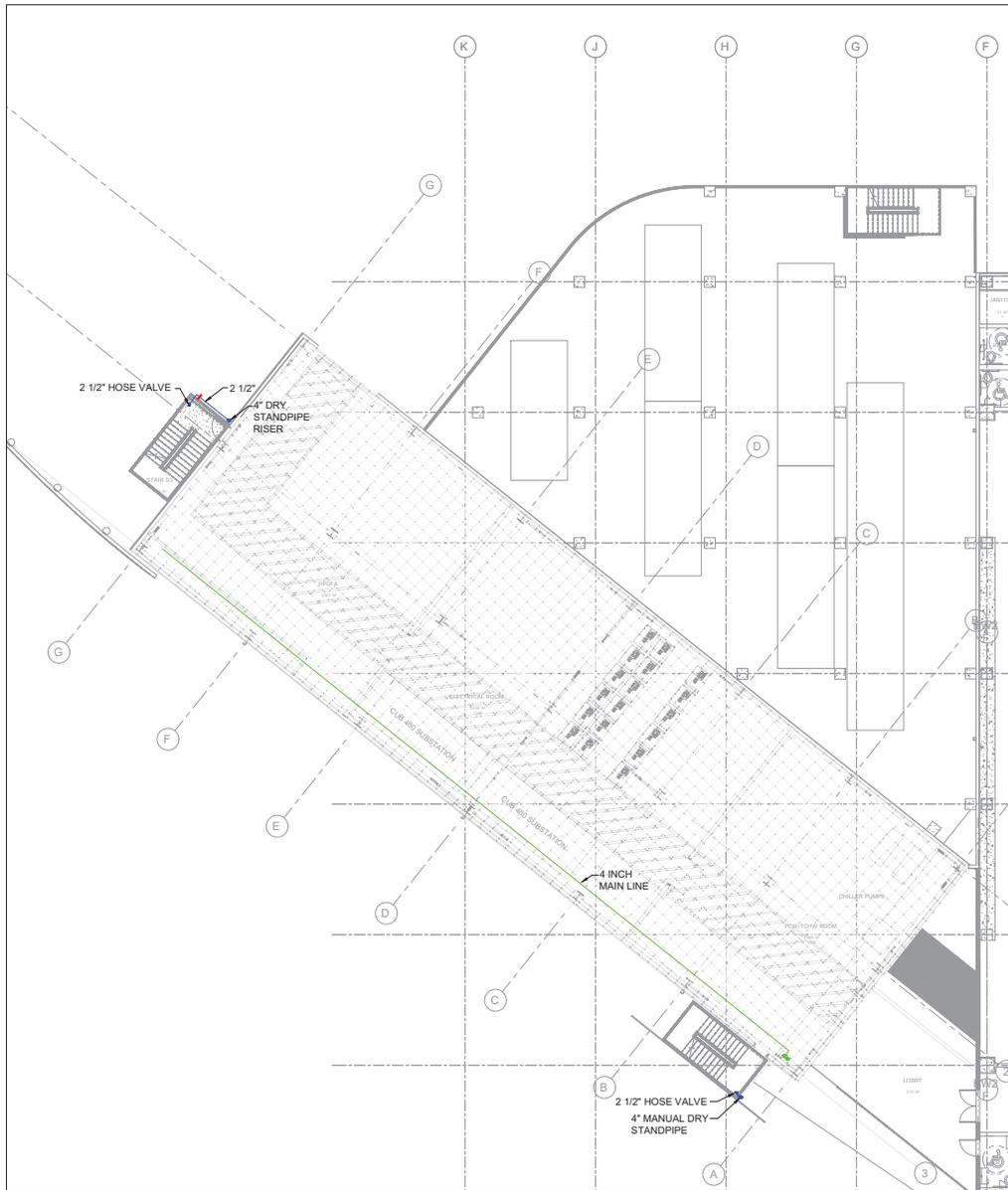
INTEL CORPORATION  
500 BOWERS AVENUE  
SANTA CLARA, CA 95050-1105

CB2 - FIRE PROTECTION  
CUB BUILDING - LEVEL 1

FIRE PROTECTION PLAN

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FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA								
BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/SF)	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (SQ FT)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
CUB, LEVEL 1, GENERATOR ROOM	EXTRA HAZARD (GROUP 1)		WET PIPE	0.3	2500	100	STANDARD	INTERMEDIATE



1 FIRE PROTECTION PLAN, CUB BUILDING - LEVEL 2  
1/8" = 1'-0"

FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA

BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/SF)	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (SQ FT)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
CUB, LEVEL 2, ELECTRICAL ROOM	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD	INTERMEDIATE

GENERAL NOTES

- SEE DRAWING CB2-FP-AAA-A0000 FOR GENERAL NOTES AND LEGENDS.
- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
- SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-L AND 0222-1, AND SECTION 21-00-30-00.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 310, AND FM GLOBAL DATA SHEETS.
- PER STANDARD 1228-782 "FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS" SECTION 31-8-5 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
- STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS 1. MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
- THE CUB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED IN COMPLIANCE WITH NFPA 13, NFPA 310, STANDARD 1220-L, SECTION 21.00.30.00, AND LOCAL CODE REQUIREMENTS. THE SYSTEM IS BASED ON EXTRA HAZARD GROUP 1, MAINLY DUE TO THE DIESEL-DRIVEN GENERATORS. THE SPRINKLER DESIGN DENSITY IS 0.30-GPM/FT<sup>2</sup> OVER A 2,500 FT<sup>2</sup> REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.2.1.1). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 750-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2), TOTALING 1,250-GPM FOR A DURATION OF 90-120 MINUTES.

ENGINEER OF RECORD APPROVALS			
FLUOR	DATE	BY	DATE

PLANNING DEPARTMENT COMMENT RESPONSE 1	MODS	08/01/25

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**FLUOR**

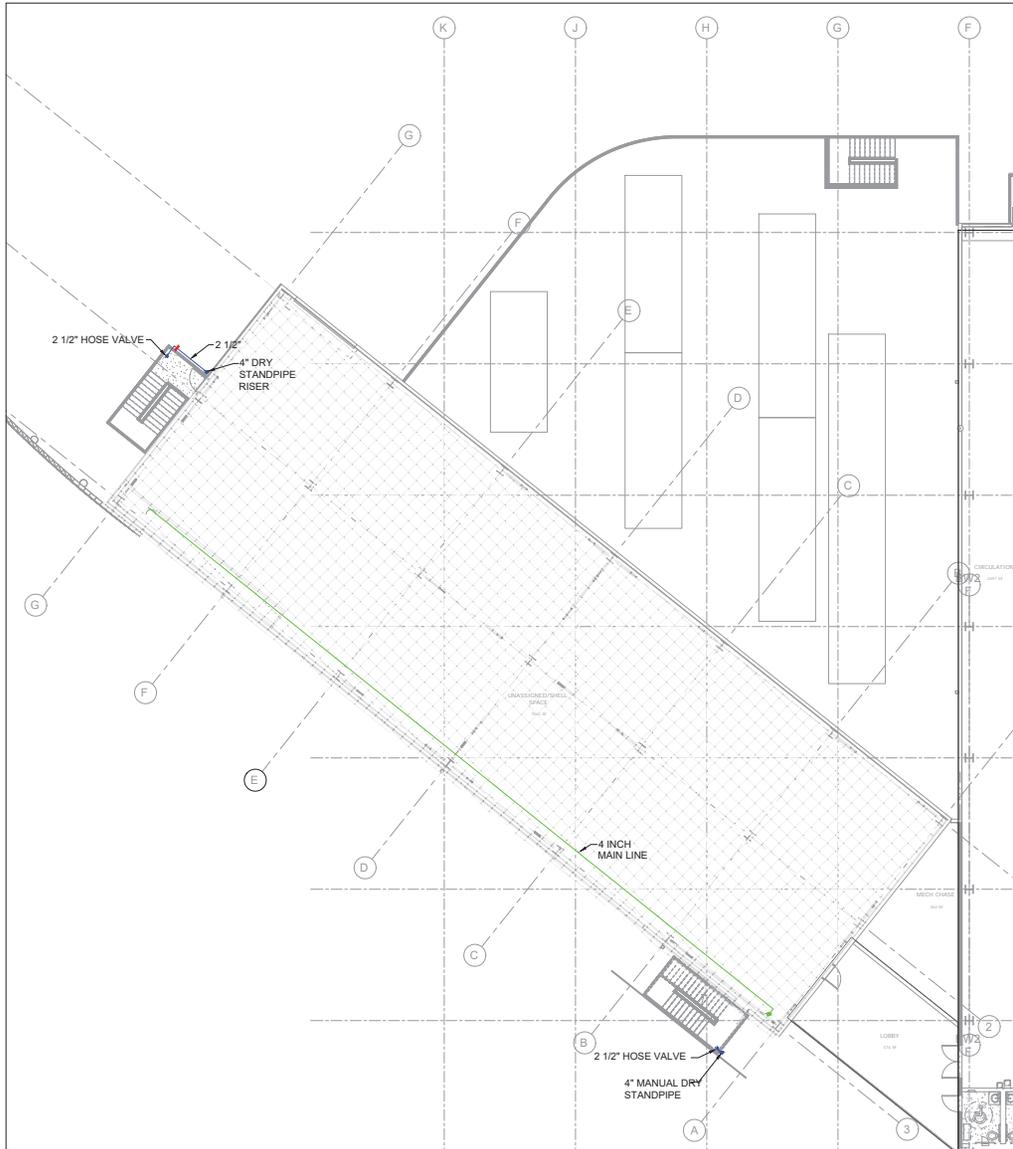
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INTEL CORPORATION  
3000 BOWERS AVENUE  
SANTA CLARA, CA 95051-6105

CB2 - FIRE PROTECTION  
CUB BUILDING - LEVEL 2

FIRE PROTECTION PLAN

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1 FIRE PROTECTION PLAN, CUB BUILDING- LEVEL 3  
1/8" = 1'-0"

FIRE PROTECTION SPRINKLER SYSTEM DESIGN CRITERIA

BUILDING OR AREA	HAZARD CLASSIFICATION	MARK	SYSTEM TYPE	DENSITY (GPM/SF)	REMOTE AREA (SF)	MAXIMUM HEAD COVERAGE (SQ FT)	SPRINKLER HEAD TYPE	TEMP RATING (°F)
CUB LEVEL 3	ORDINARY HAZARD (GROUP 2)		WET PIPE	0.2	3000	130	STANDARD	INTERMEDIATE

GENERAL NOTES

- SEE DRAWING CB2-FP-AAA-A0000 FOR GENERAL NOTES AND LEGENDS.
- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
- SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1228-L AND 1222-L AND SECTION 21-00-30-00.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 318, AND FM GLOBAL DATA SHEETS.
- PER STANDARDS 1228-762 FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS SECTION 21-8-8-8 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
- STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS I MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
- THE CUB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED IN COMPLIANCE WITH NFPA 13, NFPA 318, STANDARD 1220-L, SECTION 21.00.30.00, AND LOCAL CODE REQUIREMENTS. THE SYSTEM IS BASED ON EXTRA HAZARD GROUP 1, MAINLY DUE TO THE DIESEL-DRIVEN GENERATORS. THE SPRINKLER DESIGN DENSITY IS 0.30-GPM/FT<sup>2</sup> OVER A 2,500 FT<sup>2</sup> REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.3). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 750-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2), TOTALING 1,250-GPM FOR A DURATION OF 90-120 MINUTES.

