

VICINITY MAP

A.P.N.: 269-05-034
 ZONING: R-3-36
 LOT SIZE: 13,175 S.F.

EXISTING S.F.F.R.: 1,600 S.F. 3 BEDROOM, 2 BATHS
 EXISTING DUPLEX: 1,840 S.F. 2 BEDS, 2 BATHS + 1 BED, 1 BATH

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:	LOT SIZE:
UNIT #1	1,105	984	2,089 S.F.	4,250 S.F.
UNIT #2	1,180	884	2,064 S.F.	4,250 S.F.
UNIT #3	1,180	884	2,064 S.F.	4,675 S.F.

GARAGES: 400 S.F. EACH

TYPE OF CONSTRUCTION: VB
 OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2016 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

- A-1 SITE PLAN
- A-2 UNIT 1 FLOOR PLAN, ELEV
- A-3 UNIT 2 FLOOR PLAN, ELEV
- A-4 UNIT 3 FLOOR PLAN, ELEV
- C-1 TOPO & DEMO PLAN
- C-2 GRADING & DRAINAGE PLAN & TENTATIVE MAP
- L-1 TENTATIVE LANDSCAPE PLAN

REVISIONS	BY
PLANNING 10-23-18	

HOMETEC
 ARCHITECTURE, INC.
 555 8th MIDWINTER AVENUE, SAN JOSE, CA, 95128
 (408) 995-6508
 hometec@hometec.com

NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
 1444 MADISON STREET, SANTA CLARA, CA, 95050

Date	10-30-18
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-040
Sheet	A-1
	of Sheets



