



City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, April 17, 2024

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> or
- o Phone: 1 (669) 900-6833

Meeting ID: 929 5021 8717

How to Submit Written Public Comment Before Development Review Hearing Meeting:
By email to PlanningPublicComment@santaclaraca.gov by 12 p.m. the day of the meeting.
Please identify the Agenda Item Number in the subject line of your email.
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 note: Emails received as public comment will not be read aloud during the meeting.

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.

PUBLIC PARTICIPATION IN ZOOM

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

CALL TO ORDER AND ROLL CALL

24-386 [Declaration of Procedures](#)

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

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.]

CONSENT CALENDAR

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the staff, the applicant, or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

None

GENERAL BUSINESS

The following items from this Development Review Hearing agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Development Review Hearing. Please contact the Planning Division office for information on the schedule of hearings for these items.

1. **24-310** [PUBLIC HEARING: Action on the Architectural Review \(PLN24-00008\) of a Proposed First-Floor and Second-Floor Addition, and Detached Garage at 745 Harrison Street](#)

Recommendation: Determine the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(1) (Class 1 - Existing Facilities), and Approve the Architectural Review for a 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage resulting in a 3,333 square-foot two-story residence with 7-bedroom, 5-full and 2-half bathrooms.

2. **24-319** [PUBLIC HEARING: Action on the Architectural Review \(PLN23-00590\) of a Proposed First-Floor Addition Resulting in Five Bedrooms at an Existing Single-Story Residence at 3878 Hancock Drive](#)

Recommendation: Determine the project to be exempt from CEQA pursuant to Section 15303 (Class 3) (New Construction or Conversion of Small Structure) of the CEQA guidelines, and **Approve** the Architectural Review for a 723 square-foot first floor addition to an existing one-story single-family residence, resulting in a 2,593 square-foot, five-bedroom, four-bathroom one-story single-family residence at 3878 Hancock Drive, subject to findings and conditions of approval.

3. 24-171 [PUBLIC HEARING: Action on the Architectural Review \(PLN24-00028\) for the Demolition of 924 Square Feet of Existing Livable Space to construct 1,826 Square Feet of Livable Space in an Existing Single-Story Residence at 2683 Sonoma Place](#)

Recommendation: Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the demolition of 924 square feet of an existing 1,326 square foot residence to construct 1,826 square feet of new livable space resulting in a 2,228 square-foot, four bedroom, three bathroom one-story single family residence at 2683 Sonoma Place, subject to findings and conditions of approval.

4. 24-305 [PUBLIC HEARING: Action on the Architectural Review \(PLN24-00079\) for a Proposed 1,289 Square Feet Second Story Addition and a 660 Square Feet Single Story Addition to an Existing Single-Story Residence at 2135 Laurel Drive.](#)

Recommendation: Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (e)(1) (Class 1 - Existing Facilities), and **Approve** the Architectural Review for the construction of a 1,289 square foot second story addition and a 653 square foot single story addition to an existing 1,393 square feet resulting in a 3,342 square-foot, three-bedroom, four-bathroom two-story single family residence, subject to findings and conditions of approval.

5. 24-297 [PUBLIC HEARING: Action on an Architectural Review \(File No. PLN22-00505\) for the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements Located at 1957 Pruneridge Avenue](#)

Recommendation: Determine the project to be consistent with the project's certified Final EIR and **Approve** Architectural Review for the development of 22 detached single-family residences and associated on- and off-site improvements located at 1957 Pruneridge Avenue based on the findings and conditions of approval.

6. 24-293 [PUBLIC HEARING: Action on Architectural Review \(PLN23-00502\) to Demolish the Existing 48,977 Square Foot Structure and Install a 187-Stall Surface Parking Lot at 3071 Stevens Creek Blvd](#)

Recommendation:

Determine the project to be exempt from CEQA pursuant to Section 15303 (Class 3) (New Construction or Conversion of Small Structure) of the CEQA guidelines and **Approve** the Architectural Review to demolish existing 48,977 square foot structure, and pave and stripe a 187-stall surface parking lot at 3071 Stevens Creek Blvd. at 3071 Stevens Creek Blvd, subject to the findings and conditions of approval.

7. 24-159 [PUBLIC HEARING: Action on the Architectural Review \(PLN22-00495\) for a Proposed Central Utility Building for Intel at 3065 Bowers Avenue](#)

Recommendation: **Adopt** the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and **Approve** an Architectural Review for the new 17,000 square feet Central Utility Building and on-site improvements at 3065 Bowers Avenue, subject to findings and conditions of approval.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, May 15, 2024 at 4 p.m.

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.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

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

24-386

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Declaration of Procedures



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

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.



Agenda Report

24-310

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN24-00008) of a Proposed First-Floor and Second-Floor Addition, and Detached Garage at 745 Harrison Street

File No.(s): PLN24-00008

Location: 745 Harrison Street, a 6,721 square foot lot located on the north side of Harrison Street, approximately 180 feet west of The Alameda; APN:269-06-060; zoned Thoroughfare-Commercial (CT)

Applicant: Santosh Addagulla

Owner: Santosh Addagulla

Request: **Architectural Review** for a 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage resulting in a 3,333 square-foot two-story residence with seven-bedrooms, five-full bathrooms, and two-half bathrooms.

Project Data

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

Points for Consideration

- The property is located within 200 feet of a historic resource.
- The property is not currently listed as a historic resource on the City's Historic Resource Inventory (HRI); however, it is adjacent to two HRI properties located at 755 Harrison Street and 744 Lewis Street.
- The existing residence is a one-story 1,392 square foot, four-bedroom, and two and a half-bathroom house in the Queen Anne Cottage architectural style.
- Per the Santa Clara code 18.120.020.D.1d, the project requires Architectural Review approval through a Development Review Hearing.
- Per the Santa Clara code 18.130.070, development projects that require Architectural Review that are located within 200 feet of an HRI property, but that are not an HRI property, shall first be referred to the Historic and Landmarks Commission to review the project for neighborhood compatibility and consistency with the City's adopted Design Guidelines and make a recommendation to the Development Review Officer.
 - The project went to the Historic and Landmarks Commission on March 7, 2024. The agenda packet is available on the City's website.
 - One public comment was received at the March 7, 2024 Historical & Landmarks Commission hearing regarding concerns of parking overflow onto the street and the

- number of proposed bedrooms.
- The Historic and Landmarks Commission recommended approval to the Development Review Hearing with recommendations to remove the Queen Anne trim to the addition and differentiate the width of siding on the addition from the existing residence.
- The project proposes a first-floor addition of 785 square feet and a second-floor addition of 704 square feet to the rear of the existing residence and a 451 square-foot detached garage in the rear.
- The proposed project results in a two-story 3,333 square-foot floor area including seven bedrooms, five full bathrooms and two half bathrooms, and a detached garage.
- The applicant will be utilizing Assembly Bill (AB) 3194 (2019) to use the development standards of the R2 Zoning District, which is consistent with the Low Density Residential General Plan Land Use Designation.
 - AB 3194 allows the applicant to use the development standards for a zoning district that is consistent with the general plan and prohibits a local agency to require rezoning if a proposed project is consistent with the general plan, but the existing zoning for the project site is inconsistent with the general plan.
 - The subject property is currently zoned CT - Thoroughfare Commercial with the General Plan Land Use Designation of Low Density Residential.
 - The Zoning Ordinance was adopted and effective in February 2024, however, portions of the code do not go into effect until an update of the zoning map occurs. Zoning Districts other than single-family will be effective at the same time as the adoption of the updated zoning map in Spring 2024.
 - The subject property will be rezoned to R2 with the zoning map adoption in Spring 2024.
 - In the meantime, the applicant will use AB 3194 to be consistent with the Low Density Residential General Plan and the updated Zoning Ordinance and Zoning Map when it is adopted.
- The project is consistent with the Santa Clara Single-Family Design Guidelines (2014):
 - The second floor is proposed to be 33% of the first floor, which is consistent with the guideline that second-floor areas should not exceed approximately 66% of the first-floor area.
 - The proposed second floor meets the step-back guidelines in that second-floor areas are set back at least three-feet from the front and left side wall of the first floor.
 - Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.
 - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
 - The proposed second floor windows facing the side property lines meet the guideline to raise the windowsill level to a minimum five feet above the finished floor.
- Findings can be made in support of the project consistent with Santa Clara City Code Chapter 18.120.
- A neighborhood notice was distributed to properties within a 300-foot radius of the subject site for this project review.

- There are no active code enforcement cases for this property.

Findings Supporting Staff's Recommendation

Granting the Architectural Review approval requires, the following findings consistent with Zoning 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 of 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:*
 - The proposed project is consistent with the City's Single-Family Design Guidelines (2014):
 - Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.
 - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
 - The proposed addition is consistent with the scale and design found in the existing surrounding neighborhood.
- 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 addition is consistent with the City's Single-Family Design Guidelines (2014):
 - The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
- The proposed expansion and addition comply with the R2 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) pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), in that the activity consists of the permitting of a proposed use that will expand an existing structure and add an addition to the first and second floor of the existing 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 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 300-foot radius of the project site on April 4, 2024. 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 the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(1) (Class 1 - Existing Facilities), and Approve the Architectural Review for a 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage resulting in a 3,333 square-foot two-story residence with 7-bedroom, 5-full and 2-half bathrooms.

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

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

ATTACHMENTS

1. AB 3194 Implementation Letter
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plans

Request to Implement AB3194 Bill for Residential Development

February 08, 2024

Project: Residential Remodel and New Addition

Address: 745 Harrison St, Santa Clara, CA 95050

Application#: PLN24-00008

Dear Sir/Madam,

I hope this letter finds you well. I am writing to express my strong support for the implementation of **AB3194 bill** for our residential development project. As a concerned citizen and an Owner, I believe that adopting this legislation will significantly benefit our neighbourhood and enhance the quality of the project.

Allow me to highlight some key points regarding the AB3194 bill and its potential impact:

Existing zoning for this site is CT and it will be rezoned to R2 later on.
But we are designing our project as per R2 zone to gain maximum allowable residential use.

We are Providing a new addition for the main house, which will help to improve the existing condition. By developing this new addition with the R2 zone, it gives us increased residential use. The whole property will be well maintained and increase economic, environmental, and social quality of life.

There is no garage currently on the site so we have provided a Two car garage, which took the load of off-street parking.

The AB3194 bill emphasizes the creation of affordable housing units within residential projects. Affordable housing not only benefits low-income families but also contributes to the overall economic stability of our community.

AB3194 emphasizes sustainable building practices, energy efficiency, and green spaces. By adhering to these guidelines, our residential project can minimize its environmental footprint, reduce energy costs, and create a healthier living environment for residents.

Our city's development decisions should align with a long-term vision. AB3194 provides a framework that considers both immediate needs and future generations. By adopting this bill, we demonstrate our commitment to responsible urban planning.

In conclusion, as an Owner we believe that embracing AB3194 will lead to a more inclusive, sustainable, and vibrant community.

Thank you for your attention to this matter. I look forward to positive developments in our city's housing development.



Sincerely,
Santosh Addagulla

02/08/2024

Attachment 2: Project Data/Compliance

Project Address: 745 Harrison Street
Zoning: R2-7L through AB3194

Project Number: PLN24-00008

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,721	6,721	7,000	N
Lot Area per Dwelling Unit (SF):	--	--	--	--
Building Square Footage (SF)				
1 st Floor:	1,313	2,098	--	--
2 nd Floor:	--	704	--	--
Porch/Patio:	78.58	78	--	--
Garage:	--	451	--	--
Total:	1,392.39	3,332	--	--
Floor Area Ratio:	0.21	0.49	--	--
% of 2 nd floor to 1 st floor:	--	27%	66%	Y
Building Coverage (%)				
Building Coverage (All):	21%	39%	45%	Y
Rear Yard Accessory Building Coverage:	--	18%	40%	Y
Main Building Setbacks (FT)				
Front (1 st floor):	10'	10'	20'	N
(2 nd floor):		>60'	20'	Y
Side (1 st floor left):	7' 2.5"	7' 2.5"	5'	Y
(2 nd floor right):		7' 2.5"	5'	Y
Side (1 st floor left):	10' 7"	10' 7"	5'	Y
(2 nd floor right):		10' 7"	5'	Y
Rear (1 st floor):	87' 2"	56' 2.5"	15'	Y
(2 nd floor):		56' 2.5"	15'	Y
Accessory Building (Shed) Setbacks (FT)				
Front:	--	--	--	--
Side (left):	--	17' 3"	3'	Y
(right):	--	6'	3'	Y
Street Side:	--	--	--	--
Rear:	--	6'	5'	Y
From main building:	--	28' 5 1/2"	6'	Y
Height (FT)				
Main building:	24'	24' 5 1/4"	25'	Y
Accessory building:	--	12' 6 1/4"	16'	Y
# of Bedrooms/Bathrooms:	4/2.5	7/ 5 full bath + 2 half bath	--	--
Parking and Common Living Area:				
Off-street Parking	2	2	2	Y
Common Living Area	--	39.24%	Min. 25%	Y

Conditions of Architectural Review Approval

PLN24-00008 / 745 Harrison Street

A 785 Square-Foot First Floor Addition, 704 Square-Foot Second Floor Addition, and a 451 Square-Foot Detached Garage resulting in a 3,333 square-foot two-story residence with 7-bedroom, 5-full and 2-half bathrooms.

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 April 17, 2026.

G2. Conformance with Plans. Prior to the issuance of Building Permit, the development of the site and all associate improvements shall 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. HLC Recommendation. The owner or designee shall demonstrate the removal of Queen Anne trim to the addition and to differentiate the width of the siding on the addition from the main residence.

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.

ST1. **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.

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.

ST2. **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

ST = Streets Division (Landscape, Solid Waste, and 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: _____

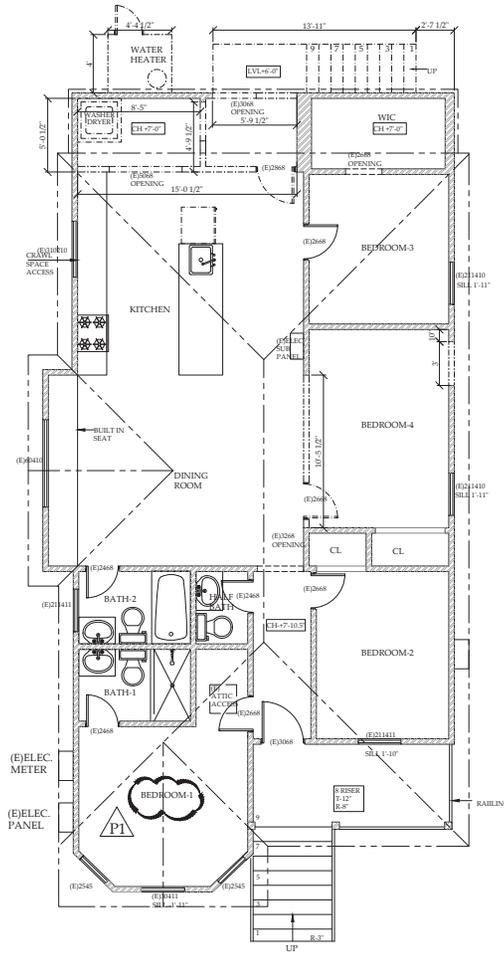
Date: _____

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.

NOTE: THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEvised SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RICHIA MITTAL.

REVISIONS	BY
REV 1: 02-08-24	PT

REVISION	BY
PT	
RM	
DATE	01-04-2024
SCALE	AS NOTED
FOR	SANTOSH HOME
TITLE	EXISTING/ DEMO PLAN



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

LEGEND	
1: EXISTING WALL TO REMAIN	
2: WALL TO BE DEMOLISHED	

FLOOR PLAN NOTES

ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.
 GYPSUM WALL BOARD SHALL BE INSTALLED PER 2019 IRC 702.3.

INSTALL 5/8" TYPE "X" GYP. BD. ON WALLS AND CEILING @ USABLE UNDER STAR CLOSET, WHERE APPLICABLE.

WALL COVERING SHALL BE CEMENT BACKER BOARD, TILE OR APPROVED EQUAL TO 7/8" ABOVE DRAIN AT SHOWERS OR TUBS WITH SHOWERS MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

PROVIDE WATER RESISTANT GYP. BD. ON ALL "WET" AREAS.
 ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOOR, GLASS SUBJECT TO HUMAN IMPACT, ETC SHALL BE SAFETY TEMPERED.

EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 3/8" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOOR.

VENTILATING OPENINGS SHALL BE COVERED WITH METAL MESH WITH MAX. 1/4" OPENINGS.

WINDOWS MARKED AS "EGRESS" EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING HEIGHT SHALL NOT BE LESS THAN 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL NOT BE LESS THAN 20 INCHES. [R310.2.1] EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. [R310.2.2]

EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/ BATT INSULATION. (UNLESS OTHER WISE NOTED - CHECK FLOOR PLANS).

WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MANUF. SPECIFICATIONS.

MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED.
 INSTALL ALL WINDOWS AND DOOR AS PER MANUF. SPECIFICATIONS

FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

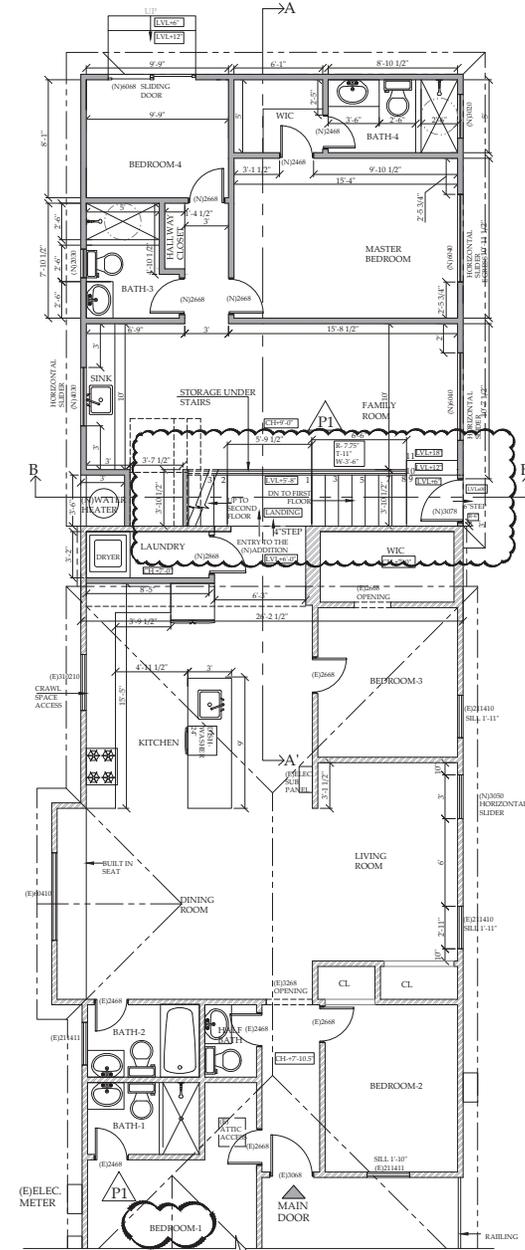
TOILETS TO HAVE MIN. 30" WIDE X 24" DEEP CLEARANCE.

PROVIDE WALL CLEAN-OUT FOR ALL SINKS
 CEILING HEIGHT OF ALL ROOMS TO MAINTAIN FINISH. SHOWER DOORS SHALL OPEN 30 AS TO MAINTAIN NOT LESS THAN A 22-INCH UNRESTRICTED OPENING FOR EGRESS.

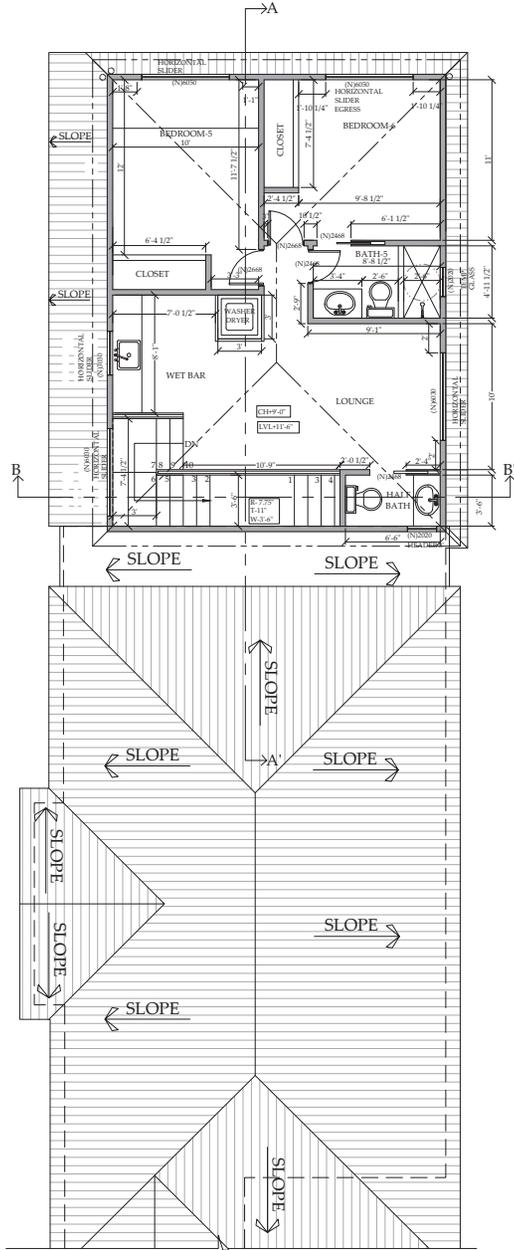
LEGEND

- 1: EXISTING WALL TO REMAIN
- 2: PROPOSED INTERNAL & EXTERNAL WALL (2X4 STUDS)

NOTE FOR CONTRACTOR:
 EXTERIOR WALL DIMENSIONS ARE UPTO STUDS AND DOESN'T INCLUDE EXTERNAL CLADDING THICKNESS.



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



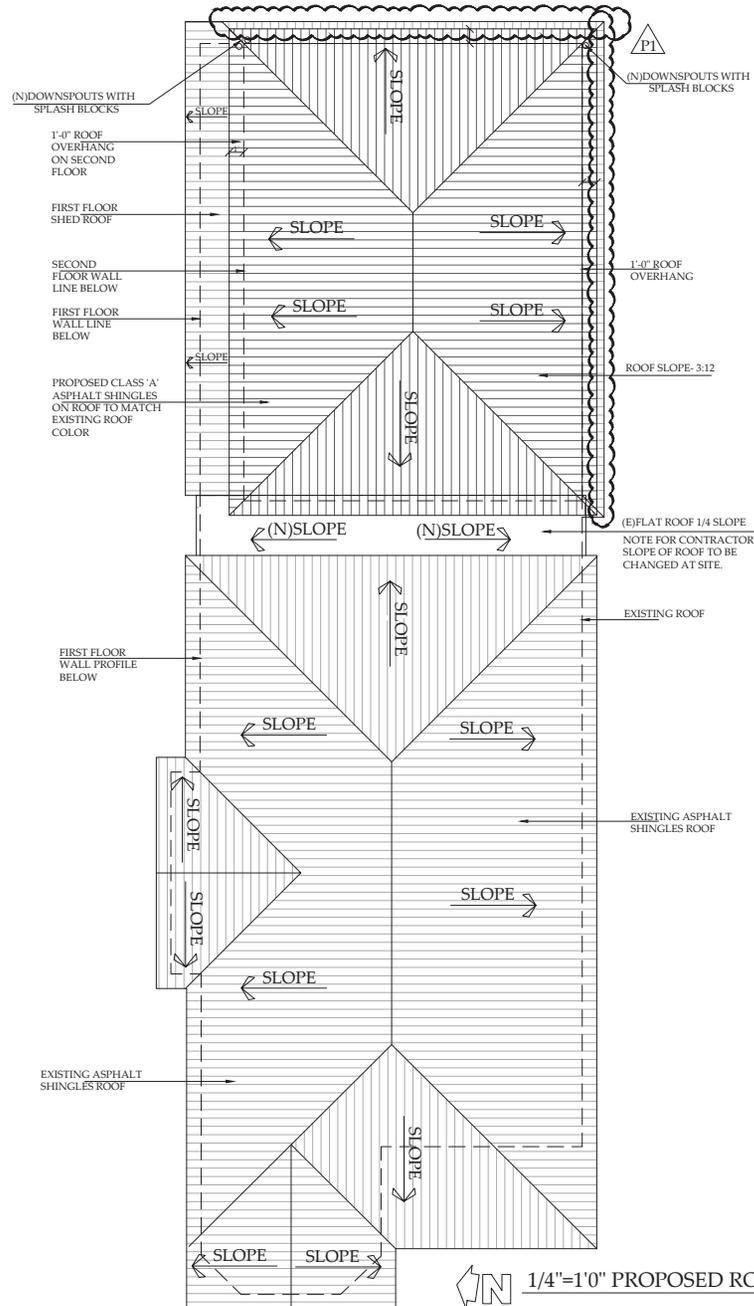
1/4"=1'-0" PROPOSED SECOND FLOOR PLAN

NOTE: THE PLANS, IDEAS AND DESIGNS SHOWN ON THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. DEvised SOLELY FOR THIS PROJECT. PLANS SHALL NOT BE USED, WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RICHA MITTAL.

REVISIONS	BY
REV 1: 02-08-24	PT

DATE	BY
01-04-2024	RM
AS NOTED	PT

SANTOSH HOME
PROPOSED
ROOF PLAN



ROOF PLAN NOTES

ROOFING:
ASPHALT SHINGLE ROOF COLOR TO BE SELECTED BY OWNER. OVER 30 LB. ROOFING FELT. INSTALL PER MANUF. SPECS.

FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5

BUILT-UP ROOF, CLASS "A"
28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLYS, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET.

FLASHING & COUNTER FLASHING: 26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON SHEET 5P.

VALLEY FLASHING:
26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

DOWNSPOUTS:
2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS. PROVIDE BASKET STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT.

GUTTERS:
5" GALV. STEEL GUTTER

COPPER METAL ROOFING, COPPER GRANULE-CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED. THE AFOREMENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

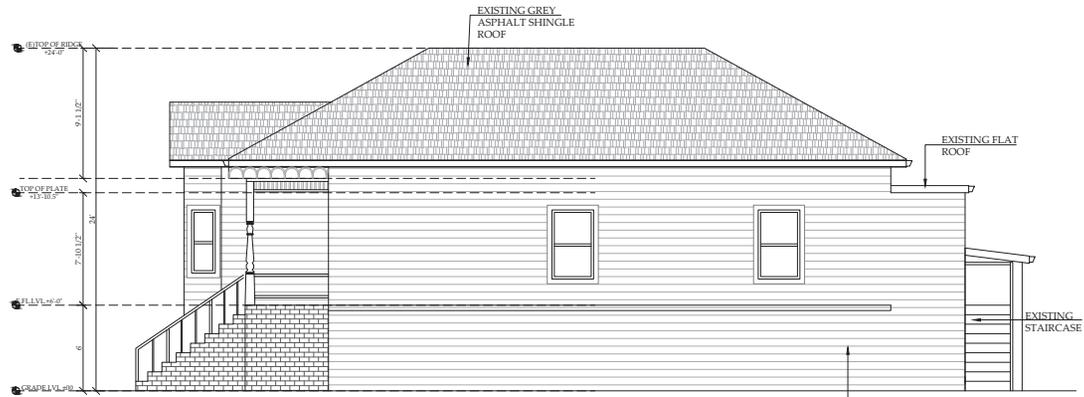
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REVISIONS	BY
REV 1: 02-08-24	PT

DATE	BY
01-04-2024	PT



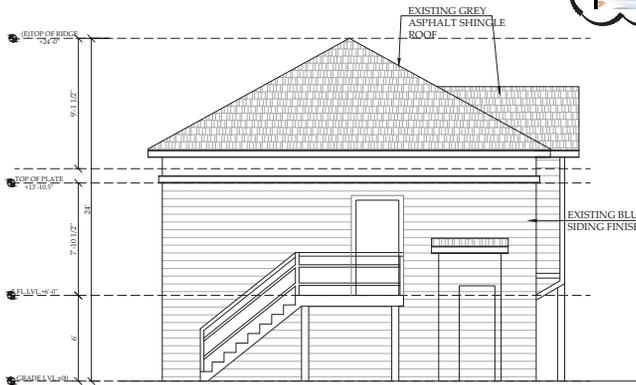
1/4"=1'-0" EXISTING WEST SIDE (FRONT) ELEVATION



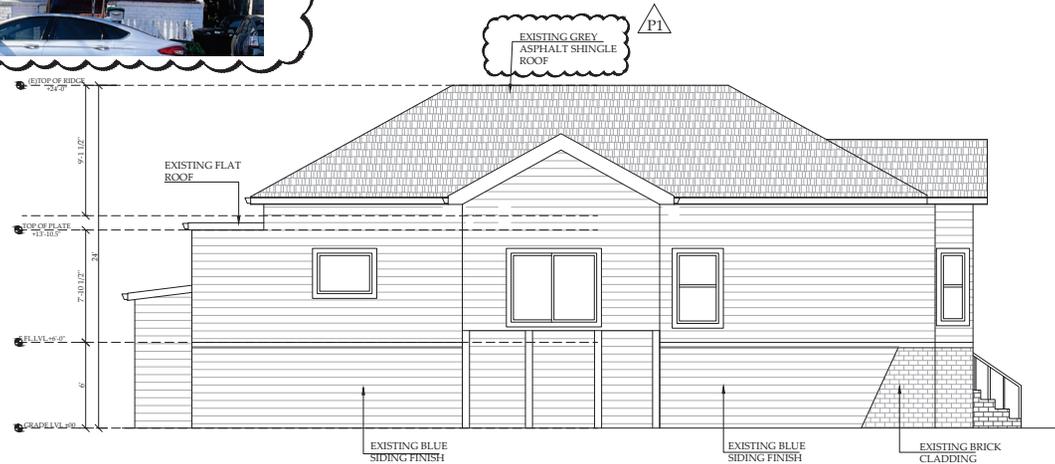
1/4"=1'-0" EXISTING SOUTH SIDE (RIGHT) ELEVATION



EXISTING FRONT ELEVATION (CURRENT SITE PHOTO)



1/4"=1'-0" EXISTING EAST SIDE (REAR) ELEVATION



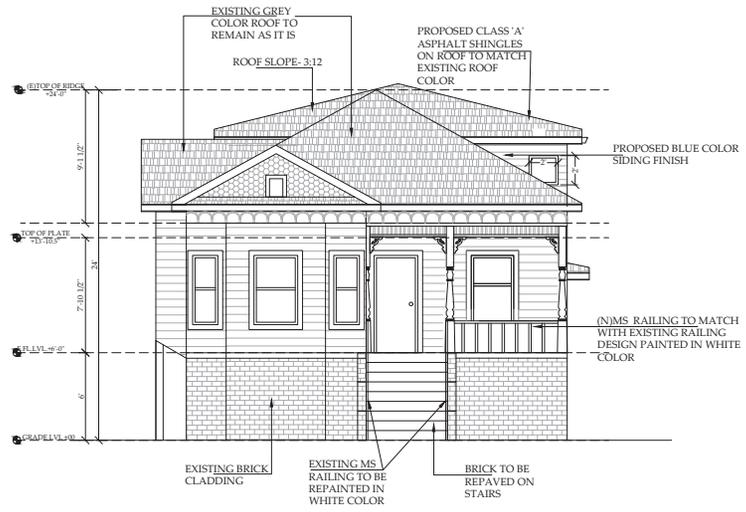
1/4"=1'-0" EXISTING NORTH SIDE (LEFT) ELEVATION

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REVISIONS	BY
REV 1: 02-08-24	PT

DATE	BY	REVISION
01-04-2024	RM	AS NOTED

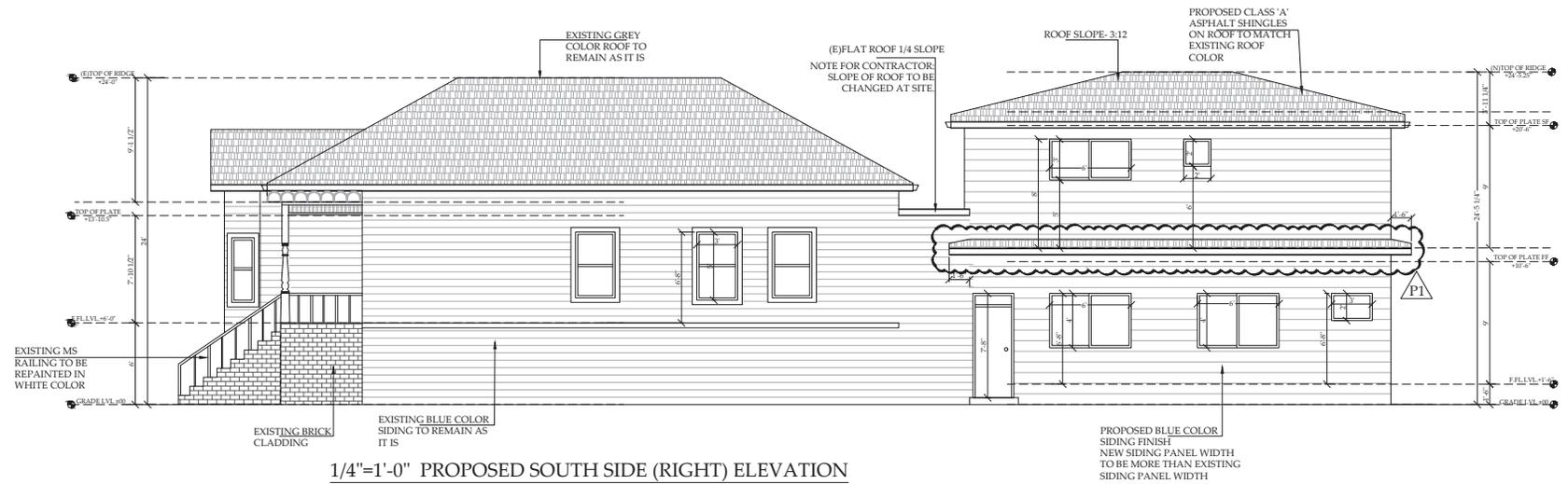
PREPARED BY: SANTOSH HOME
 TITLE: PROPOSED ELEVATION



1/4"=1'-0" PROPOSED WEST SIDE (FRONT) ELEVATION

ELEVATION NOTES

- SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)
- UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757 AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION. [TABLE R905.1.1(1)]
- PROVIDE A SPARK ARRESTOR FOR ANY NEW OR EXISTING CHIMNEY. (CBC 2113.9.1/CRC 1003.9.1)
- ROOF SLOPES >2:12 AND <4:12 WITH ASPHALT SHINGLES SHALL HAVE TWO LAYERS OF 15 LBS. FELT APPLIED SHINGLE STYLE. (CRC 1507.2.2/CRC 905.2.2)
- ATTIC AREAS SHALL HAVE CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH 50% OF THE REQUIRED VENT AREA TO BE VENTILATORS LOCATED A MINIMUM OF 3' ABOVE EAVE OR CORNICE VENTS. SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS. (CBC 1203/ CRC R806)
- PROVIDE ATTIC ACCESS (20"x30") FOR NEW AREAS. (CBC 1209/ CRC R408.4)

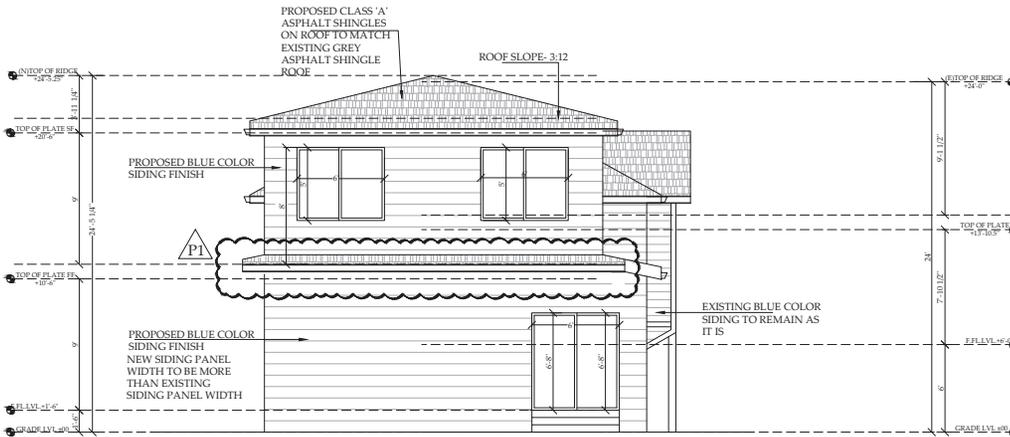


1/4"=1'-0" PROPOSED SOUTH SIDE (RIGHT) ELEVATION

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REVISIONS	BY
REV 1: 02-08-24	PT

DATE	BY
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RM	
DATE	
01-04-2024	
SCALE	
AS NOTED	
DESIGNED BY	
SANTOSH HOME	
DRAWN BY	
PROPOSED ELEVATIONS	



ELEVATION NOTES

SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)

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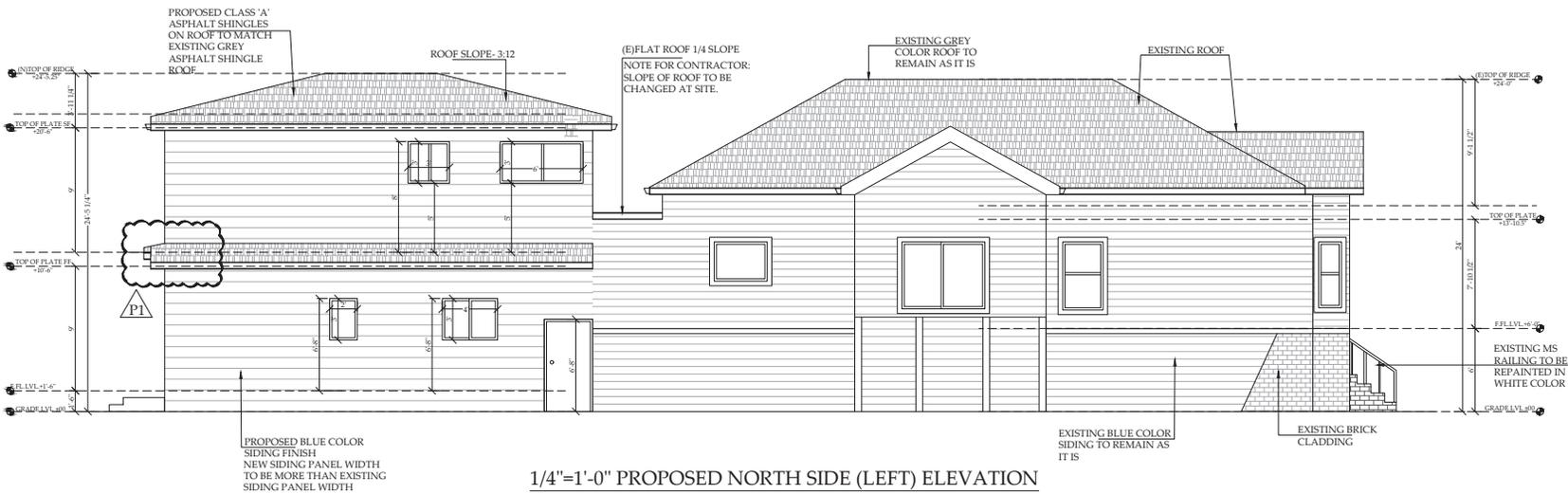
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PROVIDE ATTIC ACCESS (20"x30") FOR NEW AREAS. (CBC 1209/ CRC R408.4)

1/4"=1'-0" PROPOSED EAST SIDE (REAR) ELEVATION

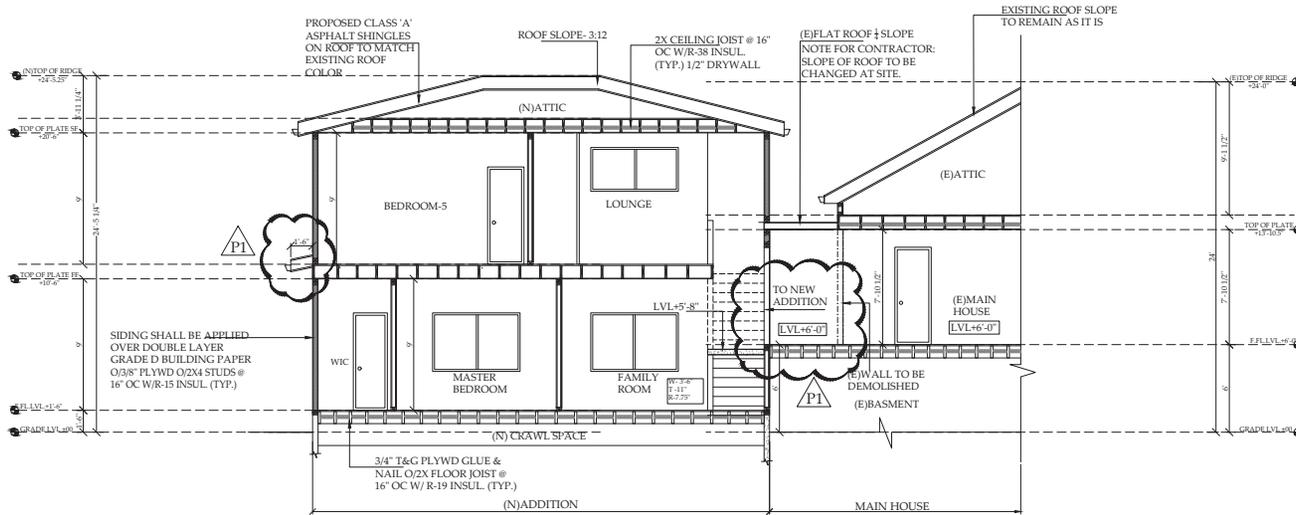


1/4"=1'-0" PROPOSED NORTH SIDE (LEFT) ELEVATION

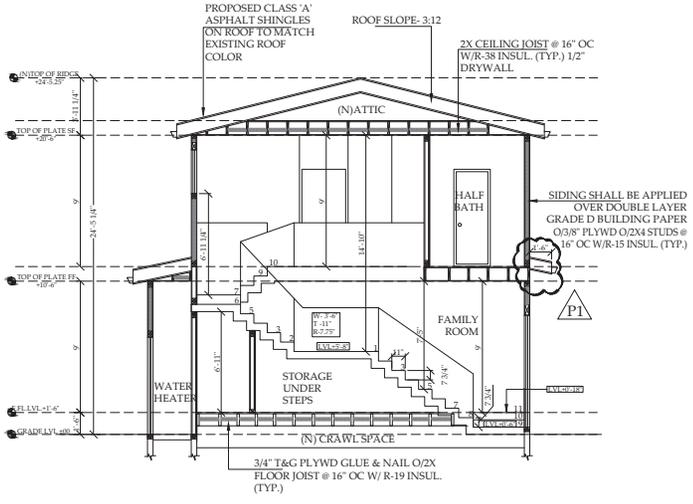
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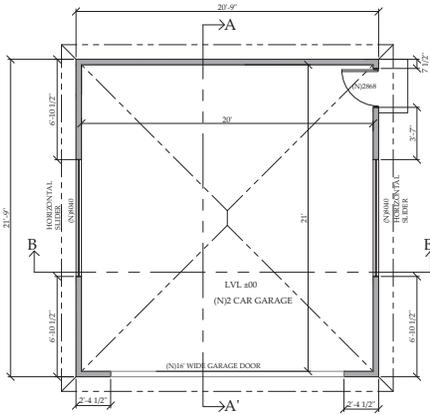


1/4"=1'-0" PROPOSED SECTION AT A-A'



1/4"=1'-0" PROPOSED SECTION AT B-B'

NOTE: CONTRACTOR TO CONFIRM THE R VALUES OF FIBER GLASS INSULATION FROM THE TITLE 24 REPORT. TITLE 24 VALUES WILL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS.