ENGINEER OF RECORD APPROVALS			
FLOOR	DATE	BY	DATE

PLANNING DEPARTMENT COMMENT RESPONSE 1	MODS	DATE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**FLUOR**

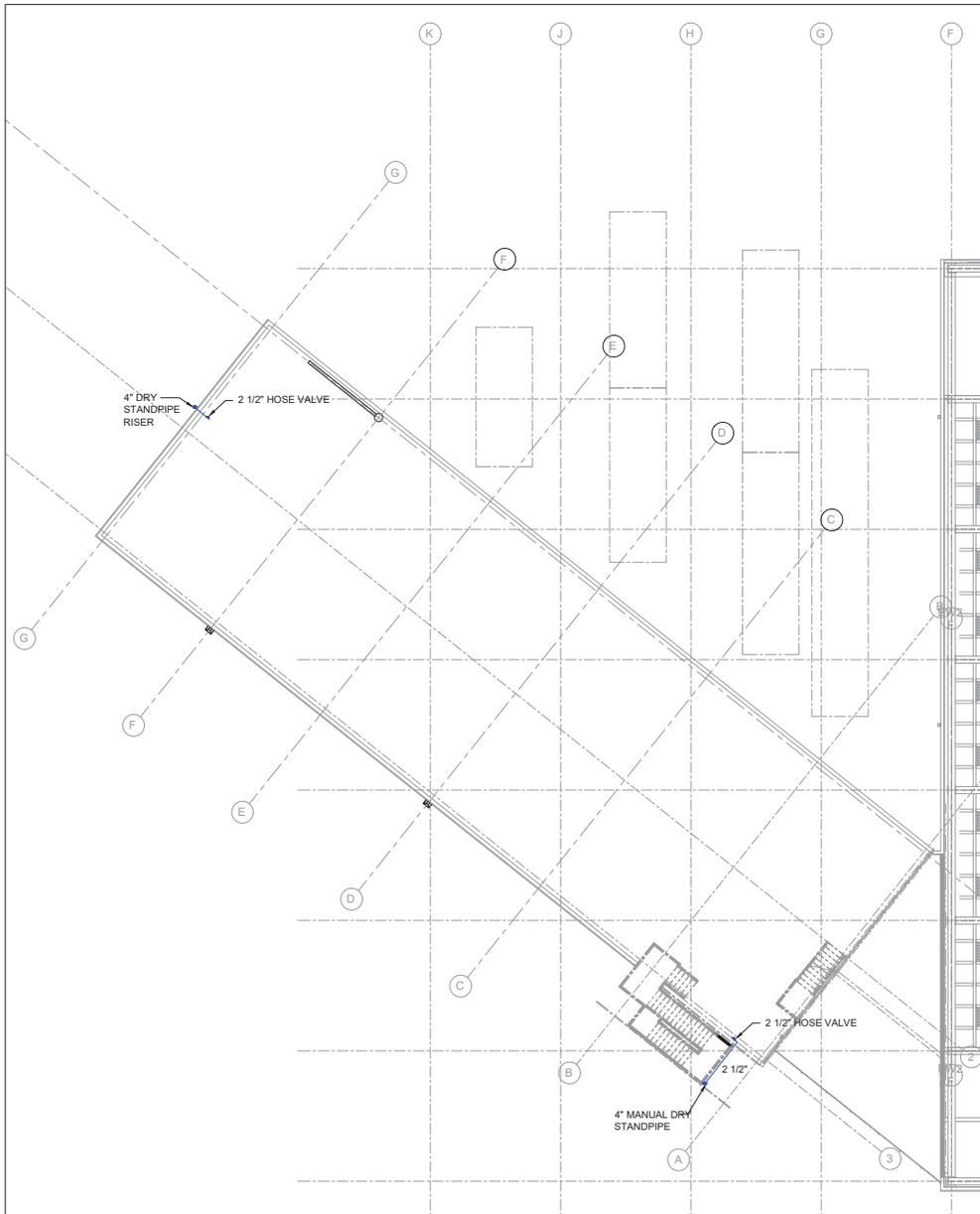
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SANTA CLARA, CA 95052-1335

CB2 - FIRE PROTECTION  
CUB BUILDING - LEVEL 3

FIRE PROTECTION PLAN

CB2-FP-31A-A0000.dwg	FP-12	1/8" = 1'-0"
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1 FIRE PROTECTION PLAN, CUB BUILDING- ROOF  
1/8" = 1'-0"

GENERAL NOTES

- SEE DRAWING CBS-FP-AAA-0000 FOR GENERAL NOTES AND LEGENDS.
- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
- SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-L AND 0222-L AND SECTION 21-00-30-00.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 318, AND FM GLOBAL DATA SHEETS.
- PER STANDARD 1208-792 "FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, FMS AND TELEPHONE COMMUNICATION ROOMS" SECTION 3.1-B-5 A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
- STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS 1, MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
- THE CUB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED IN COMPLIANCE WITH NFPA 13, NFPA 318, STANDARD 1220-L, SECTION 21.00.30.00, AND LOCAL CODE REQUIREMENTS. THE SYSTEM IS BASED ON EXTRA HAZARD GROUP 1, MAINLY DUE TO THE DIESEL-DRIVEN GENERATORS. THE SPRINKLER DESIGN DENSITY IS 0.30-GPM/FT<sup>2</sup> OVER A 2,500 FT<sup>2</sup> REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.1). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 750-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2), TOTALING 1,250-GPM FOR A DURATION OF 90-120 MINUTES.

ENGINEER OF RECORD APPROVALS			
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PLANNING DEPARTMENT CURRENT RESPONSE 1	NOV05	08/01/2025
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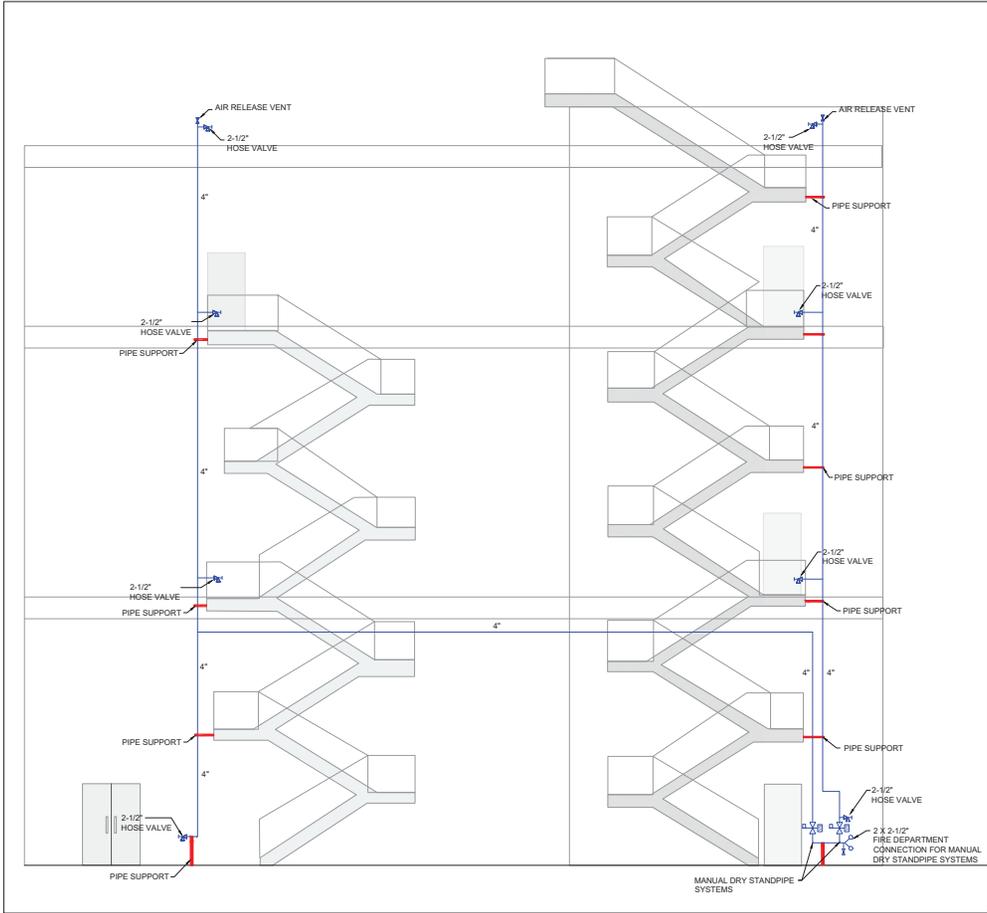
**FLUOR**

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SANTA CLARA, CA 95051-6120

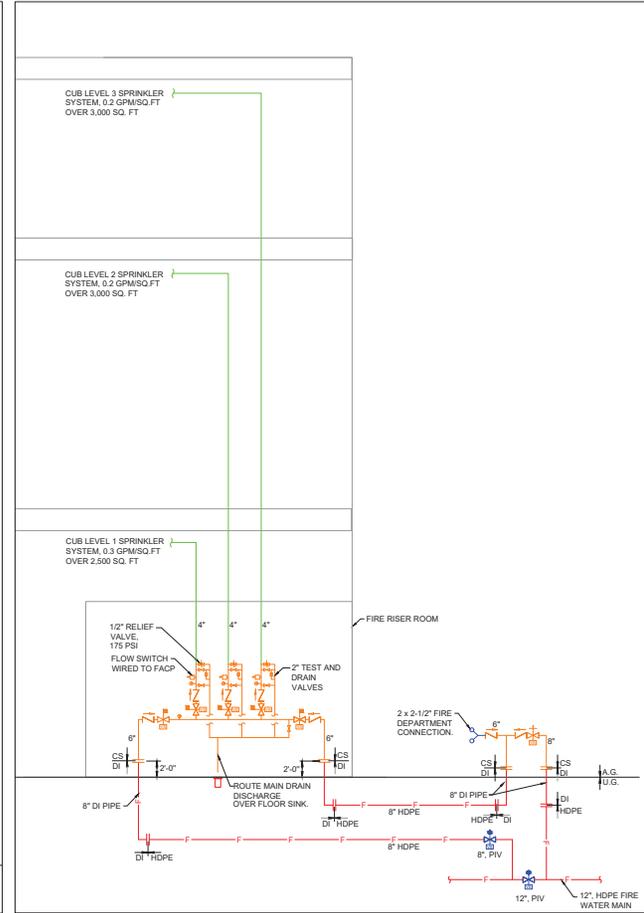
CB2 - FIRE PROTECTION  
CUB BUILDING - ROOF LEVEL

FIRE PROTECTION PLAN

CBS-FP-AAA-0000.dwg	FP-13	1/8" = 1'-0"
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1 FIRE RISER DIAGRAM, MANUAL DRY STANDPIPE SYSTEMS  
NTS, ELEVATION VIEW



1 FIRE RISER DIAGRAM, SPRINKLER SYSTEMS  
NTS, ELEVATION VIEW

GENERAL NOTES

- SEE DRAWING CB2-FP-AAA-A0000 FOR GENERAL NOTES AND LEGENDS.
- FIRE SPRINKLER SYSTEM CONTRACTOR SHALL COORDINATE PIPE PENETRATIONS AND ROUTING WITH OTHER BUILDING CONTRACTORS.
- SPRINKLER AND STANDPIPE SYSTEMS DESIGN, INSTALLATION, AND ACCEPTANCE TESTING SHALL BE IN ACCORDANCE WITH NFPA 13, NFPA 14, STANDARDS 1220-1 AND 922-1, AND SECTION 21-00-30-00.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FILING ALL RELATED DOCUMENTS, OBTAINING AND PAYING FOR ALL PERMITS FOR THE PORTION OF THE FIRE SPRINKLER SYSTEMS COVERED BY THE WORK, INCLUDING ARRANGING AND PAYING FOR ALL INSPECTIONS AND TESTS OF THE FIRE SPRINKLER INSTALLATION REQUIRED BY SECTION 21-00-30-00, NFPA13, NFPA 318, AND FM GLOBAL DATA SHEETS.
- PER STANDARD 1228-762 FIRE PROTECTION GUIDELINES FOR COMPUTER/DATA PROCESSING ROOMS, SERVER ROOMS, PMS AND TELEPHONE COMMUNICATION ROOMS' SECTION 21-05-5. A SEPARATE ISOLATION VALVE LOCATION FOR WATER FLOW SENSORS SHALL BE CONNECTED TO THE COMPUTER/DATA PROCESSING/SERVER/TELECOM ROOMS.
- STANDPIPE SYSTEMS FOR BUILDINGS ARE CLASS I MANUAL DRY STANDPIPE SYSTEM AND SHALL BE DESIGNED AND INSTALLED PER NFPA 14.
- THE CUB BUILDING IS TO BE EQUIPPED WITH AN AUTOMATIC WET-PIPE SPRINKLER SYSTEM DESIGNED IN COMPLIANCE WITH NFPA 13, NFPA 318, STANDARD 1220-1, SECTION 21.00.30.00, AND LOCAL CODE REQUIREMENTS. THE SYSTEM IS BASED ON EXTRA HAZARD GROUP 1, MAINLY DUE TO THE DIESEL-DRIVEN GENERATORS. THE SPRINKLER DESIGN DENSITY IS 0.30-GPM/FT<sup>2</sup> OVER A 2,500 FT<sup>2</sup> REMOTE AREA OF SPRINKLER OPERATION (NFPA 13, FIGURE 19.2.3.1.3). THE WATER FLOW RATE AT THE BASE OF THE RISER IS 750-GPM PLUS A HOSE ALLOWANCE OF 500-GPM (NFPA 13, TABLE 19.2.3.1.2), TOTALING 1,250-GPM FOR A DURATION OF 90-120 MINUTES.

ENGINEER OF RECORD APPROVALS			
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PLANNING DEPARTMENT COMMENT RESPONSE 1	MOJUS	08/01/23
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



CB2 - FIRE PROTECTION  
RISER DIAGRAM

FIRE PROTECTION PLAN

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## Agenda Report

25-1741

Agenda Date: 2/11/2026

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Public Hearing: Action on the Architectural Review (PLN25-00403) for a 104 Square Foot First Floor Addition and 746 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 3,469 Square Foot Two-Story Residence located at 706 Giannini Drive. CEQA Status: Exempt from CEQA per Section 15332 - Infill.