SOUTH ELEVATION

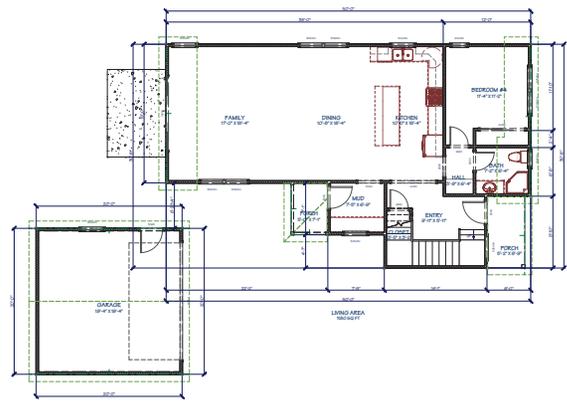
EAST ELEVATION



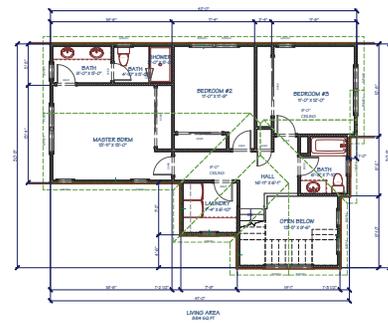
NORTH ELEVATION



WEST ELEVATION



FIRST FLOOR PLAN



SECOND FLOOR PLAN



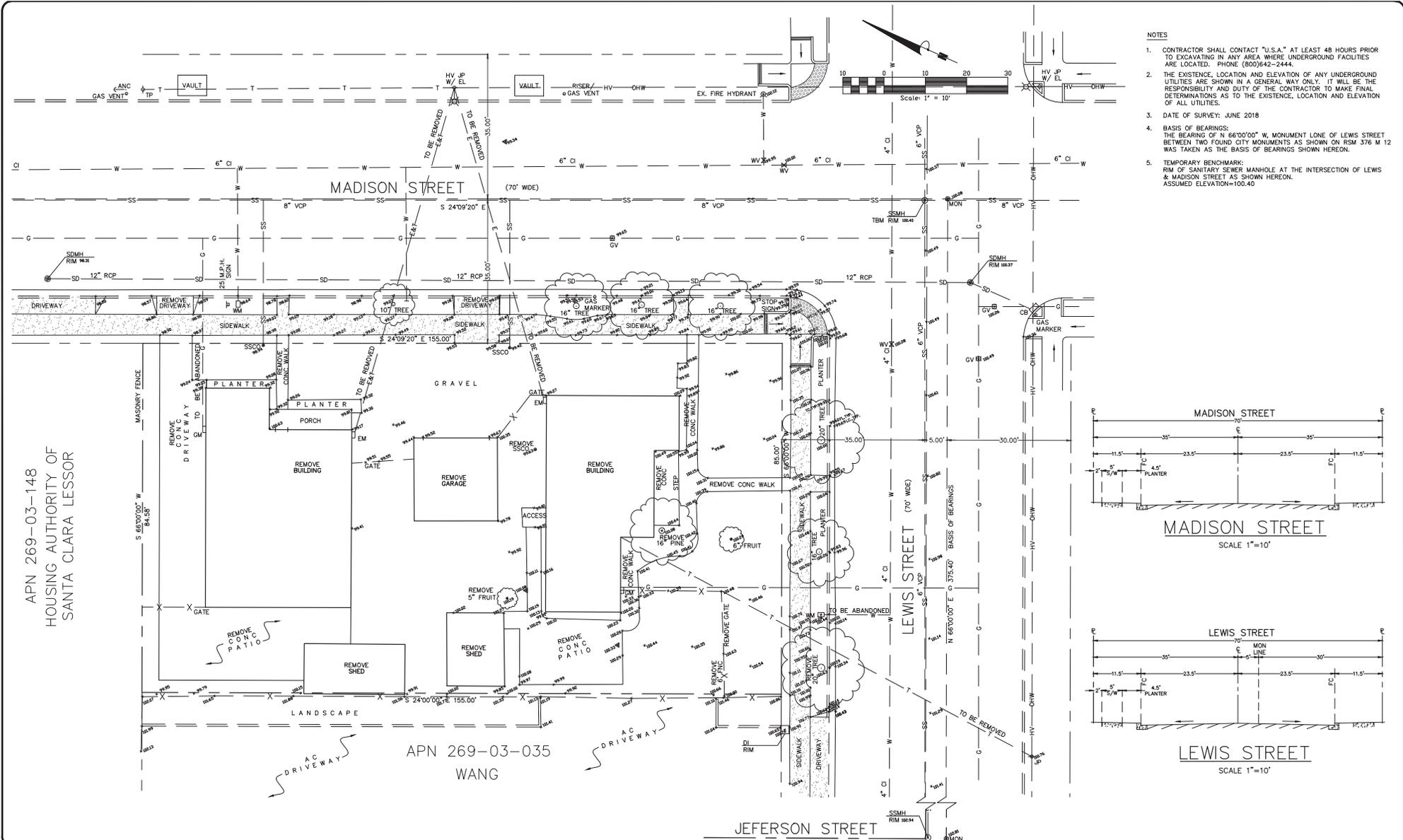
REVISIONS	BY
PLANNING 10-23-18	

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Richard.A.Hartman@hometec.com

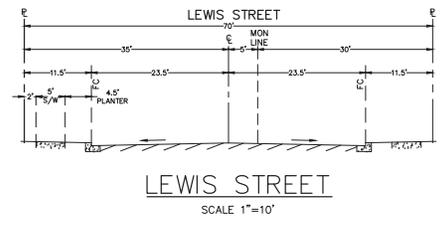
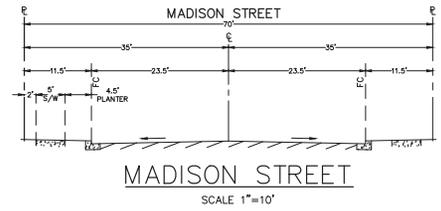
NEW PLANNED DEVELOPMENT FOR:
GREG B. MUSSALLEM
1444 MADISON STREET, SANTA CLARA, CA, 95050

Date	10 - 30 - 18
Scale	1" = 10'-0"
Drawn	KAH
Job	17-040
Sheet	A-3
of	Sheets

UNIT #2



- NOTES
- CONTRACTOR SHALL CONTACT "U.S.A." AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)842-2444.
 - THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
 - DATE OF SURVEY: JUNE 2018
 - BASIS OF BEARINGS: THE BEARING OF N 66°00'00" W, MONUMENT LONE OF LEWIS STREET BETWEEN TWO FOUND CITY MONUMENTS AS SHOWN ON RSM 376 M 12 WAS TAKEN AS THE BASIS OF BEARINGS SHOWN HEREON.
 - TEMPORARY BENCHMARK: RIM OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF LEWIS & MADISON STREET AS SHOWN HEREON. ASSUMED ELEVATION=100.40

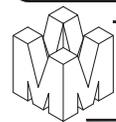


APN 269-03-148
HOUSING AUTHORITY OF
SANTA CLARA LESSOR

APN 269-03-035
WANG

PRELIMINARY

TOPOGRAPHIC & DEMOLITION PLAN
1444 MADISON STREET
APN 269-03-034
IN THE CITY OF SANTA CLARA, CALIFORNIA



DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-18, L.S. 9212-EXPIRES 09-30-19
PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd. Santa Clara, California 95050
Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