1/4"=1'-0" PROPOSED DETACHED GARAGE FLOOR PLAN

LEGEND

1: PROPOSED INTERNAL & EXTERNAL WALL (2X4 STUDS)

FLOOR PLAN NOTES

ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD EXCEPT OTHERWISE NOTED.

GYPSUM WALL BOARD SHALL BE INSTALLED PER 2019 CRC 702.3.

WALL COVERING SHALL BE CDMBR BOARD, TILE OR APPROVED EQUAL TO 2" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE. EXCEPTIONS: EXTERIOR DOORS 1-3/4" THICK WITH SOLID WOOD PANELS NOT LESS THAN 9/16" THICK ARE A SATISFACTORY ALTERNATIVE TO A SOLID CORE DOOR.

VENTILATING OPENINGS SHALL BE COVERED WITH METAL MESH WITH MAX. 1/4" OPENINGS.

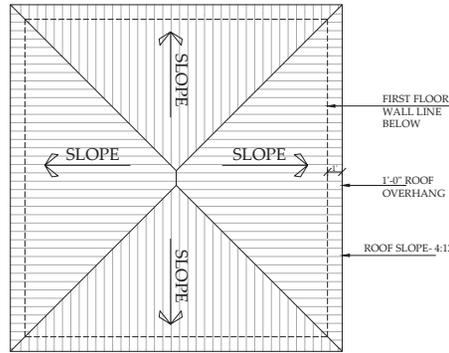
EXTERIOR STUD WALLS TO BE 2 X 4 STUDS 16" O.C. W/BAIT INSULATION, (UNLESS OTHER WISE NOTED - CHECK FLOOR PLANS).

WINDOWS AND DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MANUF. SPECIFICATIONS.

MAKE A MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIERS AND OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED. INSTALL ALL WINDOWS AND DOOR AS PER MANUF. SPECIFICATIONS.

FLASH ALL EXTERIOR OPENINGS WITH SHEET METAL TO EXTEND 6" UNDER BUILDING PAPER BEHIND WALL OPENING.

CEILING HEIGHT OF ALL ROOMS TO INCLUDE FLOOR FINISH.



1/4"=1'-0" PROPOSED ROOF PLAN FOR GARAGE

ROOF PLAN NOTES

ROOFING: ASPHALT SHINGLE ROOF COLOR TO BE SELECTED BY OWNER. OVER 30 LB. ROOFING FELT. INSTALL PER MANUF. SPECS.

FASTENERS FOR THE ROOFING SHALL BE CORROSION RESISTANT PER CRC R905.2.5

BUILT-UP ROOF, CLASS "A" 28 LB BASE PLY, ATTACHED MECHANICALLY 9" OC EDGES, AND 18" OC FIELD. INNER PLYS, 11 LB. FELT W/ MIN. 25 LB. MOPPING. 78 LB. MINERAL SURFACE CAP SHEET.

FLASHING & COUNTER FLASHING: 26 GAUGE STEEL, U.O.N., AS REQUIRED AT JUNCTURE OF ROOF AND VERTICAL SURFACES. SEE SHEET METAL NOTES ON SHEET SP.

VALLEY FLASHING: 26 GAUGE GALV. STEEL OVER 15 LB. FELT. CRICKETS SIMILAR.

GUTTERS: 5" GALV. STEEL GUTTER

COPPER METAL ROOFING, COPPER GRANULE-CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED. THE ABOVE-MENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

ELEVATION NOTES

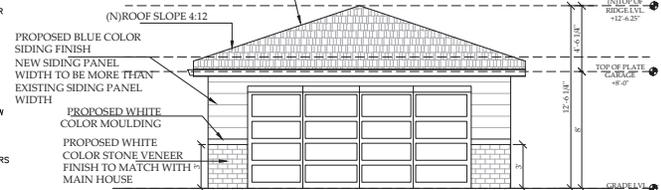
SIDING SHALL BE APPLIED OVER ONE LAYER GRADE D BUILDING PAPER. (CBC 1404.2/CRC R703.2)

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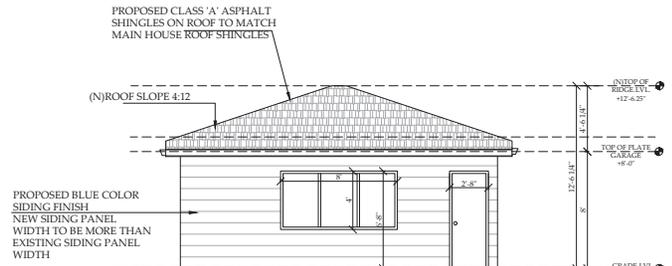
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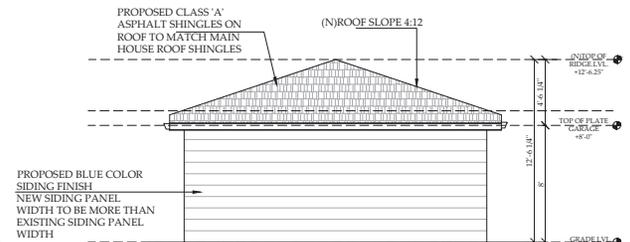
PROPOSED CLASS 'A' ASPHALT SHINGLES ON ROOF TO MATCH MAIN HOUSE ROOF SHINGLES



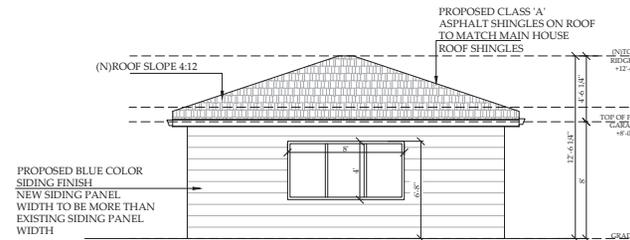
1/4"=1'-0" PROPOSED WEST SIDE (FRONT) ELEVATION



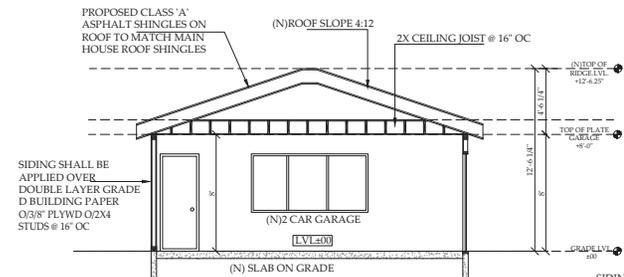
1/4"=1'-0" PROPOSED SOUTH SIDE (RIGHT) ELEVATION



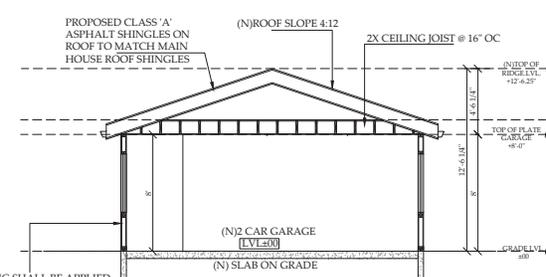
1/4"=1'-0" PROPOSED EAST SIDE (REAR) ELEVATION



1/4"=1'-0" PROPOSED NORTH SIDE (LEFT) ELEVATION



1/4"=1'-0" PROPOSED SECTION AA'



1/4"=1'-0" PROPOSED SECTION BB'

NOTE: CONTRACTOR TO CONFIRM THE R VALUES OF FIBER GLASS INSULATION FROM THE TITLE 24 REPORT. TITLE 24 VALUES WILL TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS.

SANTOSH & SACHIN HOME

745 Harrison St, Santa Clara, CA 95050

RMG SPACE DESIGNS

1421 STEPHEN WAY SAN JOSE, CALIFORNIA 95128
TEL: (408) 566-2163
info@rmgspace.com
www.rmgspacedesign.com

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REVISIONS	BY
REV 1: 02-08-24	PT

DATE	BY	REVISION
01-04-2024	AS NOTED	

SANTOSH HOME
PROPOSED GARAGE PLAN, ELEVATION & SECTIONS

A9



NOTE : DESIGN ELEMENTS OF MAIN HOUSE LIKE POSTS, CORNICES OF QUEEN ANNE COTTAGE ARCH. DESIGN WILL BE SAME AS EXISTING.

SANTOSH & SACHIN HOME

745 Harrison St, Santa Clara, CA 95050

RMG SPACE DESIGNS

1421 STEPHEN WAY SAN JOSE, CALIFORNIA TEL: (408) 566-2163
 info@rmgspace.design www.rmgspace.design

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REVISIONS	BY

DATE	BY	DESCRIPTION

3D IMAGES

A10



Agenda Report

24-319

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN23-00590) of a Proposed First-Floor Addition Resulting in Five Bedrooms at an Existing Single-Story Residence at 3878 Hancock Drive

File No.(s): PLN23-00590

Location: 3878 Hancock Drive, a 6,432 square-foot lot located on the south side of Hancock Drive, approximately 200 feet east of Howard Drive; APN: 316-14-005; zoned Single-Family Residential (R1-6L)

Applicant: Alexander Angkawijaya

Owner(s): Anurag Agrawal and Rekha Mittal

Request: **Architectural Review** for a 723 square-foot first floor addition to an existing one-story single-family residence, resulting in a 2,593 square-foot, five-bedroom, four-bathroom one-story single-family residence. Existing 455 square-foot attached two-car garage to remain.

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.
- The site includes an existing 1,350 square-foot one-story residence with four bedrooms, two-bathrooms, and attached two-car 455 square-foot garage.
- Per the Santa Clara City Code 18.120.020(D)(1)(a), the request requires Architectural Review approval through a Development Review Hearing.
- The project proposes a 723 square-foot first floor addition to the rear of the existing one-story residence, and a 24 square-foot porch.
- With the remodel and addition, the total living area will be 2,073 square feet plus a 455 square-foot garage, and a 24 square-foot covered porch for a total building area of 2,552 square feet.
- As proposed, the project would result in five bedrooms and four bathrooms.
- The proposed addition to the residence will consist of class A composition shingles roofing materials and color to match the existing and stucco siding finish.
- The project is consistent with the City's Single-Family Residential Design Guidelines (2014):
 - Building height and bulk is appropriate relative to the neighborhood (3a(1)).
 - Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building (3a(3)).
- 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

Grant the Architectural Review approval requires, the following findings consistent with Zoning 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 of parking of 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 one-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:*
 - The proposed addition is consistent with the City's Single-Family Design Guidelines (2014):
 - The proposed addition is consistent with the scale and design found in the existing surrounding neighborhood.
- 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 addition is consistent with the City's Single-Family Design Guidelines (2014):

- The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing and height to the adjacent properties.
- The proposed expansion and addition comply with the R1-6L zoning districts development standards.

Conditions of Approval

Conditions of approval are proposed for the project and are contained in Attachment 1.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structure), in that the activity consists of the permitting of a proposed use that will expand an existing structure and add a small addition to the front of the 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 property owners within a 300-foot radius of the project site on April 4, 2024. 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 CEQA pursuant to Section 15303 (Class 3) (New Construction or Conversion of Small Structure) of the CEQA guidelines, and **Approve** the Architectural Review for a 723 square-foot first floor addition to an existing one-story single-family residence, resulting in a 2,593 square-foot, five-bedroom, four-bathroom one-story single-family residence at 3878 Hancock Drive, subject to findings and conditions of approval.

Reviewed by: Meha Patel, Assistant Planner, Community Development Department

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

ATTACHMENTS

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

Conditions of Architectural Review Approval

PLN24-00590 / 3878 Hancock Drive

A 723 square-foot first floor addition to an existing one-story single-family residence, resulting in a 2,593 square-foot, 5-bedroom, 4-bathroom one-story single-family residence. Existing 455 square-foot attached two-car garage to remain.

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 April 17, 2026.

G2. Conformance with Plans. Prior to the issuance of Building Permit, the development of the site and all associate improvements shall 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.

ST1. 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.

ST2. 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

ST = Streets Division (Landscape, Solid Waste, and 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.

Attachment 2: Project Data/Compliance

Project Address: 3878 Hancock Way
Zoning: R1-6L

Project Number: PLN23-00590

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	6,432	6,432	5,000	Y
Building Square Footage (SF)				
1st Floor:	1,350	2,073	--	--
Porch/Patio:	--	24	--	--
Garage:	455	455	--	--
Total:	1,805	2,552	--	--
Floor Area Ratio:	0.28	0.39	--	--
Building Coverage (%)				
Building Coverage (All):	28%	39.7%	<40%	Y
Main Building Setbacks (FT)				
Front (1st floor):	20'	20'	20'	Y
Side (1st floor left):	5'	5'	5'	Y
Side (1st floor left):	5'	5' 8"	5'	Y
Rear (1st floor):	28' 8"	28' 8"	20'	Y
Height (FT)				
Main building:	14' 2"	14' 2"	--	Y
# of Bedrooms/Bathrooms:	4/2	5/4	--	Y
Parking:				
Off-street	2	2	2	Y
Common Living Area Requirements	--	30%	>25%	Y

GENERAL NOTES

- ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL CONFORM TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT NOT LIMITED TO) THE APPLICABLE CODES, LAWS, AND REGULATIONS LISTED UNDER CODE INFORMATION ON THIS SHEET, AS WELL AS ALL HEALTH AND SAFETY CODES AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.
- THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THIS ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ALL CONSTRUCTION PROCESS.
- BUILDER SET DEFINITION: THESE PLANS ARE A "BUILDER SET". IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THEY HAVE BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT CORRECTLY.
- BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE:
 - 4.1 VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS, LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULT TIES.
 - 4.2 CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT, ENGINEER OR OWNER OF ANY DISCREPANCIES THEY DISCOVER WITHIN THE DRAWINGS AND EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK. IF CONTRACTOR CHOOSE TO CONTINUE WITHOUT ARCHITECT/ENGINEER CLARIFICATION/INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CHANGES.
- THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.
- CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING SITE, SURROUNDINGS, CONDITION, AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS, DAMAGES CAUSED BY CONTRACTOR NEGLIGENCE, SHALL BE REPAIRED, REPLACE AS GOOD CONDITION AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.
- THE ARCHITECT SHALL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY, SECURITY, QUALITY CONTROL, AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
- DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OFF BY THE CONTRACTOR PER CITY COUNTY CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, AND VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.

PROJECT DATA

A.P.N. NO : 316-14-005
 ZONING : R-14E
 OCCUPANCY GROUP : R3U
 TYPE OF CONSTRUCTION : V-8
 LOT AREA : 6,432 S.F.
 LOT COVERAGE : (2,073 * 479) / 6,432 SF x 100% : 39.68%

A. HABITABLE AREA : 1,350 S.F.
 (E) HABITABLE AREA : 1,350 S.F.
 (N) ADDITION : 723 S.F.
 TOTAL AREA : 2,073 S.F.

B. NON HABITABLE AREA :
 (E) GARAGE : 455 S.F.
 (N) PORCH : 24 S.F.
 TOTAL AREA : 479 S.F.

AFES SPRINKLER PROVIDED : NOT INSTALLED

SCOPE OF WORK:

- NEW ADDITION OF 723 S.F. TO THE EXISTING 1 STORY SINGLE FAMILY HOUSE. RECONFIGURE (E) HOUSE LAYOUT. TOTAL WILL BE 5 BEDROOMS AND 4 BATHROOMS AFTER THE ADDITION AND REMODEL.
- REMODEL (E) KITCHEN.
- RELOCATE (E) GARAGE DOOR AND DRIVEWAY.
- REMOVE (E) TREE AT THE FRONT SIDE (ON THE NEW DRIVEWAY AREA).
- ADD NEW FRONT PORCH.

APPLIED CODES

2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2022 CALIFORNIA FIRE CODE

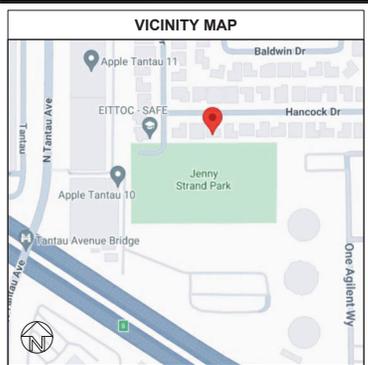
CITY OF SANTA CLARA MUNICIPAL CODE

ALL CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS :
 MON - FRI : 7:00 AM - 5:30 PM
 SAT : 9:00 AM - 3:00 PM
 SUNDAYS & HOLIDAYS - NO CONSTRUCTION ACTIVITIES ALLOWED

ALL CONTRACTORS, SUBCONTRACTORS, AND VENDORS SHALL BE LICENSED TO DO BUSINESS IN THE CITY OF SANTA CLARA.

SHEET INDEX

A.1 COVER SHEET, SITE PLAN + NOTES
 A.2 EXISTING FLOOR PLAN
 A.3 EXISTING ROOF PLAN
 A.4 PROPOSED FLOOR PLAN
 A.5 PROPOSED ROOF PLAN
 A.6 SECTIONS
 A.7 ELEVATIONS
 A.8 ELEVATIONS
 A.9 ELEVATIONS



PROJECT TEAM

DESIGNER:
 ALEXANDER ANGWAWIAYA
 AA HOME DESIGN & BUILD LLC
 372 PARASO DR., DANVILLE, CA 94526
 408-431-2922
 AA.HOMEDESIGNBUILD@GMAIL.COM

STRUCTURE ENGINEER:
 DAN L. CHEN S.E.
 47248 MASTERS CT, FREMONT CA 94539
 510-579-8230
 DAN_L_CHEN@COMCAST.NET

TITLE 24 MECHANICAL DESIGN:
 CARSTAIRS ENERGY
 P.O. BOX 4736
 SAN LUIS OBISPO, CA 93403
 805-804-9048
 TITLE24@YAHOO.COM

ANY ALTERATIONS, ADDITIONS OR IMPROVEMENT SHALL REQUIRE ALL NON-COMPLIANT PLUMBING FIXTURES TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. NON-COMPLIANT FIXTURES SHALL BE REPLACED PRIOR TO FINAL PERMIT APPROVAL OR ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY (SB 407)

AGRAWAL RESIDENCE
 3878 HANCOCK DR.
 SANTA CLARA, CA 95051

GRAPHIC SCALE
 0 5 10 20
 (IN FEET)

LEGEND

- EXISTING STRUCTURE
- NEW ADDITION
- ELECTRICAL METER GAS METER TELEPHONE

CALGREEN 2022 MEASURES

CG 4.106.2 CONTRACTOR TO IMPLEMENT STORMWATER DRAINAGE DURING CONSTRUCTION

CG 4.106.5 FINISH GRADE TO SLOPE 5% WITHIN 5' AWAY FROM FOUNDATION

EXISTING FINISH GROUND SURFACES AND LOT GRADING TO REMAIN AS IS

PROPOSED SITE PLAN
 SCALE 1/4"=10'-0"

RESIDENTIAL DRIVEWAY WITH ATTACHED SIDEWALK **ST-4**

CITY OF SANTA CLARA PAGE: 4

owner
 Anurag Agrawal

SINGLE FAMILY HOUSE

3878 HANCOCK DR.
 SANTA CLARA, CA 95051
 PROJECT

ADDITION & REMODEL

AA HOME DESIGN & BUILD LLC

DESIGN SERVICES

ALEXANDER ANGWAWIAYA
 T. 408.431.2922
 AA.HomeDesignBuild@gmail.com

SHEET TITLE

COVER SHEET, SITE PLAN + NOTES

REVISION

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DATE: 08.01.23
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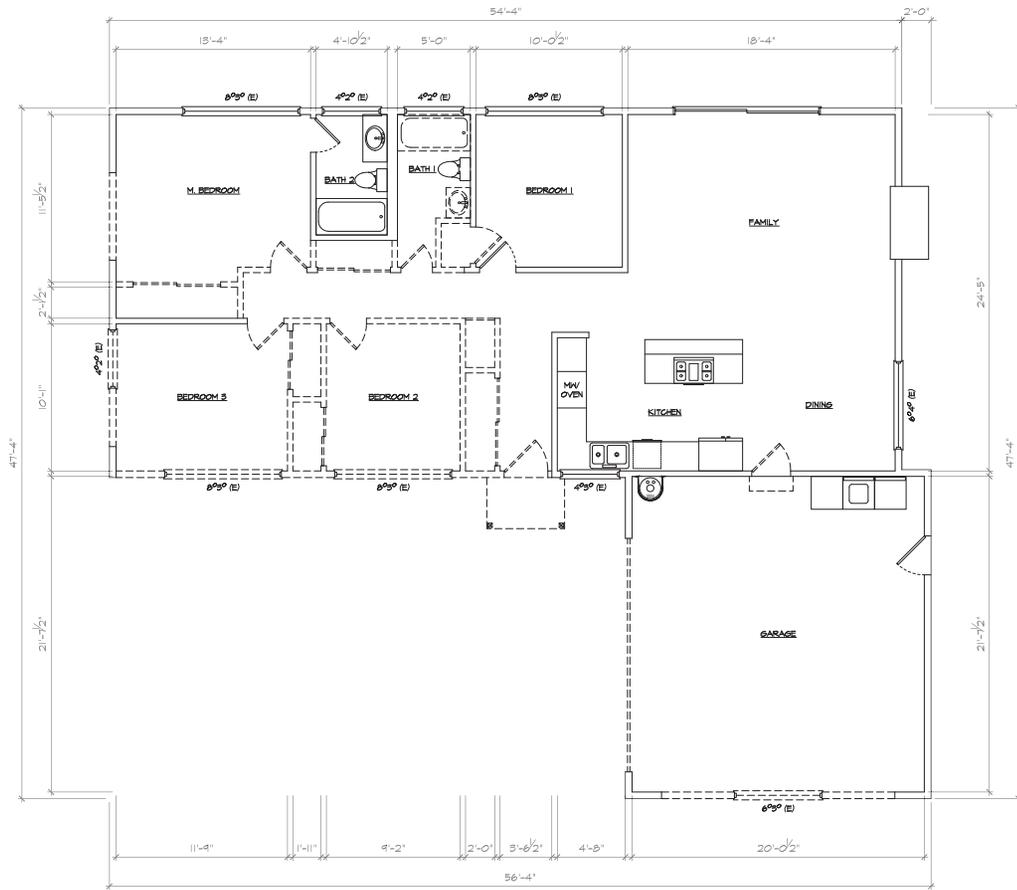
A-1
 OF 09 SHEETS

CALIFORNIA
 Explore damage prevention information, local contacts and rules for safe digging in California.

USA NORTH 811
 811 or 800-642-2444
 Visit Website

DIGAlert
 Underground Service Alert
 of Southern California
 811 or 800-422-4133
 Visit Website

owner
Anurag
Agrawal



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

LEGEND:

-  (E) WALL & WINDOW TO REMAIN
-  (E) WALL & WINDOW TO BE REMOVED

SINGLE FAMILY HOUSE

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95051

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BUILD LLC

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SHEET TITLE

EXISTING FLOOR PLAN

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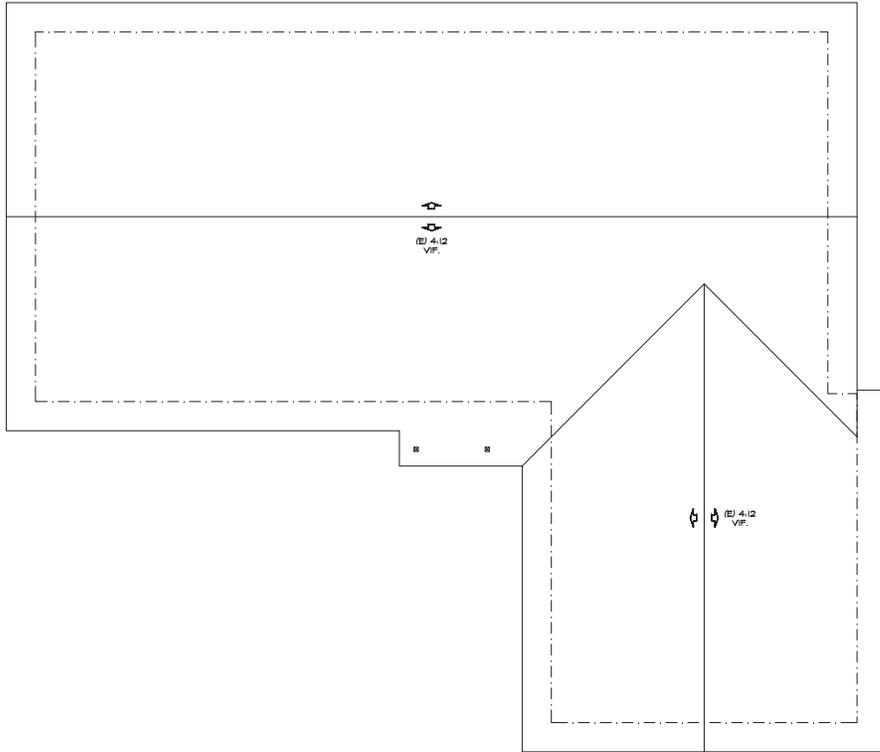
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OF 09 SHEETS

owner
Anurag
Agrawal



EXISTING ROOF PLAN
SCALE 1/4" = 1'-0"

SINGLE
FAMILY
HOUSE

3878 HANCOCK DR.
SANTA CLARA, CA
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PROJECT

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REMODEL

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DESIGN &
BUILD LLC



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SHEET TITLE

EXISTING
ROOF PLAN

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SCALE AS SHOWN

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OF 09 SHEETS

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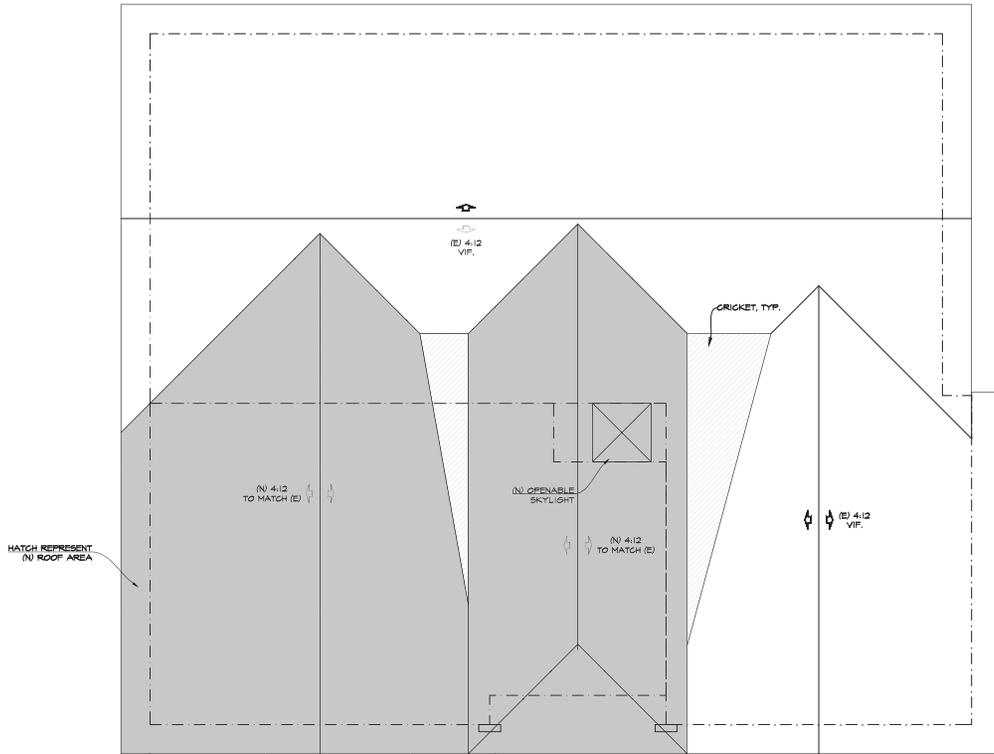
PROPOSED
ROOF PLAN

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OF 09 SHEETS



PROPOSED ROOF PLAN

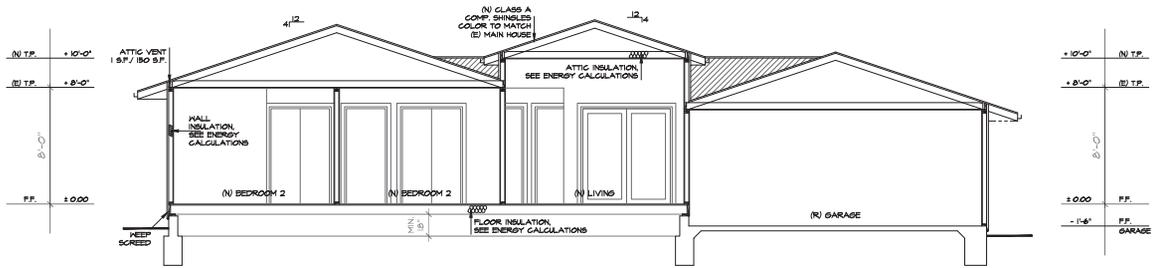
SCALE 1/4" = 1'-0"

LEGEND & NOTES :

- D.S.
DOWN SPOUT
- SPLASH BLOCK & COBBLESTONES TYP. FOR ALL DOWN SPOUTS TO REDUCE VELOCITY OF ROOF WATERS TO PREVENT EROSION LANDSCAPE AREAS.
- RAINWATER LEADERS FROM ROOF GUTTERS SHALL NOT BE PIPED DIRECTLY TO THE STORM DRAIN. THEY SHALL BE CONNECTED TO AN EARTHEN SHALES AND AREA DRAINS) CONNECTED TO THE STORM DRAIN SYSTEM OR A COMPARABLE METHOD TO EFFECTIVELY REDUCE THE ENTRY OF POLLUTANTS INTO STORM WATER RUNOFF.

ROOF NOTES:

- FRAMING : CONVENTIONAL ROOF FRAMING
 ROOF PITCH : 4:12
 ROOFING : CLASS A COMP. SHINGLES
 DECKING : OSB ROOF SHEETING (SEE SHEAR SCHEDULE)
 FASCIA : 2x6 WOOD FASCIA BOARDS TYP AT EAVES PAINTED
 GUTTER & DS: ALUMINUM
 SOFFITS : CLOSED HOOD SOFFIT w/ GALV. METAL SCREENED VENT
- CONCRETE TILE ROOFING MATERIALS INSTALLED ON ROOFS WITH 2.5:12 TO 4:12 ROOF SLOPES ARE REQUIRED TO HAVE DOUBLE UNDERLAYMENT APPLICATION. (CAC R905.3.5.1)

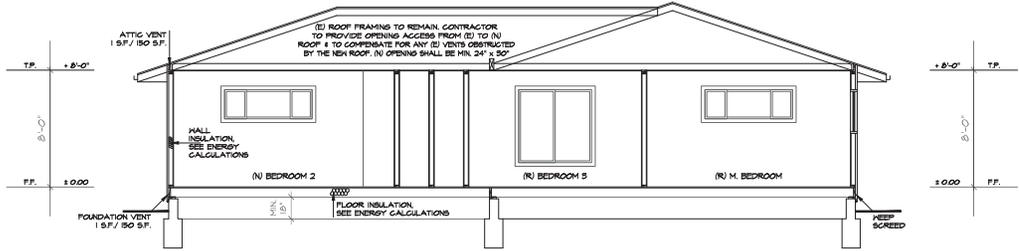
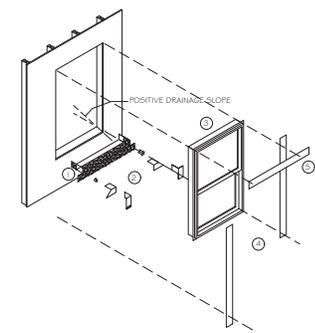


SECTION A-A
SCALE 1/4" = 1'-0"

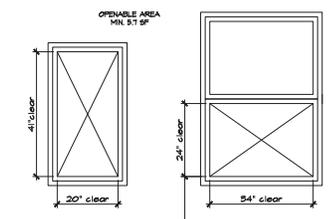
PAN FLASHING INSTALLATION

1. INSTALL FLEXIBLE PAN FLASHING TO COVER THE SLOPED SILL THRESHOLD, 3-INCHES OF FACE OF WALL, AND 3-INCHES OF EACH JAMB.
2. INSTALL CORNER FLASHINGS
3. INSTALL WINDOW/DOOR UNIT
4. INSTALL FLASHING COVERING FLANGE AND WALL ALONG EACH JAMB AND 3-INCHES ABOVE THE HEAD AND BELOW THE SILL THRESHOLD
5. INSTALL FLASHING COVERING A MINIMUM OF 3-INCHES OF THE WALL FACE AT THE HEAD AND JAMBS.
6. FOLD AND ADHERE SILL THRESHOLD PAN LEGS ONTO INTERIOR FACE OF FRAME. NOT SHOWN, PROTECT LEG FROM DAMAGE UNTIL THE INTERIOR TRIM OR FINISH IS INSTALLED.

NOTE: SURFACES RECEIVING FLASHING SHALL BE FREE OF IRREGULARITIES. APPLY SEALANT/ADHESIVE TO CLEAN AND DRY SURFACES RECEIVING FLASHING. LIQUID ADHESIVE SHALL BE COMPATIBLE WITH SUBSTRATE AND MEET CALGREEN VOC REQUIREMENTS.