**File No.:** PLN25-00403

**Location:** 706 Giannini Drive, a 12,466 square-foot lot located on the northwest side of Giannini Drive, at the intersection of Carlisle Avenue; APN: 316-11-007

**Applicant:** Terry Martin

**Owner(s):** John and Cindy Cook

**Request:** **Architectural Review** for a 104 square-foot first floor addition and 746 square-foot second floor addition to an existing one-story residence resulting in a 3,439 square-foot two-story residence, located at 706 Giannini Drive.

#### PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

#### POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of one-story residences with commercial development across Giannini Drive. Kaiser Permanente Hospital is located north of the site and Calabazas Creek is located to the west of the site. See Vicinity Map in Attachment 1.
- The site includes an existing 2,589 square-foot one-story residence with three bedrooms, three bathrooms, and a two-car attached garage.
- Per the Santa Clara City Code 18.120.020.D.1.d, the request requires Architectural Review approval through a Development Review Hearing for the second story addition.
- The proposed project involves interior and exterior alterations, and new construction of a 104 square-foot first floor addition and 746 square-foot second floor addition, resulting in a 3,439 square-foot two-story residence with four bedrooms, 3.5 bathrooms, a covered second-story balcony, an attached, two-car 572 square-foot covered garage, and a 30 square-foot front entry. The proposed interior remodel includes replacing existing mud room, laundry, and bathroom into a coffee bar and powder room.
- The project is consistent with the City's Single Family and Duplex Residential Design Guidelines (2014) in that:
  - The proposed second-story addition is located to the north of the site, adjacent to Kaiser Permanente, minimizing privacy and massing impacts on the neighbors.
  - The design of the entry feature is designed to be in human scale and proportionate to

the elevation.

- The proposed roof design continues the gable and cross-gable roof design to be consistent with the existing residence.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

### **FINDINGS SUPPORTING STAFF'S RECOMMENDATION**

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
  - The proposal provides the required two covered parking spaces at the front of the residence within the two-car garage.
  - The required parking spaces are not located in the required front yard or side yard landscaped areas.
  - The proposed project provides areas surfaced with all-weather materials for parking vehicles.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
  - The proposed residence would not create traffic congestion or hazards.
  - Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantive increase in traffic.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
  - Architectural features of the proposed design area are true to the architectural form and appropriate for the neighborhood.
  - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
  - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to project public health, safety, and general welfare.
- 5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time*

*to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- The proposed project is consistent with the City's Single-Family and Duplex Residential Design Guidelines in that the project would create a result in a design that is compatible in scale with housing types that are typical in the neighborhood and the entry and roof design are consistent with the existing residence.
- The proposed addition complies with the R1-6L zoning district's development standards.

### **CONDITIONS OF APPROVAL**

Conditions of approval are proposed for the project and are contained in Attachment 3.

### **ENVIRONMENTAL REVIEW**

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Exemption Sections 15332 - Infill, in that the project involves an addition and renovations of historic single-family residence.

### **PUBLIC CONTACT**

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 51 property owners / tenants within a 300-foot radius of the project site on January 29, 2026. As of the writing of this report, planning staff has not received public comments for this application.

### **RECOMMENDATION**

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15332 - Infill, and **Approve** the Architectural Review for a 104 square-foot first floor addition and 746 square-foot second floor addition to an existing one-story residence resulting in a 3,439 square-foot two-story residence, located at 706 Giannini Drive, subject to the findings and conditions of approval.

Prepared by: Meha Patel, Associate Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

### **ATTACHMENTS**

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

### Vicinity Map (Zoning) - 706 Gianni Drive



#### Legend

Zoning

Land Parcels

- PD - Planned Development
- PQP - Public/Quasi Public
- R1 - Single-Family Residential

Base Layers

Site Addresses

- Single

Land Parcels

- Land Parcels
- Flood Control Easement

Streets

- 



#### Notes

PLN25-00403

created on 01/20/2026 11:29:18



**Attachment 2: Project Data/Compliance**

**Project Address: 706 Giannini Drive  
Zoning: R1-6L**

**Project Number: PLN25-00403**

<b>Standard</b>	<b>Existing</b>	<b>Proposed</b>	<b>Requirement</b>	<b>Complies? (Y/N)</b>
<b>Lot Area (SF) (min):</b>	12,466	12,466	6,000	Y
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	2,017	2,121	--	--
<b>2<sup>nd</sup> Floor:</b>	--	746	--	--
<b>Garage:</b>	572	572	--	--
<b>Covered Balcony:</b>	--	78	--	--
<b>Porch:</b>	30	30	--	--
<b>Total:</b>	2,619	3,439	--	--
<b>Floor Area Ratio:</b>	0.21	0.28	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	--	28%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	21%	22%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	20'	20' 25'	20' 25'	Y
<b>Left Side (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	6'	6' > 10'	5' 10'	Y
<b>Right Side (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	11'	11' 11'	5' 10'	Y
<b>Rear (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	14'	14' > 20'	20' 20'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	15'- 7"	23'- 8"	25'	Y
<b># of Bedrooms/Bathrooms:</b>	3/3	4/3.5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	--	Y
<b>Common Living Area (SFR)</b>	--	53%	Min 25%	Y

## Conditions of Architectural Review Approval

PLN25-00403 / 706 Giannini Drive

**Architectural Review for a 104 square-foot first floor addition and 746 square-foot second floor addition to an existing one-story residence resulting in a 3,439 square-foot two-story residence.**

### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is February 19, 2028
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

### DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)

### DURING CONSTRUCTION

- P2. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
- P3. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

- P4. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

#### **OPERATIONAL CONDITIONS**

- P5. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P6. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P7. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

#### **KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: \_\_\_\_\_

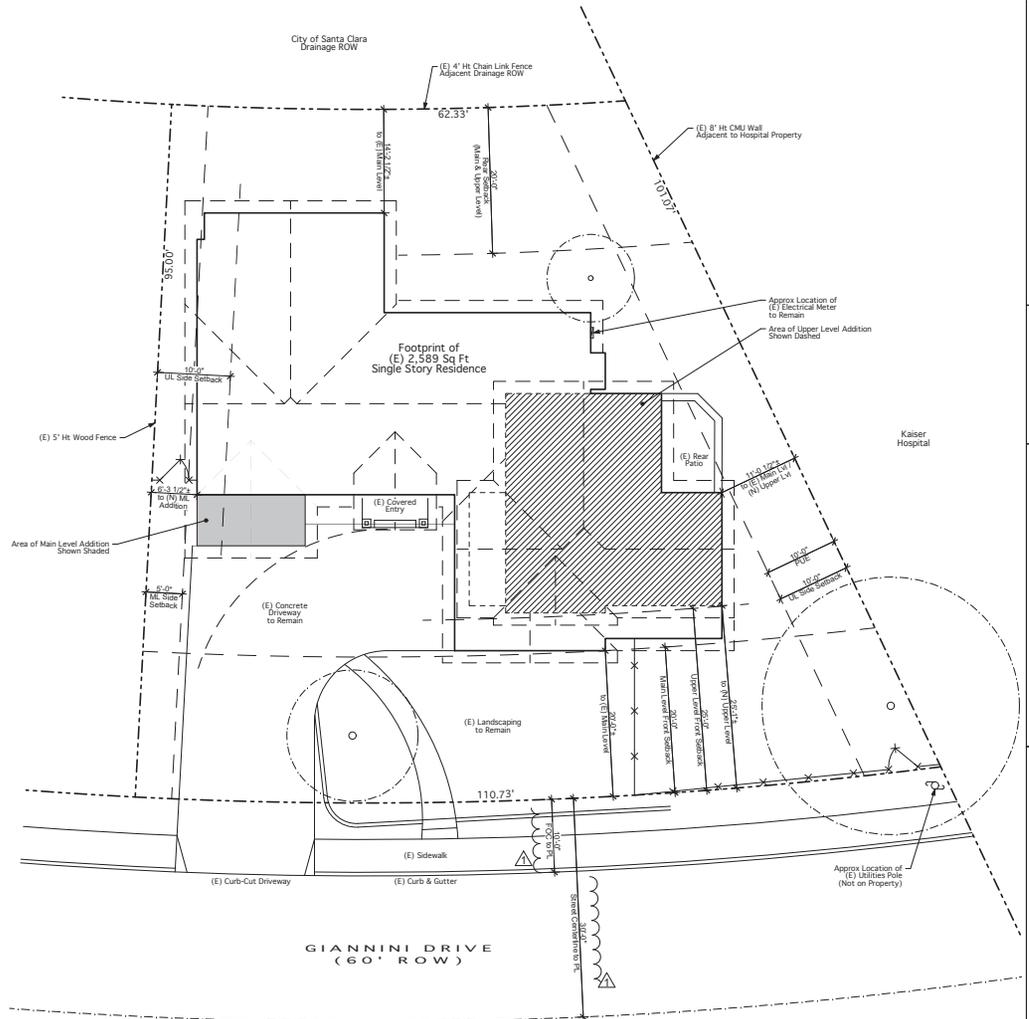
Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Date: \_\_\_\_\_

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

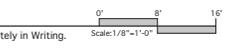




**SCHEMATIC SITE PLAN**

Prep Site for Construction of Addition. Verify All Dimensions & Site Conditions in Field. Notify Architect of Discrepancies Immediately in Writing.

APN: 316-11-007  
 Lot Size: 12,466 Sq Ft ± (0.286 Acres ±)  
 Zoning: R1-6L: Single Family Residential  
 Existing Residence Footprint: 2,589 Sq Ft



AHJ Stamps:   	Sheet Title:  <b>SCHEMATIC SITE PLAN</b>
<b>A-2</b>	

16115. Greenwood Drive  
 Phone: 415-209-5152  
 terry@tjma-arch.com

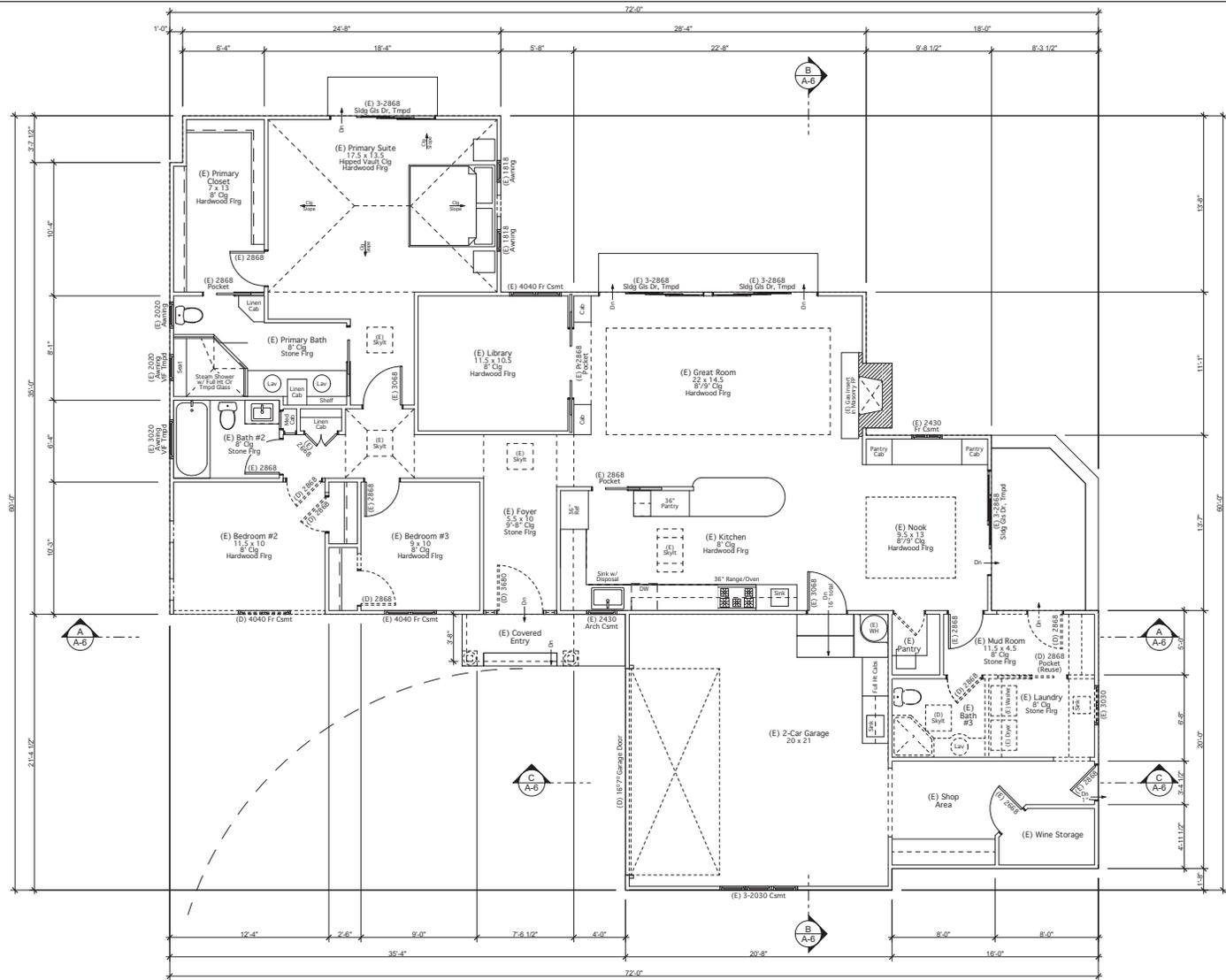
**TERRY J. MARTIN ASSOCIATES, A.L.A.**  
 REGISTERED ARCHITECTS  
 COMMERCIAL ARCHITECTURE