REVISIONS			
DATE	BY	DESCRIPTION	CHKD

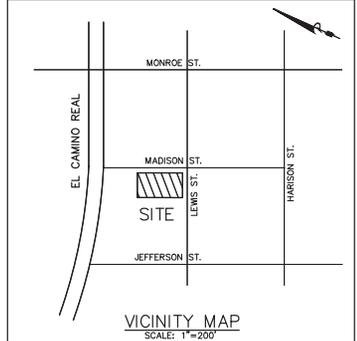
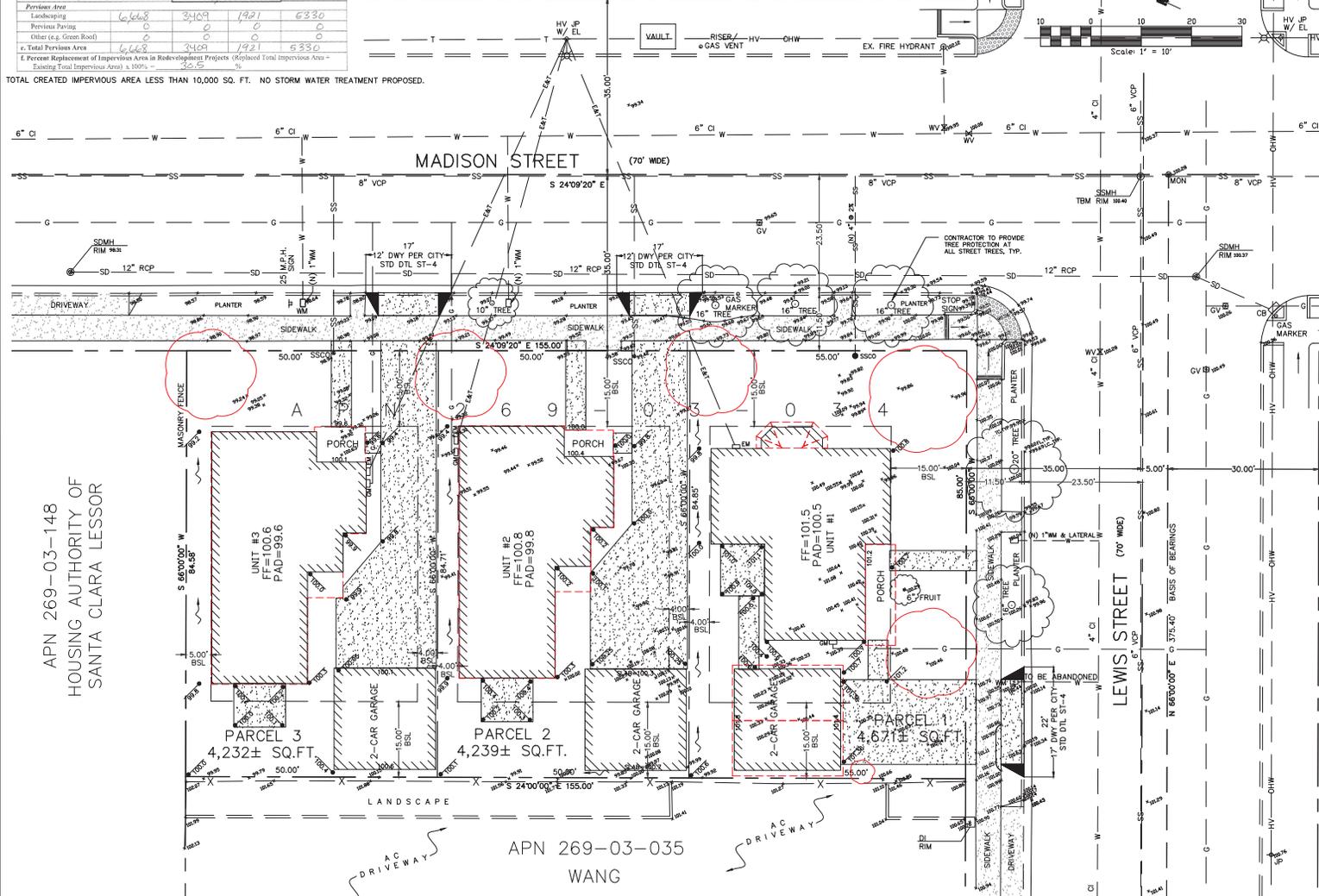
SCALE: 1"=10'	SHEET C1 OF 2 SHEET
DATE: 09-27-18	
DWG: JS ME16	
JOB NO. 18026 DWG NO. L14911	