SECTION B-B
SCALE 1/4" = 1'-0"



EGRESS WINDOWS

ALL BEDROOM WINDOWS SHALL HAVE EGRESS WINDOWS
 HAVE A MINIMUM OPENING HEIGHT OF 20" ABOVE FINISH FLOOR.
 * 57 SQ FT. MINIMUM OPENABLE AREA.
 * WINDOW CLEAR OPENING MIN. 20" H x 42" W OR 34" H x 24" W

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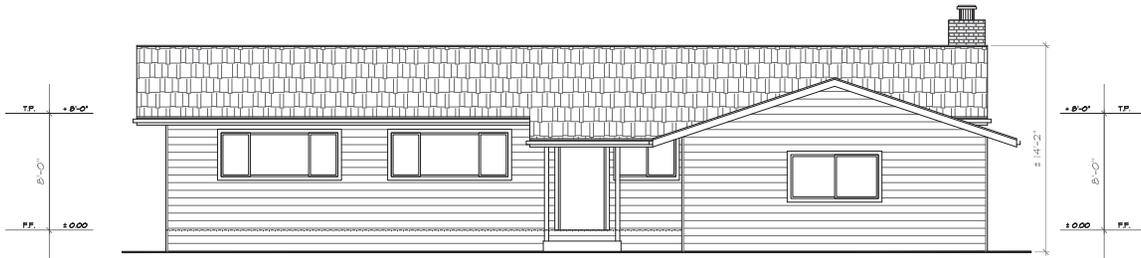
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SECTIONS

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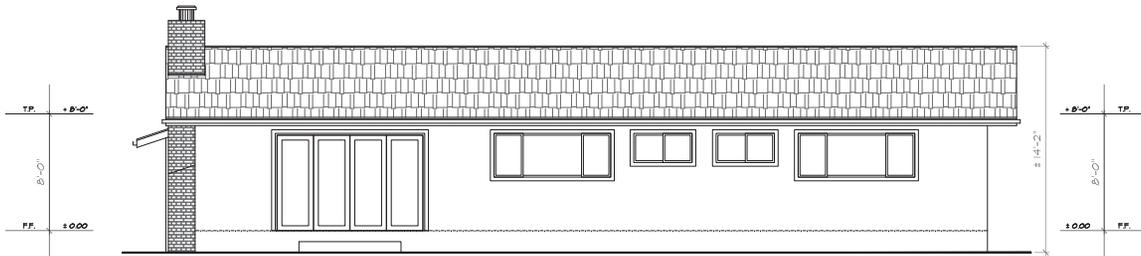
EXISTING FRONT ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"



EXISTING REAR ELEVATION (NO CHANGE)

SCALE 1/4" = 1'-0"

NOTES :

IF NOT EXISTING, CONTRACTOR MUST INSTALL ADDRESS NUMBERS MEETING THE FOLLOWING STANDARDS:

- ADDRESS NUMBERS SHALL BE INTERNALLY OR EXTERNALLY LIT DURING NON DAYLIGHT HOURS. LIGHTING MUST BE ON ALL THE TIME (TYPICAL OF LOW VOLTAGE UNITS) OR IF LIT ONLY DURING NON DAYLIGHT HOURS, SWITCHING SHALL BE CONTROLLED BY A TIME CLOCK OR A PHOTO SENSOR. BATTERY OR PHOTO CELL POWERED UNITS CANNOT BE USED FOR RESIDENT ADDRESSING.
- ADDRESS NUMBERS SHALL BE AT LEAST FOUR INCHES HIGH AND INSTALLED ON A CONTRASTING BACKGROUND.
- ADDRESS NUMBERS SHALL BE READ FROM LEFT TO RIGHT, VERTICALLY POSITIONED NUMBERS CANNOT BE USED.
- ADDRESS NUMBERS SHALL BE PLACED IN SUCH A LOCATION THAT EMERGENCY CREWS CAN READ THE ADDRESS FROM THE STREET FRONTING THE DWELLING.

EXTERIOR ELEVATION AND SITE NOTES

1. EXTERIOR WALL: STUCCO O/ 2 LAYERS TYPE D PAPER O/ FLYWOOD SHEATHING, EXTERIOR STUCCO IS 3-COAT, 7/8 INCH MINIMUM THICK, HAS 26 GA. GALVANIZED KEEL SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 INCHES SHALL BE PROVIDED AT FOUNDATION FLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (COLOR & TEXTURE TO MATCH EXISTING)
2. ROOFING: CLASS A COMP. SHINGLES (COLOR TO MATCH EXISTING)
3. WINDOWS: MILDBARD VINYL DUAL PANE WHITE OR SIM. (SEE SCHEDULE)
4. WINDOW TRIM: STUCCO FOAM 2X (COLOR TO MATCH EXISTING)
5. GUTTER: ALUMINUM FASCIA (COLOR TO MATCH EXISTING)
6. FASCIA BOARD: PAINTED (COLOR TO MATCH EXISTING)
7. HALL TO ROOF FLASHING: GALV. METAL PAINTED TO MATCH EXISTING

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SHEET TITLE

ELEVATIONS

REVISION

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- △

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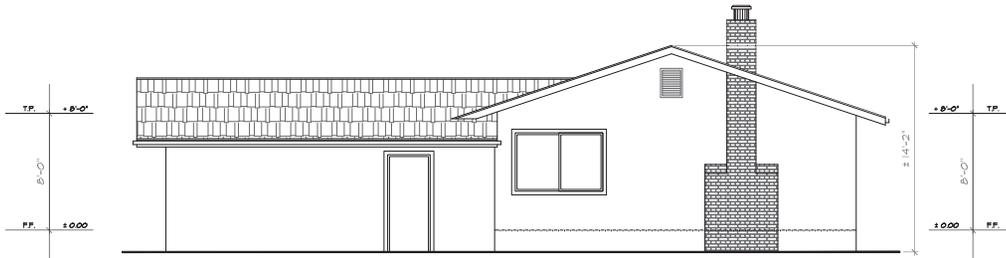
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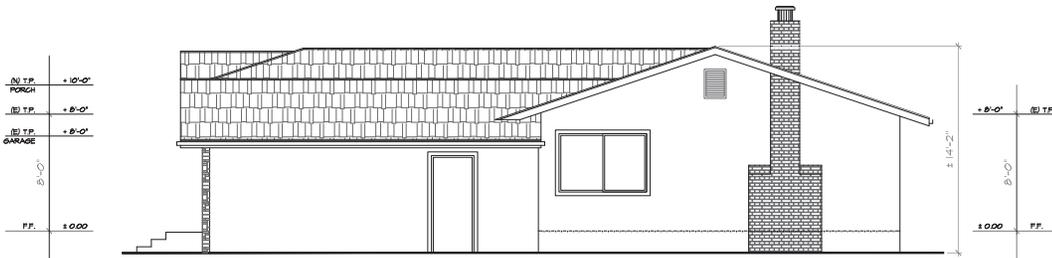
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OF 09 SHEETS



EXISTING RIGHT ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION AND SITE NOTES

1. EXTERIOR WALL: STUCCO 0/ 2 LAYERS TYPE D' PAPER 0/ PLYWOOD SHEATHING. EXTERIOR STUCCO IS 5-COAT, 7/8" INCH MINIMUM THICK, HAS 26 GA. GALVANIZED WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (COLOR & TEXTURE TO MATCH EXISTING)
2. ROOFING: GLASS A COMP. SHINGLES (COLOR TO MATCH EXISTING)
3. WINDOWS: MILGARD VINYL DUAL PANE WHITE OR SIM. (SEE SCHEDULE)
4. WINDOW TRIM: STUCCO FOAM 2X (COLOR TO MATCH EXISTING)
5. GUTTER: ALUMINUM FASCIA (COLOR TO MATCH EXISTING)
6. FASCIA BOARD, PAINTED (COLOR TO MATCH EXISTING)
7. WALL TO ROOF FLASHING: GALV. METAL PAINTED TO MATCH EXISTING

SINGLE
FAMILY
HOUSE

3878 HANCOCK DR.
SANTA CLARA, CA
95051

PROJECT

ADDITION &
REMODEL

AA HOME
DESIGN &
BUILD LLC

DESIGN
SERVICES

ALEXANDER
ANGKAWIJAYA
T: 408.431.2952
AA.HomeDesignBuild
@gmail.com

SHEET TITLE

ELEVATIONS

REVISION



DATE: 08.01.23

DRAWN: AA

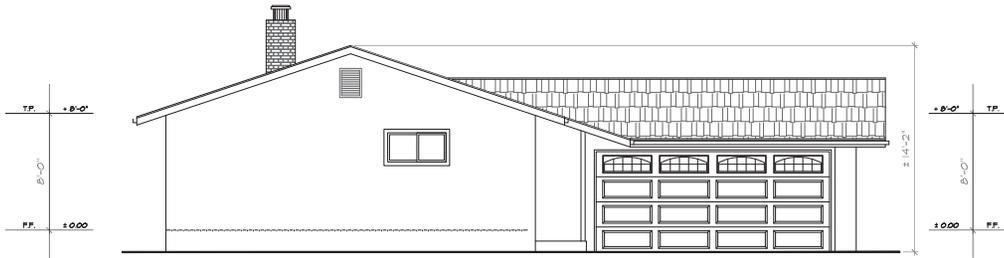
SCALE: AS SHOWN

SHEET

A-8

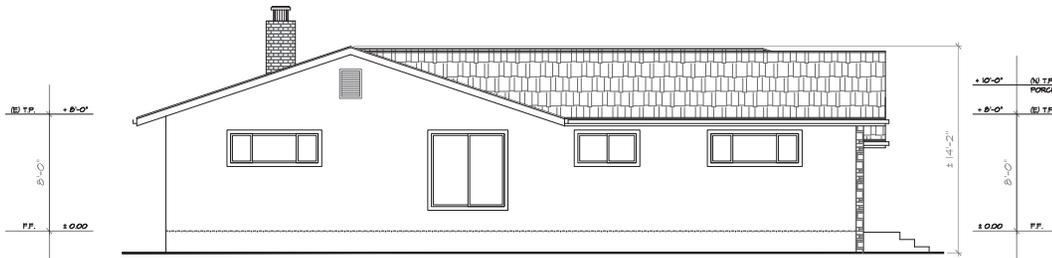
OF 09 SHEETS

owner
Anurag
Agrawal



EXISTING LEFT ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATION AND SITE NOTES

1. EXTERIOR WALL: STUCCO 0/ 2 LAYERS TYPE D' PAPER 0/ PLYWOOD SHEATHING. EXTERIOR STUCCO IS 5-COAT, 7/8" INCH MINIMUM THICK, HAS 26 GA. GALVANIZED WEEP SCREED WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES SHALL BE PROVIDED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING) AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING (COLOR & TEXTURE TO MATCH EXISTING)
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SINGLE
FAMILY
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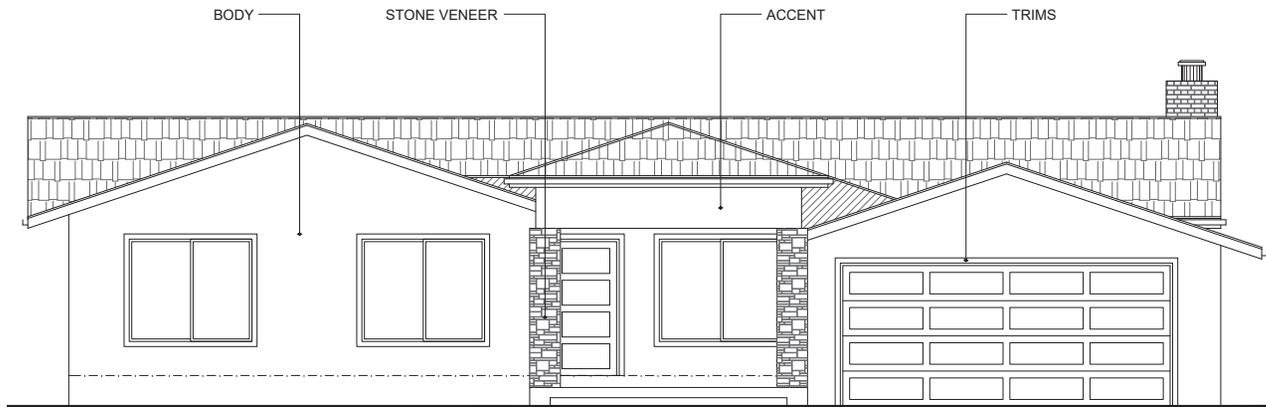
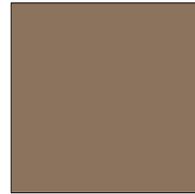
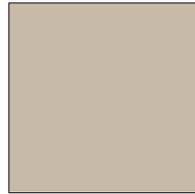
REVISION



DATE: 08.01.23
DRAWN: AA
SCALE: AS SHOWN
SHEET

A-9

OF 09 SHEETS



Exterior Finish

AGRAWAL RESIDENCE

3878 HANCOCK DR.
SANTA CLARA, CA 95051

MATERIAL PROPOSAL
color scheme

AA Home Design & Build

design services
408-431-2952



Agenda Report

24-171

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN24-00028) for the Demolition of 924 Square Feet of Existing Livable Space to construct 1,826 Square Feet of Livable Space in an Existing Single-Story Residence at 2683 Sonoma Place

File No.: PLN24-00028

Location: 2683 Sonoma Place, a 5,663 square foot lot located on the north side of Sonoma Place, approximately 215 feet south of Benton Street.

APN: 290-28-016; zoned Single-Family Residential (R1-6L)

Applicant: Devendra Deshwal

Owner: Mirmal Sandhu

Request: Architectural Review for the demolition of 924 square feet of an existing 1,326 square foot residence to construct 1,826 square feet of new livable space resulting in a 2,228 square-foot, four-bedroom, three-bathroom one-story single-family 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.
- The site includes an existing 1,326 square-foot one-story residence with three bedrooms, one bathroom, attached two car 402 square-foot garage, and a 62 square-foot shed.
- Per the Santa Clara City Code 18.120.020(D)(7), the request requires Architectural Review approval through a Development Review Hearing, because the project proposes a demolition of the residence except for the garage.
- The new 1,826 square-feet livable area will have a 402 square-foot garage for a total building area of 2,228 square foot.
- As proposed, the project will have four bedrooms and three bathrooms.
- The proposed construction will consist of new asphalt roofing shingles, and stucco siding to match the character of the neighborhood.
- The project is consistent with the City's Single-Family Residential Design Guidelines (2014):
 - Building height and bulk is appropriate relative to the neighborhood (3a(1)).
 - Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building (3a(3)).
 - Stone brick and other wainscoting is provided at the base of the home from the front façade to the sides (3c(4)).
 - A prominent front porch matches the architectural style of the residence (4e).
- 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

Grant the Architectural Review approval requires, the following findings consistent with Zoning 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 through a two car garage.
 - The require parking spaces are not located in the required front yard or side yard landscape areas.
 - The proposal provides areas surfaced with all-weather materials for vehicle parking.
- 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 construction would not create any traffic congestion or hazards.
 - The public streets are of adequate size to accommodate a single-story residence.
 - The proposed design matches nearby residence in scale and won't impair the desirability of the neighborhood.
- 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:*
 - The proposed project is consistent with the City's Single-Family Design Guidelines (2014):
 - Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.
 - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.
 - The proposed addition is consistent with the scale and design found in the existing surrounding neighborhood.
 - Architectural features are used to reduce large expanse of blank walls which further harmonizes the development with the existing neighborhood.
- 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 construction is consistent with the City's Single-Family Design Guidelines (2014):
 - The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
 - The proposed construction complies with the R1-6L zoning districts development standards.
 - The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction or Conversion of Small Structures), in that the proposed use consists of construction of new, small structures where only minor modifications are made in the exterior of the structure.

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 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 300-foot radius of the project site on April 4th, 2024. 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 the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (Class 3 -- New Construction or Conversion of Small Structures), and **Approve** the Architectural Review for the demolition of 924 square feet of an existing 1,326 square foot residence to construct 1,826 square feet of new livable space resulting in a 2,228 square-foot, four bedroom, three bathroom one-story single family residence at 2683 Sonoma Place, subject to findings and conditions of approval.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department

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

ATTACHMENTS

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

Conditions of Architectural Review Approval

PLN24-00028 / 2683 Sonoma Place

The demolition of 924 square feet of an existing 1,326 square feet residence to construct 1,826 square feet of new livable space resulting in a 2,228 square-foot, four-bedroom, three-bathroom one-story single-family 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 April 24, 2026.
- G2. Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall 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.

ST1. 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.

ST2. 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

ST = Streets Division (Landscape, Solid Waste, and 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.

Attachment 2: Project Data/Compliance

**Project Address: 2683 Sonoma Pl
Zoning: R1-6L**

Project Number: PLN24-00028

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	1,326	2,257	6,000	Y
Lot Area per Dwelling Unit (SF):	--	--	-	--
Building Square Footage (SF)				
1st Floor:	924	1,855	--	--
2nd Floor:	--	-	--	--
Basement:	--	--	--	--
Accessory Building:	456	456	--	--
Porch/Patio:				
Total:			--	--
Floor Area Ratio:				
% of 2nd floor to 1st floor:				
Building Coverage (%)				
Building Coverage (All):	23.4%	39.8%		
Rear Yard Accessory Building Coverage:	--	--	--	--
Main Building Setbacks (FT)				
Front (1st floor): (2nd floor):	20	20	20	Y
Left Side (1st floor): (2nd floor):	5 --	5 -	5 --	Y --
Right Side (1st floor): (2nd floor):	5' – 3" --	5' – 3" -	5 --	Y --
Street Side:	--	--	--	--
Rear (1st floor): (2nd floor):	28 --	28	20 --	Y --
Accessory Building Setbacks (FT)				
Front:	20	-	20	Y
Side (left): (right):	5 >5	- -	5 5	Y Y
Street Side:	--	--	--	--
Rear:	>20	-	20	Y
From main building:	--	--	--	--
Height (FT)				
Main building:	10' – 7"	15'-5"	25	Y
Accessory building:				
# of Bedrooms/Bathrooms:	3/1	4/2	--	--
Parking: Is the site AB 2097 eligible?				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Off-street	2	2	2	Y
Common Living Area (SFR)			Min 25%	
Open Landscaped Area (Front):				

ADDITION & REMODEL OF EXISTING HOUSE

2683, SONOMA PLACE, SANTA CLARA CA - 95050
APN - 290-28-016

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
5406, WOODHURST LN.
SAN JOSE, CA - 95123
PH. NO.: 408-318-1053
EMAIL: dsdeshwal@gmail.com

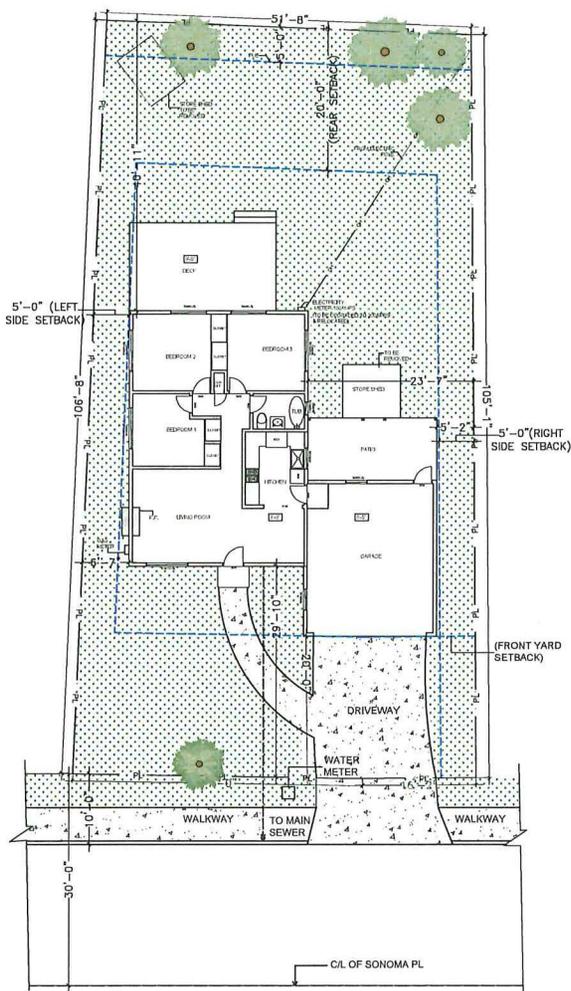
SCOPE OF WORK	PROJECT INFORMATION	VICINITY MAP																																								
1. ADDITION OF 902SQFT TO THE EXISTING HOUSE. 2. REMODELING OF EXISTING HOUSE WITH: (a) RELOCATION OF WALLS. (b) RAISING THE HEIGHT OF EXTERIOR WALLS & CEILING HEIGHT FROM 8'-0" TO 10'-0". (c) RELOCATION & REMODELING OF KITCHEN. (d) RELOCATION & REMODELING OF BATHROOMS. (e) ADDITION OF A PORCH OVER MAIN ENTRY OF THE HOUSE.	APN : 290-28-016 ZONING : R1-6L BEDROOMS : EXISTING - 3; PROPOSED - 4 BATH : EXISTING - 1; PROPOSED - 3 STORIES : 1 CONSTRUCTION TYPE : V-B (NON-SPRINKLERED) PARKING : 2 CAR PORT OCCUPANCY : SINGLE FAMILY RESIDENTIAL WITH ATTACHED GARAGE FLOOD ZONE : X PV SYSTEM(SOLAR) : 3.12 KWdc																																									
DRAWING INDEX	APPLICABLE CODES	APN MAP																																								
A0 - COVER SHEET A1 - EXISTING AND PROPOSED SITE PLAN A2 - EXISTING/DEMOLITION FIRST FLOOR PLANS A3 - PROPOSED FIRST FLOOR PLANS A3.1 - EXISTING/PROPOSED AREA STATEMENT A4 - EXISTING ROOFING PLAN A5 - PROPOSED ROOFING PLAN A6 - EXISTING ELEVATIONS A7 - PROPOSED ELEVATIONS A8 - MATERIAL SHEET A9 - IAQ VENTILATION FAN DETAILS A10.1 - RESIDENTIAL CAL GREEN MEASURES A10.2 - RESIDENTIAL CAL GREEN MEASURES CB - CLEAN BAY BLUE PRINT CBMP - CONSTRUCTION BEST MANAGEMENT PRACTICES E1 - PROPOSED FIRST FLOOR ELECTRICAL & LIGHTING PLAN S1 - STRUCTURAL NOTES & DETAILS S1.1 - TYPICAL STRUCTURAL DETAILS S2 - STRUCTURAL NOTES AND DETAILS S3 - PROPOSED FOUNDATION PLAN & DETAILS S4 - PROPOSED ROOFING/CEILING FRAMING PLAN C1 - CONSTRUCTION MANAGEMENT & EROSION CONTROL PLAN C2 - EROSION CONTROL PLAN T24-1 - ENERGY CALCULATIONS - 1 T24-2 - ENERGY CALCULATIONS - 2	2022 California Building Code 2022 California Residential Code 2022 California Electrical Code 2022 California Mechanical Code 2022 California Plumbing Code 2022 California Green Building Standards Code 2022 California Fire Code 2022 California Energy Code All applicable local, county & Federal codes, Laws and regulations																																									
PROJECT DATA	GENERAL NOTES	APPROVAL STAMP																																								
LOT AREA = 5663SQFT MAX FLOOR AREA ALLOWED = 40% OF 5663 = 2265SQFT <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> <th>ADDITION/REDUCTION</th> </tr> </thead> <tbody> <tr> <td>LIVING AREA</td> <td>924SQFT</td> <td>1826SQFT</td> <td>+902SQFT</td> </tr> <tr> <td>GARAGE</td> <td>402SQFT</td> <td>402SQFT</td> <td>-</td> </tr> <tr> <td>TOTAL FLOOR AREA</td> <td>1326SQFT</td> <td>2228SQFT</td> <td>+902SQFT</td> </tr> <tr> <td>STORE SHED</td> <td>62SQFT</td> <td>-</td> <td>(-)62SQFT</td> </tr> <tr> <td>PORCH</td> <td>-</td> <td>33SQFT</td> <td>+37SQFT</td> </tr> <tr> <td>DECK</td> <td>258SQFT</td> <td>231SQFT</td> <td>(-)27SQFT</td> </tr> <tr> <td>TOTAL COVERED AREA</td> <td>1326SQFT</td> <td>2261SQFT</td> <td>+935SQFT</td> </tr> <tr> <td>BUILDING COVERAGE FAR</td> <td>23.4%</td> <td>39.9%</td> <td><40%</td> </tr> <tr> <td>FAR</td> <td>23.4%</td> <td>39.9%</td> <td><40%</td> </tr> </tbody> </table>		EXISTING	PROPOSED	ADDITION/REDUCTION	LIVING AREA	924SQFT	1826SQFT	+902SQFT	GARAGE	402SQFT	402SQFT	-	TOTAL FLOOR AREA	1326SQFT	2228SQFT	+902SQFT	STORE SHED	62SQFT	-	(-)62SQFT	PORCH	-	33SQFT	+37SQFT	DECK	258SQFT	231SQFT	(-)27SQFT	TOTAL COVERED AREA	1326SQFT	2261SQFT	+935SQFT	BUILDING COVERAGE FAR	23.4%	39.9%	<40%	FAR	23.4%	39.9%	<40%	<p><small>- ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE LATEST ADOPTED ADDITIVES OF THE FOLLOWING 2022 CALIFORNIA RESIDENTIAL AND BUILDING CODE (CBC, CBC), CALIFORNIA ELECTRICAL CODE 2022, CALIFORNIA ENERGY CODE 2022, AND 2022 CALIFORNIA GREEN BUILDING CODE.</small></p> <p><small>- THE CONTRACTOR SHALL ERRECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESSSES OF THE WORK, ALL THE REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.</small></p> <p><small>- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE. HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND/OR CORRECTION PRIOR TO BEGINNING ANY WORK.</small></p> <p><small>- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK AND COORDINATION OF ALL TRADES AND THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOUR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.</small></p> <p><small>CHANGES TO THE PLAN DURING CONSTRUCTION OTHER THAN:</small></p> <ol style="list-style-type: none"> CABINET CHANGES UNLESS NOT SUPPORTED ENTIRELY BY ROOF STRUCTURE. INTERIOR DOOR AND ZERO CLEARANCE FIREPLACE RELOCATION(S) SHOWN ON THE APPROVE PLANS A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM AND INTERIOR NON-STRUCTURAL WALL FINISHES. <p><small>SHALL CAUSE PLANS APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR THE NEW PLAN CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE COMMON PLAN CHECK PROCESS.</small></p> <p><small>CAL GREEN NOTES:</small></p> <ol style="list-style-type: none"> PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CAL GREEN SECTION 301.1 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6gpm WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.2gpm. SHOWER HEADS WITH A FLOW GREATER THAN 2.5gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 gpm @80 psi SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 gpm WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpm @80 psi OR 1.8 gpm @80 psi FOR KITCHEN FAUCETS. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE (SPACE RESERVED FOR EV CHARGING PURPOSES IN ACCORDANCE WITH THE NEC (MCC 3.0.3)). 	
	EXISTING	PROPOSED	ADDITION/REDUCTION																																							
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REVISIONS	DESCRIPTION
	DATE
NUMBER	DATE

PROJECT :
 ADDITION &
 REMODEL OF
 EXISTING
 HOUSE
 2683 SONOMA
 PL, SANTA CLARA,
 CA - 95051

SHEET TITLE:-
 COVER SHEET

DATE 10/05/2023
SCALE AS SHOWN ON PLANS
SHEET A0



EXISTING SITE PLAN
SCALE 1/8" = 1'

NOTES:-
PROPERTY LINE DIMENSIONS ARE TAKEN FROM THE APN MAP

SITE DRAINAGE & GRADING NOTES

1. SPLASH BLOCK TO BE PLACED BELOW EACH DOWN SPOUT.
2. THE SITE SHOULD BE FINE GRADED TO PROVIDE MIN. 5% SLOPE AWAY FROM BUILDING PERIMETER & ADJACENT PROPERTY LINES, IN NO CASE SHALL THE FINISH GRADING RESULT IN AN INCREASE IN SHEET FLOW ONTO ADJACENT PROPERTIES.
3. DRAINED WATER TO BE DIRECTED TO THE LANDSCAPED AREA AT A SLOPE OF 2%.

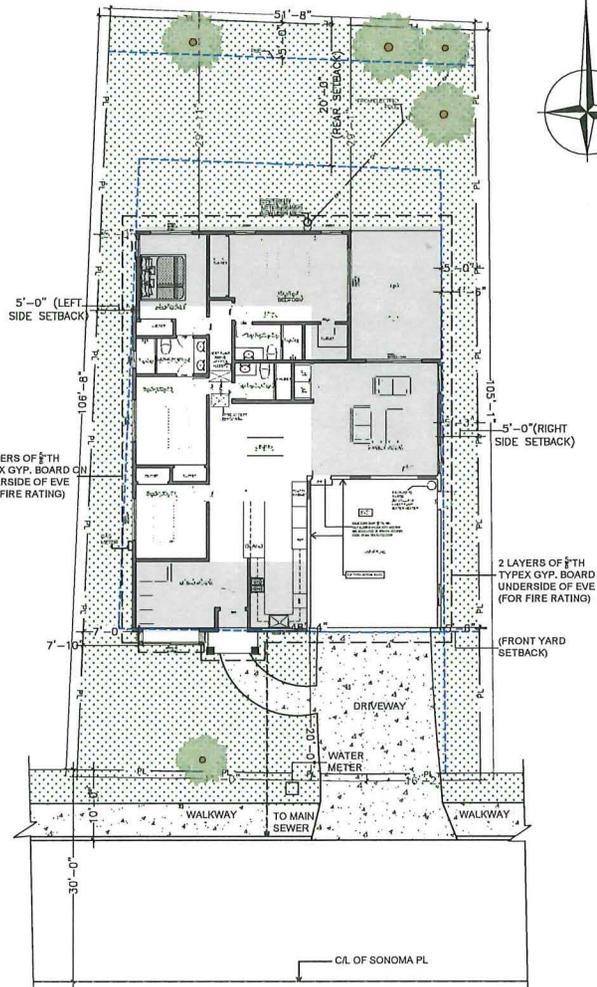
RESIDENTIAL LANDINGS & THRESHOLDS SECTIONS R311.3 & R311.7.6

R311.3 FLOORS AND LANDING AT EXTERIOR DOORS:
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY EACH WIDTH OF LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/2 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2PERCENT)

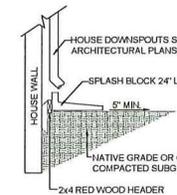
R311.3.1 FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS:
LANDING OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

LEGEND

- PROPERTY LINE
- SET BACK
- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL
- NEW ADDITION
- CONCRETE (IMPERVIOUS)
- GRASS
- WOODCHIPS
- PERMEABLE PAVER BLOCKS
- PEBBLE STONE (PERVIOUS)



PROPOSED SITE PLAN
SCALE 1/8" = 1'



SPLASH BLOCK DETAIL
ITS

NOTE: SPLASH BLOCKS TO BE INSTALLED AT ALL DOWNSPOUTS, TO ENSURE ROOF WATER IS DIRECTED AWAY FROM THE FOUNDATION. ANY EXISTING DOWNSPOUTS THAT CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM SHALL BE DISCONNECTED AND DIRECTED TOWARDS LANDSCAPED AREAS.

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
5406, WOODHURST LN.
SAN JOSE, CA - 95123
PH. NO.: 408-318-1053
EMAIL: dsdeshwal@gmail.com

REVISIONS	DESCRIPTION	
	NUMBER	DATE

PROJECT :
ADDITION &
REMODEL OF
EXISTING
HOUSE
2683 SONOMA
PL, SANTA CLARA,
CA -95051

SHEET TITLE:-
EXISTING
& PROPOSED
SITE PLANS

DATE

10/05/2023

SCALE

AS SHOWN ON PLANS

SHEET

A1

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

UNICORN STRUCTURES
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REVISIONS	
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CA -95051

**SHEET
TITLE:-**
EXISTING/
DEMOLITION
FIRST FLOOR
PLAN

DATE

10/05/2023

SCALE

AS SHOWN ON PLANS

SHEET

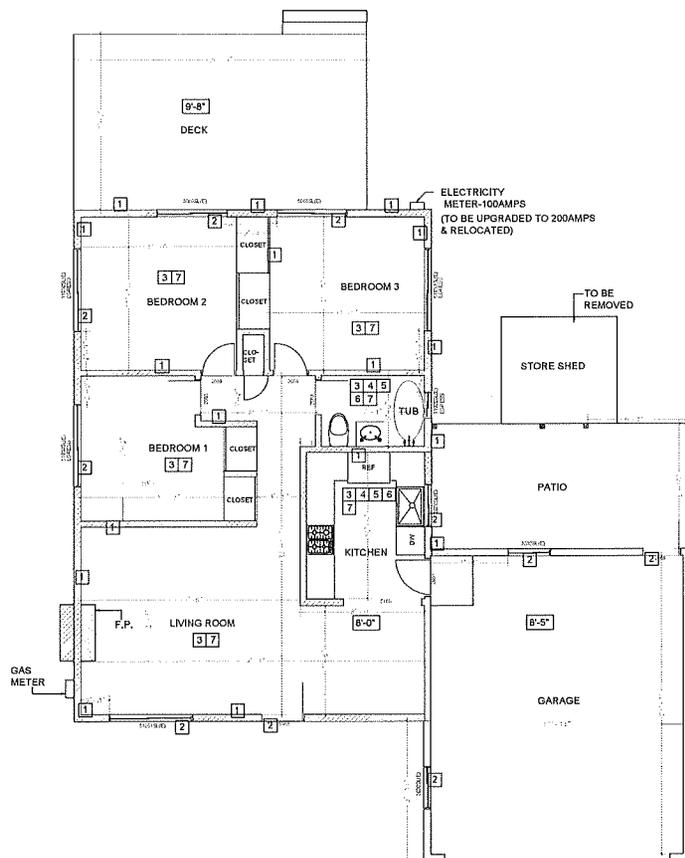
A2

SYMBOLS

- EXISTING WALL
- - - EXISTING WALL TO BE REMOVED
- ▬ NEW WALL

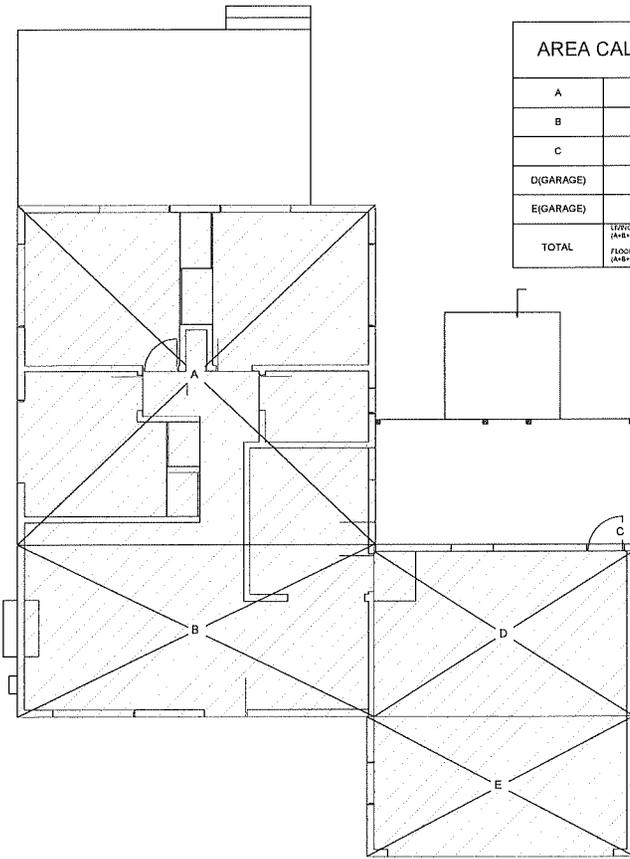
LEGEND

- 1 EXISTING WALL TO BE REMOVED
- 2 EXISTING DOOR/WINDOW TO BE REMOVED
- 3 EXISTING LIGHT FIXTURES TO BE REMOVED
- 4 EXISTING PLUMBING FIXTURES TO BE REMOVED
- 5 EXISTING APPLIANCES TO BE REMOVED
- 6 EXISTING CABINERY TO BE REMOVED
- 7 EXISTING FLOORING TO BE REMOVED
- 1 NEW LIGHT FIXTURES
- 2 NEW PLUMBING FIXTURES
- 3 TILE ON WALLS TO EXTEND TO THE CEILING AT SHOWER
- 4 NEW TILE FLOORING
- 5 NEW VANITY
- 6 SHOWER
- 7 NEW FAUCET, AERATOR, SOAP DISPENSER
- 8 NEW DOUBLE BOWL SINK W/ GARBAGE DISPOSAL
- 9 NEW REFRIGERATOR, PLUMB FOR ICE-MAKER
- 10 NEW GAS RANGE WITH HOOD
- 11 NEW DISHWASHER
- 12 NEW CABINERY AND COUNTERTOP
- 13 BACKSPLASH FROM COUNTERTOP TO CABINET (IN HOOD AREA UP TO CEILING)
- 14 NEW RECEPTACLES
- 15 NEW BATH TUB
- 16 NEW WOOD FLOORING
- 17 PLUMB FOR WASHER



**EXISTING/DEMOLITION
FIRST FLOOR PLAN**

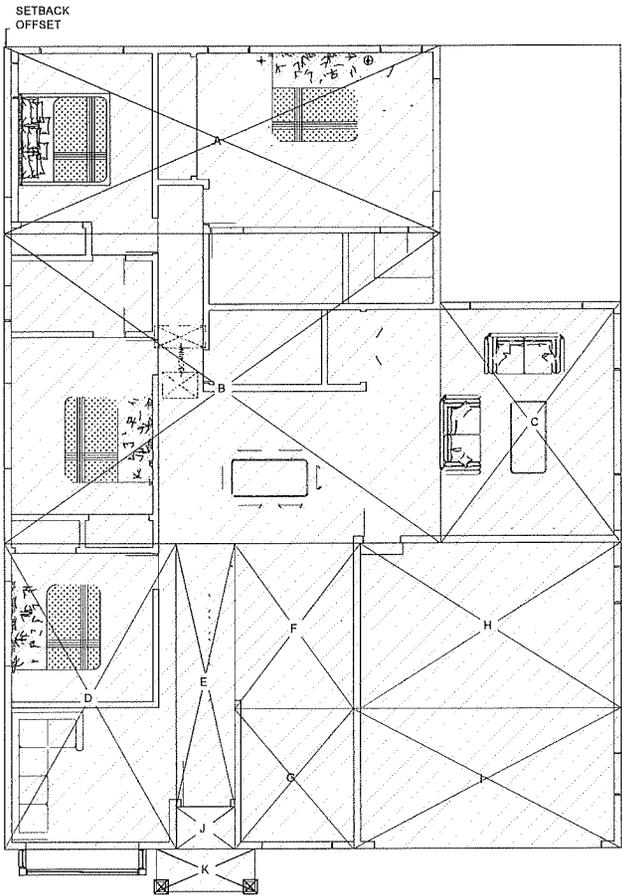
SCALE 1/4" = 1'



AREA CALCULATIONS	
A	25'-4"X24'-60"= 608SQFT
B	12'-2"X25'-3"= 307SQFT
C	6"X18'-5"= 99SQFT
D(GARAGE)	18'-5"X12'-2"= 215SQFT
E(GARAGE)	18'-11"X9'-11"= 187SQFT
TOTAL	<small>UPPER AREA (FIRST FLOOR)</small> <small>FLOOR AREA (A+B+C)= 624SQFT</small> <small>(A+B+C+D+E)=1122SQFT</small>

**EXISTING FIRST FLOOR PLAN
AREA STATEMENT PLAN**

SCALE = 1/4"=1'



AREA CALCULATIONS	
A	30'-11"X13'-3"= 410SQFT
<small>UPPER AREA (FIRST FLOOR)</small>	<small>FLOOR AREA (A+B+C)= 405SQFT</small>
B	30'-11"X21'-11"= 677SQFT
C	12'-9"X17'-0"= 217SQFT
D	21'-7"X12'-2"= 263SQFT
E	4'-2"X18'-7"= 77SQFT
F	8'-11"X11'-8"= 104SQFT
G	8'-5"X9'-11"= 83SQFT
H(GARAGE)	18'-5"X11'-8"= 215SQFT
I(GARAGE)	18'-11"X9'-11"= 187SQFT
J(PORCH)	4'-2"X3'-0"= 12SQFT
K(PORCH)	3'-0"X5'-0"= 21SQFT
TOTAL	<small>UPPER AREA (FIRST FLOOR)</small> <small>FLOOR AREA (A+B+C+D+E+G+H+I+J+K)= 2280SQFT</small>