Dates & Revisions	
Rev. Description	Date
1. R1N Architectural Review Residential	11/25/2025
2. R1N Architectural Review Submittal	09/15/2025

Project

**Cook Residence**  
 Addition & Remodel  
 706 Gianniini Dr  
 Santa Clara, CA 95051

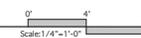
Print Date: 11/25/2025  
 Project: #25003  
 Scale: 1/8" = 1'  
 Drawn by: T.J. RTP



**EXISTING & DEMOLITION FLOOR PLAN**

See General Notes, Sheet A-1.1, SN For Additional Reqrmts  
 Field Verify All Dimensions & Conditions Prior to Commencing Work. Notify Architect of Discrepancies Immediately in Writing.  
 All dimensions are to Face of Stud UoN

(E) Main Level	2,017 Sq Ft
+ (E) 2-Car Garage	572 Sq Ft
Included in Square Footage	
(E) Total Square Footage	2,589 Sq Ft
Allowable Structure Coverage	4,986 Sq Ft @ 40%



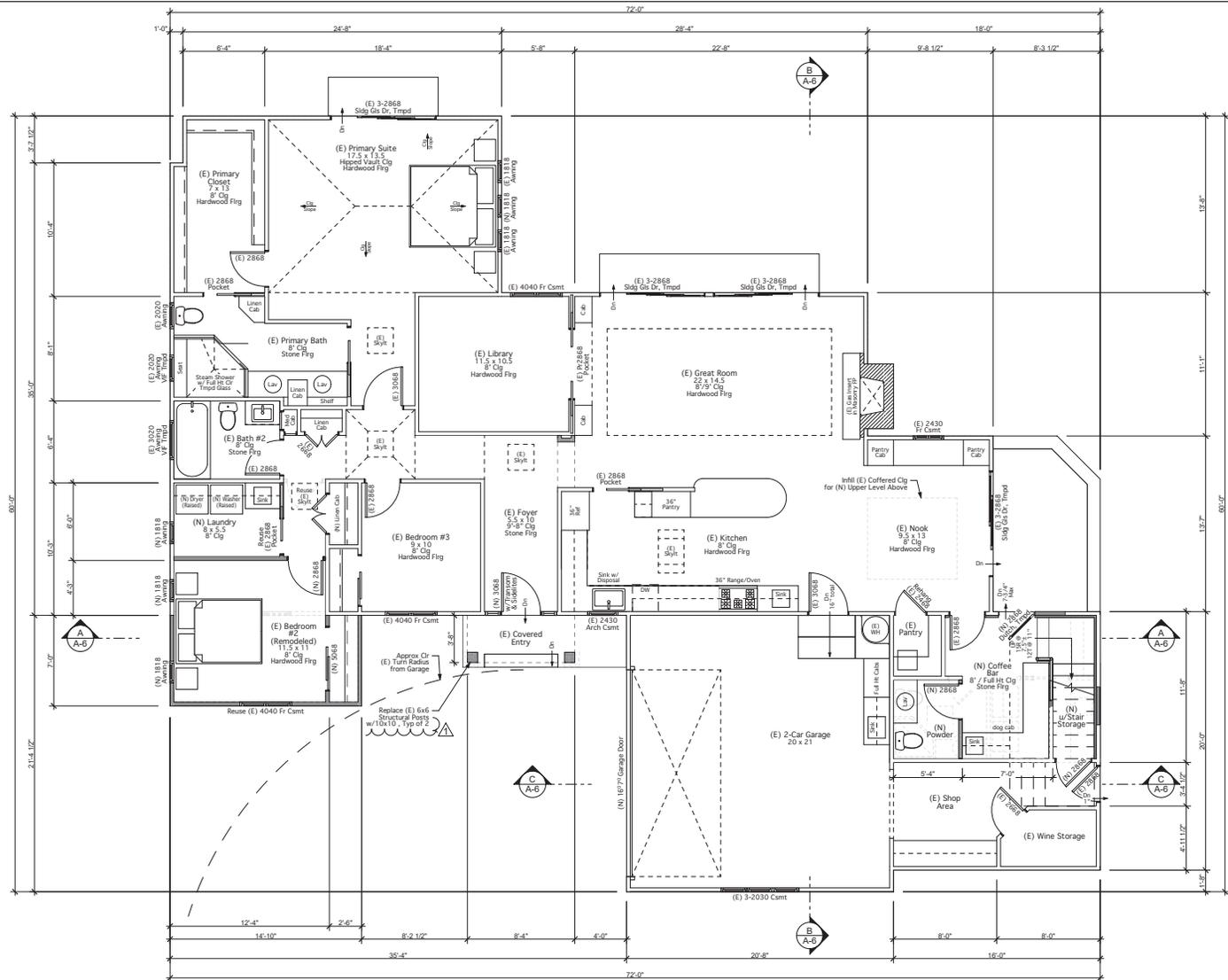
1615. Marwood Drive  
 Phone: 415-209-5152  
 terry@tjma-arch.com  
**TERRY J. MARTIN ASSOCIATES, A.L.A.**  
 REGISTERED COMMERCIAL ARCHITECTURE  
 License #12821

Dates & Revisions	
11/25/2025	Date:
09/15/2025	Date:
11/25/2025	Date:
09/15/2025	Date:
11/25/2025	Date:
09/15/2025	Date:

**Cook Residence**  
 Addition & Remodel  
 706 Gianni Dr  
 Santa Clara, CA 95051

Print Date:	11/25/2025
Project:	#25003
Scale:	1/4" = 1'
Drawn by:	T.J. RTP

AHU Stamps:	Sheet Title:
	EXISTING & DEMOLITION FLOOR PLAN
<b>A-3.0</b>	



**PROPOSED MAIN LEVEL FLOOR PLAN**

(E) Main Level	2,017 Sq Ft
+ (N) Main Level Addition	104 Sq Ft
+ (N) Upper Level	746 Sq Ft
<b>(N) Total Living Area</b>	<b>2,867 Sq Ft</b>
+ (E) 2-Car Garage Included in Square Footage	572 Sq Ft
<b>(N) Total Square Footage</b>	<b>3,439 Sq Ft</b>
Allowable Structure Coverage	4,986 Sq Ft @ 40%
<b>Common Living Area</b>	<b>1,524 Sq Ft (53.2%)</b>
<small>Not Including Bedrms, Bathrms, or Hallways</small>	



AHU Stamps

Sheet Title:

**PROPOSED MAIN LEVEL FLOOR PLAN**

**A-3.1**

1615. Marwood Drive  
 Phone: 415-209-5152  
 terry@tma-arch.com  
 terryjmartinarch.com

**TERRY J. MARTIN ASSOCIATES, A.I.A.**  
 REGISTERED ARCHITECTS  
 License #12821

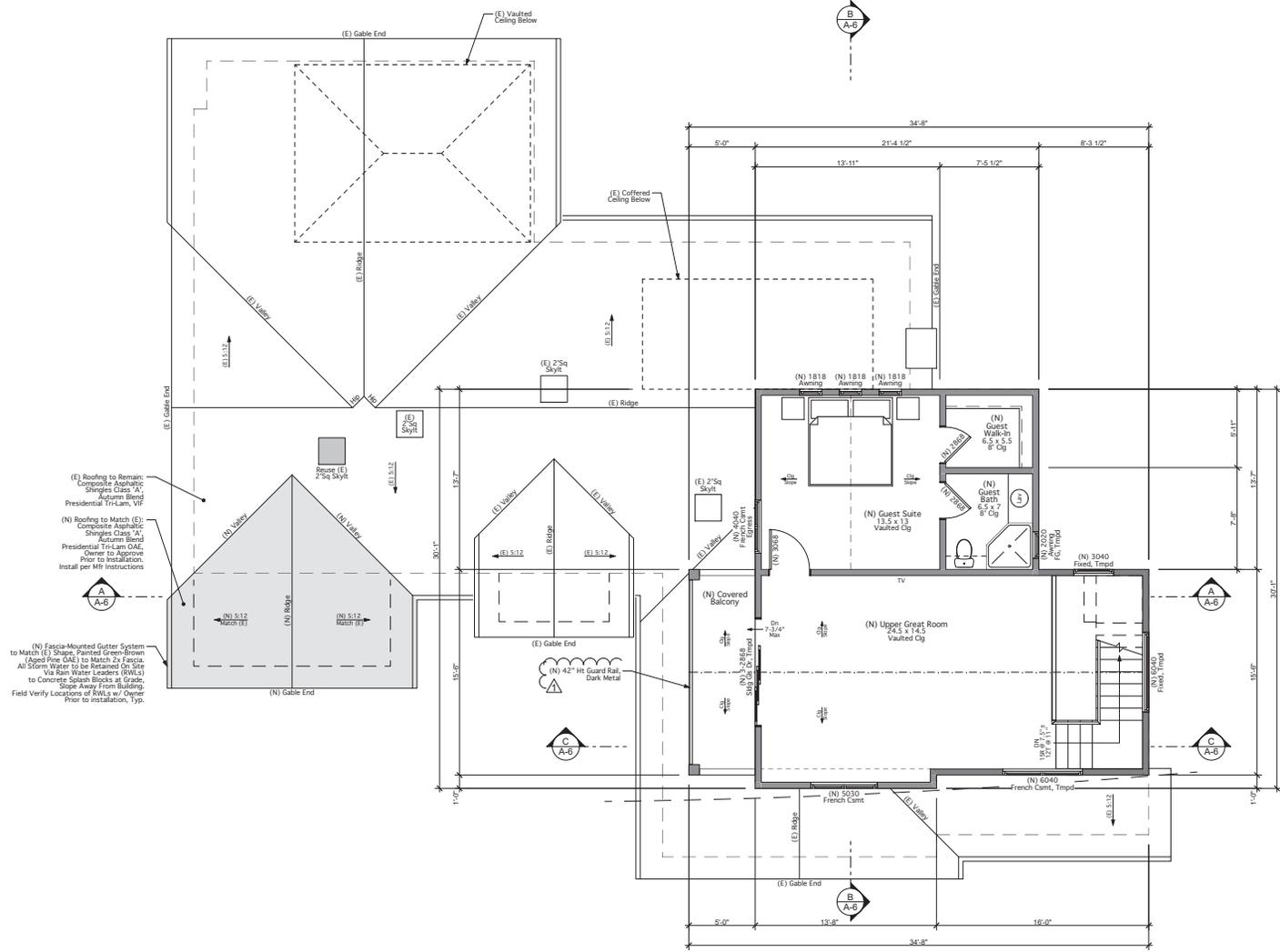
**Dates & Revisions**

Date	Description
12/22/2025	R.N. Architectural Review Residential
11/25/2025	R.N. Architectural Review Residential
09/15/2025	R.N. Architectural Review, Submittal

**Project**

**Cook Residence**  
 Addition & Remodel  
 706 Gianni Dr  
 Santa Clara, CA 95051

Print Date:	12/22/2025
Project:	#25003
Scale:	1/4" = 1'
Drawn by:	T.J. RTP



(E) Roofing to Remain: Composite Asphaltic Shingles Class 'A' Autumn Blend Presidential Tri-Lam, VIF

(N) Roofing to Match (E): Composite Asphaltic Shingles Class 'A' Autumn Blend Presidential Tri-Lam OAE. Owner to Approve. Prior to Installation. Install per MFG Instructions.

(N) F fascia-mounted Gutter System to Match (E) Shape. Painted Green-Brown. Saged Pine OAE) to Match 2x Fascia. All Storm Water to be Retained On Site. Via Rain Water Leaders (RWLs) to Concrete Splash Blocks at Grade. Slope Away from Building. Field Verify Locations of RWLs w/ Owner Prior to Installation, Typ.