IMPERVIOUS/PERVIOUS TABLE

a. Total Site Area: 0.3517 acre		b. Total Site Area Disturbed: 0.3017 acre		c. Total Permeable Area: 6,668 S.F. = 0.153 AC (C=0.60)	
Existing Area (S'F)		Proposed Area (S'F)		Total Per-Project Area (S'F)	
Replaced	New	Replaced	New	Replaced	New
Impervious Area					
Roof	4,032	1,822	3,270	5,092	
Parking	2,442	153	2,567	2,720	
Sidewalks and Streets	0	0	0	0	
c. Total Impervious Area	6,474	1,975	5,837	7,812	
d. Total new and replaced impervious area		7,812		PERVIOUS AREA=6,668 S.F. = 0.153 AC (C=0.60)	
Landscaping	6,368	3,409	1,921	6,330	
Previous Paving	0	0	0	0	
Other (e.g. Green Roof)	0	0	0	0	
e. Total Pervious Area	6,668	3,409	1,921	5,330	
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area = Existing Total Impervious Area) x 100% =		32.5		POST DEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)	

PREDEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
 PERVIOUS AREA=6,668 S.F. = 0.153 AC (C=0.60)
 IMPERVIOUS AREA=6,474 S.F. = 0.149 AC (C=0.90)
 Q = CIA
 Q = (0.6x1.8x0.153) + (0.9x1.8x0.149)
 Q = 0.165 + 0.241
 Q = 0.406 CFS

POST DEVELOPMENT FLOW (10YR STORM, I=1.8 IN/HR)
 PERVIOUS AREA=5,330 S.F. = 0.122 AC (C=0.60)
 IMPERVIOUS AREA=7,812 S.F. = 0.179 AC (C=0.90)
 Q = CIA
 Q = (0.6x1.8x0.122) + (0.9x1.8x0.179)
 Q = 0.1318 + 0.2900
 Q = 0.42 CFS



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 - TEMPORARY BENCHMARK: RM OF SANITARY SEWER MANHOLE AT THE INTERSECTION OF LEWIS & MADISON STREET AS SHOWN HEREON. ASSUMED ELEVATION=100.40
 - SETBACK: 15' FRONT & BACK, 5' SIDE

ASSESSOR'S PARCEL NO.: 269-03-034
 EXISTING USE: MULTI FAMILY 10 UNITS LESS
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING ZONING: R3-360-MEDIUM DENSITY MULTIPLE DWELLING
 PROPOSED ZONING: VERY LOW DENSITY RESIDENTIAL
 GENERAL PLAN: 1
 EXISTING PARCELS: 3
 PROPOSED PARCELS: 3

GAS SUPPLY: PACIFIC GAS & ELECTRIC CO.
 ELECTRIC SUPPLY: SILICON VALLEY POWER
 WATER SUPPLY: CITY OF SANTA CLARA
 SANITARY SEWER: CITY OF SANTA CLARA
 STORM DRAINAGE: CITY OF SANTA CLARA
 STREET TREES: TO CONFORM TO CITY OF SANTA CLARA STANDARDS
 STREET IMPROVEMENTS: TO CONFORM TO CITY OF SANTA CLARA STANDARDS
 PUBLIC AREAS: NONE

FLOOD ZONE:
 ZONE X, PANEL NO. 06085C 0227 H, DATED: MAY 10, 2009
 AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 1% ANNUAL CHANCE FLOOD.

AREAS :

GROSS :	13,142± SQ. FT. = 0.3017± ACRES
NET :	13,142± SQ. FT. = 0.3017± ACRES

EXISTING	AREA (S'F)	PROPOSED	AREA (S'F)
APN 224-27-048	13,142	PARCEL #1	4,671
		PARCEL #2	4,239
		PARCEL #3	4,232
TOTAL	13,142	TOTAL	13,142

APN 269-03-148
 HOUSING AUTHORITY OF
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PRELIMINARY
 GRADING & DRAINAGE PLAN/ TENTATIVE MAP
 1444 MADISON STREET
 APN 269-03-034
 IN THE CITY OF SANTA CLARA, CALIFORNIA

REVISIONS				CHKD	SCALE: 1"=10'	DATE: 09-27-18	DWC: JS ME18	CHKD:	JOB NO. 18026	DWG NO. L14911
DATE	BY	DESCRIPTION								

SHEET
C2
 OF 2 SHEET