**PROPOSED FIRST FLOOR PLAN
AREA STATEMENT PLAN**

SCALE = 1/4"=1'

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
5406, WOODHURST LN.
SAN JOSE, CA - 95123
PH. NO.: 408-318-1053
EMAIL: dsdeshwal@gmail.com

REVISIONS
NUMBER

DESCRIPTION

DATE

PROJECT :
ADDITION &
REMODEL OF
EXISTING
HOUSE
2683 SONOMA
PL, SANTA CLARA,
CA -95051

SHEET TITLE:-

AREA
STATEMENT
SHEET

DATE

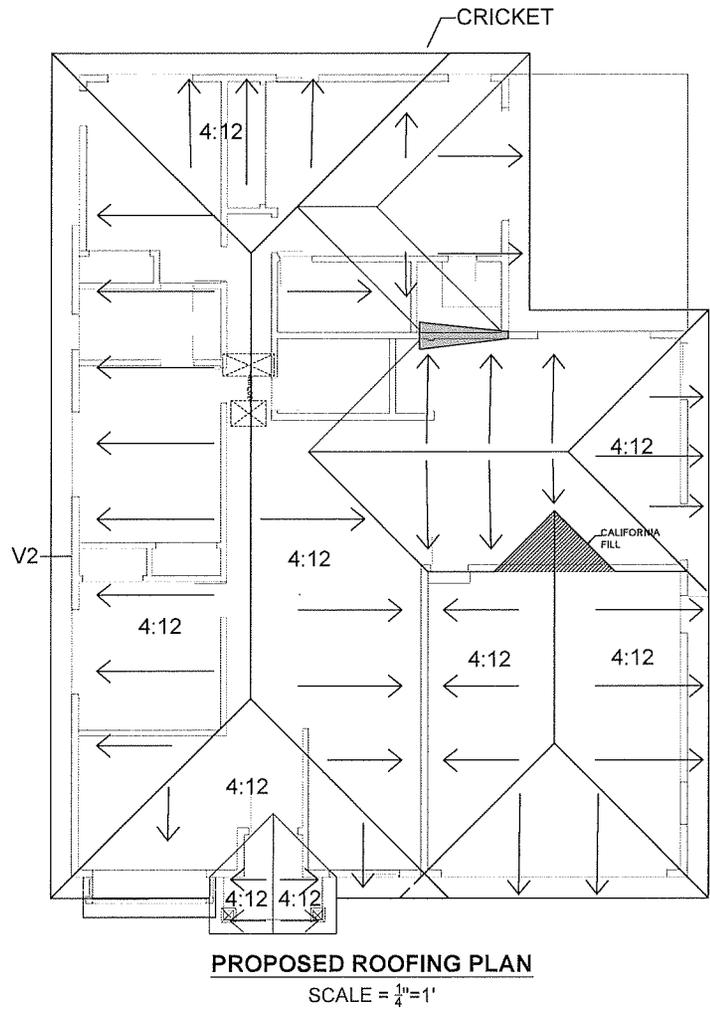
10/05/2023

SCALE

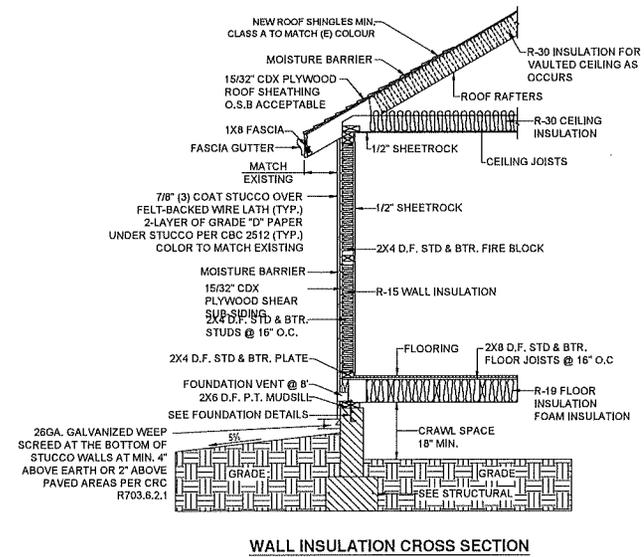
AS SHOWN ON PLANS

SHEET

A3.1



ENERGY ANALYSIS REPORT



NOTE:
FENESTRATION/ GLAZING
U-FACTOR ≤ 0.30
SHGC ≤ 0.23

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Indoor air quality, balanced fan
- IAQ Ventilation System: as low as 0.627273 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 58 SRE and 62 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and H/ERV cores accessible per RACM Reference Manual
- Insulation below roof deck
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Fan Efficacy Watts/CFM
- Verified heat pump rated heating capacity
- Duct leakage testing

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

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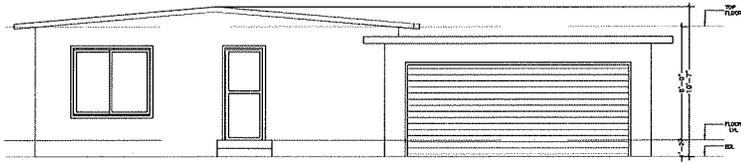
PROJECT :
ADDITION &
REMODEL OF
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HOUSE
2683 SONOMA
PL, SANTA CLARA,
CA -95051

SHEET TITLE:-
PROPOSED
ROOFING
PLAN

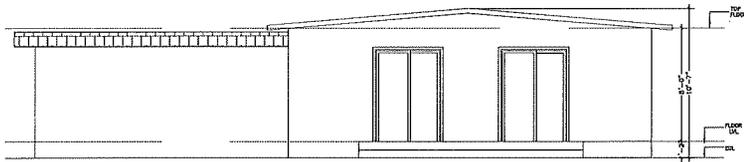
DATE
10/05/2023

SCALE
AS SHOWN ON PLANS

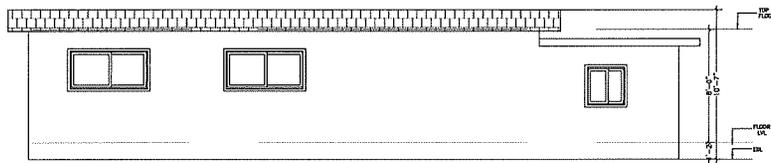
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A5



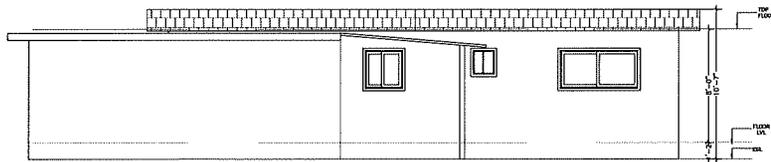
EXISTING FRONT ELEVATION
SCALE = 1/4"-1'



EXISTING REAR ELEVATION
SCALE = 1/4"-1'



EXISTING LEFT ELEVATION
SCALE = 1/4"-1'



EXISTING RIGHT ELEVATION
SCALE = 1/4"-1'

ELEVATIONS NOTES:

1. STUCCO IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.6.2.1.
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.6.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

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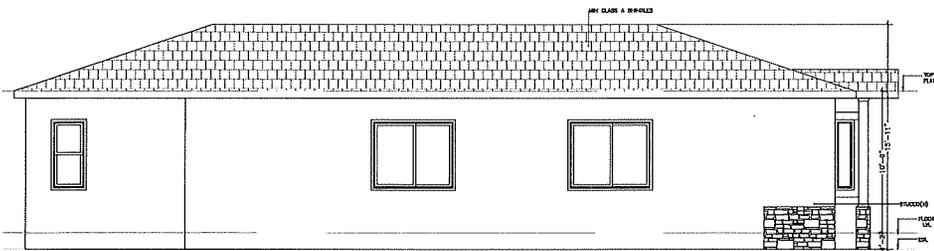
PROJECT :
ADDITION &
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2683 SONOMA
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CA -95051

SHEET TITLE:-
EXISTING
ELEVATIONS

DATE
10/05/2023

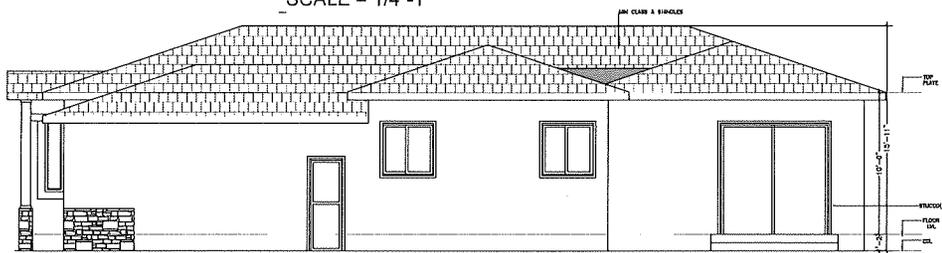
SCALE
AS SHOWN ON PLANS

SHEET
A6



PROPOSED LEFT ELEVATION

SCALE = 1/4"=1'



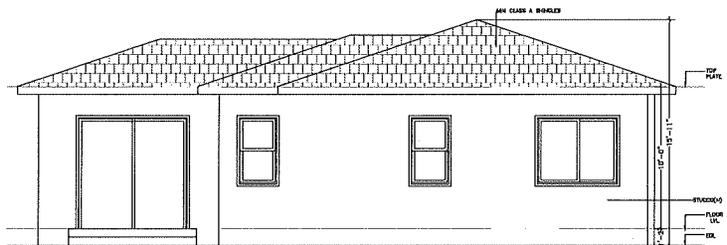
PROPOSED RIGHT ELEVATION

SCALE = 1/4"=1'



PROPOSED FRONT ELEVATION

SCALE = 1/4"=1'



PROPOSED REAR ELEVATION

SCALE = 1/4"=1'

ELEVATIONS NOTES:

1. STUCCO IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.6.2.1.
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT RUN INDEPENDENTLY AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.6.3. WITH WINDOW/DOOR FLASHING DIRECTED BETWEEN LAYERS.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
7. FOR STUCCO NEED TWOLAYER OF TYPE D PAPER RAN INDEPENDENTLY WITH WINDOW/DOOR FLASHING DIRECTED IN BETWEEN LAYERS.

CRAWLSPACE VENTING CALCULATIONS FOR NEW ADDITION:

Required = 1861 sq.ft. * 1/150 = 12.4 Sq.Ft * 144 = 1785.6 Sq.In = Required
 (1) 14" x 6" = 84 Sq.In for each * 22 = 1848Sq.In > 1785.6 Sq. In (Okay)

- One ventilation opening shall be within 3 feet of each corner of the building but not in shear wall areas unless reinforced and detailed.
- Contractor to make up for any existing blocked crawl space vents.

ATTIC SPACE VENTING CALCULATIONS

REQUIRED = 1861 x1/150 = 12.4 SQ.FT x144 = 1785.6 SQ.IN.
 PROVIDE:

1. 24 NOS. EYEBRO VENTS 19"X4" (NFA=43SIN)= 24X43 = 1032 SQIN(V1)
2. 9EVE VENT 14"X6" =84X9 = 756 (V2)
3. TOTAL = 1050 + 840 = 1788 > 1785.6 SQIN

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

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REVISIONS NUMBER	DESCRIPTION
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PROJECT :
ADDITION &
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HOUSE
2683 SONOMA
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CA -95051

SHEET TITLE:-
PROPOSED
ELEVATIONS

DATE
10/05/2023

SCALE
AS SHOWN ON PLANS

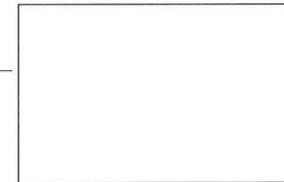
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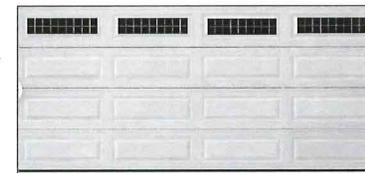
(ASPHALT SHINGLES
MIN. A CLASS)



MIN CLASS A SHINGLES

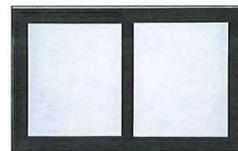


(23 SWISS COFFEE)



(PEARLY
WHITE)

SILVERMINE STONE
(DOVER CLIFF)



(MILGARD
TUSCANY SERIES V400
INTERIOR -WHITE
EXTERIOR-BLACK)

OWNER :-

NIRMAL AND
BALJINDER
SANDHU

DESIGNER :-

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NUMBER DATE DESCRIPTION

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PL, SANTA CLARA,
CA -95051

SHEET
TITLE:-
MATERIAL
SHEET

DATE
10/05/2023

SCALE
AS SHOWN ON PLANS

SHEET
A8



Agenda Report

24-305

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN24-00079) for a Proposed 1,289 Square Feet Second Story Addition and a 660 Square Feet Single Story Addition to an Existing Single-Story Residence at 2135 Laurel Drive.

File No.: PLN24-00079

Location: 2135 Laurel Drive, a 5,618 square foot lot located on the north side of Laurel Drive, approximately 110 feet west of Alice Drive;

APN: 290-11-047; zoned Single-Family Residential (R1-6L)

Applicant: Byungki Kim

Owner: Sharon Nguyen

Request: **Architectural Review** for the construction of a 1,289 square foot second story addition and a 660 square foot single story addition to an existing 1,393 square foot single story single-family residence resulting in a 3,342 square-foot, three-bedroom, four-bathroom two-story single-family 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.
- The site includes an existing 1,058 square-foot one-story residence with three-bedrooms, one bathroom, and a 335 square-foot two-car detached garage.
- Per the Santa Clara City Code 18.120.020(D)(1), the request requires Architectural Review approval through a Development Review Hearing due to the construction of a second story on an existing one-story residence.
- The project proposes the construction of a second story addition to the existing single-family residence to build a larger livable area of 2,942 square-feet.
- The new 2,942 square-foot livable area will have a 400 square-foot garage for a total building area of 3,342 square foot.
- As proposed, the project will have three-bedrooms and four-bathrooms.
- The proposed construction will consist of new asphalt roofing shingles, and stucco siding to match the character of the neighborhood.
- The project is consistent with the City's Single-Family Residential Design Guidelines (2014):
 - The second floor area doesn't exceed 66% of the first floor area thus maintaining the neighborhood pattern (2a(1)).
 - The walls of the second floor element are set back from the first floor wall to minimized the mass bulk of the structure (2a(2)).

- Building height and bulk is appropriate relative to the neighborhood (3a(1)).
- Roof materials, building materials, and finishes work in conjunction with one another and consistent with the architectural style of the building (3a(3)).
- Stone brick and other wainscoting is being added to the base of the home from the front façade to the sides (3c(4)).
- The proposed landscape is made of drought tolerant plans and appropriate in scale (4i(3)).
- 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

Grant the Architectural Review approval requires, the following findings consistent with Zoning 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 through a two-car garage.
 - The require parking spaces are not located in the required front yard or side yard landscape areas.
 - The proposal provides areas surfaced with all-weather materials for vehicle parking.
- 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 construction would not create any traffic congestion or hazards.
 - The public streets are of adequate size to accommodate a single-story residence.
 - The proposed design matches nearby residence in scale and won't impair the desirability of the neighborhood.
- 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:*
 - The proposed project is consistent with the City's Single-Family Design Guidelines (2014):
 - Roof materials, building materials, and finishes work in conjunction with one another and are consistent with the architectural style of the building.
 - Architectural features of the proposed design are true to the architectural form and appropriate for the neighborhood.

- The proposed addition is consistent with the scale and design. found in the existing surrounding neighborhood.
 - Architectural features are used to reduce large expanse of blank walls which further harmonizes the development with the existing neighborhood.
 - Trees and plants are used to provide shade, soften the building, and improve the streetscape.
- 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 construction is consistent with the City's Single-Family Design Guidelines (2014):
 - The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood as the proposed design will have similar massing to the adjacent properties.
 - The proposed construction complies with the R1-6L zoning districts development standards.
 - The proposed construction complies with the intent of the Santa Clara General Plan and all its policies.

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 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 300-foot radius of the project site on April 4, 2024. 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 the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15303 (e)(1) (Class 1 - Existing Facilities), and **Approve** the Architectural Review for the construction of a 1,289 square foot second story addition and a 653 square foot single story addition to an existing 1,393 square feet resulting in a 3,342 square-foot, three-bedroom, four-bathroom two-story single family residence, subject to findings and conditions of approval.

Prepared by: Alex Tellez, Assistant Planner, Community Development Department

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

ATTACHMENTS

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

Conditions of Architectural Review Approval

PLN24-00079 / 2135 Laurel Drive

The construction of a 1,289 square foot second story addition and a 653 square foot single story addition to an existing 1,393 square feet resulting in a 3,342 square-foot, three-bedroom, four-bathroom two-story single-family 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 April 24, 2026.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall 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.

ST1. 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.

ST2. 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

ST = Streets Division (Landscape, Solid Waste, and 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.

Attachment 2: Project Data/Compliance

**Project Address: 2135 Laurel Drive
Zoning: R1-6L**

Project Number: PLN24-00079

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	5,618	5,618	6,000	N
Lot Area per Dwelling Unit (SF):	--	--	--	--
Building Square Footage (SF)				
1st Floor:	1,393	2,053	--	--
2nd Floor:	--	1,289	--	--
Basement:	--	--	--	--
Accessory Building:	--	--	--	--
Porch/Patio:	--	--	--	--
Total:	1,393	3,342	--	--
Floor Area Ratio:	0.24	0.59	--	--
% of 2nd floor to 1st floor:	0%	62%	66%	--
Building Coverage (%)				
Building Coverage (All):	24.7%	36.5%	40%	Y
Rear Yard Accessory Building Coverage:	--	--	--	--
Main Building Setbacks (FT)				
Front (1st floor):	24'-8"	20	20	Y
(2nd floor):		26' - 5.5"	20	Y
Left Side (1st floor):	5	5	5	Y
(2nd floor):	--	9	5	Y
Right Side (1st floor):	10' - 11.5"	5'	5	Y
(2nd floor):	--	9	5	Y
Street Side:	--	--	--	--
Rear (1st floor):	46'-9.5"	20	20	Y
(2nd floor):	--	30' - 7.25"	20	Y
Accessory Building Setbacks (FT)				
Front:	20	--	20	Y
Side (left):	5	--	5	Y
(right):	>5	--	5	Y
Street Side:	--	--	--	--
Rear:	>20	--	20	Y
From main building:	--	--	--	--
Height (FT)				
Main building:	15' - 8"	24'-8"	25	Y
Accessory building:	--	--	--	--
# of Bedrooms/Bathrooms:	3/1	3/4	--	--
Parking:				

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Is the site AB 2097 eligible?				
Off-street	2	2	2	Y
Common Living Area (SFR)	--	33%	Min 25%	Y
Open Landscaped Area (Front):	--	375 SF	371 SF	Y

NGUYEN RESIDENCE ADDITION

ARCHITECT

STORY BUILD DESIGN

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
2355 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: SD

PHASE: -

ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE

COVER

SHEET NUMBER

A 0.1

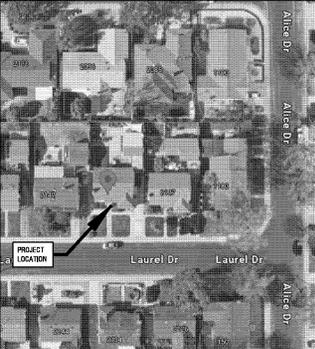
GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE OF 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND SHALL INCLUDE ALL THE REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPILE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND NOTIFY ARCHITECT AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATION OF EXISTING STRUCTURES.
- THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS, NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERRABLE FROM THEM.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES, ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE SITE. CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
- ALL DIMENSIONS ARE FROM FINISH TO FINISH TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CHALKMARK OR UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "TOP" OR "CLAMP" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECT'S APPROVAL. UNLESS NOTED AS "AS VIEW" DIMENSIONS MARKED "L.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITE HAND AND/OR CONVERSE VIEWS UNLESS OTHERWISE NOTED.
- "ALSO" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLACE.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DIMENSIONS AT A LARGER SCALE SHALL TAKE PRECEDENCE OVER DIMENSIONS OF A SMALLER SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
- GENERAL CONTRACTOR SHALL VERIFY AVAILABILITY OF PARTITIONS, DOORS, ELECTRICAL, OUTLETS, TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER SYSTEMS (TO INCLUDE, BUT NOT LIMITED TO, ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
- DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRABLE AND RESTORED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
- ALL WORK NOTED "BY OTHERS" OR "N.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT, SUBJECT TO THE ARCHITECT AND OWNER'S SEVERAL REQUIREMENTS FOR THE "OTHERS" WORK IN THE CONTRACT. PROGRESS SCHEDULE AND CONDITIONS AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, INSTALLED, CLEANED AND COMPLETED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.

PROJECT DIRECTORY

OWNER:	ARCHITECT:
SHARON NGUYEN, BAO NGUYEN 2155 LAUREL DRIVE SANTA CLARA, CA 95050 BAOSHARON@GMAIL.COM	STORY BUILD DESIGN, INC. 845 PINE STREET, #104 ALBANY, CA 94704 T: (916) 282-9551 P: (916) 282-9551 P: (916) 282-9551 P: (916) 282-9551
INTERIOR DESIGNER:	STRUCTURAL ENGINEER:
CATHERINE HONG 168 LAUREL STREET LOS GATOS, CA 95030 T: (952) 858-3858 C: (952) 858-3858 C: (952) 858-3858	JONATHAN WOOD 1802 EL CAMINO REAL, UNIT C SAN CARLOS, CA 94070 T: (650) 484-1102 J: (650) 484-1102 J: (650) 484-1102

VICINITY MAP



PROJECT DATA

- TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY, AT WALL AND ROOF INTERSECTIONS AND AT SILL-IN GUTTERS.
- ALL WALL COVERINGS SHALL BE SECURELY FASTENED WITH APPROVED CORROSION-RESISTIVE FASTENERS PER CRC R703.4 "ATTACHMENT."
 - AS APPLICABLE TO THE PROJECT, PROVIDE FOUNDATION WATERPROOFING AND DAMPROOFING AT ALL FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE PER CRC SECTION 9406.
 - EXTERIOR WALLS ABOVE GRADE SHALL HAVE A WEATHER-RESISTANT WALL ENVELOPE INCLUDING FLASHING PER THE REQUIREMENTS OF CRC SECTION 9705.
 - PROVIDE BATT INSULATION "R" MINIMUM R VALUES AS NOTED BELOW:
 - R-15 AT 2X4 WEST WALL, R-21 AT 2X6 NORTH WALL WITHIN FLD BAYS
 - R-38 AT ROOF / CEILING CONSTRUCTION BETWEEN RAFTERS / JOISTS
 - R-19 AT RANGED WOOD FLOORS BETWEEN JOISTS
 - MINIMUM 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IS TO BE RECYCLED PER 2019 EDITION OF THE CALIFORNIA GREEN BUILDING CODE SECTION 4.06.1
 - THE PROJECT SHALL COMPLY WITH THE WASTE MANAGEMENT PLAN REQUIRED BY THE CITY

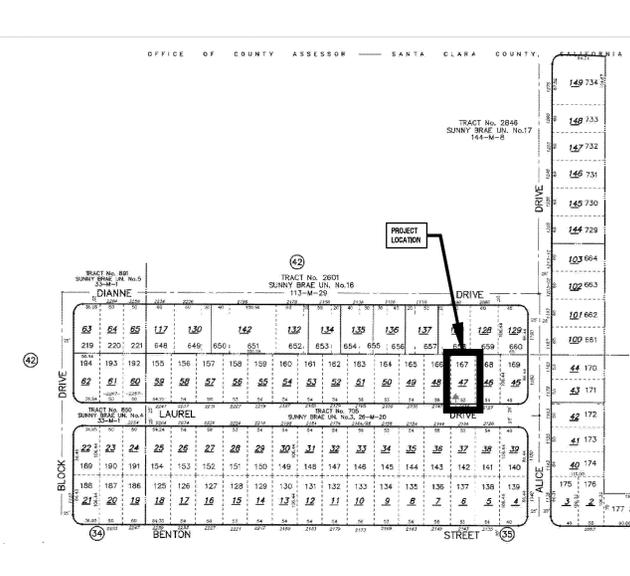
DRAWING INDEX

- ARCHITECTURAL:
- A.0 COVER
 - A.1 SITE PLANS - EXISTING, PROPOSED / LOT COVERAGE
 - A.1.1 DEMOLITION FLOOR PLAN
 - A.1.3A PROPOSED FLOOR PLAN - LEVEL 1
 - A.1.3B PROPOSED FLOOR PLAN - LEVEL 2
 - A.1.4 EXISTING AND PROPOSED FLOORS OVERLAY - LEVEL 1
 - A.1.5 ROOF PLAN
 - A.2.0 EXISTING ELEVATIONS
 - A.2.1 PROPOSED ELEVATIONS / MATERIALS
 - A.2.2 PROPOSED ELEVATIONS / MATERIALS
 - A.2.3 BUILDING SECTIONS
 - A.2.4 BUILDING SECTIONS
 - A.2.5 BUILDING SECTIONS
 - A.4 DETAILS - EXTERIOR WINDOW
- APPLICABLE MODEL CODES:
SANTA CLARA INTERNATIONAL CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
- APPLICABLE MODEL CODES:
SANTA CLARA INTERNATIONAL CODE
2022 CALIFORNIA RESIDENTIAL CODE
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2022 CALIFORNIA MECHANICAL CODE
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2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE

SYMBOLS

- SECTION:
 - 3 - DRAWING NUMBER
 - A3.4 - SHEET NUMBER
- EXTERIOR / INTERIOR ELEVATION:
 - 3 - DRAWING NUMBER
 - A3.4 - SHEET NUMBER
- DETAIL:
 - 3 - DRAWING NUMBER
 - A3.4 - SHEET NUMBER
- KEY NOTE:
 - DT -
- FLOOR:
 - B - ELEVATION
 - OR 4 -
- DATUM POINT:
 - DT -
- CENTER LINE:
 - DT -
- DOOR TYPE:
 - DT -
- WINDOW TYPE:
 - DT -
- PLUMBING TYPE:
 - DT -
- APPLIANCE TYPE:
 - DT -
- REVISION:
 - DT -

PARCEL MAP

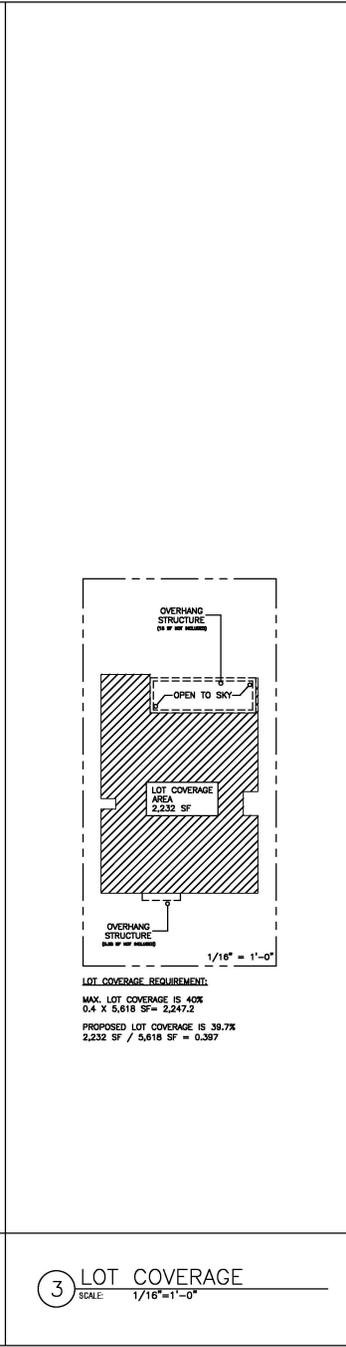
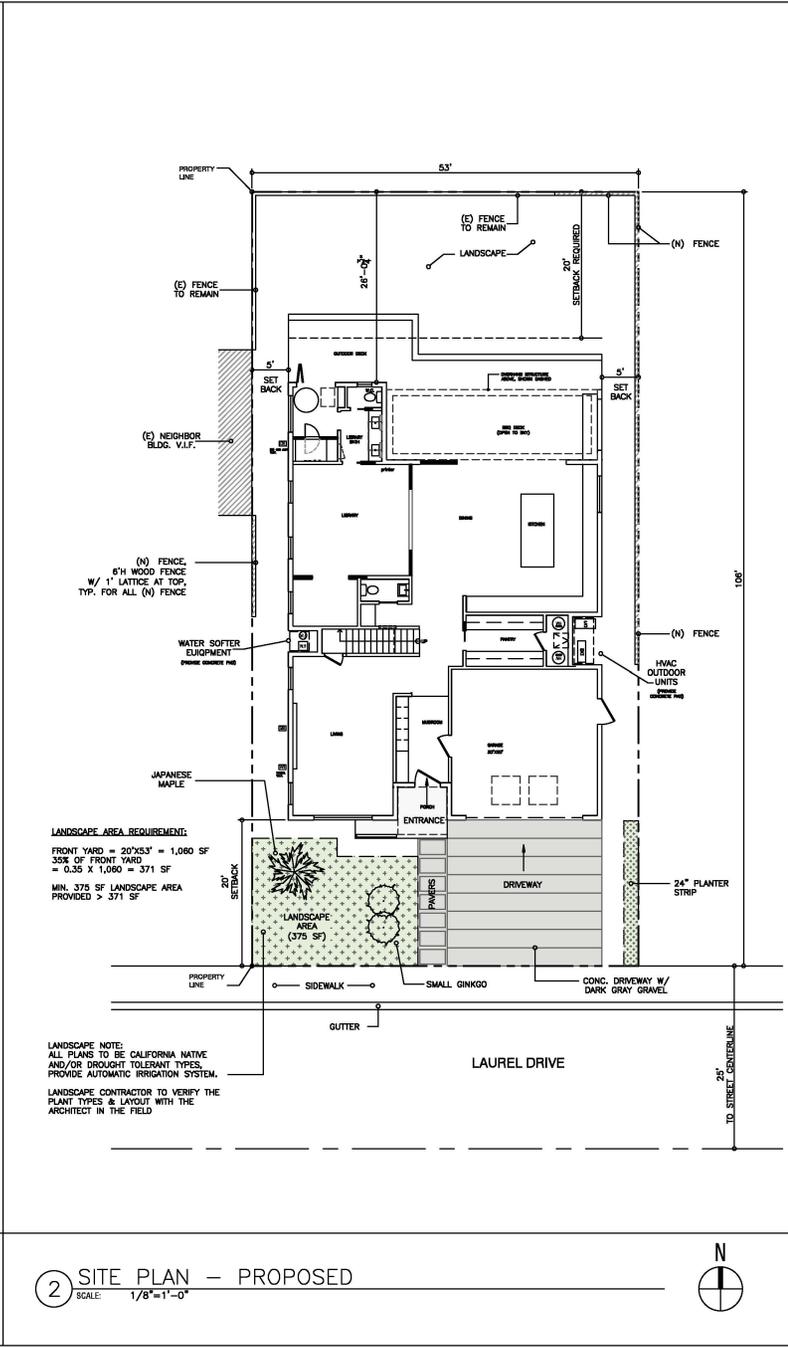
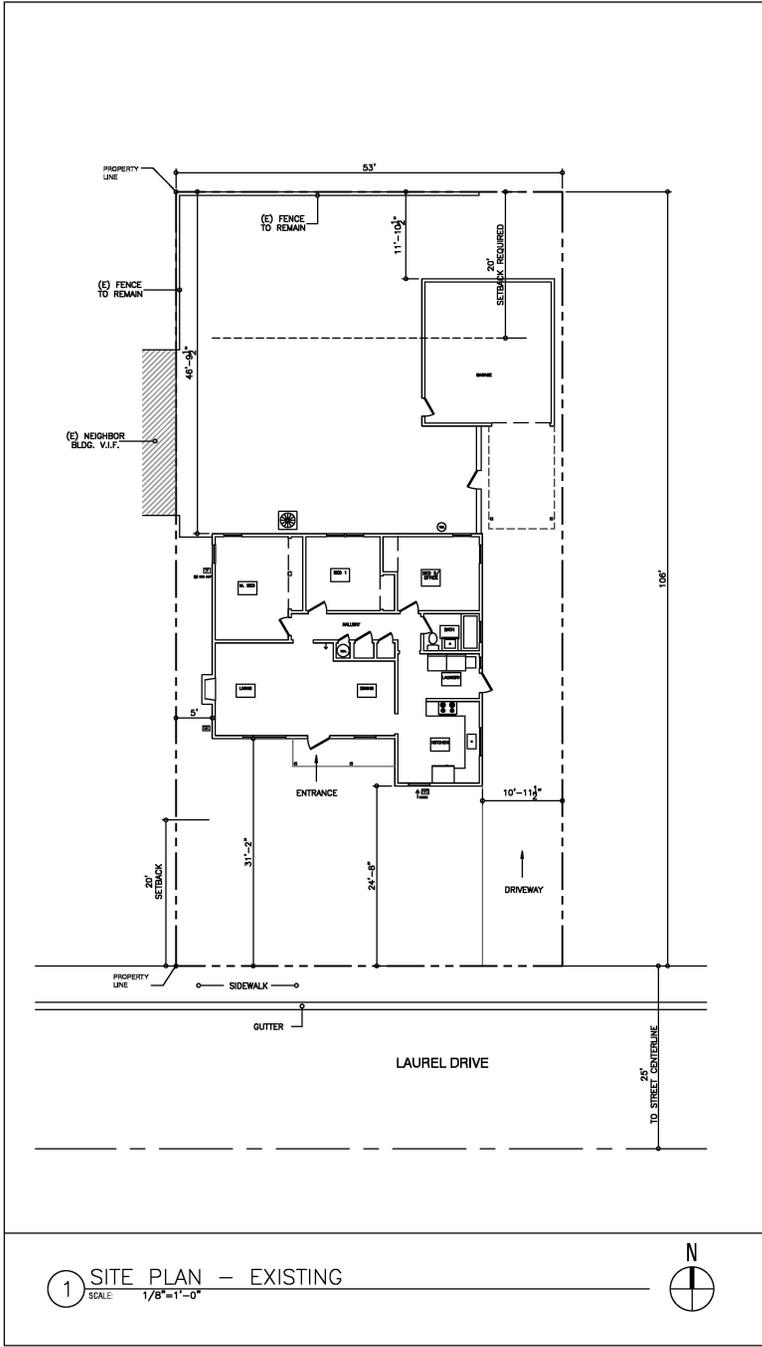


BOOK 290 PAGE 11



SCOTT (P.L.C. CONSULTANT)

DATE: 03/20/24
SCALE: AS SHOWN



ARCHITECT

STORY BUILD DESIGN

ALBANY, CA 94706

STAMP

LICENSED ARCHITECT
BUNGKUT
NO. 25494
REX 12/2025
STATE OF CALIFORNIA

CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
2138 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: -

PHASE: SD

ISSUED FOR: PLANNING REVIEW

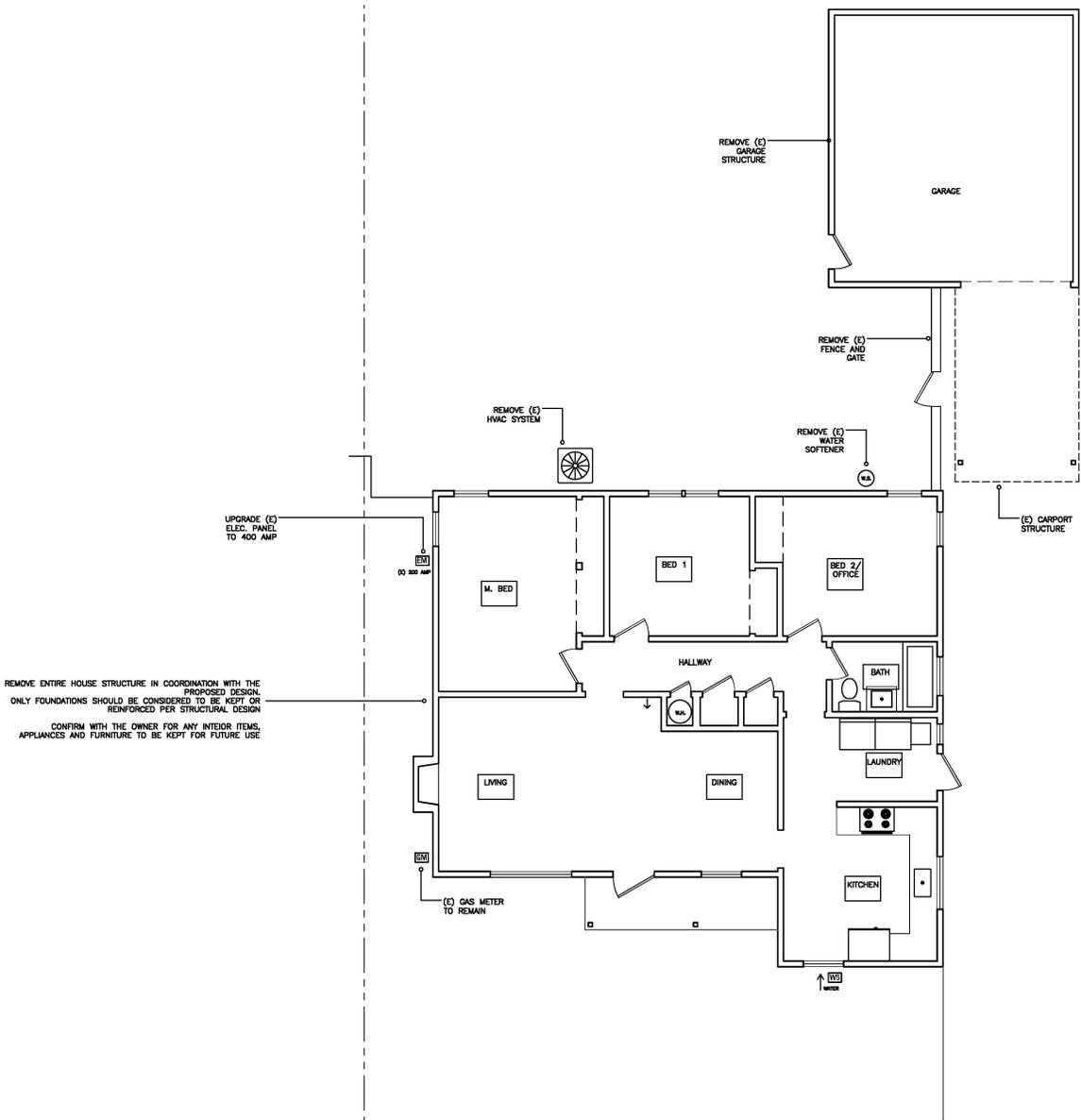
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SHEET TITLE

SITE PLAN - EXISTING, PROPOSED / LOT COVERAGE

SHEET NUMBER

A 1.0



REMOVE ENTIRE HOUSE STRUCTURE IN COORDINATION WITH THE PROPOSED DESIGN. ONLY FOUNDATIONS SHOULD BE CONSIDERED TO BE KEPT OR REINFORCED PER STRUCTURAL DESIGN. CONFIRM WITH THE OWNER FOR ANY INTERIOR ITEMS, APPLIANCES AND FURNITURE TO BE KEPT FOR FUTURE USE.