**PROPOSED UPPER LEVEL FLOOR PLAN**

(E) Main Level	2,017 Sq Ft
+ (N) Main Level Addition	104 Sq Ft
+ (N) Upper Level	746 Sq Ft
<b>(N) Total Living Area</b>	<b>2,867 Sq Ft</b>
+ (E) 2-Car Garage Included in Square Footage	572 Sq Ft
<b>(N) Total Square Footage</b>	<b>3,439 Sq Ft</b>
Allowable Structure Coverage	4,986 Sq Ft @ 40%
Common Living Area	1,524 Sq Ft (53.2%)

Not Including Bedrms, Bathrms, or Hallways

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 terry@tjma-arch.com  
 TERRY J. MARTIN ASSOCIATES, A.L.A.  
 REGISTERED COMMERCIAL ARCHITECTURE  
 License #12821

Dates & Revisions		Date:
12/22/2025	11/25/2025	09/15/2025
RM Architectural Review Resubmittal	RM Architectural Review Resubmittal	RM Architectural Review Submittal
Rev. Description		

**Cook Residence**  
 Addition & Remodel  
 706 Gianni Dr  
 Santa Clara, CA 95051

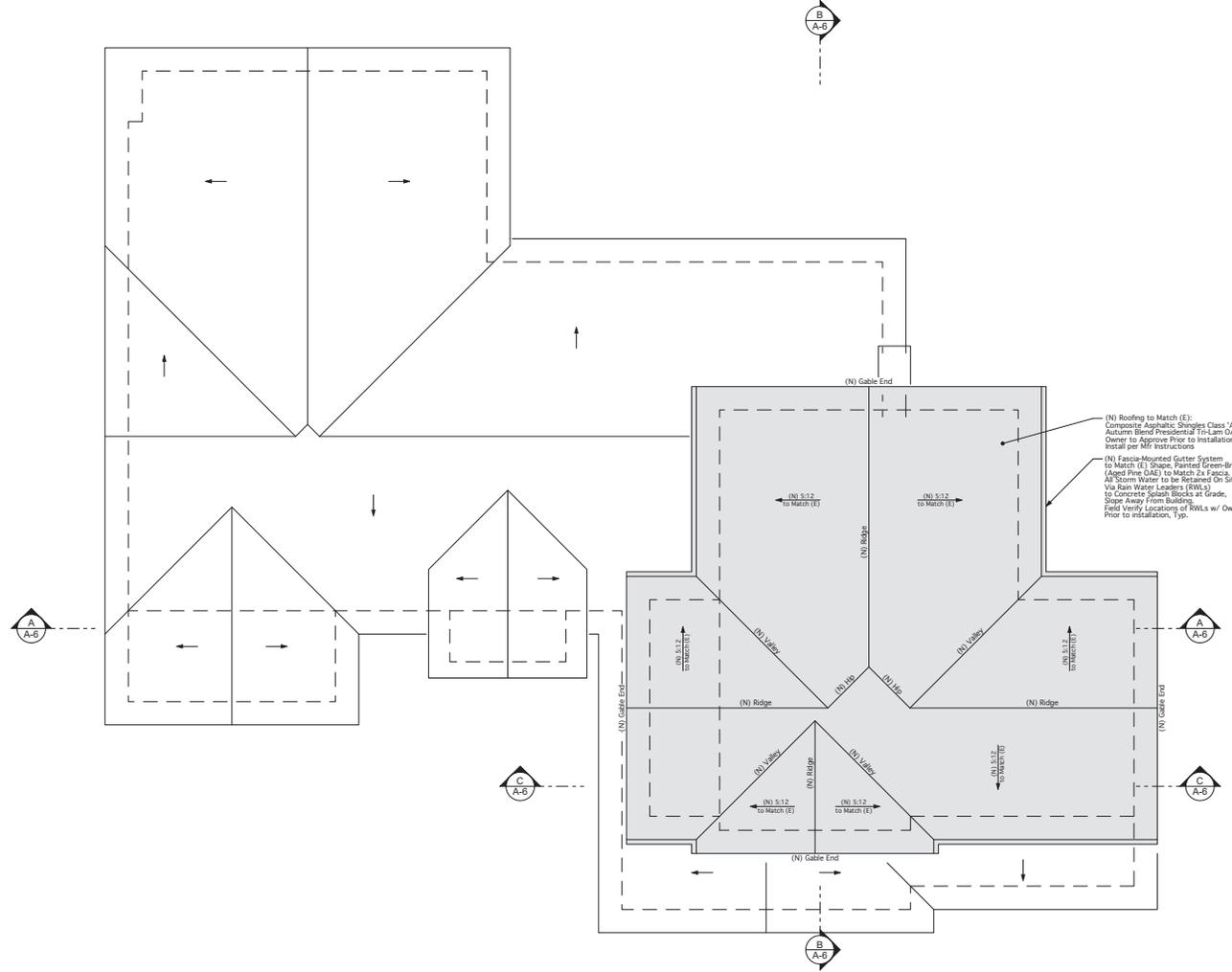
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 Project: #25003  
 Scale: 1/4" = 1'  
 Drawn by: T.J. RTP

AHU Stamps

Sheet Title:

**PROPOSED UPPER LEVEL FLOOR PLAN**

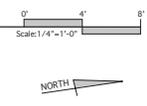
**A-3.2**



(N) Roofing to Match (E): Composite Asphaltic Shingles Class 'A', Auburn Brand Presidential Tri-Lam GAF, Owner to Approve Prior to Installation, install per Mfr instructions

(N) Fascia-Mounted Gutter System to Match (E) Shape, Painted Green-Brown (Asst Fine GAC) to Match (E) Fascia. All Storm Water to be Retained On Site Via Rain Water Leaders (RWLs) to Concrete Solum Blocks at Grade, Slope Away From Building. Field Verify Locations of RWLs w/ Owner Prior to installation, Typ.

**PROPOSED UPPER ROOF PLAN**  
See General Notes, Sheet A-1.1, SN For Additional Reqmts



1615. Greenwood Drive  
Phone: 415-209-5152  
terry@tjma-arch.com

**TERRY J. MARTIN ASSOCIATES, A.L.A.**  
REGISTERED ARCHITECTS  
1996-1997

Dates & Revisions	
Rev. Description	Date
1. R.N. Architectural Review Resubmittal	11/25/2025
2. R.N. Architectural Review Resubmittal	09/15/2025

**Project**

**Cook Residence**  
Addition & Remodel  
706 Gianni Dr  
Santa Clara, CA 95051

Print Date: 11/25/2025  
Project: #25003  
Scale: 1/4" = 1'  
Drawn by: T.J. RTP

AHU Stamps:

Sheet Title:  
**ROOF PLAN**

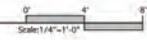
**A-4**







PROPOSED REAR (WEST) ELEVATION



PROPOSED RIGHT SIDE (SOUTH) ELEVATION



1615. Marwood Drive  
 Phone: 415-209-5152  
 terry@tjma-arch.com

**TERRY J. MARTIN ASSOCIATES, A.L.A.**  
 RESIDENTIAL & COMMERCIAL ARCHITECTURE  
 License #12021

Dates & Revisions	
Rev	Description
1	11/25/2025
2	09/15/2025

Project

**Cook Residence**  
 Addition & Remodel  
 706 Gianni Dr  
 Santa Clara, CA 95051

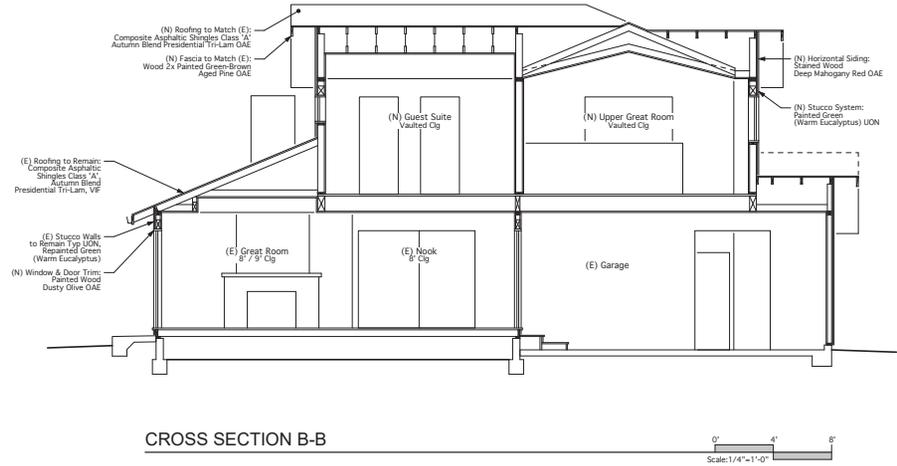
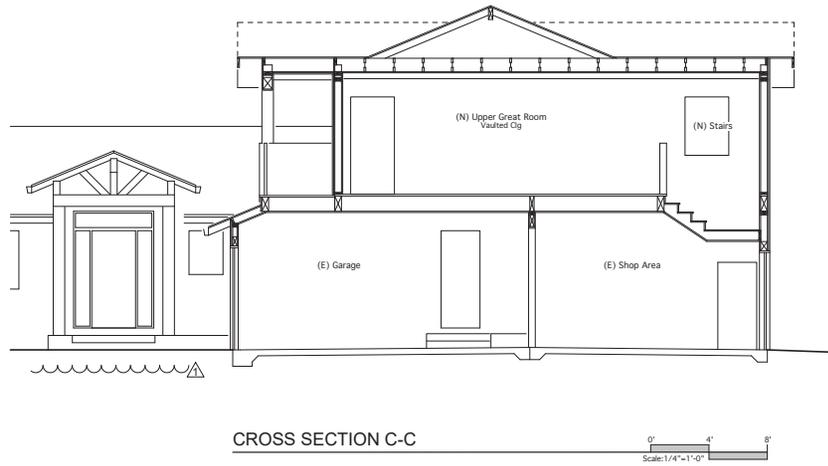
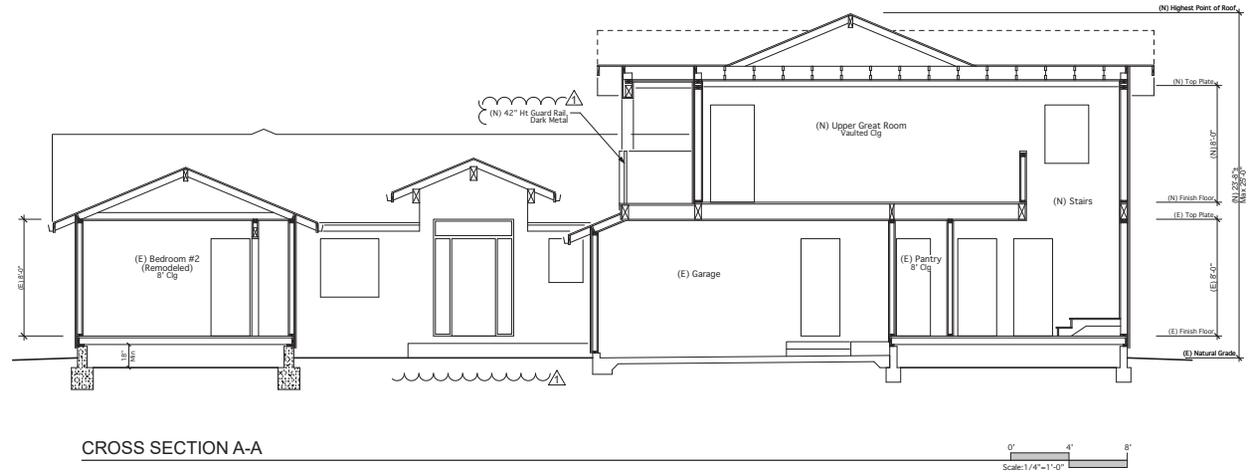
Print Date:	11/25/2025
Project:	#25003
Scale:	1/4" = 1'
Drawn by:	T.J. RTP

AHU Stamps:

Sheet Title:

PROPOSED EXTERIOR ELEVATIONS

**A-5.2**



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 Phone: 415-209-5152  
 terry@tjma-arch.com

**TERRY J. MARTIN ASSOCIATES, A.L.A.**  
 REGISTERED COMMERCIAL ARCHITECTURE  
 License #12821

Dates & Revisions	
11/25/2025	Date:
09/15/2025	Date:
RLN Architectural Review Resubmittal	Rev. Description
RLN Architectural Review, Submittal	Rev. Description

**Cook Residence**  
 Addition & Remodel  
 706 Gianni Dr  
 Santa Clara, CA 95051

Print Date:	11/25/2025
Project:	#25003
Scale:	1/4" = 1'
Drawn by:	T.J. RTP

AHU Stamps:	Sheet Title:
	CROSS SECTIONS A-A, B-B & C-C

**A-6**



## Agenda Report

26-49

Agenda Date: 2/11/2026

### REPORT TO DEVELOPMENT REVIEW HEARING

#### SUBJECT

Public Hearing: Action on the Architectural Review (PLN25-00236) for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence located at 2195 Amethyst Drive. CEQA Status: Exempt from CEQA per Section 15301(e)(1) (Class 1 -- Existing Facilities).

**File No.:** PLN25-00236

**Location:** **2195 Amethyst Drive** ; south of the intersection of Monroe Street and Amethyst Drive, on the eastern side of Amethyst Drive; APN 220-26-042; zoned R1-6L - Single-Family Residential

**Applicant:** Aaron Winklebleck

**Owner(s):** Jonathan Ernst and Kelly Ernst

**Request:** **Architectural Review** for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing 1,465 Square Foot One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence.

#### PROJECT DATA

The Project Data and Compliance Table is included as Attachment 2.

#### POINTS FOR CONSIDERATION

- The proposed project is in a residential tract consisting of both one- and two-story residences. See Vicinity Map in Attachment 1.
- The site is currently developed with a 1,465 square foot one-story single-family residence.
- Per the Santa Clara City Code 18.120(D)(1)(d), the request requires Architectural Review approval through a Development Review Hearing due to the addition of a second story.
- The project proposes a 1,127 square-foot addition to the existing 1,465 square-foot single story residence resulting in a 2,592 square-foot two-story residence. The remodeled residence is designed as a contemporary two-story five-bedroom three-and-a-half-bathroom residence with cement plaster cladding and shingle hip-style roof.
- The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014). Specifically, the project is consistent with the guidelines, in that:
  - The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
  - The second-story front wall is set 25 feet behind the front property line.
  - Second-story right side windows have a five-foot windowsill height.
  - The second floor is proposed to be 66% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.

- Per the Santa Clara City Code 18.38.020(B)(2) the project is exempt from the required 20-foot by 20-foot garage standard, provided the existing legal nonconforming garage, measuring approximately 17 feet 1 inch by 20 feet 2 inches, remains free and clear for the parking of vehicles.
- The proposed project meets the required findings set forth in Santa Clara City Code 18.120.
- There are no active City code enforcement cases for this property.
- A neighborhood notice was distributed within a 300-foot radius of the subject site for this project review.

### **FINDINGS SUPPORTING STAFF'S RECOMMEDATION**

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.120.020(F):

- 1) *That any off-street parking area, screening strips, and other facilities and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that:*
  - The proposal provides the required two covered parking spaces at the front of the residence with the two-car garage.
  - The required parking spaces are not located in the required front yard or side yard landscaped areas.
  - The proposed project provides areas surfaced with all-weather materials for parking vehicles.
- 2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
  - The proposed residence would not create traffic congestion or hazards.
  - Public streets are adequate in size and design to serve the proposed two-story residence, and the use will not create a substantive increase in traffic.
- 3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that:*
  - Architectural features of the proposed design area are true to the architectural form and appropriate for the neighborhood. Surrounding properties are one to two story homes with mixed architectural. The applicant has proposed cement plaster siding, a hipped shingle-roof, and entry porch.
  - The proposed project is consistent with the scale and design found in the existing surrounding neighborhoods.
- 4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that:*
  - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety, and general welfare

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that:*

- The proposed project is consistent with the City's Single-Family Design Guidelines (2014):
  - The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
  - The second-story front wall is set 25 feet behind the front property line.
  - Second-story right side windows have a five-foot windowsill height.
  - The second floor is proposed to be 66% of the first floor, which is consistent with the guideline that second floor areas should not exceed 66% of the first-floor area.

### **CONDITIONS OF APPROVAL**

Conditions of approval are proposed for the project and are contained in Attachment 3.

### **ENVIRONMENTAL REVIEW**

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - Existing Facilities), in that the project is a small addition to the existing single-family residence.

### **PUBLIC CONTACT**

Public contact was made by posting the Development Review Hearing agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) or at the public information desk at any City of Santa Clara public library.

A public hearing notice was mailed to 56 property owners and tenants within a 300-foot radius of the project site on January 29, 2026. As of the writing of this report, planning staff has not received public comments for this application.

### **RECOMMENDATION**

**Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"), and **Approve** the Architectural Review for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing 1,465 Square Foot One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence, located at 2195 Amethyst Drive, subject to the findings and conditions of approval.

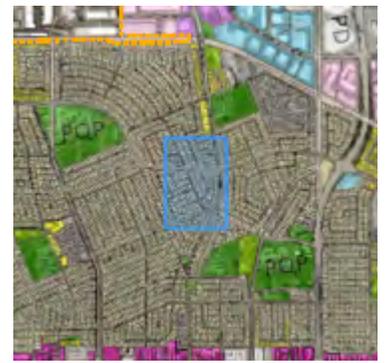
Prepared by: Summer Foss, Assistant Planner, Community Development Department

Approved by: Sheldon S. Ah Sing, Development Review Officer, Community Development Department

**ATTACHMENTS**

1. Vicinity Map
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

# Vicinity Map (Zoning) – 2195 Amethyst Drive



**Zoning**

**Land Parcels**

 R1 - Single-Family Residential

**Base Layers**

**Site Addresses**

 Single

 Utility

**Land Parcels**

 Land Parcels

**Streets**



**Notes:**

PLN25-00236

1/9/2026 10:36:45 AM



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



**Attachment 2: Project Data/Compliance**

**Project Address: 2195 Amethyst Drive  
Zoning: R1-6L**

**Project Number: PLN25-00236**

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
<b>Lot Area (SF) (min):</b>	5,500	5,500	6,000	N
<b>Building Square Footage (SF)</b>				
<b>1<sup>st</sup> Floor:</b>	1,107	1,204	--	--
<b>2<sup>nd</sup> Floor:</b>	--	1,030	--	--
<b>Garage:</b>	358	358	400 SF	N*
<b>Porch/Patio:</b>	394	465	--	--
<b>Total:</b>	1,465	2,592	--	--
<b>Floor Area Ratio:</b>	27%	47%	--	--
<b>% of 2<sup>nd</sup> floor to 1<sup>st</sup> floor:</b>	NA	66%	66% max	Y
<b>Building Coverage (%)</b>				
<b>Building Coverage (All):</b>	34%	37%	40% max	Y
<b>Main Building Setbacks (FT)</b>				
<b>Front (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	20'	20' 25'	20' 25'	Y
<b>Left Side (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	5'-2"	5'-2" 10'	5' 10'	Y
<b>Right Side (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	7'-8"	7'-8" 10'-9"	5' 10'	Y
<b>Rear (1<sup>st</sup> floor): (2<sup>nd</sup> floor):</b>	25'-9"	25'-9"	20'	Y
<b>Height (FT)</b>				
<b>Main building:</b>	14'-1"	24'-4"	25'	Y
<b># of Bedrooms/Bathrooms:</b>	3 / 2	5 / 3.5	--	--
<b>Parking:</b>				
<b>Is the site Gov. Code 65863.2 (AB 2097) eligible?</b>				N
<b>Off-street</b>	2	2	2	Y
<b>Common Living Area (SFR)</b>	--	35%	Min 25%	Y

\*Garage is legal non-conforming

## Conditions of Architectural Review Approval

### PLN25-00236 / 2195 Amethyst Drive

#### Architectural Review for a 97 Square Foot First Floor Addition and 1,030 Square Foot Second Floor Addition to an Existing 1,465 Square Foot One-Story Residence Resulting in a 2,592 Square Foot Two-Story Residence.

#### GENERAL

- G1. **Permit Expiration.** This Permit shall automatically be revoked and terminated if not used within **two years** of original grant or within the period of any authorized extensions thereof. The date of granting of this Permit is the date this Permit is approved by the Development Review Officer and all appeal periods have been exhausted. The expiration date is **February 18, 2028**
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall substantially conform to the approved plans on file with the Community Development Department, Planning Division. No change to the plans will be made without prior review by the Planning Division through approval of a Minor Amendment or through an Architectural Review, at the discretion of the Director of Community Development or designee. Each change shall be identified and justified in writing.
- G3. **Conditions on Plans.** All conditions of approval for this Permit shall be reprinted and included within the first three sheets of the building permit plan sets submitted for review and approval. At all times these conditions of approval shall be on all grading and construction plans kept on the project site.
- G4. **Code Compliance.** Comply with all requirements of Building and associated codes (the California Building Code, California Electric Code, California Mechanical Code, California Plumbing Code, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

#### DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **Tree Replacement (On-site).** Trees permitted by the City for removal shall provide replacement on-site at a ratio of 1:1 with a minimum 15-gallon tree size. (SCC 12.35.090)
- P2. **Tree Replacement (Alternative Means).** Trees permitted by the City for removal shall be replaced at a ratio of 1:1 with a minimum 15-gallon tree size pursuant to an alternative plan approved by the Director of Community Development. (SCC 12.35.090)

#### DURING CONSTRUCTION

- P3. **Construction Hours.** Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

- P4. **Construction Trash/Debris.** During construction activities, the owner or designee is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P5. **Landscape Water Conservation.** The owner or designee shall ensure that landscaping installation meets City water conservation criteria in a manner acceptable to the Director of Community Development.
- E1. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for construction-related water runoff measures prior to issuance of permits.

**OPERATIONAL CONDITIONS**

- P6. **Use of Garage.** The owner or designee shall ensure that the garage always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
  - a. **Garage Fixtures Removal.** The property owner shall remove the sink, washer, and dryer from the garage to ensure the garage remains free and clear for vehicle parking use.
- P7. **Landscaping Installation & Maintenance.** The owner or designee shall ensure that the landscaping installed and accepted with this project shall be maintained on the site as per the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Director of Community Development.
- P8. **Landscaping.** The owner or designee shall maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
- E2. **Stormwater Control Measures.** The owner or designee shall incorporate Best Management Practices (BMPs) into construction plans in accordance with the City's Urban Runoff Pollution Prevention Program for post-construction water runoff measures prior to issuance of a building permit.

**KEY:**

G = General

P = Planning Division

E = Public Works Engineering (Stormwater)

**ACKNOWLEDGEMENT AND ACCEPTANCE OF CONDITIONS OF APPROVAL**

*Permittee/Property Owner*

The undersigned agrees to each condition of approval and acknowledges and hereby agrees to use the project property on the terms and conditions set forth in this permit.

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

Date: \_\_\_\_\_

Pursuant to Santa Clara City Code 18.128.100, the applicant shall return this document to the Department, properly signed and dated, within 30-days following the date of the Acknowledgement.

**REMODEL TO:**

# **THE ERNST RESIDENCE**

**2195 AMETHYST DRIVE  
SANTA CLARA, CALIFORNIA 95051**

**ORCHARD HOME DESIGN**



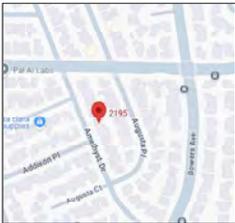
JOB NAME	PROJ
JOB NO.	250105
DATE	08/20/25
DRAWN	AK-DW
REVISION DATE	BY
DATE	BY

ANOTHER SUCCESSFUL PROJECT BY  
**ORCHARD HOME DESIGN**  
REMODELING DESIGN PROFESSIONALS, INC.  
WWW.ORCHARDHOMEDSIGN.COM (408) 370-5366  
DESIGNING THE AMERICAN DREAM SINCE 2008

REMODELING DESIGN  
PROFESSIONALS, INC.

REMODEL TO:  
**THE ERNST RESIDENCE**  
2195 AMETHYST DRIVE  
SANTA CLARA, CALIFORNIA 95051  
(408) 625-3136

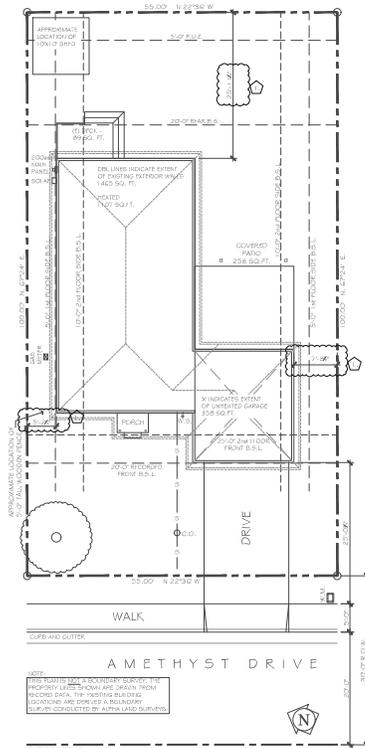
SHEET  
**1**  
OF 4 SHEETS



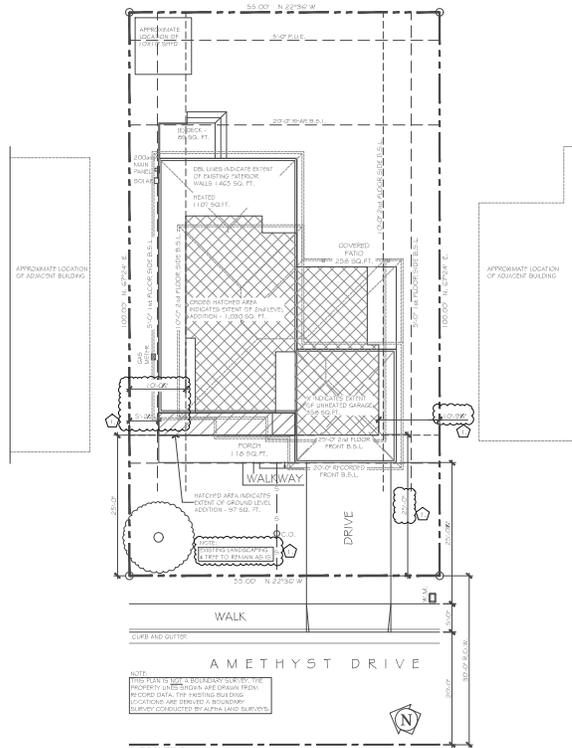
VICINITY MAP N.T.S.