1

DEMOLITION FLOOR PLAN

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



KEY NOTES

DEMOLITION GENERAL NOTES

1. REMOVE ALL FINISHES IN REMODEL SCOPE OF WORK IN COORDINATION WITH IN CONTRACTOR. CONFIRM WITH ARCHITECT AND OWNER IF ANY AREA IS IN QUESTION.
2. BALANCE ANY MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS FOR REUSE AND RELOCATION, CONFIRM WITH THE OWNER IF ANY ITEM IS IN QUESTION.
3. CONTRACTOR TO VERIFY THE EXISTING PLUMBING, ELECTRICAL AND HVAC LINES TO COORDINATE WITH NEW PLUMBING, ELECTRICAL AND HVAC LINES SHOWN IN CONSTRUCTION PLANS.
4. CONTRACTOR TO VERIFY AND TEST HAZARDOUS MATERIALS ON SITE INCLUDING ASBESTOS AND INCLUDE ABATEMENT SCOPE OF WORK BEFORE START OF WORK.

ARCHITECT

STORY BUILD DESIGN

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
 2335 LAUREL DRIVE
 SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24
 JOB NO.: -
 PHASE: SD
 ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

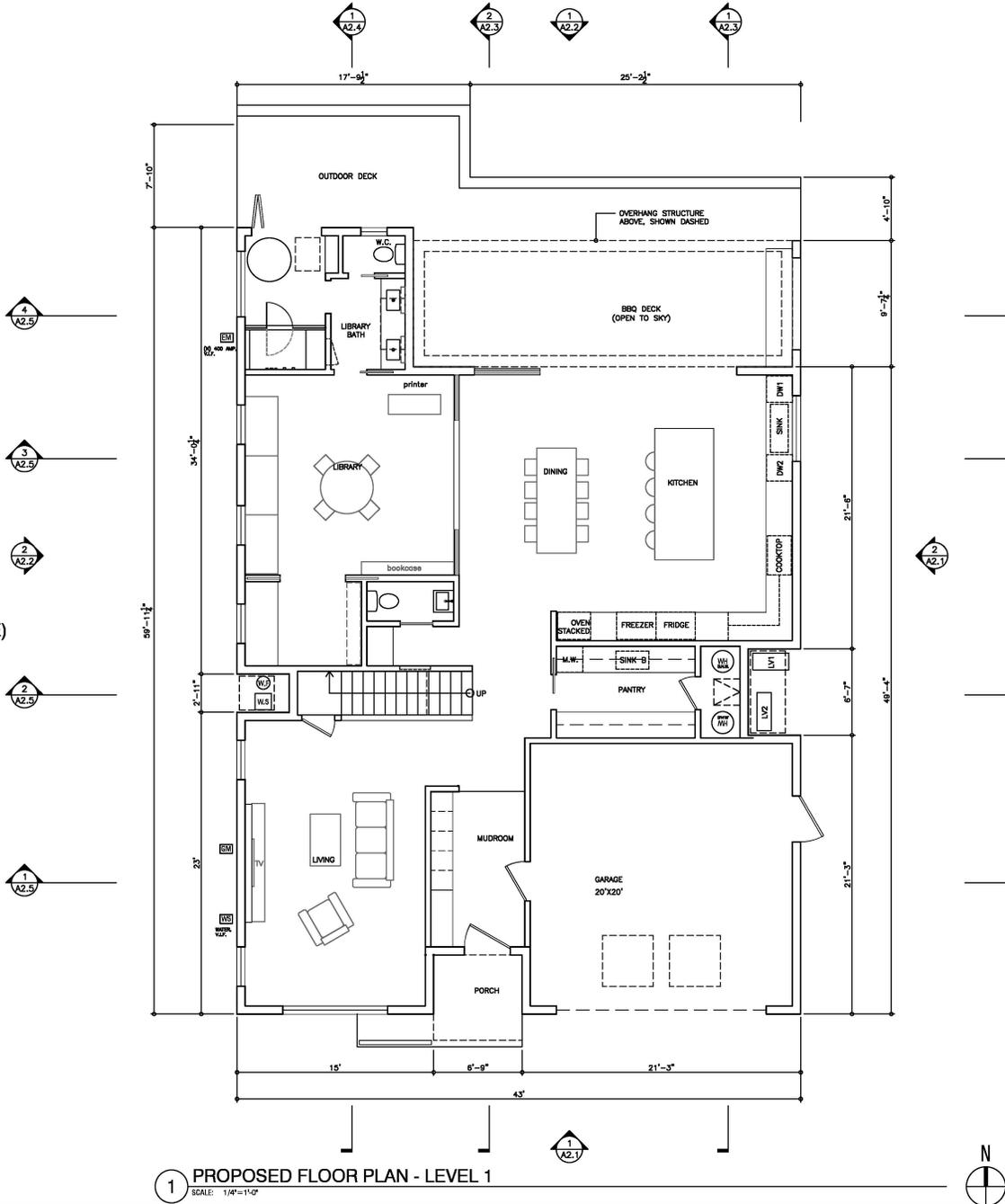
SHEET TITLE

DEMOLITION FLOOR PLAN

SHEET NUMBER

A1.1

LV 1
2,053 SF
(INCLUDING 400 SF GARAGE)



1 PROPOSED FLOOR PLAN - LEVEL 1
SCALE: 1/4"=1'-0"



KEY NOTES

GENERAL NOTES

PLAN LEGEND

(IN WALL)

ARCHITECT

STORY
BUILD
DESIGN

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE
ADDITION
2135 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: -

PHASE: SD

ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE

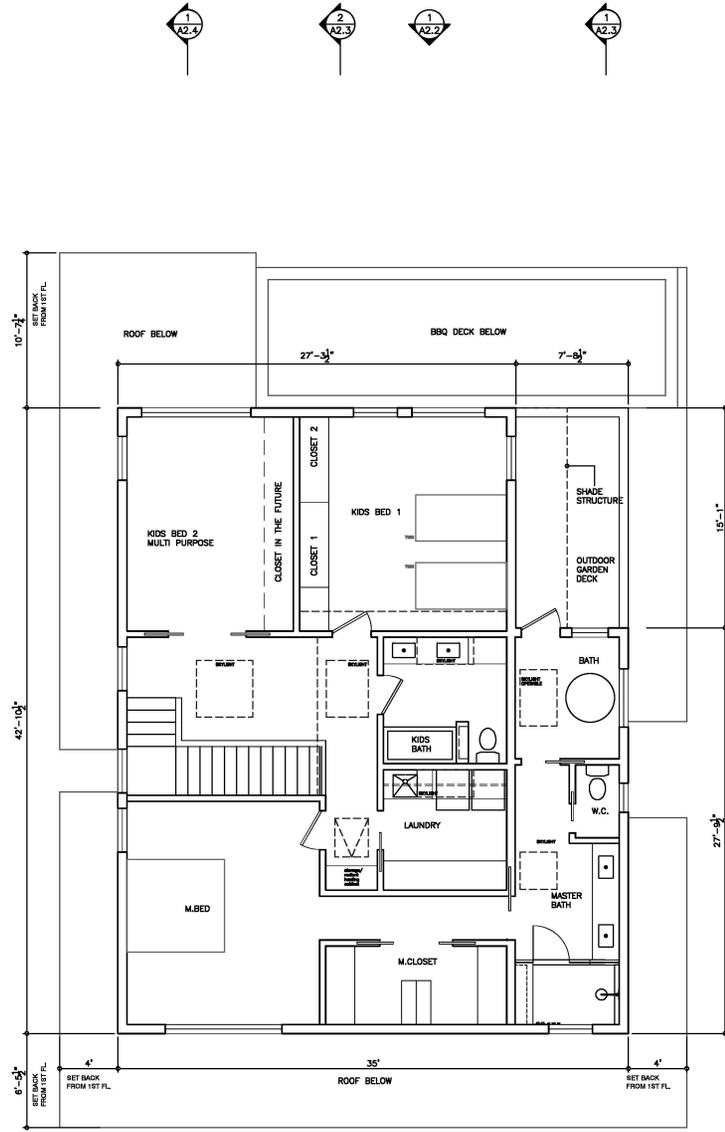
PROPOSED
FLOOR PLAN

LEVEL 1

SHEET NUMBER

A1.3A

LV 2
1,289 SF



1 PROPOSED FLOOR PLAN - LEVEL 2
SCALE: 1/4"=1'-0"



KEY NOTES		
GENERAL NOTES		
PLAN LEGEND		
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	IN WALL	
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DATE: 03/20/24		
JOB NO.: -		
PHASE: SD		
ISSUED FOR: PLANNING REVIEW		
SCALE: AS SHOWN		
SHEET TITLE		
PROPOSED FLOOR PLAN		
LEVEL 2		
SHEET NUMBER		
A1.3B		

ARCHITECT

STORY BUILD DESIGN

ALBANY, CA 94706

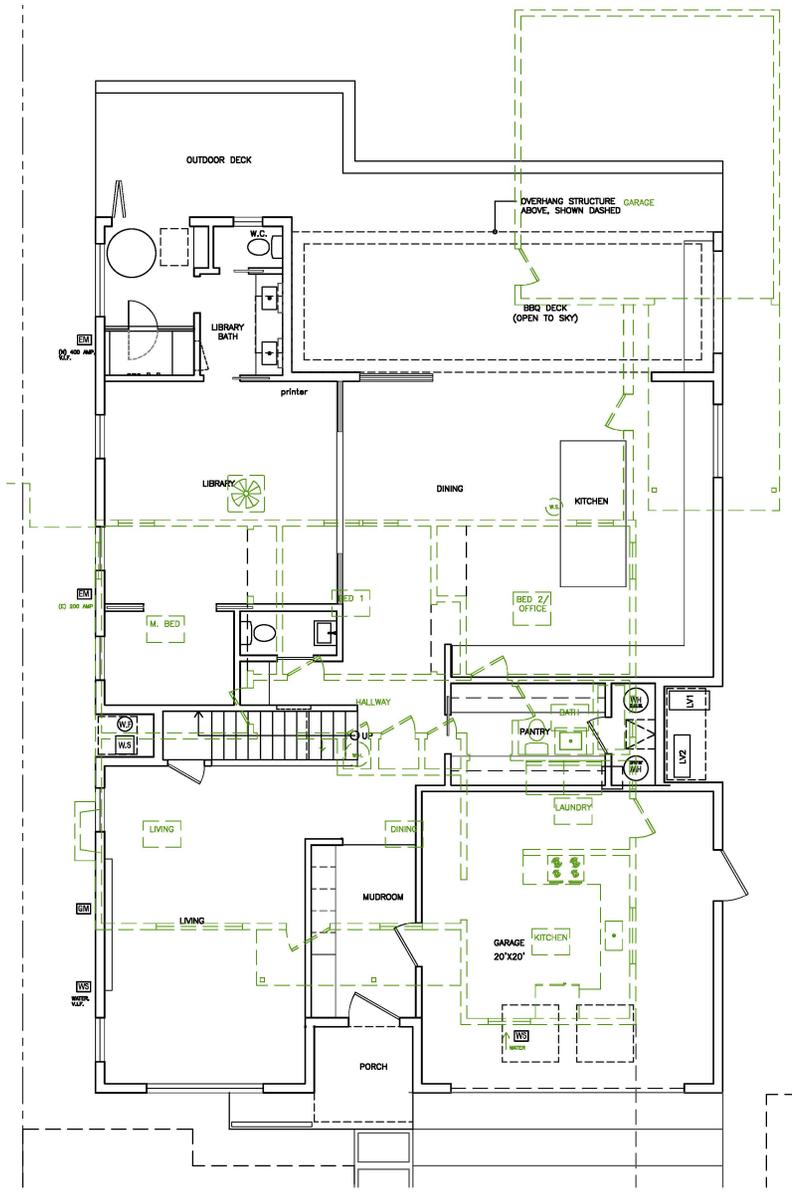
STAMP

CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
2335 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS



1 EXISTING AND PROPOSED PLAN OVERLAYED LV 1
SCALE: 1/4"=1'-0"



KEY NOTES

GENERAL NOTES

PLAN LEGEND

	(S) WALL
	(S) WALL TO BE REMOVED
	(N) WALL
	(N) POST

ARCHITECT

STORY
BUILD
DESIGN

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE
ADDITION
2335 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

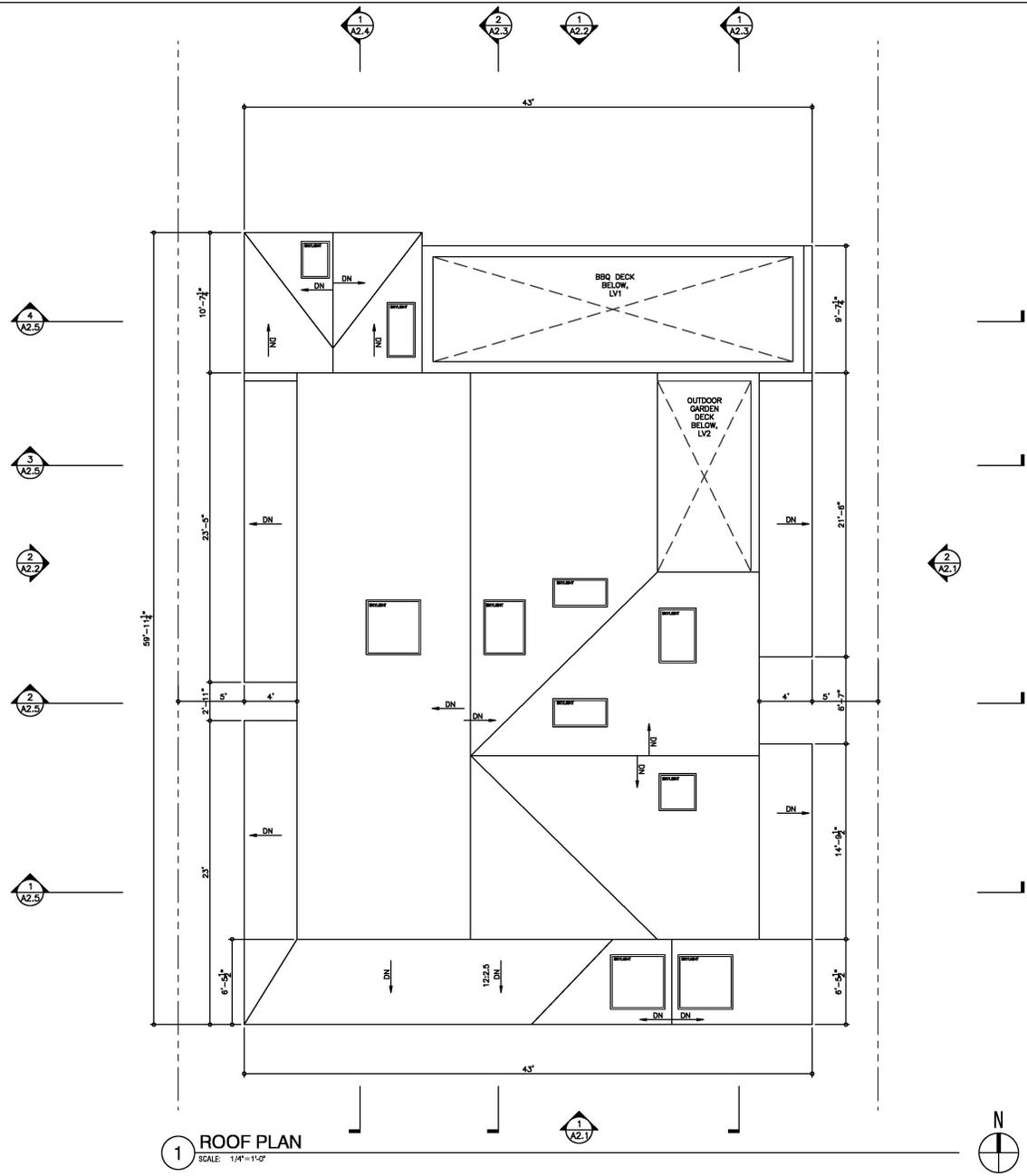
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DATE: 03/20/24
JOB NO.: -
PHASE: SD
ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE
EXISTING AND PROPOSED PLANS OVERLAY- LEVEL 1

SHEET NUMBER
A1.4



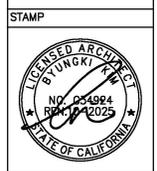
1 ROOF PLAN
SCALE: 1/4"=1'-0"



KEY NOTES

ARCHITECT

STORY BUILD DESIGN
ALBANY, CA 94706



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
2135 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

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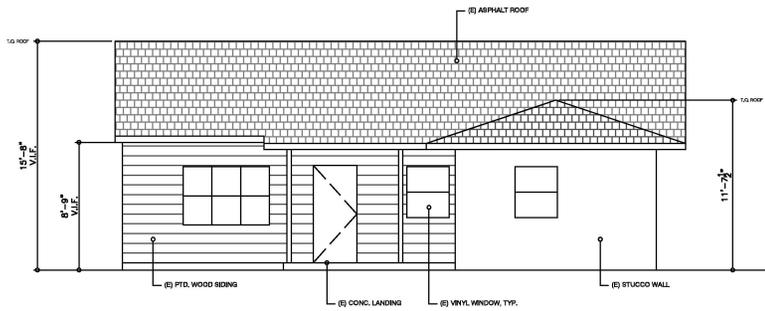
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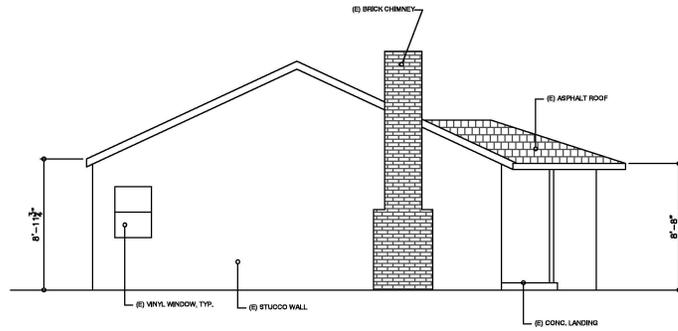
ROOF PLAN

SHEET NUMBER

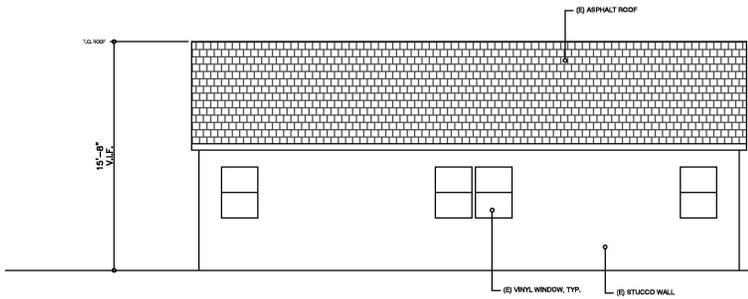
A1.5



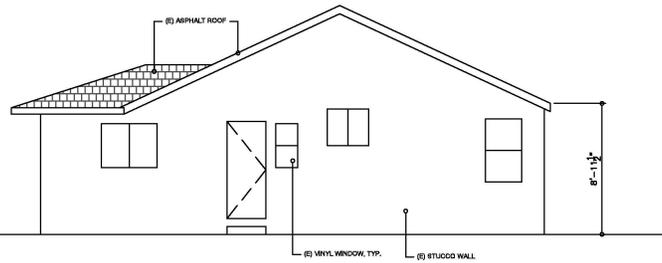
1 EXISTING ELEVATION: SOUTH
SCALE: 1/4"=1'-0"



2 EXISTING ELEVATION: WEST
SCALE: 1/4"=1'-0"



3 EXISTING ELEVATION: NORTH
SCALE: 1/4"=1'-0"



4 EXISTING ELEVATION: EAST
SCALE: 1/4"=1'-0"

ARCHITECT



STORY
BUILD
DESIGN

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE
ADDITION
2135 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: -

PHASE: SD

ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE

EXISTING
ELEVATIONS

SHEET NUMBER

A2.0

MATERIALS



CLEAR CEDAR TAG WOOD SIDING



DRIVEWAY CONCRETE SMOOTH W/ DARK GRAY GRAVEL



LIGHT COLOR CEDAR TAG WOOD SIDING



RECESSED WINDOW



ASPHALT SHINGLE ROOF GRAY

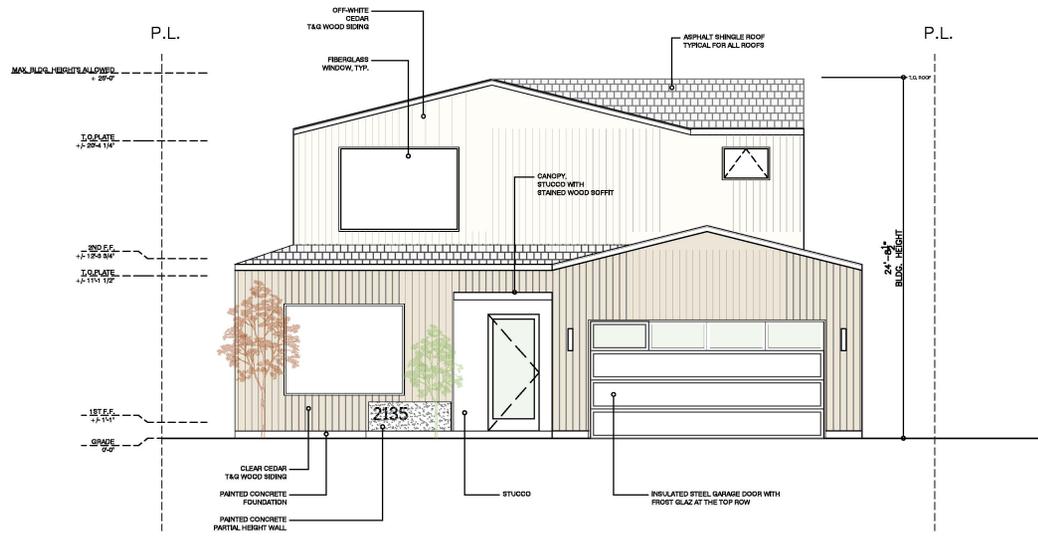
FIBERGLASS WINDOW



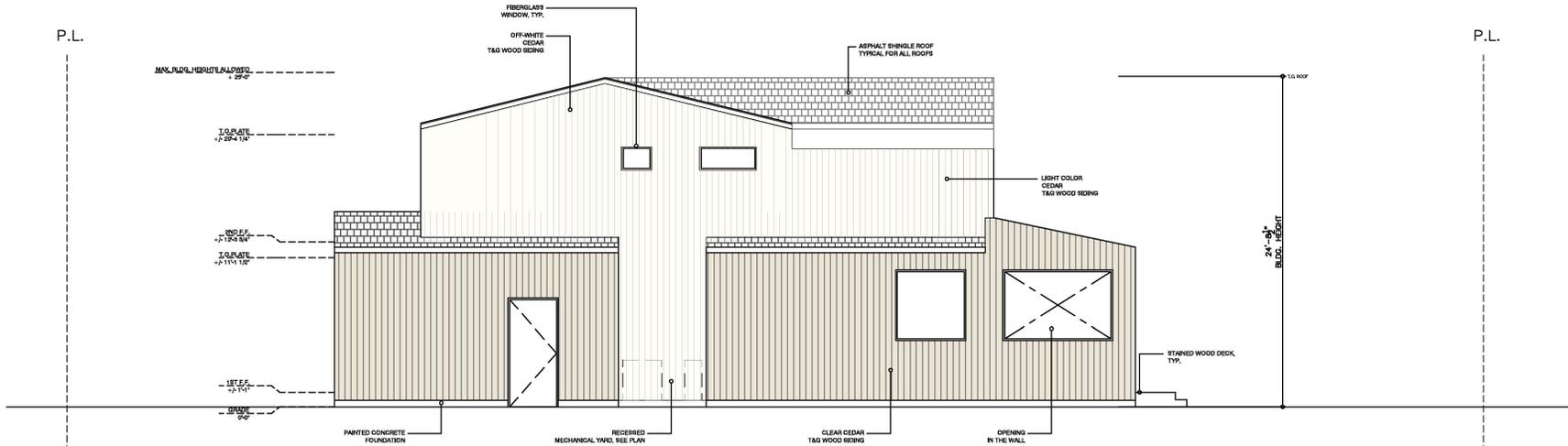
JAPANESE MAPLE TREE



LIGHT COLOR CEDAR WOOD DECK



1 PROPOSED ELEVATION: SOUTH
SCALE: 1/4"=1'-0"



2 PROPOSED ELEVATION: EAST
SCALE: 1/4"=1'-0"

ARCHITECT



STORY BUILD DESIGN

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
2335 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: -

PHASE: SD

ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE

PROPOSED ELEVATIONS / MATERIALS

SHEET NUMBER

A2.1

MATERIALS



CLEAR CEDAR
T&G WOOD SIDING



DRIVEWAY
CONCRETE, SMOOTH
W/ DARK GRAY GRAVEL



LIGHT COLOR
CEDAR
T&G WOOD SIDING



RECESSED
WINDOW



ASPHALT SHINGLE ROOF
GRAY

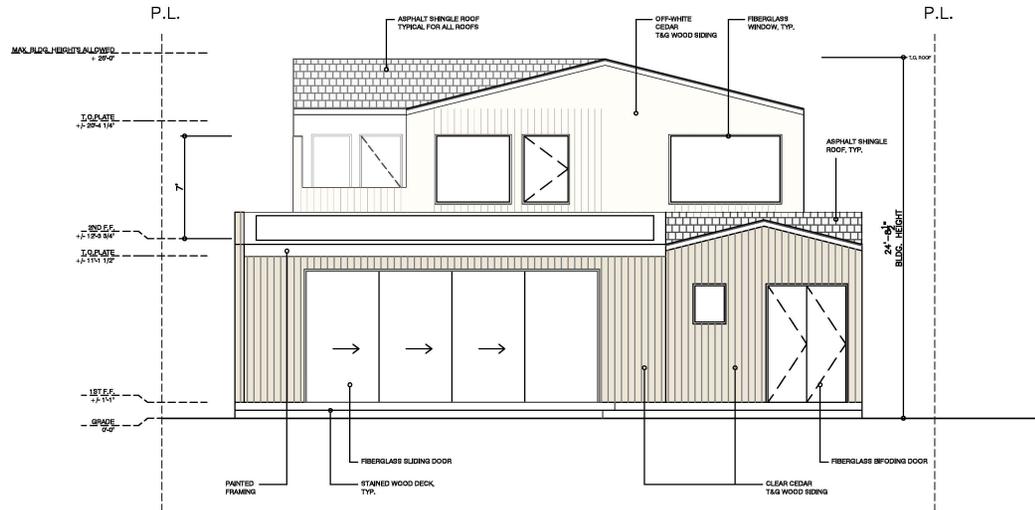
FIBERGLASS WINDOW



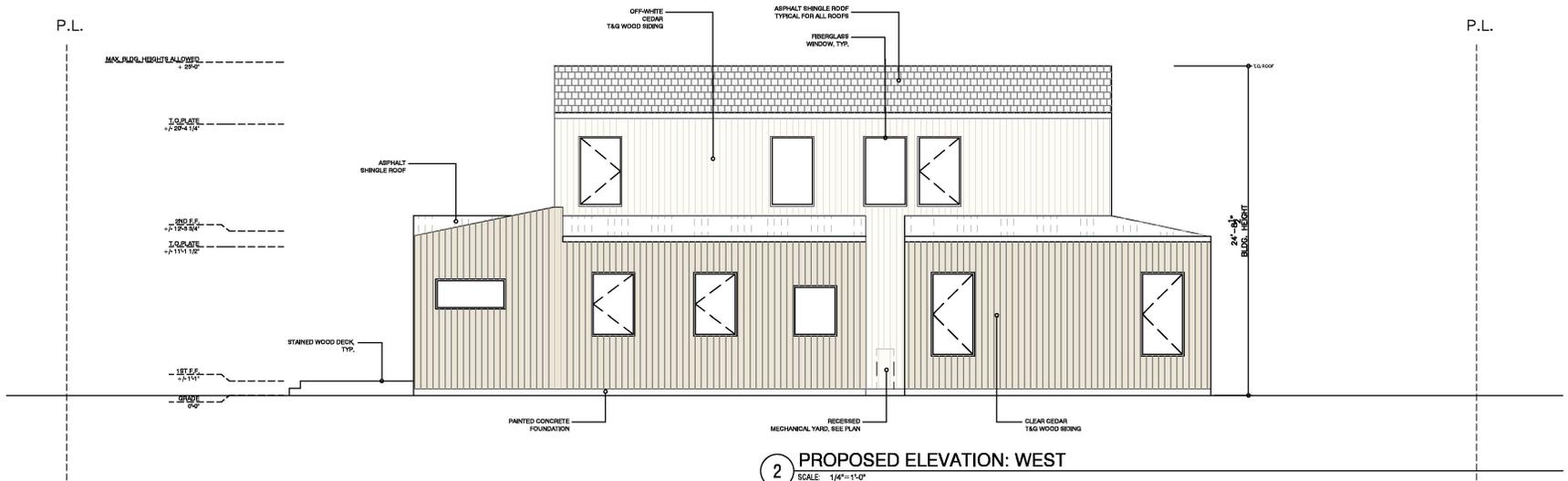
JAPANESE
MAPLE TREE



LIGHT COLOR
CEDAR
WOOD DECK



1 PROPOSED ELEVATION: NORTH
SCALE: 1/4"=1'-0"



2 PROPOSED ELEVATION: WEST
SCALE: 1/4"=1'-0"

ARCHITECT



**STORY
BUILD
DESIGN**

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

**NGUYEN RESIDENCE
ADDITION**
2335 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: -

PHASE: SD

ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE

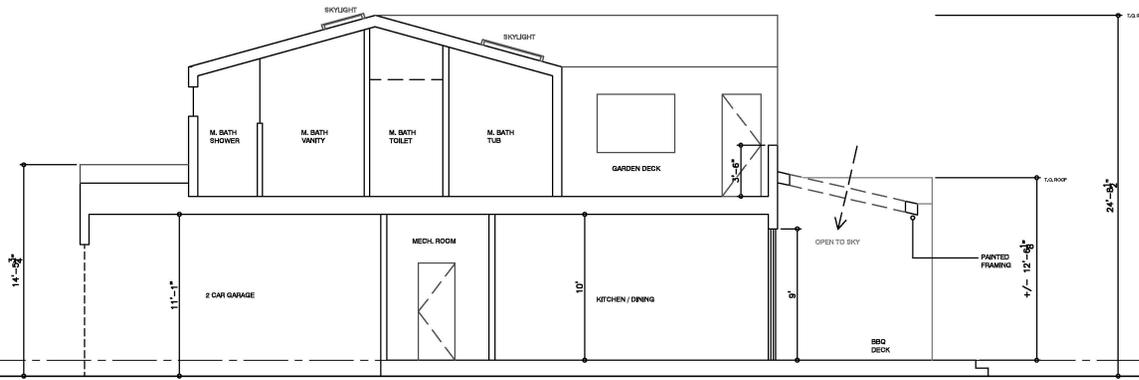
**PROPOSED
ELEVATIONS /
MATERIALS**

SHEET NUMBER

A2.2

P.L.

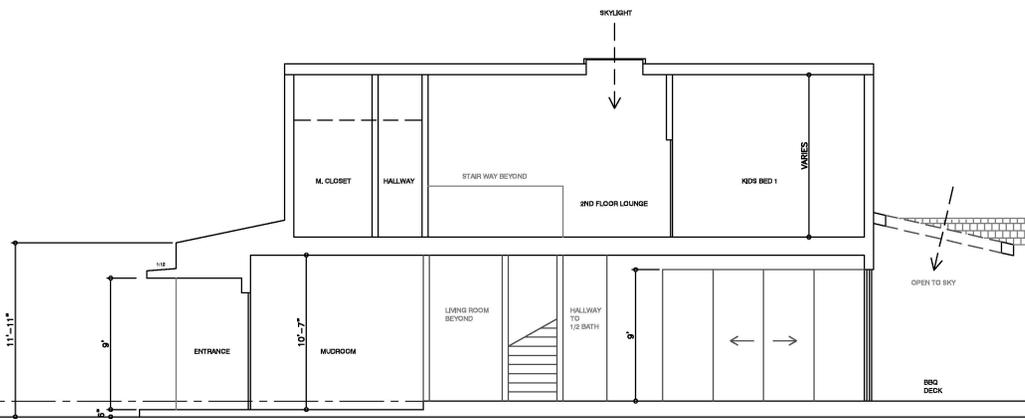
P.L.



1 BLDG. SECTION AA
SCALE: 1/4"=1'-0"

P.L.

P.L.



2 BLDG. SECTION BB
SCALE: 1/4"=1'-0"

KEY NOTES

GENERAL NOTES

PLAN LEGEND

ARCHITECT

STORY BUILD DESIGN

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
2335 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24
JOB NO.: -
PHASE: SD
ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE

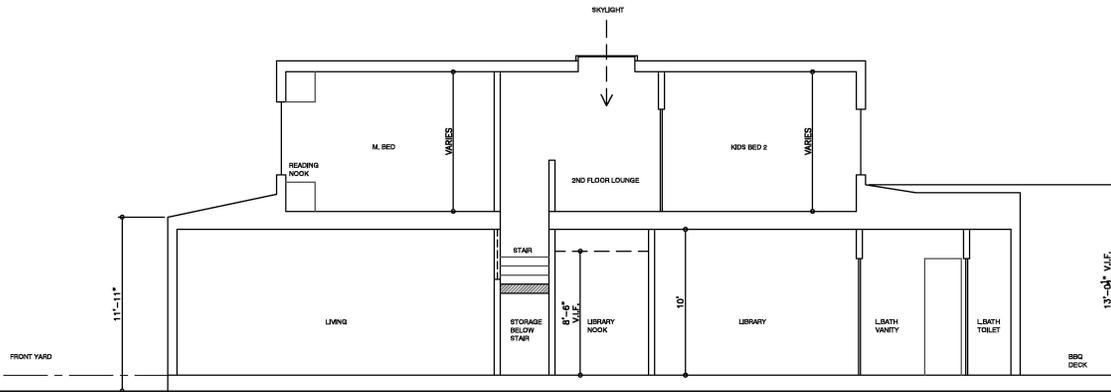
BLDG. SECTIONS

SHEET NUMBER

A2.3

P.L.

P.L.



1 BLDG. SECTION CC
 SCALE: 1/4"=1'-0"

KEY NOTES

GENERAL NOTES

PLAN LEGEND

ARCHITECT



**STORY
BUILD
DESIGN**

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

**NGUYEN RESIDENCE
 ADDITION**
 2135 LAUREL DRIVE
 SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: -

PHASE: SD

ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

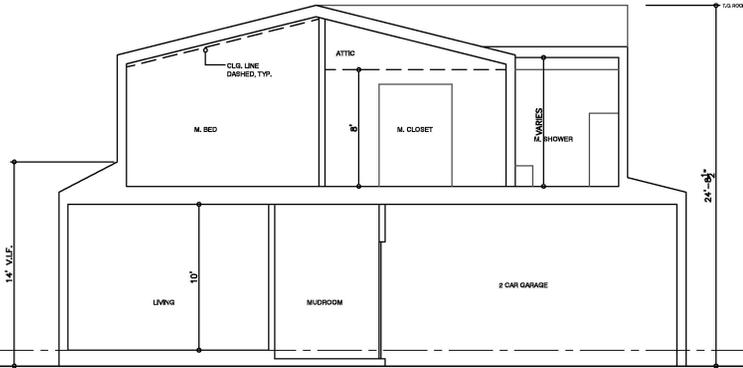
SHEET TITLE

**BLDG.
SECTIONS**

SHEET NUMBER

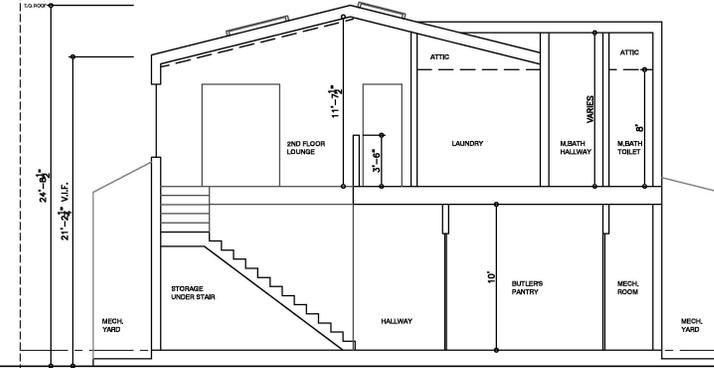
A2.4

P.L.



P.L.

P.L.



P.L.

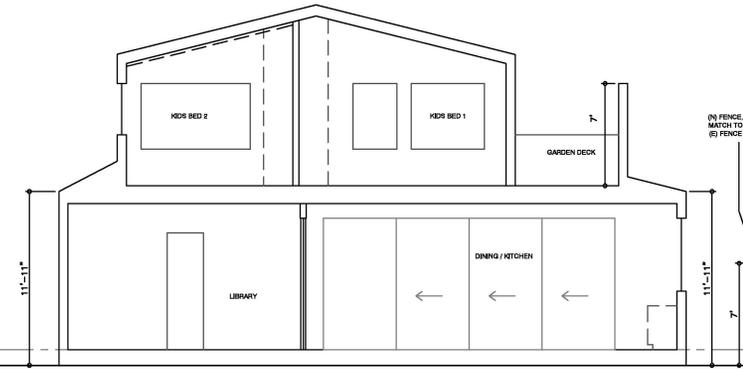
1 BLDG. SECTION DD

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

2 BLDG. SECTION EE

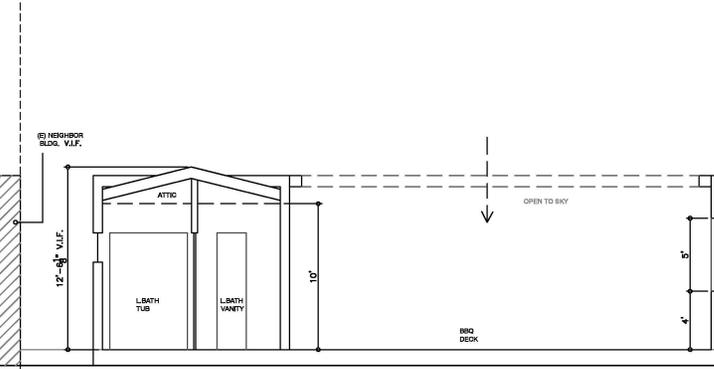
SCALE: 1/4"=1'-0"

P.L.



P.L.

P.L.



P.L.

3 BLDG. SECTION FF

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

4 BLDG. SECTION GG

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

KEY NOTES

GENERAL NOTES

PLAN LEGEND

ARCHITECT

**STORY
BUILD
DESIGN**

ALBANY, CA 94706

STAMP



CITY USE ONLY

PROJECT

**NGUYEN RESIDENCE
ADDITION**
2335 LAUREL DRIVE
SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24

JOB NO.: -

PHASE: SD

ISSUED FOR: PLANNING REVIEW

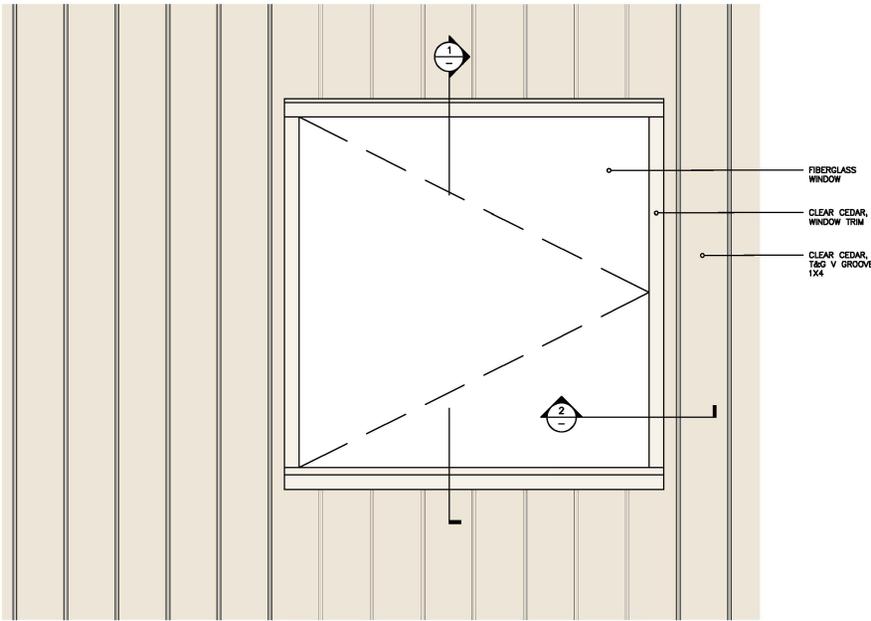
SCALE: AS SHOWN

SHEET TITLE

**BLDG.
SECTIONS**

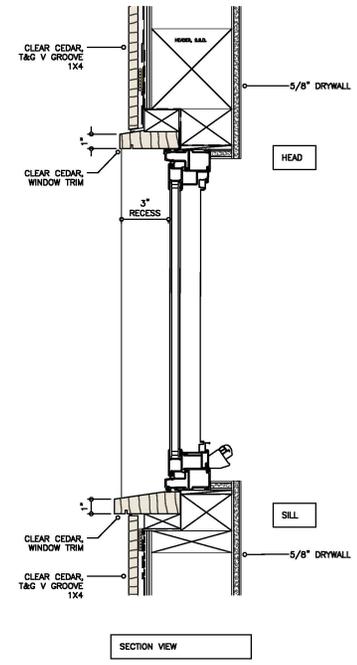
SHEET NUMBER

A2.5



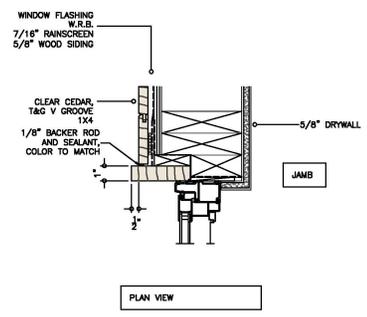
3 TYPICAL WINDOW DETAIL ELEVATION

3"=1'-0"



1 TYPICAL WINDOW DETAIL HEAD, SILL

3"=1'-0"



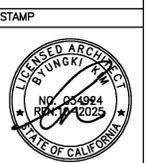
2 TYPICAL WINDOW DETAIL JAMB

3"=1'-0"

ARCHITECT

STORY BUILD DESIGN

ALBANY, CA 94708



CITY USE ONLY

PROJECT

NGUYEN RESIDENCE ADDITION
 2385 LAUREL DRIVE
 SANTA CLARA, CA 95050

REVISIONS

SHEET DATA

DATE: 03/20/24
 JOB NO.: -
 PHASE: SD
 ISSUED FOR: PLANNING REVIEW

SCALE: AS SHOWN

SHEET TITLE

DETAILS- EXT.

WINDOW

SHEET NUMBER

A6.4



Agenda Report

24-297

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on an Architectural Review (File No. PLN22-00505) for the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements Located at 1957 Pruneridge Avenue

File No: PLN22-00505

Location: 1957 Pruneridge Avenue, a 2.47-acre parcel located on the north side of Pruneridge Avenue between Crestview Drive and Winchester Boulevard; APN: 303-03-025

Owner/Applicant: SCS Development Company

Request: Development of 22 detached single-family residences and associated on- and off-site improvements

Project Data

The Planned Development Summary is provided as Attachment 1.

Points for Consideration

Summary

- The project site is a 2.47-acre parcel bounded by Pruneridge Avenue and a mix of neighborhood commercial uses and detached single family residences to the south; neighborhood commercial uses to the east and west; and detached single family residences to the north.
- The site consists of the vacant St. Mark's Episcopal Church; a single-story parish hall and administration building connected to a two-story classroom building; and a small, landscaped courtyard and surface parking.
- The project site has a General Plan Land Use Designation of Very Low Density Residential that allows up to 10 dwelling units per acre and as a part of a concurrent process was rezoned to Planned Development (PD) for the development of 22 detached single-family residences and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas (*City Council action of March 19, 2024 upon recommendation from the Planning Commission on February 21, 2024*). The project also received approval for a vesting tentative map to subdivide the existing parcel at the same time.
- The project includes the demolition of all existing structures, surface parking areas, site improvements and landscaping. A total of 50 existing on-site trees will be removed with redevelopment of the site.
- The project is a small lot residential development consisting of 22 for-sale residential lots at a density of 8.9 units per acre and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas. The residential lots range in size from 3,523 square feet (sf) to 4,356 sf.

- Proposed are three types of floor plans that range in size from 1,750 sf to 2,925 sf, inclusive of the garage. Plans 1A and B are four-bedroom and 3.5-bath units with an attached three-car garage. Plan 2A and B are five-bedroom and four-bath units with an attached three-car garage. Plan 3 is a four-bedroom and three-bath unit with detached two-car garage.
- Units are arranged in rows with one row of detached units fronting Pruneridge Avenue (the south side of the property) and a second row of detached units behind the driveway aisle / private street with their front porch entries facing the north side of the property. The driveway aisle separates the two rows and provides vehicle access to the garages and parking pads located at the rear of the units.
- Architectural Review is required pursuant to Santa Clara City Code 18.76.020(c)(5) (prior Code at the date the Project was deemed complete).
- As a condition of the rezone approval, a Home Owners Association will be established and Covenants, Conditions and Restrictions recorded to manage and maintain on- and off-site improvements (including buildings utilities, landscaping and fencing) in good condition for the life of the project.
- A public hearing notice was mailed to property owners within a 1,000-foot radius of the project boundaries of the April 17, 2024 Development Review Hearing date.

Building Design

- The proposed building architecture is a modern interpretation of cottage farmhouse design. This design incorporates a mixture of materials that include stucco, board and batten (horizontal and vertical) siding and stone veneer applied to the exterior elevations for texture and visual interest.
- The use of divided light windows and alternating use of architectural materials provide a rhythmic cohesion and symmetry in the design.
- Offsets in the building elevations, recessed windows, and varied roof forms (e.g. shed and gable) provide breaks in mass and scale of the buildings and roof structures.
- The roof over each unit is clad with asphalt shingles. To provide a mix of materials and textures, a metal seam roof is integrated into the design atop the porches of the units with an extended covered front porch.
- Peak building height of the units is 31 feet.

Open Space and Landscaping

- Each unit has an outdoor patio and private fenced in yard. Building coverage of the lots range from 37 to 53 percent with the remaining allocated to patio and yard area.
- The project includes a landscape plan for the site that incorporates a mixture of plant species and trees for planting within common areas and yards of the residences and a five-foot wide landscape park strip, behind the curb, fronting the project site.
- Site design of the project includes bioretention areas for post construction stormwater runoff and compliance with stormwater regulations.
- The project includes the planting of approximately 79, 24- to 36- inch box trees and would feature drought tolerant, low water use landscaping in the common areas and yards of the residential units and park strip. An additional 21 replacement trees would be provided off-site.

Site Circulation and Parking

- Two existing curb-cuts and sidewalk along the project frontage are to be removed and

replaced with a single curb-cut along Pruneridge Avenue for ingress and egress, at the southeast corner of the site, for vehicle access. The single driveway would serve the residences aligned along the drive aisle and provide a hammerhead near its terminus for use by emergency vehicles for backing out.

- A separated sidewalk along the street frontage, that includes a landscape park strip next to the curb and sidewalk behind, is conditioned as part of the project.
- The project includes a landscaped paseo that connects the units at the rear of the site to the future separated sidewalk fronting the project site and neighboring land uses.
- As the project site is located within a half-mile of a major transit stop, the City cannot require the provision of any parking spaces under Assembly Bill 2097 (2022). Nevertheless, nineteen of the units will include three-car garages, while three units will include two-car garages, for a total of 63 covered spaces.
- The project site is within one-half mile of Santa Clara Valley Transportation Authority bus service that links to local and regional bus and rail service.
- While there are no designated visitor parking spaces provided in the site design, driveways in front of the garages allow for additional uncovered, side-by-side vehicle parking on-site.
- There are currently no parking restrictions along Pruneridge Avenue fronting the project site.
- A right turn-in and right turn-out sign is to be posted at the driveway entrance to the site to restrict left turn movement from the site.

Findings Supporting Staff's Recommendation

Granting the Architectural Review approval requires the following findings consistent with City Code Section 18.76.020 (d):

Findings

1. *That any off-street parking area, screening strips and other facilitates 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;*
 - Projects located within proximity to transit are exempt from any local parking requirements per State law. The project site is located within one-half mile of an existing Santa Clara Valley Transportation Authority bus service that provides connections to local and regional light and heavy rail travel connections and destinations and nonetheless provides on-site parking for resident and guest use.
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 provides on-site and off-site infrastructure mitigations and improvements that will benefit the project site and neighboring properties.
 - The project includes pedestrian improvements with development of the site to improve pedestrian connections to neighboring land uses.
 - A right turn-in and right turn-out sign is to be posted at the driveway entrance to the site to restrict left turn movement from the site.
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;

- The project is compatible in scale and intensity of development with existing land uses in the surrounding neighborhood.
- The project is the construction of 22 for-sale detached single family residences at 8.9 dwelling units per acre consistent with the Very Low-Density Residential Land Use Designation for the site.
- The project incorporates offsets along the building planes and a mixture of exterior materials and architectural features to create visual breaks and interest in the design for compatibility with the surrounding neighborhood. Residences along Pruneridge Avenue are designed to integrate into the surrounding neighborhood with the front doors, windows and outdoor patios oriented towards the public domain, Pruneridge Avenue. Pedestrian paths connect the residences facing Pruneridge Avenue to the public sidewalk fronting the site and neighboring properties.
- Each residence is designed with either an attached or detached garage for covered parking and a parking pad in front of the garage for resident and/or guest parking to accommodate at a minimum two uncovered parking spaces.
- The project includes landscaped building setbacks to transition two-story residential development on the site from adjacent commercial properties and abutting one- and two-story detached single-family homes.

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 includes private on- and off-site improvements, that include private street, utilities, and landscaping to serve the development.
- 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.
- An approved 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, in that;

- The project is consistent with the City's General Land Use and Transition Policies as iterated in the Planning Commission staff report of February 21, 2024 and the City Council agenda report (24-238) of March 19, 2024 (<https://tinyurl.com/3xfazhvx>)

ENVIRONMENTAL REVIEW

An Environmental Impact Report was prepared for the project by the environmental consultant firm David J. Powers & Associates, in accordance with the California Environmental Quality Act (CEQA). The Draft Environmental Impact Report (DEIR) and Notice of Availability were posted on the City's website at [Environmental Review/CEQA | City of Santa Clara \(santaclaraca.gov\)](https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning-)
<https://www.santaclaraca.gov/our-city/departments-a-f/community-development/planning->

[division/environmental-review-ceqa](#) and available for public review for 45-days between November 17, 2023 and January 2, 2024, in accordance with CEQA requirements. No public or agency comments on the DEIR were submitted during the 45-day review period.

The DEIR examined potential environmental impacts associated with project development and identified significant impacts for biological, cultural resources, and geology and soils topics. Mitigation measures were identified for implementation that would reduce most of the significant project development impacts to less than significant levels. However, significant unavoidable project level and cumulative cultural resources impacts were identified to remain with demolition of the church, which is identified as being eligible for listing as a historically significant local structure, to redevelop the site. All other resource areas would experience a less than significant impact with project development.

On March 19, 2024, the City Council certified the EIR, adopted the CEQA Findings and Statement of Overriding Considerations, and approved the Mitigation Monitoring and Reporting Program (Attachment 4) for the Project at a public noticed meeting following public testimony and review of all submitted evidence.

PUBLIC CONTACT

On April 4, 2024, a notice of public hearing of this item was mailed to property owners within 1,000 feet of the project site. At the time of this staff report, The Planning Division has not received comments in support or opposition to the project.

RECOMMENDATION

Determine the project to be consistent with the project's certified Final EIR and **Approve** Architectural Review for the development of 22 detached single-family residences and associated on- and off-site improvements located at 1957 Pruneridge Avenue based on the findings and conditions of approval.

Reviewed by: Debby Fernandez, Associate Planner, Community Development

Approved by: Lesley Xavier, Planning Manager, Community Development

ATTACHMENTS

1. Planned Development Summary
2. Conditions of Approval (Architectural Review)
3. Rezone Conditions of Approval (Reference)
4. Project Mitigation, Monitoring and Reporting Program
5. Development Plans

Planned Development Summary

957 Pruneridge Avenue Residential Project

I. Residential Unit Mix

Unit Type	Bedroom / Bathrooms	Living Area (sq.ft.)	Garage (sq.ft.)	Building Peak Height (ft.)
Plan 1A	4 / 3.5	2,616	560 (attached)	31.
Plan 1B	4 / 3.5	2,616	560 (attached)	31
Plan 2A	5 / 4	2,925	580 (attached)	31
Plan 2B	5 / 4	2,925	580 (attached)	31
BMR	4 / 3	1,750	420 (detached)	31 & 17

Total Unit Count = 22

II. Development Standards

Location	Building Setbacks (ft.)
Pruneridge Ave. frontage	10
North property line	13 to 15
Interior side yards	3.5 to 6
Driveway aisle	18
Driveway width	27 to 23

Conditions of Architectural Review Approval

PLN22-00505 / 1957 Pruneridge Avenue

Architectural Review for the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

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 April 24, 2026.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall 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.
- G5. **Rezone Conditions.** The owner or designee shall comply with the Project Conditions of Rezoning Approval, as approved by the City Council on March 19, 2024.

MITIGATION MEASURES

- P1. **Mitigation Measures.** Mitigation measures described in the MMRP attached as Exhibit 3 are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.
- P2. **Mitigation Monitoring and Reporting Program.** Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

DURING CONSTRUCTION

- P1. **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.
- P2. **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.
- P3. **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

- P4. **Use of Garage.** The owner or designee shall ensure that the garages always be maintained free and clear for vehicle parking use. It shall not be used only for storage.
- P5. **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.

KEY:

G = General

P = Planning Division

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.

REZONING CONDITIONS OF APPROVAL

GENERAL

- G1. 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.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer 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, attorneys' fees, injuries, costs, and liabilities arising 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 developer's project.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

- B1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
 - a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- B2. 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.
- B3. 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 . 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, 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.
- B4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; 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). Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
 - The grade level lobbies shall be minimum 1 hour rated all sides and above.
 - All stair shafts shall be minimum 1 hour rated.
 - All elevator shafts shall be minimum 1 hour rated.
 - All trash chute shafts shall be minimum 1 hour rated.
 - Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - Any trash rooms shall be minimum 1 hour rated all sides and above.
- B5. 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.
- B6. 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, Public Works / Engineering, Fire Prevention, 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.
- B7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- B8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- Chp. 15.36 – Energy Code for “all electric” provisions for new construction.
 - Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

HOUSING & COMMUNITY SERVICES DIVISION

- H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements and impact fee for the proposed 22 units for-sale residential development. The Applicant shall provide not less than fifteen percent (15%) of the units (or 3.3 units) to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households as long as the distribution of affordable units averages to a maximum of one-hundred (100) percent of Area Median Income. All prices are set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes). Applicant shall be responsible for cost incurred under the Building Energy Efficiency Standards – Title 24 for the each affordable for- sale residential unit. Additionally, where the calculation of affordable housing requirements results in a

fractional unit, the Applicant shall either pay an In-Lieu Fee or the Applicant shall provide an additional unit to satisfy the requirement. Any in-lieu fee payment due to the City by the Applicant shall be payable prior to the issuance of the certificate of occupancy. The in-lieu fee amount shall be equal to the difference between the unrestricted appraised market value ("Initial Market Value") and the Affordable Sales Price of one of the BMP units at completion, multiplied by the fractional unit. The Initial Market Value of the last BMP unit sold shall be the basis for calculating the in-lieu fee to be paid by Applicant.

- H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price for the Affordable Units at Lot 14, 15 and 22, and apply all terms and covenants guaranteeing the prescribed affordability. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the preparation of the AHA in the amount of \$4,020 which will be due prior to execution of the AHA. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved

PLANNING DIVISION

- P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, irrigation plan, signage, and stormwater management plan.
- P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.
- P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- P5. Developer shall construct a complete street section along the project frontage of Pruneridge Avenue to include a 5-foot landscape strip with 4.5-feet of clear planting width and a 5-foot sidewalk behind the landscape strip. The landscape strip is to include trees (minimum 24-inch box) and drought tolerant plantings.
- P6. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- P7. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

- P8. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.
- P9. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- P10. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.
- P11. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lots, private street/vehicle access driveway, on-site and street frontage landscaping in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.
- P12. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.
- P13. Garages shall be accessible for parking and labeled as such on the building permit plans.
- P14. Overhead garage storage shall be offered as a design option in each of the units.
- P15. Provide automatic garage door openers and roll-up garage doors.
- P16. Each garage shall be equipped with electrical vehicle charging stations.
- P17. HVAC units shall be screened from view along the public right-of-way.
- P18. Individual garbage and recycling containers shall be kept out of sight from the public right-of-way and private driveway until collection day.
- P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program (MMRP) to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.
- P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.
- P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.
- P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.
- P23. In order to be consistent with the greenhouse gas analysis in the project CEQA documents, no natural gas infrastructure shall be installed on the project site. If the developer seeks to install natural gas infrastructure in the future, the developer must first seek an amendment to the PD zoning.
- P24. Developer shall use reasonable efforts, to the satisfaction of the Director of Community Development, to obtain documentation from the Diocese of the

previous church on the site, Saint Mark's, regarding the disposition of the human remains and details as to their new location.

- P25. Provide "Right Turn Only During Peak Hours" signage for the project driveway.
- P26. Developer to create a memorial to the church (using the Architect William Mays' name) utilizing materials from the church in the memorial if the church is not relocated.
- P27. Developer to return to the Historical and Landmarks Commission to present the memorial design.

FIRE

- F1. Prior to 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.

- F2. 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.
- F3. 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.
- F4. 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.
- F5. Prior to Building Permit Issuance, any E/VAE's 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 E/VAE or fire protection equipment
- F6. 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 PCC process. None of these discussions are binding and can only be formally approved through submitting an Alternate Means and Measures (AMM) permit. The AMM permit is formally documenting that and still needs to be submitted.

- F7. Please be aware that emergency rescue openings are required for this project per California Residential Code R310 and locations should be on the front or back side of the house (not the side of the house).

PARKS & RECREATION

- PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 66 residents (2.98 persons/household x 22 units). Based on the Quimby Act standard of 3.0 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.1967-acres. The equivalent fee due in lieu of parkland dedication is therefore \$1,378,608.
- PR2. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.
- PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before a project is deemed complete by Planning.
- PR4. Dwelling Unit Tax: a dwelling unit tax (DUT) in the amount of \$700 is also due based on the number of units and additional bedrooms per City Code Chapter 3.15.

POLICE

- PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.
- PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- PD3. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

PUBLIC WORKS

ENGINEERING

- E1. 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. 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.
- E3. 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.
- E4. All work within City of San Jose right-of-way shall require a City of San Jose encroachment permit.
 - E5. 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.
 - E6. 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.
 - E7. Developer 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.
 - E8. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.
 - E9. 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.
 - E10. Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
 - E11. If requested, Developer/property owner 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.
 - E12. 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.
 - E13. 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.
 - E14. Onsite pathways shall be dedicated as private easements, as needed.
 - E15. After City Council approval of the Tentative Map, submit the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
 - E16. Pavement treatment shall be 2" grind and overlay with dig-outs for the full street width of Pruneridge Avenue.
 - E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction

- E18. Residential bicycle parking shall be a minimum of 8 Class I spaces (one per 3 dwelling units) and 2 Class II spaces (one per 15 dwelling units) per 2007 VTA Bicycle Technical Guidelines.
- E19. 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.
- E20. Submit Vehicle Miles Travel and vehicle trip calculations in accordance with the City transportation policy:
<https://www.santaclaraca.gov/our-city/departments-g-z/public-works/engineering/traffic-engineering/transportation-analysis-policy-update>
- E21. Conduct a trip generation analysis for the project. A local transportation analysis (LTA) will be required if the project generates over 100 net new trips.
- E22. 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.
- E23. All on-site structures (including fences) must be clear of Driveway Visibility Clearance Areas per City Standard Detail TR-9.
- E24. Replace unused/abandoned driveways with new curb, gutter, and sidewalk.
- E25. Design and construct driveway in accordance with City Standard Detail ST-8.

STREETS DIVISION

Landscape

- L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
- L2. No cutting of any part of public trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).
- L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

Solid Waste

- SW1. 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 or (408) 615-3080 for more information. All collection is to occur on private property using individual totes.
- SW2. 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.
- SW3. 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. 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.
- SW5. 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.
- SW6. 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.
- SW7. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

Stormwater

- ST1. 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. 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 shall be submitted with the Plan.
- ST3. 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. 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.
- ST5. Include the C.3 Treatment Facilities Construction Notes on the Improvement Plans and/or Stormwater Control Plans.
- ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.
- ST7. 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).
- ST8. As-Built drawing shall be submitted to the Public Works Department. Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.
- ST9. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. 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.
- ST10. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).
- ST11. 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 Department. - Environmental Services at (408) 615-3080 or 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.
- ST12. 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.
- ST13. 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.
- ST14. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST15. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST16. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST17. 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.
- ST18. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST19. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper

architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

SILICON VALLEY POWER

- EL1. Drive Aisle A should be a 10' U.G.E.E if its only for electric and public tv and cable companies. Install a joint trench with public tv and cable conduits 1' away from the SVP conduits. This clearance only applies if all conduits are installed at the same time. Reference UG1000 standard for joint trench configuration. Phone and cable conduits should be placed on the side closer to the trees.
- EL2. Any streetlight foundations that conflict with the new location of the SVP trench along Pruneridge Ave, will need to be relocated further back from the front of curb.
- EL3. All streetlighting, low voltage, and fiber systems are to be designed during detailed design.
- EL4. All tie-in points shown on the utility plan along with electrical substructure will be needed prior to the removal of the overhead power lines.
- EL5. All electrical laterals serving parcels on the south side of Drive Aisle A may need easements if it's a private roadway. All easements for SVP should be a U.G.E.E (underground electric easement).
- EL6. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)
 - a. EQUIPMENT
 - i.Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
 - ii.Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
 - iii.Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
 - iv.Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
 - 1. Thirty (30) inches from side of equipment sides.
 - 2. Forty Eight (48) inches in front of access doors.
 - a. Barrier Pipes in front of access doors shall be removable.
 - b. CONDUITS
 - i.Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
 - ii.Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
 - iii.Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - iv.Three (3) foot minimum clearance is required between sign-posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
 - v.Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)

- vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
- vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.
- c. VAULTS/MANHOLES
 - i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
 - ii. Five (5) foot minimum clearance is required between adjacent conduits.
 - iii. Minimum 36" from face of curb, or bollards required.
- d. Poles (Electroliner, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
 - i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
- e. Guy Anchors
 - i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
- f. Trees
 - i. OH 1230 for Overhead Lines
 - ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities
- EL7. Reference listed SVP standards for clearances.
 - a. 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
- EL8. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. SVP will do exact design of required substructures after plans are submitted for building permits.
- EL9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- EL10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- EL11. 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.
- EL12. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per SVP Standard MS-G7, Rev. 2.
- EL13. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- EL14. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. 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.
- EL15. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from an 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- EL16. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements.
- EL17. Any relocation of existing electric facilities shall be at Developer's expense.
- EL18. Electric Load Increase fees may be applicable.
- EL19. The developer shall provide the City, 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 City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, 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 (Santa Clara City Code chapter 17.15.210 (2)).
- EL20. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- EL21. 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.
- EL22. Encroachment permits will not be signed off by SVP until Developers Work substructure construction drawing has been completed.
- EL23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- EL24. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- EL25. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets

specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

- EL26. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer 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.*
- EL27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.
- EL28. 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.
- EL29. High Rise Metering and Multi-Floor Infrastructure Requirements
 - a. Refer to UG0250 – High Density Residential Metering Requirements
 - b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods
- EL30. 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.
- EL31. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.
- EL32. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18' drivable space. 10' working clearance is required in front of and behind the switchgear. 5' working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on “real dirt” unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.
- EL33. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. Customer owns and maintains the cable and conduits up to the SVP transformers.
- EL34. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

WATER & SEWER

- W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.
- W2. 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.

- W3. 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.
- W4. 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.
- W5. 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.
- W6. 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.
- W7. 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.
- W8. 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.
- W9. 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).

- W10. 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.
- W11. 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.
- W12. 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.
- W13. 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.
- W14. 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.
- W15. 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 .

MITIGATION MONITORING AND REPORTING PROGRAM

1957 Pruneridge Residential Project

CITY OF SANTA CLARA

January 2024

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

On _____, the City Council approved the Environmental Impact Report (EIR) for the 1957 Pruneridge Residential Project. The Initial Study/Mitigated Negative Declaration concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the EIR concluded that mitigation measures would not be required to reduce significant impacts.

**MITIGATION MONITORING OR REPORTING PROGRAM
1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT**

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	<ul style="list-style-type: none"> • Forklifts and aerial lifts used for exterior and interior building construction shall be electric, • Change in construction build-out plans to lengthen phases, and • Implementation of different building techniques that result in less diesel equipment usage. • Such a construction operations plan would be subject to review by an air quality expert and approved by the City prior to construction. <p>The project applicant shall submit a construction operations plan prepared by an air quality professional that outlines how the construction contractor will achieve the measures outlined above. The plan shall be submitted to the Director of Community Development for review and approval prior to issuance of any demolition, grading, and/or building permits (whichever occurs earliest).</p>			

**MITIGATION MONITORING OR REPORTING PROGRAM
1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT**

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
Biology				
<p>Impact BIO-1.1: Construction activities could disrupt nesting raptors, or other birds, resulting in abandonment of nests and loss of fertile eggs.</p>	<p>MM-BIO 1.1-1: Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1st through August 31st.</p> <p>If it is not possible to schedule construction and tree removal between September 1 and January 31, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests are disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).</p> <p>During this survey, the ornithologist shall inspect trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the qualified ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that raptor or migratory bird nests shall not be disturbed during project construction.</p>	<p>No more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August)</p>	<p>Project applicant and Qualified ornithologist</p>	<p>Director of Community Development or the Director's designee</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT**

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
<p>Impact BIO-5.1: The proposed project would not comply with the City’s tree protection policy.</p>	<p>MM-BIO-5.1-1: The project applicant will coordinate with the supervising planner to identify locations off-site for replacement trees in addition to the trees proposed as part of the landscaping on-site in accordance with General Plan Policy 5.3.1- P10. This will require the planting of 21, 24-inch box trees off-site to fully offset the removal of trees on-site.</p> <p>The project applicant will provide the supervising planner with appropriate documentation to confirm that all on- and off-site replacement trees have been planted prior to issuance of occupancy permits.</p>	<p>Prior to issuance of occupancy permits.</p>	<p>The project applicant will provide the supervising planner with appropriate documentation to confirm that all on- and off-site replacement trees have been planted</p>	<p>Supervising Planner</p>
Cultural Resources				
<p>Impact CUL-1.1: The proposed project would require the demolition of the church building on-site which would result in a substantial adverse change to a locally eligible historical resource pursuant to CEQA Guidelines Section 15064.5.</p>	<p>MM CUL-1.1: Prior to issuance of any grading, demolition, or building permits the project applicant shall prepare and submit, for review and approval by the Director of Community Development or the Director’s designee, a Historic Resources Mitigation Action Plan (Action Plan) demonstrating that the following steps, actions, and documents have been completed for the historic structure in accordance with the Action Plan timeline. The Action Plan shall include roles and responsibilities between the project applicant, City staff, and outside individuals, groups, firms, and consultants.</p> <p>Documentation (HABS): The structure and associated features on the project site shall be documented in accordance with the guidelines established for the Level III Historic American</p>	<p>Prior to grading of the project site</p>	<p>A qualified archaeological consultant and project applicant</p>	<p>Director of Community Development</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT**

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	<p>Building Survey (HABS) consistent with the Secretary of the Interior’s Standards for Architectural and Engineering Documentation and shall consist of the following components:</p> <p>Drawings – Prepare sketch floor plans of the buildings and site plan.</p> <p>Photographs – 35 mm digital photographs meeting the digital photography specifications.</p> <p>Written Data – a historical report with the history of the property, property description and historical significance.</p> <p>A qualified architectural historian meeting the Secretary of the Interior’s Professional Qualification Standards shall oversee the preparation of the sketch plans, photographs, research and written data.</p> <p>The documentation shall be submitted to the Director of Community Development or the Director’s designee and the City’s Historic Preservation Officer for review and approval. After approval, the required documentation shall be filed with the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System.</p> <p>MM CUL-1.2: Documentation (Digital Scans): Prior to issuance of any grading, demolition, or building permits, the structure and associated features on the project site shall be</p>	<p>Prior to issuance of any grading,</p>	<p>Project applicant,</p>	<p>City’s Director of Community Development or</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT**

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	<p>The Director of Community Development or Director’s designee must determine that the receiver site is feasible for the building based on the existing setting.</p> <p>Prior to relocation, the project applicant or third party shall hire a historic preservation architect and a structural engineer to undertake an existing condition study that establishes the baseline condition of the church prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those character-defining physical features of the resource that convey its historic significance and must be protected and preserved. The documentation shall be reviewed and approved by the City’s Director of Community Development or the Director’s designee prior to the structure being moved.</p> <p>To protect the building during relocation, the project applicant shall engage a building mover who has experience moving similar historic structures. A structural engineer shall also be engaged to determine how the building needs to be reinforced/stabilized before the move.</p> <p>Once moved, the building shall be repaired and rehabilitated, as needed, by the project applicant or third party in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. In particular, the character-defining</p>	<p>Upon completion of all field work, but before completion of the Findings Report</p> <p>During relocation</p> <p>After relocation of the structure</p>	<p>Project applicant</p> <p>The project applicant</p> <p>Project applicant or third party</p>	<p>Director of Community Development</p> <p>Structural Engineer</p> <p>Director of Community Development</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
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Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	<p>features shall be retained in a manner that preserves the integrity of the building for the long-term preservation and reuse.</p> <p>Upon completion of the repairs, a qualified architectural historian shall document and confirm that work to the structure was completed in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and character-defining features were preserved. The project applicant shall submit a memo report supplement to the Action Plan to the City’s Director of Community Development or the Director’s designee documenting the relocation, repair, and reuse prior to issuance of any occupancy permits for the proposed project.</p> <p>MM CUL-1.4: Salvage: If the project applicant and/or a third party cannot agree to relocate the structure within the specified time, the structure shall be made available for salvage to companies facilitating the reuse of historic building materials prior to the issuance of any demolition permits. The time frame available for salvage shall be established by the City’s Director of Community Development or the Director’s designee in accordance with the Action Plan. The project applicant must provide evidence to the City’s Director of Community Development or the Director’s designee and Director of Community Development, or Director’s designee, that this</p>	<p>After Completion of repairs</p> <p>Prior to the issuance of any demolition permits.</p>	<p>The project applicant</p> <p>Project applicant</p>	<p>City’s Director of Community Development or the Director’s designee</p> <p>City’s Director of Community Development or the Director’s designee and Director of Community Development, or Director’s designee</p>

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Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	condition has been met prior to the issuance of any demolition permits.			
<p>Impact CUL-2.1: Construction of the proposed project would result in excavation in an area which has moderate sensitivity for archeological resources, and could disturb unrecorded archaeological resources.</p>	<p>MM CUL-2.1: Prior to commencement of any ground-disturbing activity on-site, the project applicant shall retain a registered professional archaeologist to be present during all ground-disturbing activity associated with the project. For the purposes of these conditions, ground-disturbing activities shall be defined as any ground disturbance, including but not limited to, excavation, grading, grubbing, scarring, drilling, scraping, blading, trenching, vegetation removal, or demolition of the existing structure or site improvements within the development area shown on the project plans. A registered professional archaeologist shall be given five days’ written notice prior to the start of any ground-disturbing activity. The project applicant shall document receipt of notification in writing.</p> <p>MM CUL-2.2: In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during any construction activity, work within 50 feet of the find shall cease until a qualified archaeologist can assess the find and provide recommendations for further treatment, if warranted. The archaeologist, in consultation with the project applicant, shall make the necessary plans for treatment of the find(s) if the resource is eligible for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources</p>	<p>In the event that human remains are discovered during excavation and/or grading of the site</p> <p>In the event that buried, or previously unrecognized archaeological deposits or materials of any kind are inadvertently exposed during</p>	<p>Project Applicant and registered professional archaeologist</p> <p>Registered professional archaeologist and project applicant</p>	<p>Santa Clara County Coroner, Native American Heritage Commission (NAHC)</p> <p>Santa Clara County Coroner, Native American Heritage Commission (NAHC)</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
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Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	<p>(CRHR). Construction within a radius determined by the archaeologist shall not recommence until the assessment is complete.</p> <p>Any treatment other than preservation in place must be approved by the City of Santa Clara. Treatment for most resources would consist of (but would not be limited to) sample excavation, artifact collection, site documentation, and historical research, with the aim to target the recovery of important scientific data contained in resource.</p> <p>The culturally affiliated tribe(s) who consulted on the project, or if no consultation occurred the tribe identified by the Native American Heritage Commission (NAHC), shall determine the disposition of any Tribal Cultural Resources (TCR) artifacts discovered during on-site excavation or construction activities or TCR artifacts resulting from execution of a treatment plan. The disposition of TCR artifacts shall include, but not be limited to, reburying in close proximity of the finds without scientific study, allowing scientific study before reburying the materials either near the origin of the find or in another protected place, or temporary curation at a facility at an institution that meets the U.S. Secretary of the Interior’s criteria for curation (36 CFR 79) prior to reburial. Disposition of any TCR artifacts shall be subject to approval by the culturally affiliated tribe. All curation fees and related expenses shall be paid by the project applicant.</p>	any construction activity		

**MITIGATION MONITORING OR REPORTING PROGRAM
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Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	<p>To ensure adequate space and protection are provided for reburial of any TCRs discovered on the project site, the Permittee shall designate a cultural easement area. The easement area shall be in a location that will not be subject to future disturbance and that will not require the relocation of buildings or other physical improvements on the site. The registered professional archaeologist shall file State of California Department of Parks and Recreation (DPR) Series 523 forms for the cultural easement/TCR reburial location (if used) with the California Historical Resources Information System (CHRIS) Center in accordance with the guidelines established by the California Office of Historic Preservation. The DPR Series 523 forms shall establish a permanent record of the cultural easement location and any TCRs discovered on the project site for future site identification and protection. The registered professional archeologist shall also file a Sacred Lands File record with the NAHC on behalf of the culturally affiliated tribe.</p>			
<p>Impact CUL-3.1: The proposed project could result in the disturbance of human remains during excavation of the project site.</p>	<p>MM CUL-3.1: In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American</p>	<p>In the event that human remains are discovered during excavation and/or grading of the site</p>	<p>Project applicant</p>	<p>Santa Clara County Coroner and the Native American Heritage Commission</p>

**MITIGATION MONITORING OR REPORTING PROGRAM
1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT**

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
	Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.			
<p>Impact CUL - 4.1: The proposed project would result in the demolition of the church building on-site which would cause a substantial adverse cumulative change in a historical resource pursuant to CEQA Guidelines Section 15064.5.</p>	The proposed project would implement Mitigation Measures MM CUL-1.1 through MM CUL-1.5 which would reduce impacts to the historical resources on-site.			
Geology and Soils				
<p>Impact GEO-1.1: Buildings constructed on-site could experience settlement in the event of strong ground shaking as a result of an earthquake</p>	<p>MM GEO 1-1: Consistent with General Plan Policy 5.10.5-P6 and General Plan Policy 5.10.5-P7, the project would be built using standard engineering and seismic safety design techniques. Building design and construction at the site shall be completed in conformance with the recommendations of a design-level geotechnical investigation, which will be included in a geotechnical report to the City. The report shall be</p>	As part of the building permit review and issuance process	Project applicant and contractors	City of Santa Clara's Building Division

**MITIGATION MONITORING OR REPORTING PROGRAM
1957 PRUNERIDGE AVENUE RESIDENTIAL PROJECT**

Impacts	Mitigation	Timeframe for Implementation	Responsibility for Implementation	Oversight of Implementation
or other geologic events.	reviewed and approved by the City of Santa Clara’s Building Division as part of the building permit review and issuance process. The building shall meet the requirements of applicable Building and Fire Codes, including the current California Building Code, as adopted or updated by the City. The project shall be designed to withstand potential geologic hazards identified on the site, including liquefaction and shrink swell capacity of soils, and the project shall be designed to reduce the risk to life or property in compliance with the Building Code.			

In addition to mitigation measures listed above, there are also other conditions of approval the project shall implement, including the following:

CONDITIONS OF APPROVAL
1957 PRUNERIDGE RESIDENTIAL PROJECT
Construction Dust Emissions Best Management Practices
<ul style="list-style-type: none"> • During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. Additional measures are identified to reduce construction equipment exhaust emissions. The contractor would implement the following best management practices (BMPs) that are required of all projects: <ul style="list-style-type: none"> ○ All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) would be watered two times per day. ○ All haul trucks transporting soil, sand, or other loose material off-site would be covered. ○ All visible mud or dirt track-out onto adjacent public roads would be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. ○ All vehicle speeds on unpaved roads would be limited to 15 miles per hour (mph). ○ All roadways, driveways, and sidewalks to be paved would be completed as soon as possible. Building pads would be laid as soon as possible after grading unless seeding or soil binders are used. ○ Idling times would be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage would be provided for construction workers at all access points. ○ All construction equipment would be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment would be checked by a certified mechanic and determined to be running in proper condition prior to operation. ○ Post a publicly visible sign with the telephone number project construction superintendent regarding dust complaints. This person would respond and take corrective action within 48 hours. The Air District’s phone number would be visible to ensure compliance with applicable regulations.
Paleontological Resources
<ul style="list-style-type: none"> • If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, the Director of Community Development or the Director’s designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the

**CONDITIONS OF APPROVAL
1957 PRUNERIDGE RESIDENTIAL PROJECT**

finds. The project applicant shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of Community Development or the Director's designee.

Traffic Parking Controls

- A 25-foot long red painted curb will be painted on both sides of the site access driveway along Pruneridge Avenue to prohibit street parking and allow for adequate site distance for cars exiting the site.