FRONT COLOR RENDERING N.T.S.



EXISTING SITE PLAN 1/8" = 1'-0"



PROPOSED SITE PLAN 1/8" = 1'-0"



JOB NAME	95007
JOB NO.	250105
DATE	08/20/23
DRAWN	AW/BL
REVISION DATE	BL
SCALE	AS SHOWN
PROJECT	2195

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**ORCHARD**

HOME DESIGN

REMODELING DESIGN PROFESSIONALS, INC.

WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666

25000 RIVERVIEW DRIVE, SUITE 100, SAN JOSE, CALIFORNIA 95135

EXISTING SITE PLAN

PROPOSED SITE PLAN

REMODEL TO:  
THE ERNST RESIDENCE  
2195 AMETHYST DRIVE  
SAN JOSE, CALIFORNIA 95051  
(408) 625-3156



JOB NAME	PROJECT
JOB NO.	250105
DATE	08/20/25
DRAWN	AW/BL
REVISION DATE	BY
SCALE	AS SHOWN

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**ORCHARD**  
 HOME DESIGN  
 REMODELING PROFESSIONALS, INC.  
 WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666  
 15200 WILSON AVENUE, SUITE 100, SAN JOSE, CA 95131

EXISTING FLOOR PLAN/  
 DEMOLITION PLAN

REMODEL TO:  
 THE ERNST RESIDENCE  
 2155 AMETHYST DRIVE  
 SAN JOSE, CALIFORNIA 95051  
 (408) 605-3156

SHEET  
**3**  
 OF 4 SHEETS

PROGRESS PRINTS - 1/2/25 - NOT FOR CONSTRUCTION - © 2025 - Remodeling Design Professionals, Inc

### SHEET INDEX

SHEET #	DRAWING TITLE
1	COVER SHEET
2	EXISTING SITE PLAN & PROPOSED SITE PLAN VICINITY MAP & COLOR PHOTO
3	EXISTING FLOOR DEMOLITION PLAN SHEET INDEX
4	PROPOSED MAIN FLOOR PLAN GENERAL NOTES
5	PROPOSED 2ND FLOOR PLAN GENERAL NOTES
6	ROOM FINISHES PLAN CONSTRUCTION DETAILS
7-8	EXTERIOR ELEVATIONS CONSTRUCTION DETAILS
9	CONSTRUCTION DETAILS CONSTRUCTION DETAILS
501	SURVEY BY OTHERS

### SCOPE OF WORK

FT SQ. FT. MAIN FLOOR, AND 1036 SQ. FT. SECOND FLOOR TO SINGLE FAMILY RESIDENCE WITH INTERIOR REMODELS TO THE FOLLOWING AREAS:

ENTHUSE - 107 SQ FT  
 BREAKFAST ROOM - 75 SQ FT  
 BEDROOM #2 - 112 SQ FT  
 BATH #2 - 44 SQ FT  
 MASTER BATH - 50 SQ FT

### STANDARD SPECIFICATIONS

ALL NEW WINDOWS TO BE "MILGARD" DUAL GLAZED UNITS WITH VINYL FRAME OR EQUAL. ALL NEW WEST PACIFIC WINDOWS SHALL BE (QIA 12).

ALL NEW SQUARE SKYLIGHTS SHALL BE PLAN, TEMPERED, DUAL GLAZE BRONZE ANODIZED ALUMINUM FRAME UNITS AS MANUFACTURED BY "VELUX" (OR EQUAL). ALL NEW TUBE SKYLIGHTS SHALL BE "LUX MODEL" SUN TUBE UNITS AS MANUFACTURED BY "VELUX" (OR EQUAL). 1.5 A.M.P.G. PER-CO-17.

ALL NEW EXTERIOR TRIM AND FINISH TO MATCH EXISTING.

### WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS / PROPOSED CONSTRUCTION

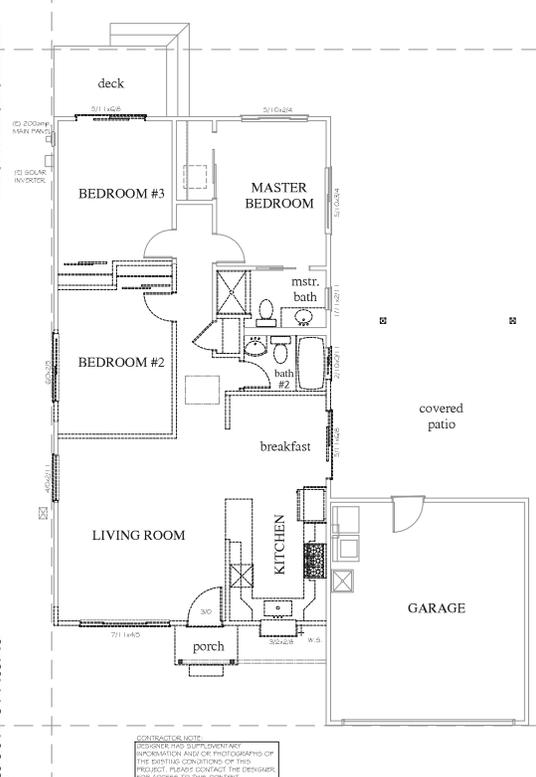
### DEMOLITION NOTES

DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. CONTRACTORS SHALL COORDINATE DEMOLITION CAREFULLY WITH FLOOR PLAN AND OTHER SHEETS WHICH INDICATE THE EXTENT AND NATURE OF THE REMOVAL. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL SUPPLY SHORES IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVING ANY SUPPORTING STRUCTURES.

### TECHNICAL INFO

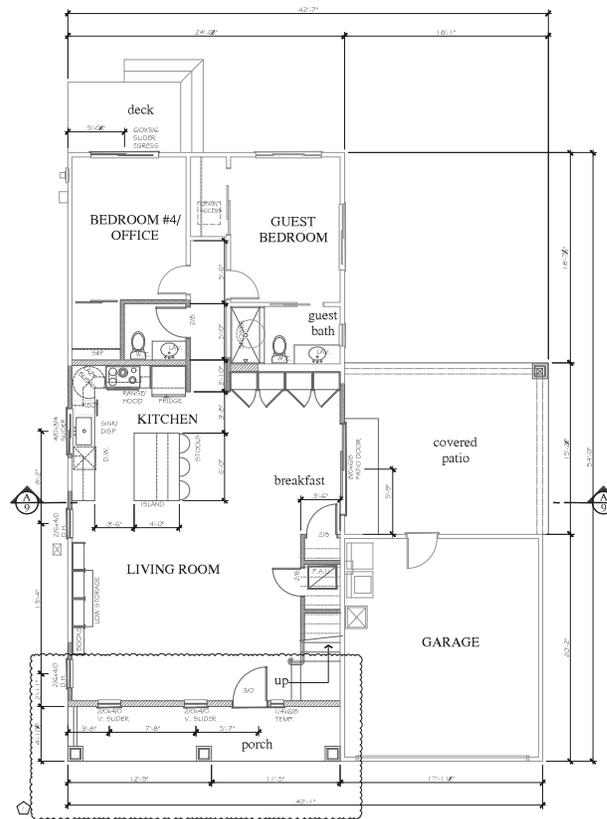
A.P.N. #	227-316-042	
PROJECT ADDRESS	2155 AMETHYST DRIVE	
OWNER	JONATHAN & KELLY ERNST	
DESIGNED FOR	15625 AMETHYST DRIVE	
DESIGNATION	5,500 SQ.FT.	VERY LOW DENSITY RESIDENTIAL
CONSTRUCTION TYPE	V-B	
BUILDING OCCUPANCY GROUP	R-301	
APPLICABLE CODES	2022 I.C.B.C., C.B.C., C.N.C., C.E.C., C.P.C., C.A., I.B.M.C. 1997	
(G) RESIDENCE AREA (HEATED)	1107	Ⓢ
(P) FIRST FLOOR ADDITIONS (HEATED)	97	Ⓢ
(P) SECOND FLOOR ADDITIONS (HEATED)	1030	Ⓢ
NEW TOTAL FLOOR AREA	2234	Ⓢ
EXISTING GARAGE AREA	208	Ⓢ
TOTAL HEATED + UNHEATED	2592	Ⓢ

PROJECT DATA	
FLOOD ZONE DESIGNATION:	X
LOT AREA:	5,500 sq ft
(E) PORCH COVERAGE:	394 SQ FT
(P) PORCH COVERAGE:	465 SQ FT
(E) TOTAL BUILDING COVERAGE:	1,659 SQ FT = 34%
(P) TOTAL BUILDING COVERAGE:	2,027 SQ FT = 37%
(E) FLOOR AREA RATIO:	1,465 SQ FT = 27%
(P) FLOOR AREA RATIO:	2,592 SQ FT = 47%
COMMON LIVING AREA %:	788 SQ FT = 35%
(P) FIRST FLOOR SQ FT:	1562 SQ FT (w/ GARAGE)
(P) SECOND FLOOR SQ FT & PERCENTAGE OF 1st FLOOR (OF 1st FLR):	1030 SQ FT = 66%
NUMBER OF BEDROOMS:	(E) = 3 (P) = 5
NUMBER OF BATHROOMS:	(E) = 2 (P) = 3.5



EXISTING FLOOR PLAN/ DEMO PLAN 1/4" = 1'-0"

CONTRACTOR NOTE:  
 OWNER HAS SUPPLEMENTED INFORMATION AND/OR PHOTOGRAPHS OF THE EXISTING CONDITIONS OF THIS PROJECT. PLEASE CONTACT THE DESIGNER FOR ACCESS TO THIS CONTENT.



PROPOSED 1st FLOOR PLAN 1/4" = 1'-0"



JOB NAME	95007
JOB NO.	253125
DATE	08/20/23
DRAWN	ADD-BL
REVISION DATE	BY
DATE	BY

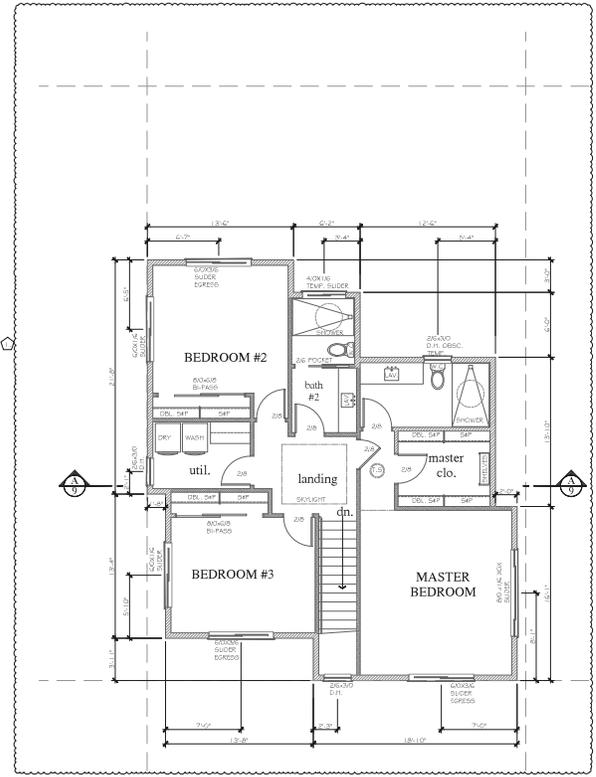
ANOTHER SUCCESSFUL PROJECT BY  
**ORCHARD** HOME DESIGN  
 REMODELING DESIGN PROFESSIONALS, INC.  
 WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666  
 253125-1-1-25-001-0000-0000

SITE PLAN  
 EXISTING FLOOR PLAN/  
 DEMOLITION PLAN

REMODEL TO:  
 THE ERNST RESIDENCE  
 2195 ALBERT DRIVE  
 SANTA CLARA, CALIFORNIA 95051  
 (408) 625-3156

SHEET  
 4  
 OF X SHEETS

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PROPOSED 2nd FLOOR PLAN 1/4" = 1'-0"

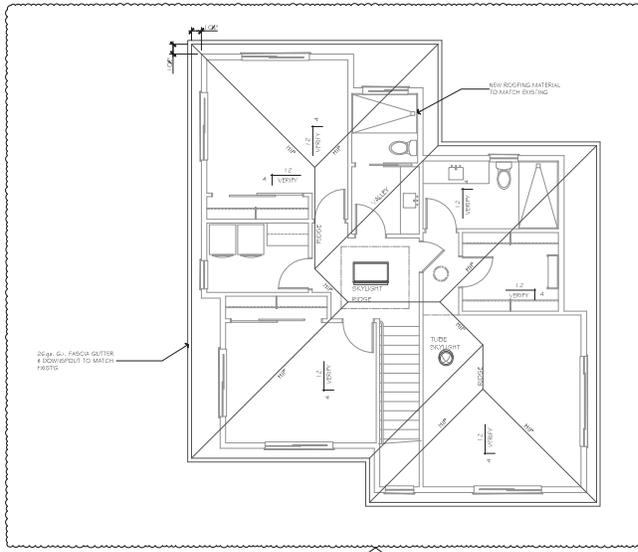


JOB NAME	SPRINT
JOB NO.	250105
DATE	08/20/23
DRAWN	ADD/BLT
REVISION DATE	BY
SCALE	AS SHOWN

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 REMODELING DESIGN PROFESSIONALS, INC.  
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 25000 STATE ST. SUITE 100, SAN JOSE, CA 95131

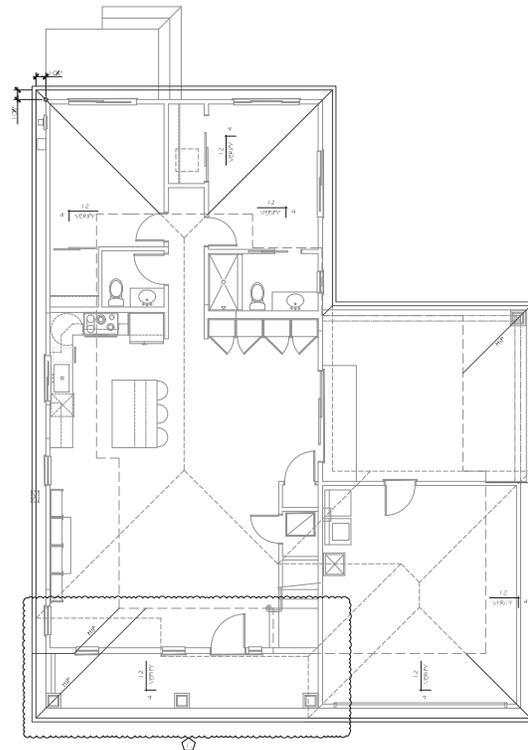
PROPOSED 2nd FLOOR

REMODEL TO:  
**THE ERNST RESIDENCE**  
 2105 ALBERT DR. #100  
 SANTA CLARA, CALIFORNIA 95051  
 (408) 625-3156



2nd FLOOR ROOF PLAN

1/4" = 1'-0"



1st FLOOR ROOF PLAN

1/4" = 1'-0"



JOB NAME	SPRINT
FORM NO.	2501025
DATE	08/20/23
DRAWN	AND BELL
REVISION DATE	BY
1	08/20/23
2	08/20/23
3	08/20/23

ANOTHER SUCCESSFUL PROJECT BY

**ORCHARD** HOME DESIGN

REMODELING DESIGN PROFESSIONALS, INC.

WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666

DESIGNATED BY COUNCIL CALIFORNIA 05005

REMODEL TO:  
**THE ERNST RESIDENCE**  
 2195 ALBERT DR. #100  
 SANTA CLARA, CALIFORNIA 95051  
 (408) 625-3156

1st FLOOR ROOF PLAN  
 2nd FLOOR ROOF PLAN



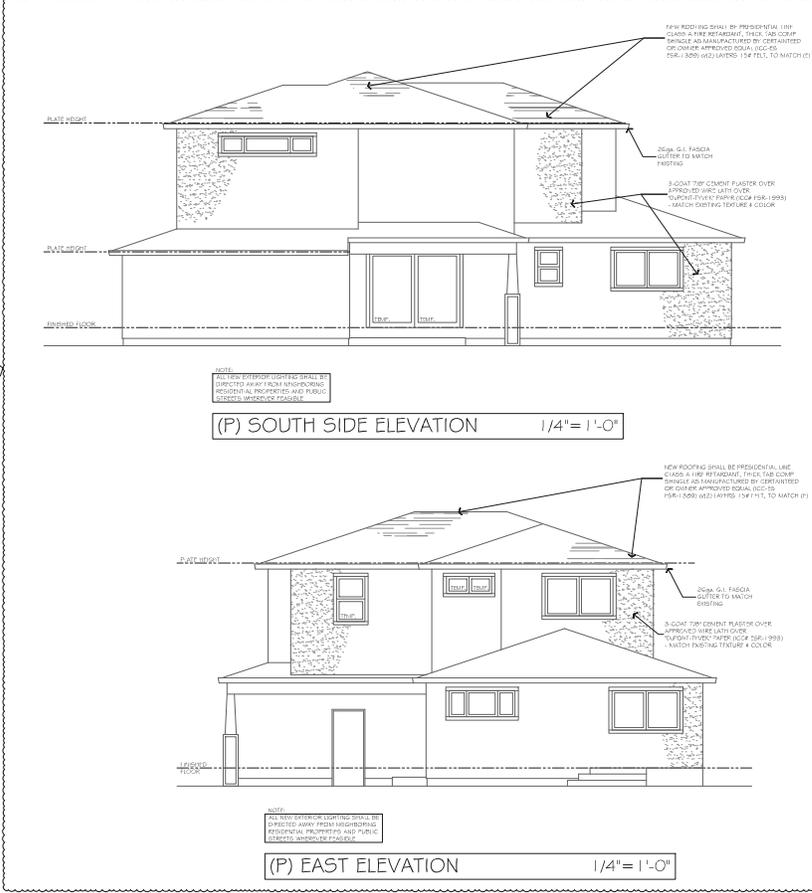


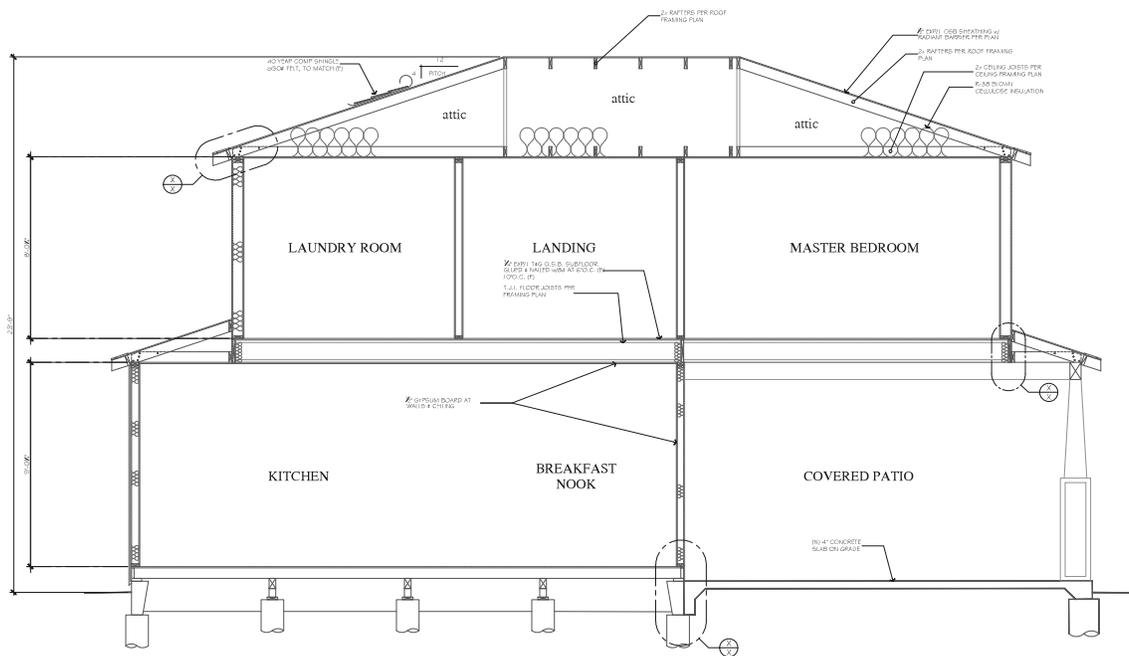
JOB NAME	WOOD
JOB NO.	250105
DATE	08/20/25
DRAWN	AKB/BL
REVISION DATE	BY

ANOTHER SUCCESSFUL PROJECT BY  
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 25000 WILSON AVENUE, SUITE 100, SAN JOSE, CA 95138

EXTERIOR ELEVATIONS

REMODEL TO:  
**THE ERNST RESIDENCE**  
 2108 AUNTIE DRIVE  
 SANTA CLARA, CALIFORNIA 95051  
 (408) 625-3156





⊕ CONSTRUCTION SECTION 1/2" = 1'-0"

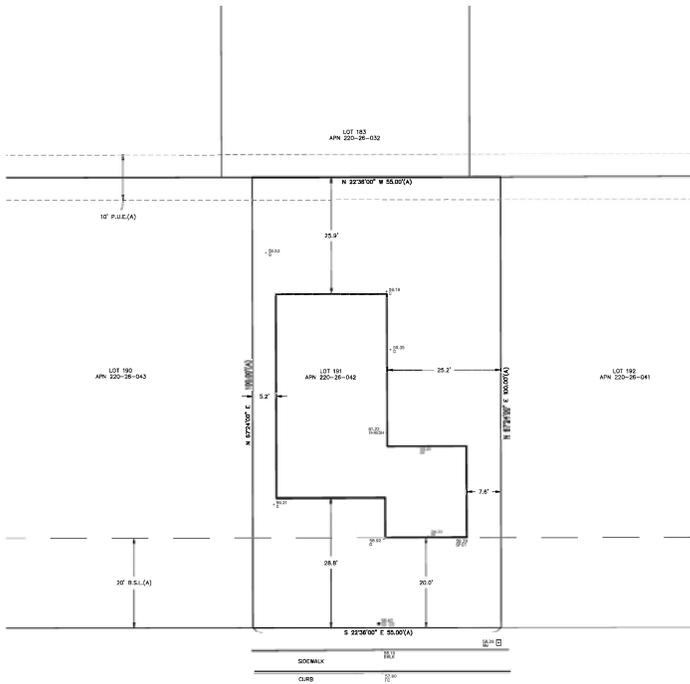


JOB NAME	PROJECT
JOB NO.	250105
DATE	08/2025
DRAWN	AK-BL
REVISION DATE	BY
1	02/20/25
2	

ANOTHER SUCCESSFUL PROJECT BY  
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 HOME  
 DESIGN  
 REMODELING DESIGN PROFESSIONALS, INC.  
 WWW.ORCHARDHOMEDSIGN.COM (408) 570-2666  
 15250 SHILOH ROAD, SUITE 100, SAN JOSE, CA 95131

CONSTRUCTION SECTIONS  
 CONSTRUCTION DETAILS

REMODEL TO:  
**THE ERNST RESIDENCE**  
 2108 ALBERT DRIVE  
 SANTE CLARA, CALIFORNIA 95051  
 (408) 625-3156



- ABBREVIATIONS**
- PUE - PUBLIC UTILITY EASEMENT
  - WCE - WIDE CLEARANCE EASEMENT
  - SEDE - STORM DRAIN EASEMENT
  - ICV - IRRIGATION CONTROL VALVE
  - CNC - CONCRETE
  - FNC - FENCE
  - TBC - TOP BACK OF CURB
  - AE - ANCHOR EASEMENT
  - OH - OVERHEAD UTILITY LINES
  - HB - HOSE BIB
  - FC - FACE OF CURB
  - FS - FACE OF STAIR
  - DL - DRIP LINE
  - SL - SHRUB LINE
  - D - GROUND
  - P - PLANTER



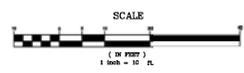
**CANCEL DATA:**  
 APN: 220-26-042  
 AREA: 5,500 SF +/-

**ELEVATION DATUM**  
 ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

**REFERENCES**  
 (A) 88-M-16

**BASIS OF BEARINGS**  
 BEARINGS ARE BASED UPON THE CENTER LINE OF AMETHYST DRIVE AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 83 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS  
 NORTH 22° 36' 00\"/>

**NOTES**  
 A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORDED MAPS AND THE CURRENT CDD FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.



*Jean-Paul Happee*  
 JEAN-PAUL HAPPEE, PLS 8007

**ALPHA LAND SURVEYS, INC.**

4444 SCOTT VALLEY DR. #7 SCOTT VALLEY, CA 95066 (925) 438-4433	P.O. BOX 1116 MORAN HILL, CA 95038 (925) 438-4433	SETBACK MAP OF 2100 AMETHYST DRIVE CITY OF SANTA CLARA SANTA CLARA COUNTY	SHEET 1 OF ONE
--	---	--	----------------------

1" = 10' | DATE: 11/25/23 | JOB: 2023-273