Lead and Asbestos

- In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site building(s) to determine the presence of ACSMs and/or LBP.
- During demolition activities, all building materials containing LBP shall be removed in accordance with Cal/OSHA Lead in Title 8, California Code of Regulations (CCR), Section 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing LBP or coatings shall be disposed of at landfills that meet acceptance criteria for the type of lead being disposed.
- All potentially friable ACMs shall be removed in accordance with NESHAP guidelines prior to demolition or renovation activities that may disturb ACMs. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8, CCR, Section 1529, to protect workers from asbestos exposure.
- A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
- Materials containing more than one-percent asbestos are also subject to BAAQMD regulations. Removal of materials containing more than one-percent asbestos shall be completed in accordance with BAAQMD requirements and notifications.

Construction Water Quality Best Management Practices

- Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains;
- Earthmoving or other dust-producing activities would be suspended during period of high winds;
- All exposed or disturbed soil surfaces would be watered at least twice daily to control dust as necessary;
- Stockpiles of soil or other materials that can be blown by the wind would be watered or covered;
- All trucks hauling soil, sand, and other loose materials shall be covered;
- All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites would be swept daily (with water sweepers); and

CONDITIONS OF APPROVAL
1957 PRUNERIDGE RESIDENTIAL PROJECT

- Vegetation in disturbed areas would be replanted as quickly as possible.

Construction Noise Control Plan

- Develop a construction noise control plan, including, but not limited to, the following available controls:
 - Ensure that excavating, grading and filling activities, and other construction activities (including the loading and unloading of materials and truck movements) within 300 feet of residentially zoned property, including hotel properties, are limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays.
 - Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a 5 dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receptor and if the barrier is constructed in a manner that eliminates any cracks or gaps.
 - Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - Unnecessary idling of internal combustion engines should be strictly prohibited.
 - Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
 - Utilize "quiet" air compressors and other stationary noise sources where technology exists.
 - Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
 - Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
 - Route construction-related traffic along major roadways and as far as feasible from sensitive receptors.
 - Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
 - The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.

CONDITIONS OF APPROVAL
1957 PRUNERIDGE RESIDENTIAL PROJECT

- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

Interior Noise Building Design Measures

- The following noise insulation features shall be incorporated into the proposed project to reduce interior noise levels to 45 dBA CNEL or less at residential interiors:
 - Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise standards. Preliminary calculations indicate that worst-case units along Pruneridge Avenue would require windows and doors having a minimum rating of 26 STC in order to achieve the interior noise threshold of 45 dBA CNEL.
 - A qualified acoustical specialist shall prepare a detailed analysis of interior residential noise levels resulting from all exterior sources during the design phase pursuant to requirements set forth in the Santa Clara General Plan. The study will review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce residential interior noise levels to 45 dBA CNEL or lower. Treatments would include, but are not limited to, sound-rated windows and doors, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.

Sources: City of Santa Clara. *Draft EIR for the 1957 Pruneridge Residential Project*. September 2023.



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CIVIL ENGINEER

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 SAN RAMON, CA 94582
 (925) 866-0322
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RIPLEY DESIGN GROUP
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 (925) 938-7377
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ARCHITECT

DANIELIAN ASSOCIATES
 60 CORPORATE PARK
 IRVINE, CA 92606
 (949) 474-6030
 CONTACT: VICTOR ALVAREZ-DURAN

SHEET INDEX

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5	C4.0 STORMWATER BMP PLAN	13	L6 TREE AND UTILITY PLAN	21	A1.5 P1B BUILDING ELEVATIONS PRUNERIDGE ROAD SIDE	29	A3.1 BMR BUILDING ELEVATIONS REAR NEIGHBOR SIDE	37	A5.2 SHADOW STUDIES - JUNE 21	45	AR5	CONCEPT RENDERING - INTERIOR COURTYARD NIGHT AT PLAN 1		
8	C5.0 FIRE ACCESS PLAN	14	L7 TREE PROTECTION PLAN	22	A1.6 P2A BUILDING ELEVATIONS REAR NEIGHBOR SIDE	30	A3.2 PLAN BMR	38	A5.3 SHADOW STUDIES - FEBRUARY 3	46	AR6	CONCEPT RENDERING - PRUNERIDGE PORCH SPACE		
	JOINT TRENCH PLANS	15	L8 LANDSCAPE PLANTING PALETTE	23	A2.1 P2A BUILDING ELEVATIONS REAR NEIGHBOR SIDE	31	A3.3 BMR WITH PORCH BUILDING ELEVATIONS	39	A5.4 SHADOW STUDIES - SEPTEMBER 21	47	AR7	CONCEPT RENDERING - AT REAR NEIGHBOR MINUS TREES AND FENCE		
6	INT1 JOINT TRENCH ENTENT TITLE SHEET													
7	INT2 JOINT TRENCH ENTENT													

MAY 19, 2023



1957 PRUNERIDGE AVENUE

REZONING APPLICATION & PLANNED DEVELOPMENT
 SANTA CLARA, CALIFORNIA

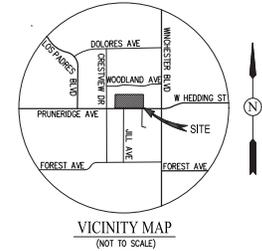
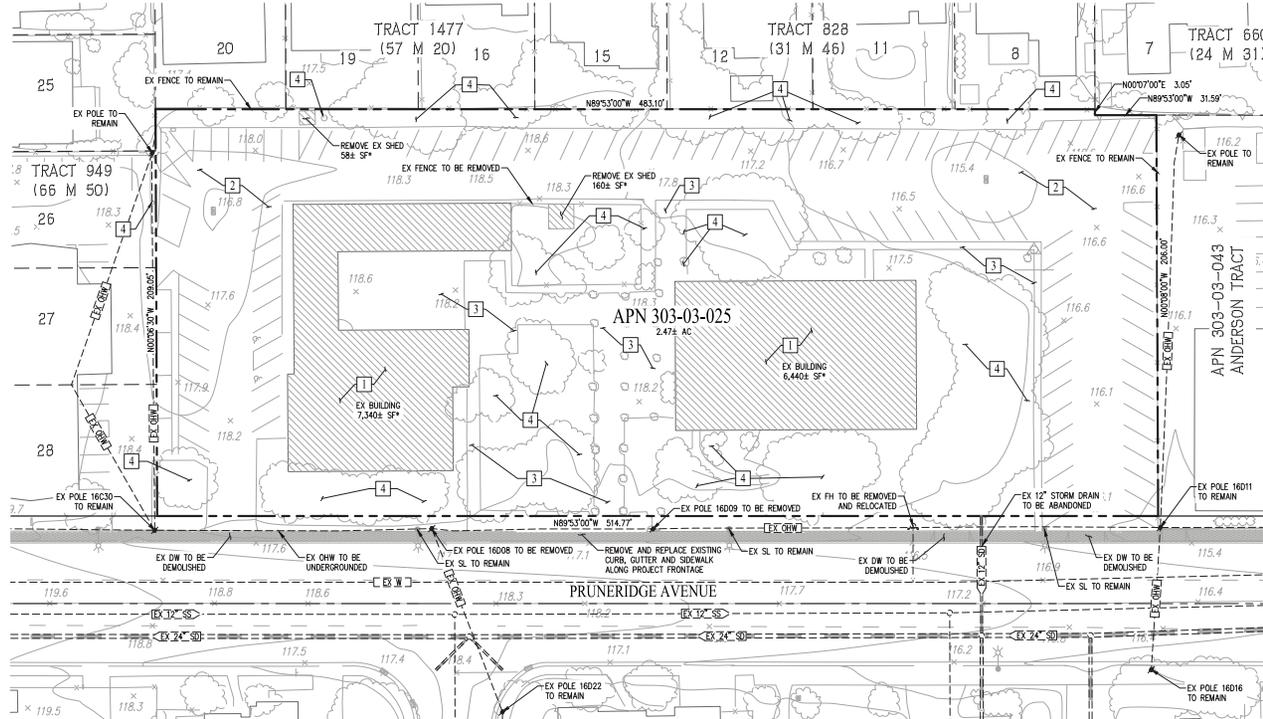


CONTACTS:

1. OWNER/DEVELOPER: SCS DEVELOPMENT COMPANY
404 SARATOGA AVENUE, SUITE 100
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(408) 985-6020
CORY KUSCH
2. ENGINEER: CARLSON, BARBER & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
LEE ROSENBLATT, RCE 65469

GENERAL NOTES

- ASSESSORS PARCEL NO. 303-03-025
- SITE AREA: 2.47± ACRES
- LOTS: RESIDENTIAL: 22 (LOTS 1-22)
PRIVATE ROADWAY CIRCULATION: 1
WATER QUALITY: 1
- DWELLING UNITS: 22
- SITE DENSITY: 8.9 DU/AC
- EXISTING GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
PROPOSED GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL
- EXISTING ZONING: PUBLIC, QUAS PUBLIC, AND PUBLIC PARK OR RECREATION (P)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
- BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS VALLEY WATER BENCHMARK BM869, BEING A BRASS DISK ON TOP OF CONCRETE TRAFFIC ISLAND AT THE NORTHEAST CORNER OF SAN TOMAS EXPRESSWAY AND PRUNERIDGE AVENUE, HAVING AN NAVD88 ELEVATION OF 112.31 FEET.
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF PRUNERIDGE AVENUE, BEING N89°53'00" W PER TRACT NO. 334, MAP OF PRUNERIDGE MANOR (12 M 17).
- EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, AND TREES WITHIN THE PROJECT BOUNDARY TO BE REMOVED.
- EXISTING UTILITIES: EXISTING UTILITIES WITHIN BOUNDARY TO BE REMOVED AS NOTED.
- STREETS: ALL DRIVE AISLES WITHIN THE PROJECT WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED. (MINIMUM LONGITUDINAL SLOPE: 0.2%)
- TREES: STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS.
- STREET LIGHTS: STREET LIGHTS WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS (OR APPROVED EQUAL).
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 060850022H
DATE: MAY 18, 2009
- UTILITIES:
WATER(OFF-SITE): CITY OF SANTA CLARA
WATER(ON-SITE): PRIVATE
FIRE: PRIVATE
SEWER (OFF-SITE): CITY OF SAN JOSE
SEWER (ON-SITE): PRIVATE
STORM DRAIN (OFF-SITE): CITY OF SANTA CLARA
STORM DRAIN (ON-SITE): PRIVATE
ELECTRIC: SILICON VALLEY POWER
TELEPHONE: AT&T
CABLE TV: COMCAST
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP

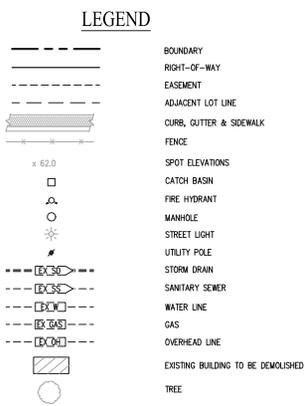


SHEET INDEX

Sheet Number	Sheet Title
C1.0	EXISTING CONDITIONS
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	STORMWATER CONTROL PLAN
C5.1	STORMWATER BMP PLAN
C6.0	FIRE ACCESS PLAN

ABBREVIATIONS

DW	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
JT	JOINT TRENCH
OHW	OVERHEAD WIRE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
POE	RIGHT-OF-WAY
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SW	SIDEWALK
TYP	TYPICAL
W	WATER

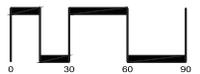


DEMOLITION NOTES

- NOTE DESCRIPTION
- REMOVE EXISTING BUILDING STRUCTURE AND FOUNDATION
 - REMOVE EXISTING ASPHALT AND PARKING LOT CURB AND GUTTER
 - REMOVE EXISTING CONCRETE
 - REMOVE EXISTING TREE AND SHRUBS
- *EXISTING STRUCTURE AREAS BASED ON FIELD SURVEY DATA.

**REZONING APPLICATION
EXISTING CONDITIONS
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

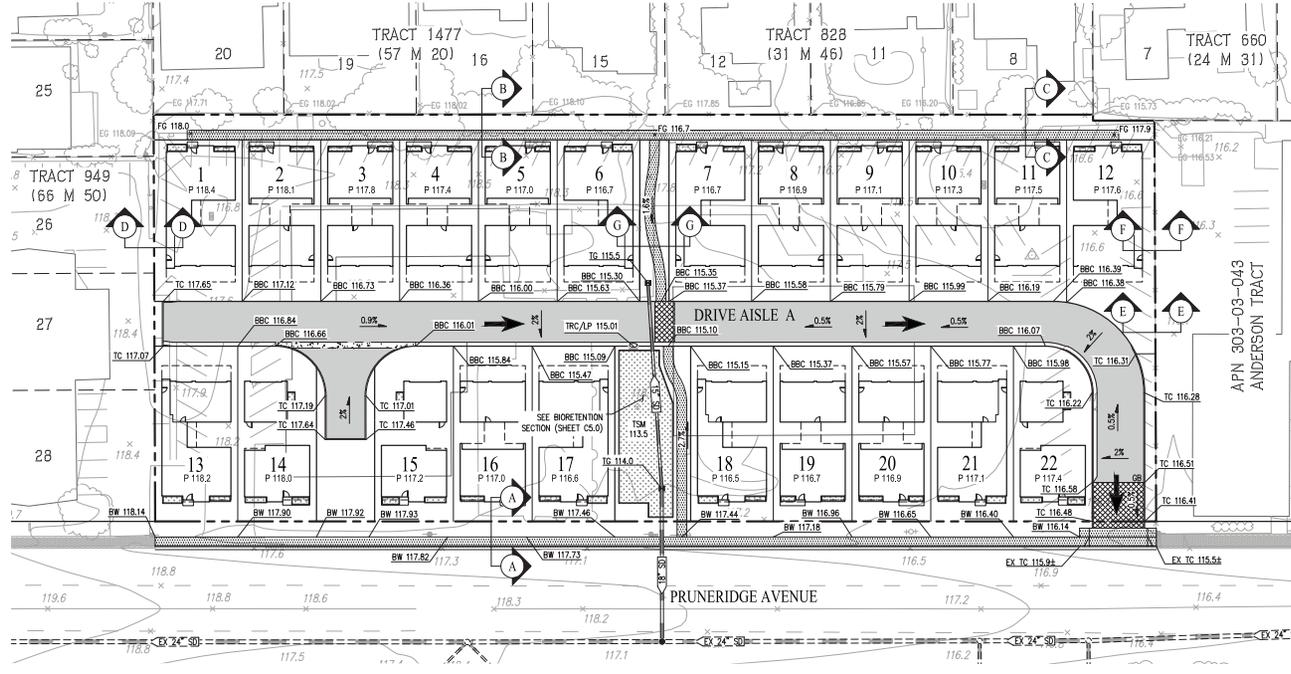
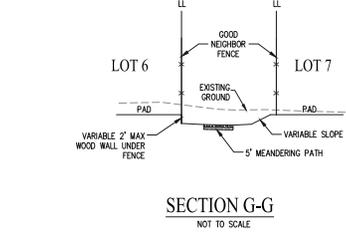
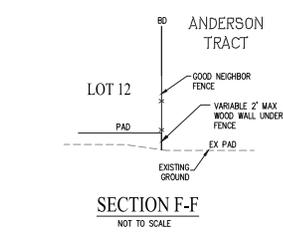
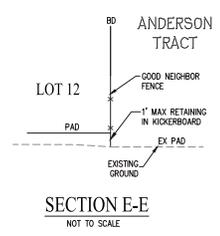
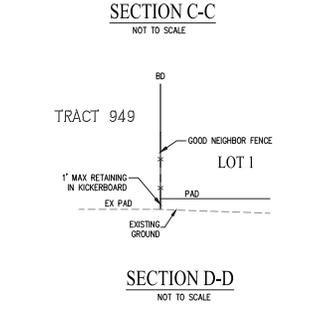
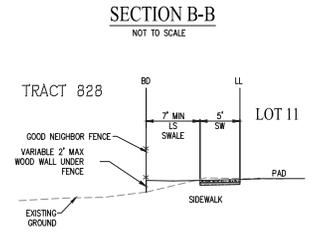
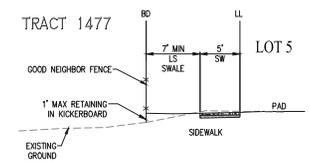
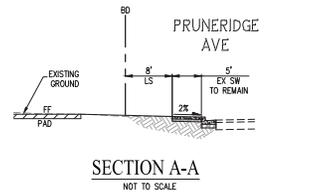
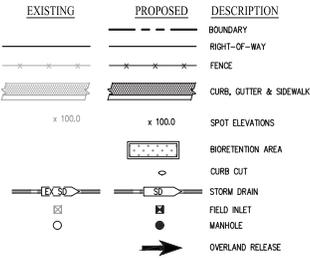


SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4466
WWW.CBANDS.COM

SHEET NO.
C1.0
OF 7 SHEETS

JOB NO: 3656

LEGEND



PAVEMENT DESIGN CHART

STREET	T1	R	HOT MIX ASPHALT (HSM)	CALTRANS CLASS 2 AGGREGATE BASE (AB)	TOTAL PAVEMENT THICKNESS
DRIVE AISLE A	5.5	6.0	3"	10"	13"

EARTHWORK SUMMARY

DESCRIPTION	CUT	FILL
ROUGH GRADING	4,400 C.Y.	750 C.Y.
TOTAL	3,650 C.Y.	

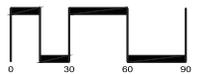
NOTE:
1. R-VALUE TO BE FINALIZED BY GEOTECHNICAL ENGINEER WITH FINAL DESIGN.
2. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.
3. EARTHWORK QUANTITIES DO NOT INCLUDE REUSING ROCK GENERATED FROM EXISTING PARKING AREA OR BUILDING FOUNDATION, APPROXIMATELY 2,700 C.Y. OF ROCK WILL BE GENERATED IN THIS WAY DURING DEMOLITION.

ABBREVIATIONS

- BBC BACK OF BEVELED CURB
- BO BOUNDARY
- BW BACK OF WALK
- CC CURB CUT
- CL CENTERLINE
- CLC CENTERLINE DRIVEWAY
- EX EXISTING
- GB GRADE BREAK
- HP HIGH POINT
- LP LOW POINT
- LS LANDSCAPE
- P PROPERTY LINE
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- SD STORM DRAIN
- SW SIDEWALK
- TC TOP OF CURB
- TG TOP OF GRATE
- TSN TOP OF SOIL MAX TYPICAL
- TYP TYPICAL

**REZONING APPLICATION
GRADING PLAN
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDGS.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C1.0
OF 5 SHEETS

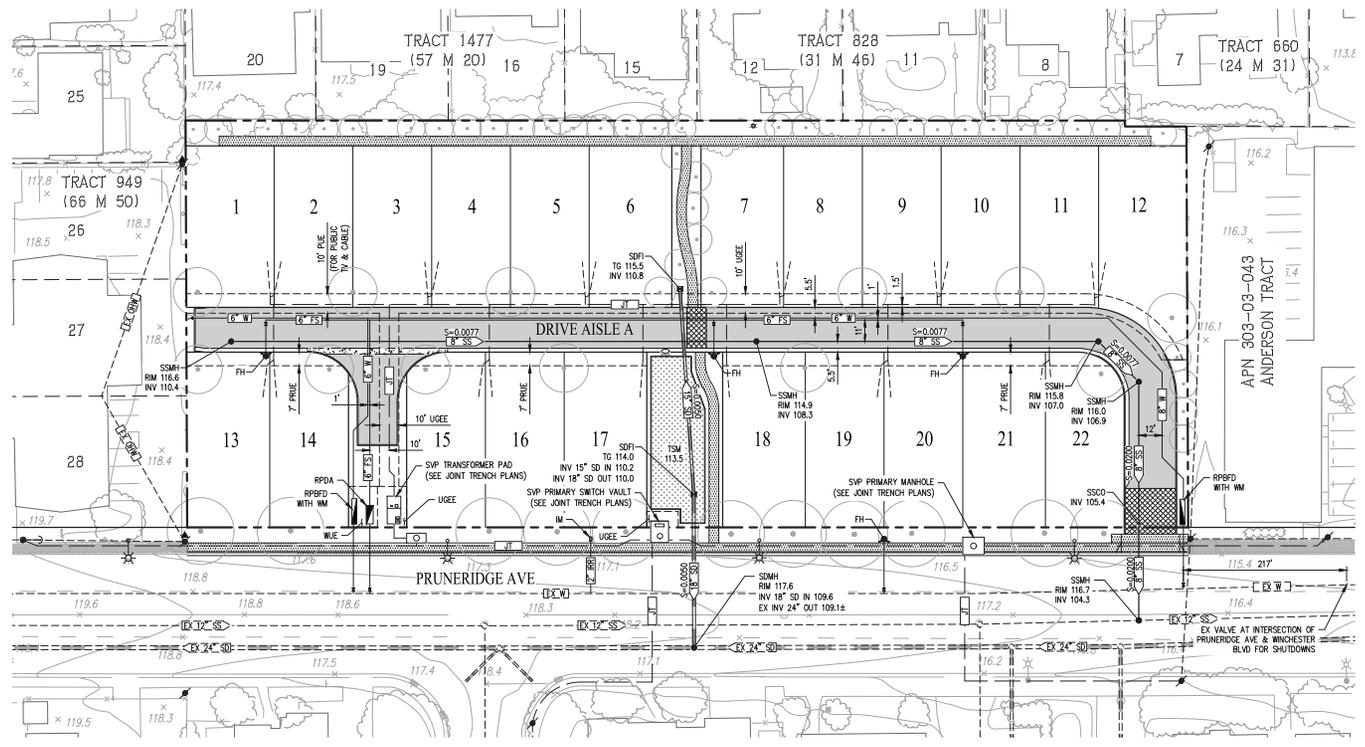
JOB NO: 3656

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER & SIDEWALK
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	FIRE SERVICE
---	---	IRRIGATION SERVICE
---	---	WATER LINE
---	---	WATER VALVE
---	---	JOINT TRENCH
---	---	FIRE HYDRANT
---	---	FIELD INLET
---	---	MANHOLE
---	---	STREET LIGHT
---	---	BIORETENTION AREA
---	---	CURB CUT
---	---	TREES

ABBREVIATIONS

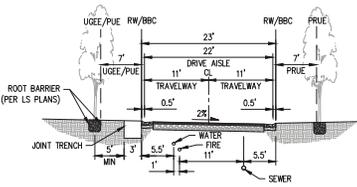
BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
DW	DRIVEWAY
FH	FIRE HYDRANT
FF	FINISH FLOOR
FI	FIELD INLET
IM	IRRIGATION METER
INV	INVERT
JT	JOINT TRENCH
LF	LINEAR FEET
LS	LANDSCAPE
OHW	OVERHEAD WIRE
P	PROPERTY LINE
PRUE	PRIVATE UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RPFBD	REDUCED PRESSURE BACKFLOW PREVENTER
RPFDA	REDUCED PRESSURE DETECTOR ASSEMBLY
RW	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
TSM	TOP OF SOIL MIX
TYP	TYPICAL
UEE	UNDERGROUND ELECTRICAL EASEMENT
W	WATER
WM	WATER METER
WUE	WATER UTILITY EASEMENT



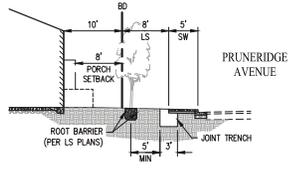
UTILITY NOTES:

- STORM DRAIN:
 - PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE.
 - MINIMUM SLOPE OF THE STORM DRAIN PIPE IS 0.005.
 - MINIMUM COVER IS 2'.
- SEWER:
 - PROPOSED SEWER FACILITIES WITHIN PRIVATE ROADWAYS WILL BE PRIVATE.
 - MINIMUM SLOPE OF THE SEWER PIPE IS 0.005.
 - MINIMUM PIPE SIZE IS 8".
 - ALL SANITARY SEWER PIPE TO BE PVC SDR-26.
 - MINIMUM COVER FOR SANITARY SEWER PIPES TO BE 2.5'.
 - 10' HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES UNLESS ROOT BARRIER IS INSTALLED, THEN 5' FROM ROOT BARRIER.
- WATER/FIRE:
 - PROPOSED WATER & FIRE FACILITIES WILL BE PRIVATE.
 - ALL WATER & FIRE PIPE TO BE PVC SDR-26.
 - THERE SHALL BE ONE WATER METER PER LOT.
 - 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES.
 - 10' HORIZONTAL CLEARANCE FROM SANITARY SEWER AND RECYCLED WATER UTILITIES.
 - 8' FROM STORM DRAIN UTILITIES.
 - 5' FROM THE EDGE OF EXISTING OR PROPOSED DRIVEWAYS.
- UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN.

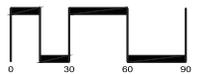
REZONING APPLICATION
UTILITY PLAN
1957 PRUNERIDGE AVENUE
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
 SCALE: 1"=30' DATE: MAY 2023



DRIVE AISLE A
(NOT TO SCALE)



PRUNERIDGE FRONTAGE
(NOT TO SCALE)



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SHEET NO.
C2.0
 OF 3 SHEETS

JOB NO: 3656

LEGEND

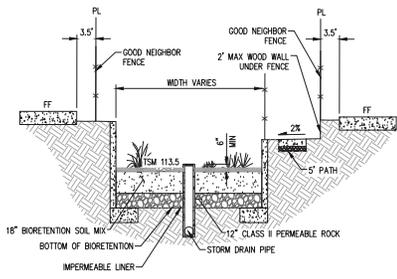
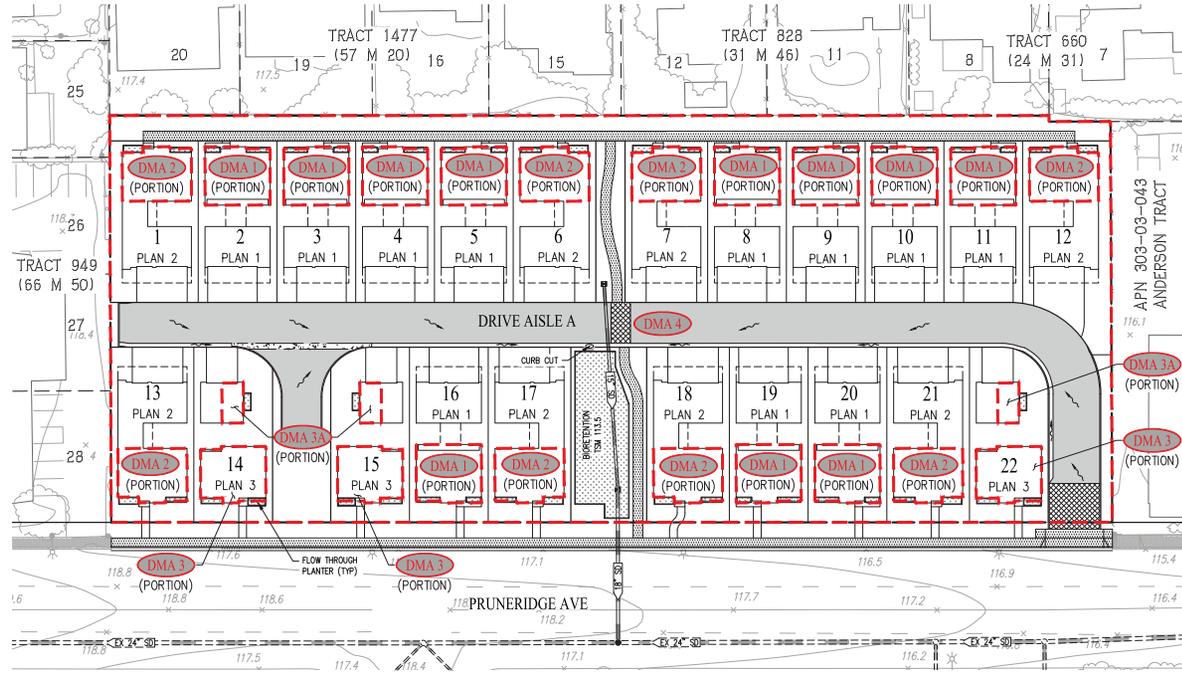
EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	BOUNDARY
- - - - -	- - - - -	RIGHT-OF-WAY
- - - - -	- - - - -	CURB, GUTTER & SIDEWALK
- - - - -	- - - - -	STORM DRAIN
○	●	FIELD INLET
○	●	MANHOLE
*	*	STREET LIGHT
[Pattern]	[Pattern]	BIORETENTION AREA
[Pattern]	[Pattern]	DRIVE AISLE
[Pattern]	[Pattern]	DRIVEWAY
[Pattern]	[Pattern]	DECORATIVE PAVEMENT
[Pattern]	[Pattern]	BARE EARTH
- - - - -	- - - - -	CURB CUT
- - - - -	- - - - -	DIRECTION OF FLOW
- - - - -	- - - - -	DRAINAGE MANAGEMENT AREA BOUNDARY
(DMA 1)	(DMA 1)	DRAINAGE MANAGEMENT AREA

ABBREVIATIONS

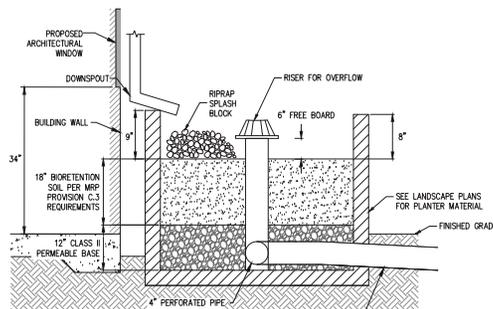
BD	BOUNDARY
CC	CURB CUT
CL	CENTERLINE
FI	FIELD INLET
INV	INVERT
LF	LINEAR FEET
LS	LANDSCAPE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TSM	TOP OF SOIL MIX
TYP	TYPICAL

**CITY OF SANTA CLARA
C.3 CONSTRUCTION NOTES**

- THIRD PARTY REVIEW AND CERTIFICATION OF INSTALLATION AND COMPLETED STORMWATER TREATMENT MEASURES IS REQUIRED. THIRD PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE LOCATED AT WWW.SANTACLARA.CA.GOV/HOME/SHOWPUBLISHEDDOCUMENT/46993/63608350413382672.
- AT BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION.
- THE 3RD PARTY SHALL REVIEW ALL INSTALLED STORMWATER TREATMENT MEASURES AND CERTIFY THAT THEY HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS.
- SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS.
- PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIALS.
- PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
- INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA, (NOT RELEVANT FOR THIS PROJECT)
- INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES AND NUMBER OF THE INTERCEPTOR TREES.
- FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
- SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.



TYPICAL BIORETENTION DETAIL
NOT TO SCALE



TYPICAL FLOW THROUGH PLANTER DETAIL
NOT TO SCALE

PRELIMINARY STORM WATER TREATMENT

AREA ID	DESCRIPTION	TREATMENT TYPE	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)*	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (IN.)
DMA 1	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 2 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	10,920	10,920	437	616	6
DMA 2	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 1 ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	7,605	7,605	305	400	6
DMA 3	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 ROOF AREAS (EXCLUDING DETACHED GARAGES) THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	2,740	2,740	110	120	6
DMA 3A	THE SUM OF THE OUTLINED PORTIONS OF ALL PLAN 3 DETACHED GARAGE ROOF AREAS THAT DRAIN TO ADJACENT FLOW THROUGH PLANTERS	FLOW THROUGH PLANTER	0	685	685	30	60	6
DMA 4	REMAINDER OF PROJECT AREA NOT INCLUDED IN DMA# 1, 2 & 3	BIORETENTION	37,743	47,817	51,592	2,065	2,105	6

* TREATMENT AREA REQUIRED IS CALCULATED USING THE 4% RULE.
NOTES:

- ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE D-1 IN APPENDIX D OF THE SCURPPP C.3 HANDBOOK.
- DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A COMBINATION OF CURB CUTS & AREA DRAINS.
- 18" BIO-TREATMENT SOIL MIX PER C.3 SPECIFICATIONS. INFILTRATION RATE MIN 5"/HR-MAX 10"/HR.

**REZONING APPLICATION
STORMWATER CONTROL PLAN
1957 PRUNERIDGE AVENUE**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023



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ROSELVILLE • (916) 788-4456
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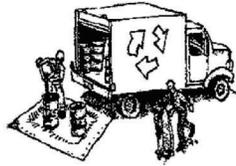
SHEET NO.
C3.0
OF 3 SHEETS

JOB NO: 3656

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



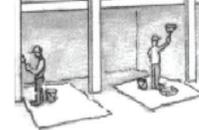
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



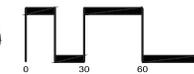
**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

REZONING APPLICATION STORMWATER BMP PLAN

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SCALE: 1"=30' DATE: MAY 2023

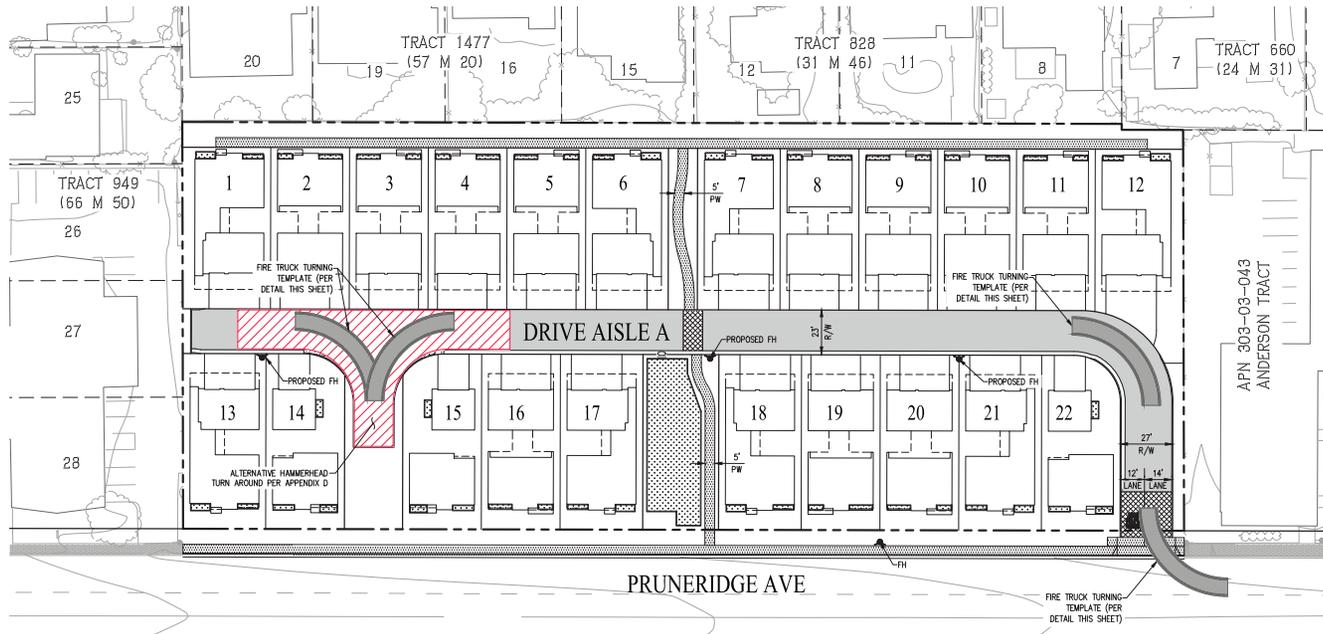


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SHEET NO.
C4.0
OF 5 SHEETS

JOB NO.: 3656

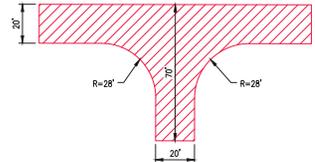


LEGEND		DESCRIPTION
---	EXISTING	BOUNDARY
---	PROPOSED	PROPERTY LINE
---		RIGHT-OF-WAY
---		CURB, GUTTER & SIDEWALK
⬤		FIRE HYDRANT

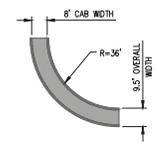


TYPICAL CURB STRIPING

NOTE: NO STREET PARKING ALLOWED ON SITE. CURB TO BE PAINTED RED THROUGHOUT.



ALTERNATIVE 120° HAMMERHEAD PER APPENDIX D
NOT TO SCALE



FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

REZONING APPLICATION FIRE ACCESS PLAN 1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 1"=30' DATE: MAY 2023

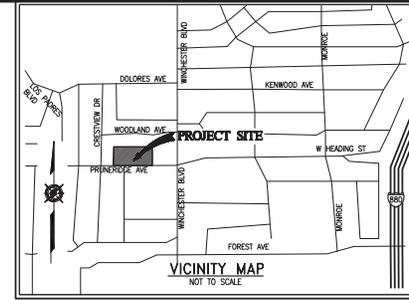


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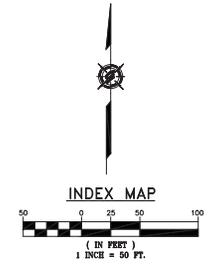
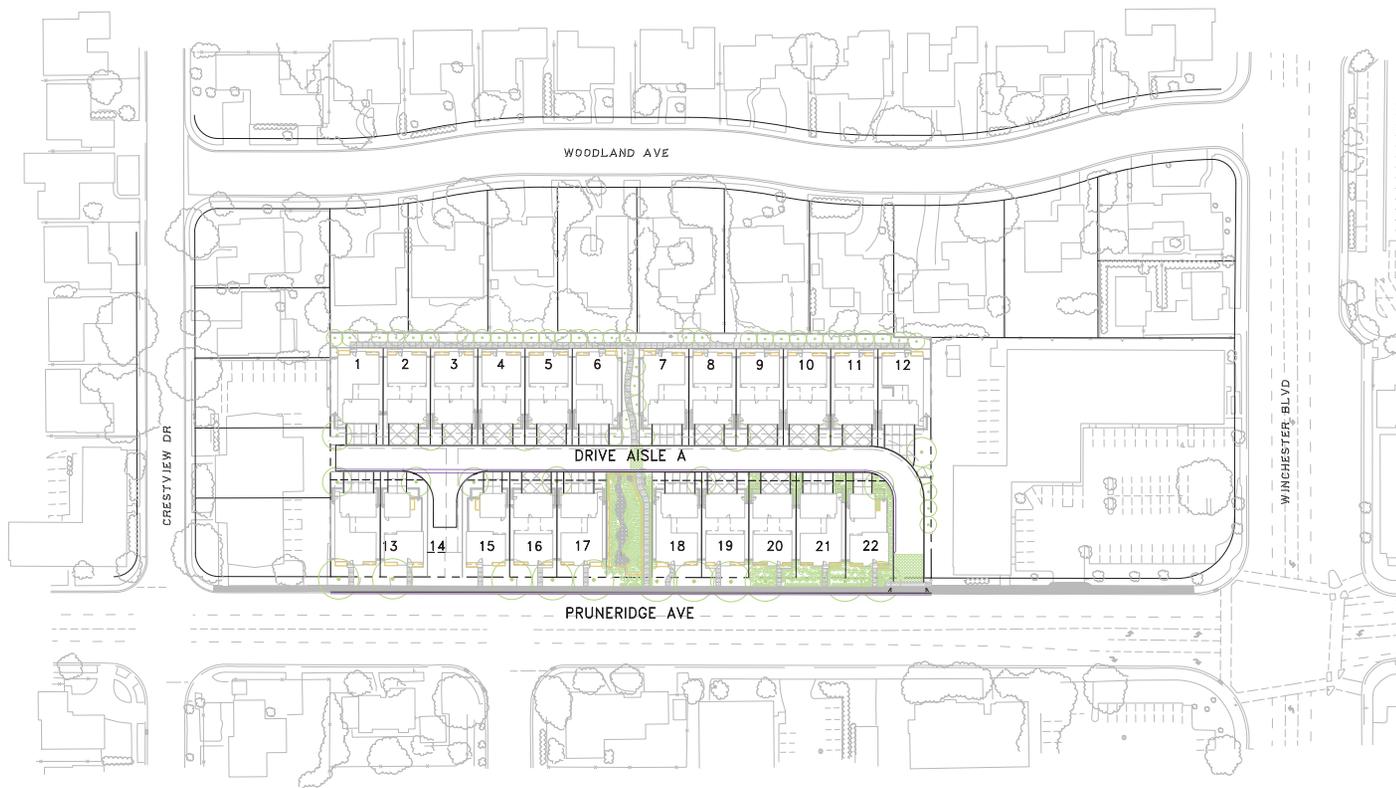
SHEET NO.
C5.0
OF 5 SHEETS

JOB NO.: 3656

**SCS DEVELOPMENT
1957 PRUNRIDGE AVE
SANTA CLARA, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)**



REVISIONS	DESCRIPTION	DATE	APPROVED



NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

GIACALONE
DESIGN SERVICES, INC.
2000 STANFORD AVE, SUITE 200 | PALO ALTO, CA 94303
415.354.1100

JOINT TRENCH INTENT TITLE SHEET
SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA CALIFORNIA

PROJECT MANAGER:
B. FULLINGTON
DRAWN BY:
A. VERNER
CHECKED BY:
D. CROWFOOT (P.E.)
SCALE:
1"=50'
JOB NUMBER:
22-218
DATE LAST MODIFIED:
05-19-23
SHEET
INT1
OF 2 SHEETS

PROJECT TEAM CONTACTS		
COMPANY:	CONTACT:	PHONE:
SCS DEVELOPMENT	KEN PERRY	408-985-6045
CBG	LEE ROSENBLATT	925-866-0322
PG&E	TBD	
A/T/I	JERRY SCHEMBRI	408-635-8900
QUANTA - SANTA CLARA	BEN LOPEZ	408-691-9428
GIACALONE DESIGN SERVICES INC	BRETT FULLINGTON	925-467-1740

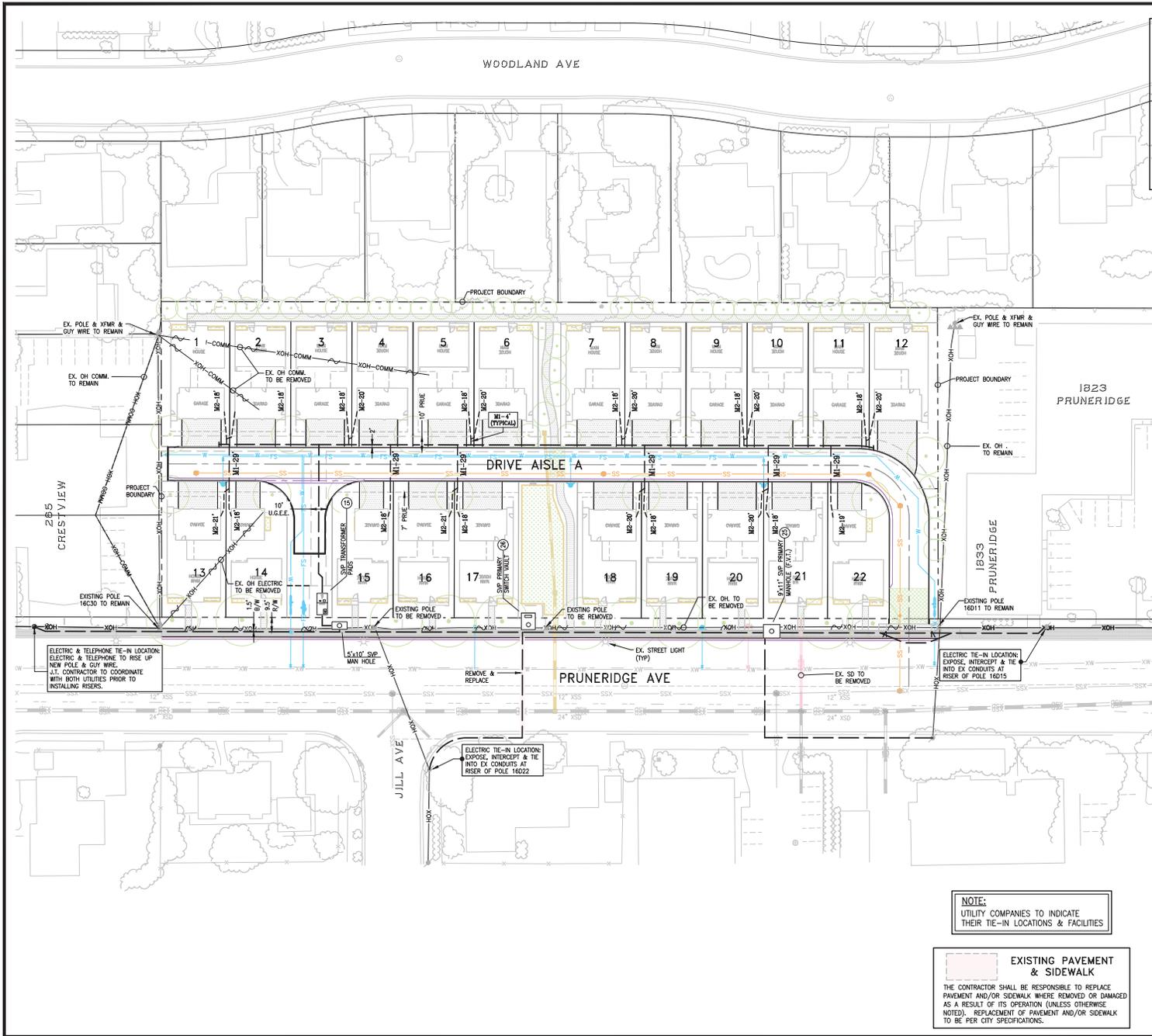
PG&E PM NO.
ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED				
DESCRIPTION:	BY:	DATE:	STATUS:	
GAS DESIGN				
ELECTRIC DESIGN				
TELEPHONE LAYOUT				
CATV LAYOUT				
STREET LIGHT PLANS - PUBLIC				
STREET LIGHT PLANS - PRIVATE	CBG	04-19-23		
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	04-19-23		

A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

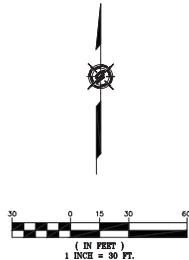
PROJECT DESCRIPTION & SCOPE
<ul style="list-style-type: none"> • PROVIDE NEW ELECTRIC, GAS, TELE., & CATV SERVICE TO 22 SFD • ELECTRIC COORDINATION • • •

SHEET INDEX	
SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT



LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 9'x11' SWP PRIMARY MANHOLE (F.V.T.)
- SWP TRANSFORMER PAD
- SWP PRIMARY SWITCH VAULT (F.V.T.)



NOTE
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NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

NOTE:
UTILITY COMPANIES TO INDICATE THEIR TIE-IN LOCATIONS & FACILITIES

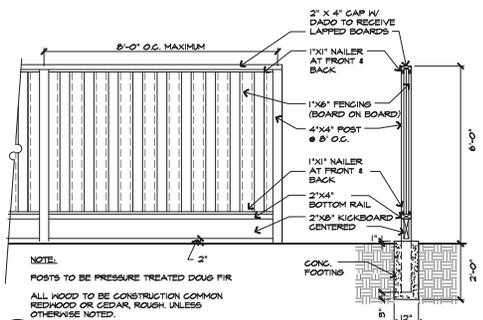
EXISTING PAVEMENT & SIDEWALK
THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.

REVISIONS	DESCRIPTION	DATE

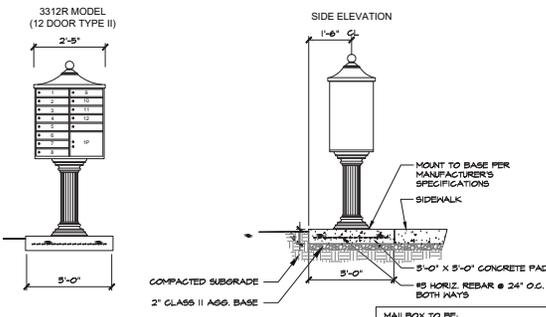
GIACALONE
DESIGN SERVICES, INC.
1800 STANBOROUGH WALK, SUITE 200 | PALMDALE, CA 93550
805.441.1111 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT
SCS DEVELOPMENT
1957 PRUNERIDGE AVE
SANTA CLARA
CALIFORNIA

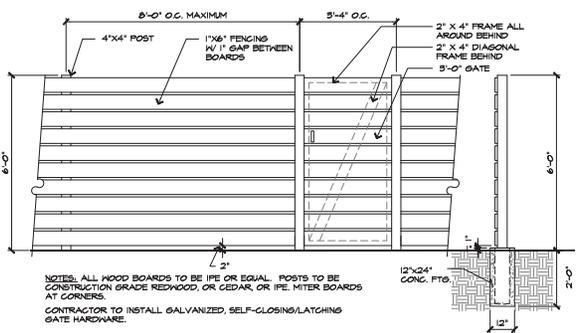
PROJECT MANAGER:
B. FULLINGTON
DRAWN BY:
A. VERNER
CHECKED BY:
D. CROWFOOT (P.E.)
SCALE:
1" = 30'
JOB NUMBER:
22-228
DATE LAST MODIFIED:
05-19-23
SHEET
INT2
OF 2 SHEETS



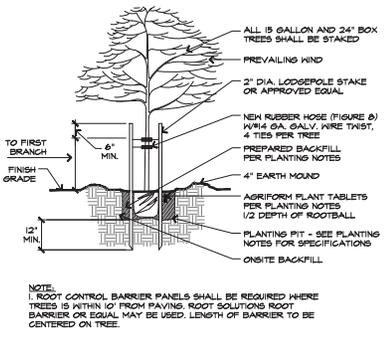
A INTERIOR SIDYARD WOOD FENCE W/ KICKERBOARD SCALE: 1/2" = 1'-0" 034 - fence



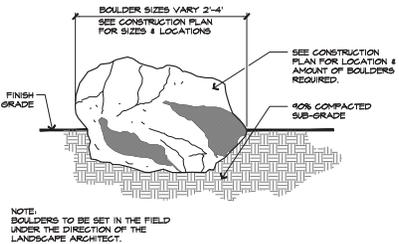
B COMMUNITY MAILBOXES SCALE: 1/2" = 1'-0" 034 - mailbox



C 6' WOOD SCREEN & GATE SCALE: 1/2" = 1'-0" 034 - fence



D TREE PLANTING AND STAKING DETAIL SCALE: 1/2" = 1'-0" 034 - treeing



E BOULDER INSET FINISHED GRADE NTS 000 - bp

CITY OF SANTA CLARA TREE PRESERVATION NOTES:

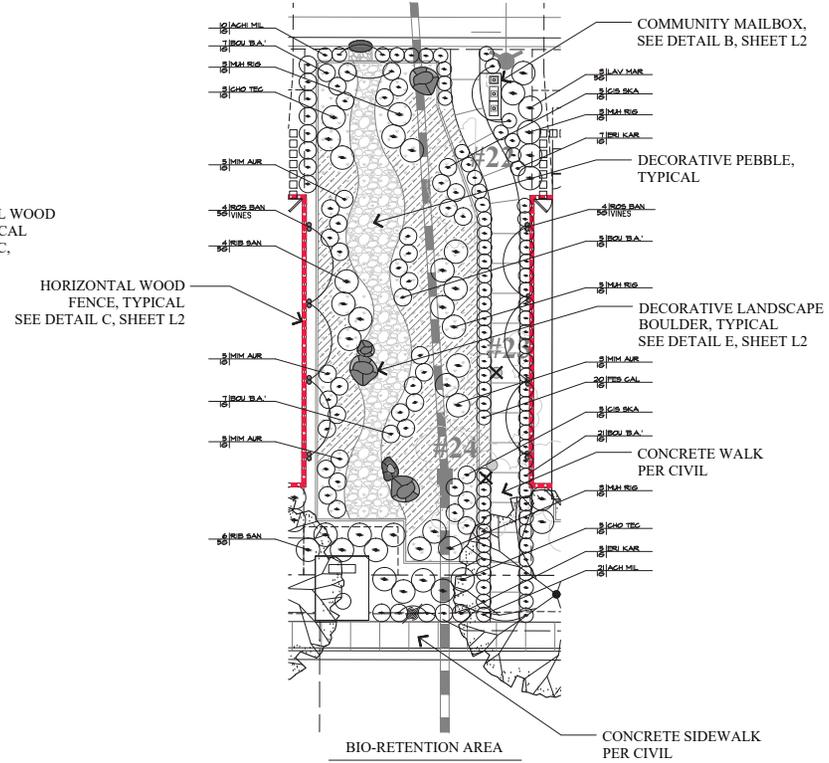
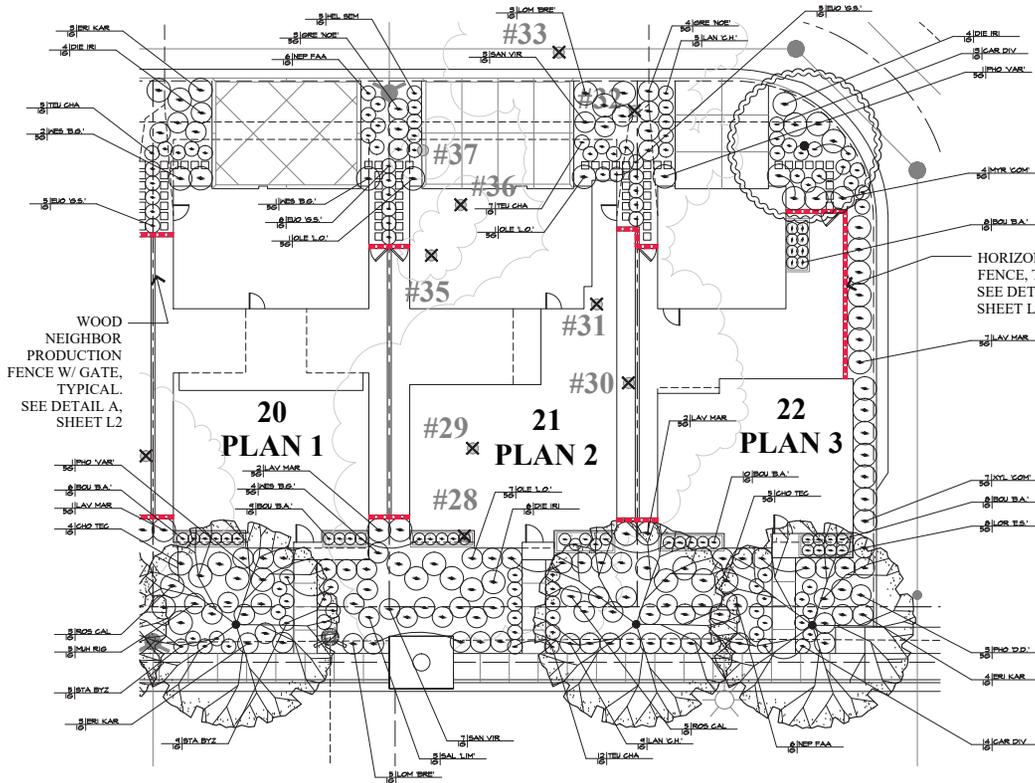
- NO CUTTING OF ANY PART OF CITY TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING APPROVAL AND DIRECT SUPERVISION FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY (408-615-3080).
- NO CUTTING OF ANY PART OF PRIVATE TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT DIRECT SUPERVISION OF AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST.
- 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"-6" THICK BED OF MULCH. THIS IS TO HELP PREVENT CUTTING INTO THE SOIL SURFACE WHEN THE BACKHOE OR TRACTOR BLADE REFILLS THE TRENCH.
- REFILL OPEN TRENCHES QUICKLY WITHIN HOURS OF EXCAVATION WHEN THEY OCCUR WITHIN THE DRIP LINE OF EXISTING TREES. IF THIS IS NOT POSSIBLE AND THE WEATHER IS HOT, DRY, OR WINDY, CONTRACTOR MUST KEEP ROOT ENDS MOIST BY COVERING THEM WITH WET BURLAP. IF THE TEMPERATURE IS 80°F OR GREATER, THE BURLAP MUST BE INSPECTED EVERY HOUR AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL, MOIST CONDITION. IF THE TEMPERATURE IS BELOW 80, THE BURLAP MUST BE INSPECTED EVERY FOUR HOURS AND RE-WET AS NECESSARY TO MAINTAIN A CONSTANT COOL, MOIST CONDITION. SMALL ROOTS CAN DRY OUT AND DIE IN 10-15 MINUTES. LARGER ROOTS CAN SUCCEED IN AN HOUR OR LESS UNDER UNFAVORABLE WEATHER CONDITIONS.
- WHEN ROOTS 2" OR LARGER ARE REQUIRED TO BE CUT, SHOVEL BY HAND NEAR THE ROOTS AND PRUNE THE ROOTS WITH AN INDUSTRY-APPROVED PRUNING TOOL. ROOTS THAT ARE ACCIDENTALLY BROKEN SHOULD BE PRUNED TWO INCHES FROM THE DAMAGED END. GROUNDED 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.
- 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.
- A CLEAR SYSTEM OF FLAGGING MUST BE PROVIDED AROUND TREES WITHIN 30' OF THE PROPOSED GRADING. CONTRACTOR SHALL SECURE APPROVAL OF SUCH SYSTEM FROM THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY.
- MATERIALS, EQUIPMENT, TEMPORARY BUILDINGS, FUELS, PAINTS AND OTHER CONSTRUCTION ITEMS SHALL NOT BE PLACED WITHIN THE DRIP LINE OF EXISTING TREES.
- FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCING SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES OR, IF POSSIBLE, 1.5 TIMES THE RADII 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 6" TALL AND CLEARLY STATE "WARNING - TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED WITHOUT APPROVAL FROM THE CITY ARBORIST/PROTECT 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 WADDE UP TO THE FIRST MAIN BRANCH, AND THEN WRAP SNOW FENCING AROUND THE WADDE ON ALL TREES IN THE CONSTRUCTION ZONE TO PROTECT THEM FROM BARK DAMAGE CAUSED BY THE WORK.
- 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.
- 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.
- GRADING SHOULD NOT CREATE DRAINAGE PROBLEMS FOR TREES BY CHANNELING WATER INTO THEM, OR CREATING SUNKEN AREAS.
- ALL GRADING WITHIN THE DRIP LINE OF CITY TREES SHALL BE DONE WITH APPROVED LIGHT EQUIPMENT UNDER THE DIRECT SUPERVISION OF THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY. ALL GRADING WITHIN THE DRIP LINE OF PRIVATE TREES SHALL BE DONE WITH APPROVED EQUIPMENT UNDER THE DIRECT SUPERVISION OF AN ISA CERTIFIED ARBORIST. THE ORIGINAL GRADE AT THE BASE OF EXISTING TREES SHALL NOT BE MODIFIED. IF A GRADE INCREASE IS NECESSARY, DRY WELLS SHOULD BE USED.
- WHEN TRENCHING IS ALLOWED, THE CONTRACTOR MUST FIRST CUT ROOTS WITH A VERMEER ROOT CUTTER PRIOR TO ANY TRENCHING TO AVOID TUGGING OR PULLING OF ROOTS.
- 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 CONTRACTOR. THE CITY ARBORIST OR ARBORIST EMPLOYED BY CITY SHALL DETERMINE THE REPLACEMENT SPECIE, SIZE, QUANTITY, AND SPACING.
- REPLACE 4"-6" THICK MULCH AROUND ALL EXISTING TREES (OUT TO THEIR DRIP LINE) THAT ARE TO BE RETAINED PRIOR TO ANY CONSTRUCTION. THIS WILL HELP MAINTAIN MOISTURE UNDER THE TREE WITHIN THE FENCING AREA.
- BORE PITS ARE NOT ALLOWED WITHIN THE DRIP LINE OF ANY TREE.

VESTING TENTATIVE MAP LANDSCAPE DETAILS

1957 PRUNERIDGE AVENUE
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
 SCALE: AS SHOWN DATE: August 22, 2023

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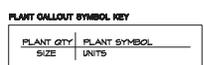


TYPICAL LOTS

BIO-RETENTION AREA

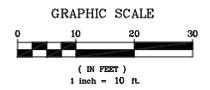
PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		
ACCENT TREES / MITIGATION TREES															
CERIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	(Symbol)	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GALLON	LOW	(Symbol)	ACH MIL.	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GALLON	LOW	
LAGERSTROEMIA I. 'CATAWBA'	GRAPE MYRTLE STND.	24" BOX	LOW	(Symbol)	CIS DIV	CISTUS X SWANBERGII	ROCKROSE	1 GALLON	LOW	(Symbol)	ROV 'SLA'	SOULETODIA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	1 GALLON	LOW
BRECKENING TREES															
LAURUS NOBILIS SARATOGA	SARATOGA LAUREL	24" BOX	LOW	(Symbol)	CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW	(Symbol)	CIS SKA	CISTUS X SWANBERGII	ROCKROSE	1 GALLON	LOW
STREET TREES / MITIGATION TREES															
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE	24" BOX	LOW	(Symbol)	ERI KAR	ERIGERON KARVINSKIANUS	FORTNIGHT LILY	1 GALLON	LOW	(Symbol)	CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	LOW	
QUERCUS COCCINEA	SCARLET OAK	36" BOX	LOW	(Symbol)	EUD 'LS'	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	LOW	(Symbol)	ERI KAR	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
SHRUBS - FRONTIARY															
SHRUBS - BIO-SWALE															
GRASS/COVERS															



**VESTING TENTATIVE MAP
LANDSCAPE TYPICAL LOTS**

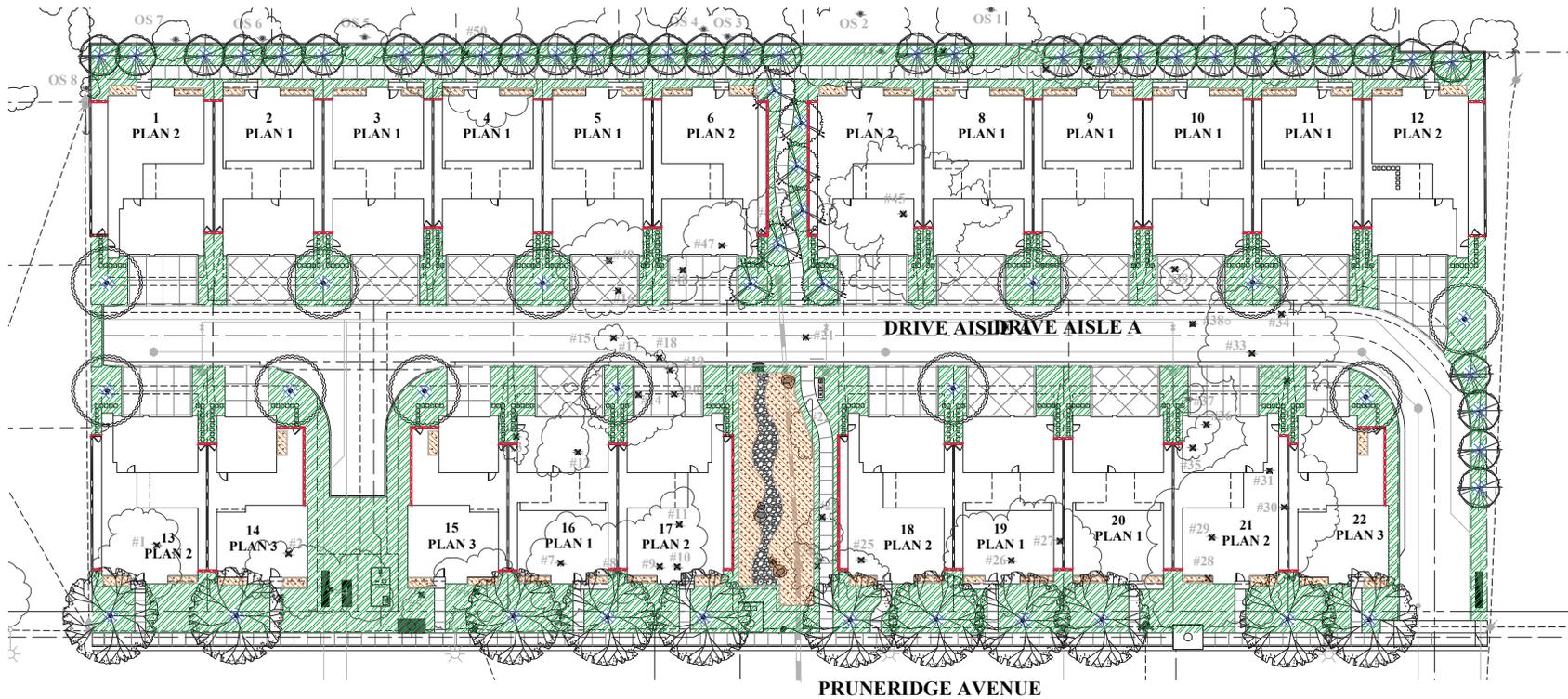
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023



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LANDSCAPE HYDROZONE LEGEND

- ZONE A: PARTIAL TO FULL SUN, DROUGHT TOLERANT SHRUB & GROUNDCOVER PLANTING WITH DRIP EMITTERS, LOW WATER USE.
- ZONE B: PARTIAL TO FULL SUN, TREES WITH BUBBLERS, LOW WATER USE.
- ZONE C: BIO-RETENTION AREA PLANTING WITH DRIP EMITTERS, LOW WATER USE.

WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$$MAWA = (ET_{0.05} \times 0.25 \times LA)$$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ET_{0.05} \times (E_{FF} \times HA) + SLA)$$

- ET₀ = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
- LA = LANDSCAPE AREA
- HA = HYDROZONE AREA (SQUARE FEET)
- FF = PLANT FACTOR FROM WINDSOLS
- IE = IRRIGATION EFFICIENCY (0.8)
- 0.25 = ET ADJUSTMENT FACTOR
- 0.42 = CONVERSION FACTOR (TO GALLONS)

WATER BUDGET CALCULATIONS:

LOW WATER USE SHRUB PLANTING AREA = 26,783 SF
 LOW WATER USE BIO-RETENTION SHRUB PLANTING AREA = 1,009 SF
 LOW WATER USE TREE PLANTING AREA = 462 SF
 TOTAL PLANTING AREA = 28,254 SF

ESTIMATED TOTAL WATER USE:

$$ETWU \text{ (LOW WATER USE)} = (44.2) \times (0.62) \times (0.2 \times 28,254) = 191,855 \text{ GAL/YR}$$

$$\text{TOTAL ETWU} = 191,855 \text{ GAL/YR}$$

MAXIMUM APPLIED WATER ALLOWANCE:

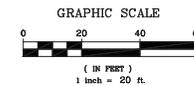
$$MAWA \text{ (TOTAL LANDSCAPED AREA)} = (44.2) \times (0.62) \times (0.45 \times 28,254) = 349,656 \text{ GAL/YR}$$

NOTE:
 ALL IRRIGATION SHALL BE DESIGNED FOR RECYCLED WATER USE

**VESTING TENTATIVE MAP
 LANDSCAPE HYDROZONE PLAN**

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
 SCALE: AS SHOWN DATE: August 22, 2023

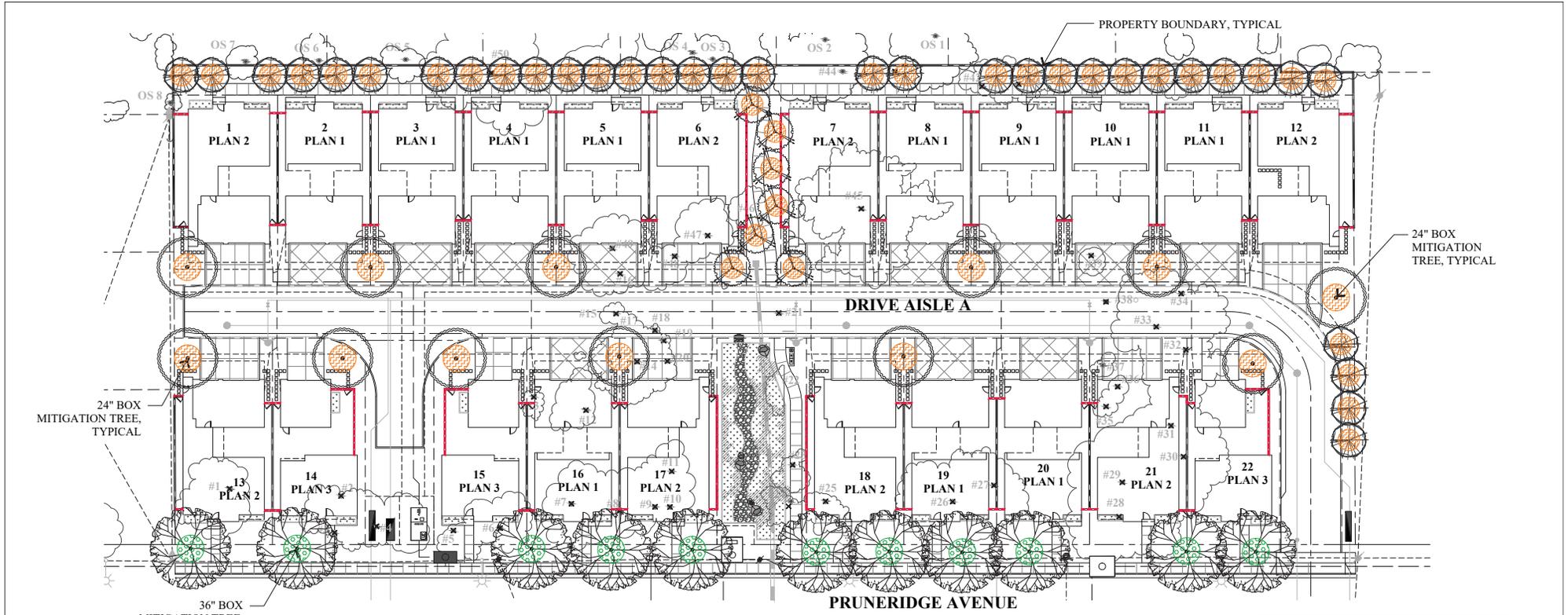


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TREE REPORT EVALUATION

(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

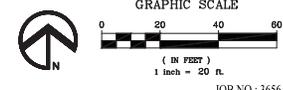
ID#	SYMBOL	COMMON NAME	DBH (IN)	HEIGHT (FT)	CONDITION	RECOMMENDATION	NOTES
X 1	Tree	Redwood	100	110	100	2	Good
X 2	Tree	Redwood	100	110	100	2	Good
X 3	Tree	Redwood	100	110	100	2	Good
X 4	Tree	Redwood	100	110	100	2	Good
X 5	Tree	Redwood	100	110	100	2	Good
X 6	Tree	Redwood	100	110	100	2	Good
X 7	Tree	Redwood	100	110	100	2	Good
X 8	Tree	Redwood	100	110	100	2	Good
X 9	Tree	Redwood	100	110	100	2	Good
X 10	Tree	Redwood	100	110	100	2	Good
X 11	Tree	Redwood	100	110	100	2	Good
X 12	Tree	Redwood	100	110	100	2	Good
X 13	Tree	Redwood	100	110	100	2	Good
X 14	Tree	Redwood	100	110	100	2	Good
X 15	Tree	Redwood	100	110	100	2	Good
X 16	Tree	Redwood	100	110	100	2	Good
X 17	Tree	Redwood	100	110	100	2	Good
X 18	Tree	Redwood	100	110	100	2	Good
X 19	Tree	Redwood	100	110	100	2	Good
X 20	Tree	Redwood	100	110	100	2	Good
X 21	Tree	Redwood	100	110	100	2	Good
X 22	Tree	Redwood	100	110	100	2	Good
X 23	Tree	Redwood	100	110	100	2	Good
X 24	Tree	Redwood	100	110	100	2	Good
X 25	Tree	Redwood	100	110	100	2	Good
X 26	Tree	Redwood	100	110	100	2	Good
X 27	Tree	Redwood	100	110	100	2	Good
X 28	Tree	Redwood	100	110	100	2	Good
X 29	Tree	Redwood	100	110	100	2	Good
X 30	Tree	Redwood	100	110	100	2	Good
X 31	Tree	Redwood	100	110	100	2	Good
X 32	Tree	Redwood	100	110	100	2	Good
X 33	Tree	Redwood	100	110	100	2	Good
X 34	Tree	Redwood	100	110	100	2	Good
X 35	Tree	Redwood	100	110	100	2	Good
X 36	Tree	Redwood	100	110	100	2	Good
X 37	Tree	Redwood	100	110	100	2	Good
X 38	Tree	Redwood	100	110	100	2	Good
X 39	Tree	Redwood	100	110	100	2	Good
X 40	Tree	Redwood	100	110	100	2	Good
X 41	Tree	Redwood	100	110	100	2	Good
X 42	Tree	Redwood	100	110	100	2	Good
X 43	Tree	Redwood	100	110	100	2	Good
X 44	Tree	Redwood	100	110	100	2	Good
X 45	Tree	Redwood	100	110	100	2	Good
X 46	Tree	Redwood	100	110	100	2	Good
X 47	Tree	Redwood	100	110	100	2	Good
X 48	Tree	Redwood	100	110	100	2	Good
X 49	Tree	Redwood	100	110	100	2	Good
X 50	Tree	Redwood	100	110	100	2	Good

TREE MITIGATION NOTE:
 TOTAL OF (64) MITIGATION TREES ARE PROPOSED TO MITIGATE TOTAL OF (49) EXISTING TREES TO BE REMOVED, (11) OF THE MITIGATION TREES ARE UPSIZED TO BE 36" BOX.
 * REQUIRED TREE PLACEMENT RATIO 2:1 FOR GOOD OR MEDIUM CONDITION TREES, RATIO 1:1 FOR POOR CONDITION TREES. (34) EXISTING TREES ARE IN GOOD OR MEDIUM CONDITION, (15) TREES ARE IN POOR CONDITION. ANY DIFFERENCE SHALL BE SATISFIED BY IN-LIEU FEES.
 REQUIRED TOTAL MITIGATION TREES: 34 X 2+15 = 83



**VESTING TENTATIVE MAP
 TREE MITIGATION PLAN**

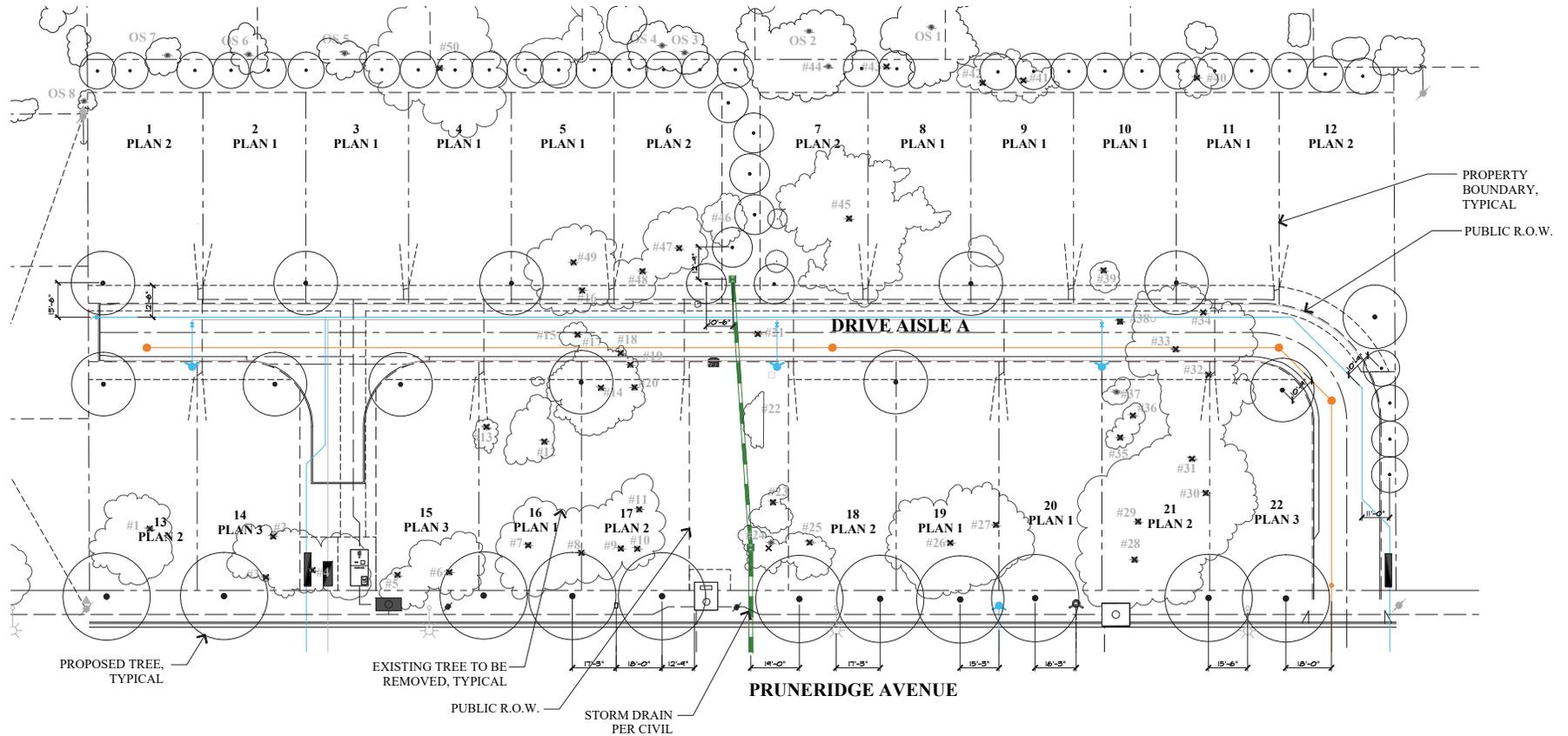
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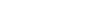
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LEGEND

-  EXISTING TREE CANOPY TO BE REMOVED
-  EXISTING TREE CANOPY TO BE REMAIN
-  PROPOSED TREE CANOPY REFER TO SHEET L1 FOR SIZE AND SPECIES
-  SANITARY SEWER PER CIVIL
-  WATER PER CIVIL
-  STORM DRAIN PER CIVIL

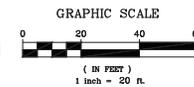
NOTES:
 ALL PROPOSED TREES ARE DESIGNED TO MAINTAIN A MINIMUM 10'-0" HORIZONTAL CLEARANCE FROM UTILITIES.
 TREES ARE TO BE PLANTED A MINIMUM OF 5' FROM BASE OF TREE, TREES 5' TO 10' FROM BASE OF TREE TO INCLUDE INSTALLATION OF A ROOT BARRIER.

VESTING TENTATIVE MAP

TREE AND UTILITY PLAN

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
 SCALE: AS SHOWN DATE: August 22, 2023

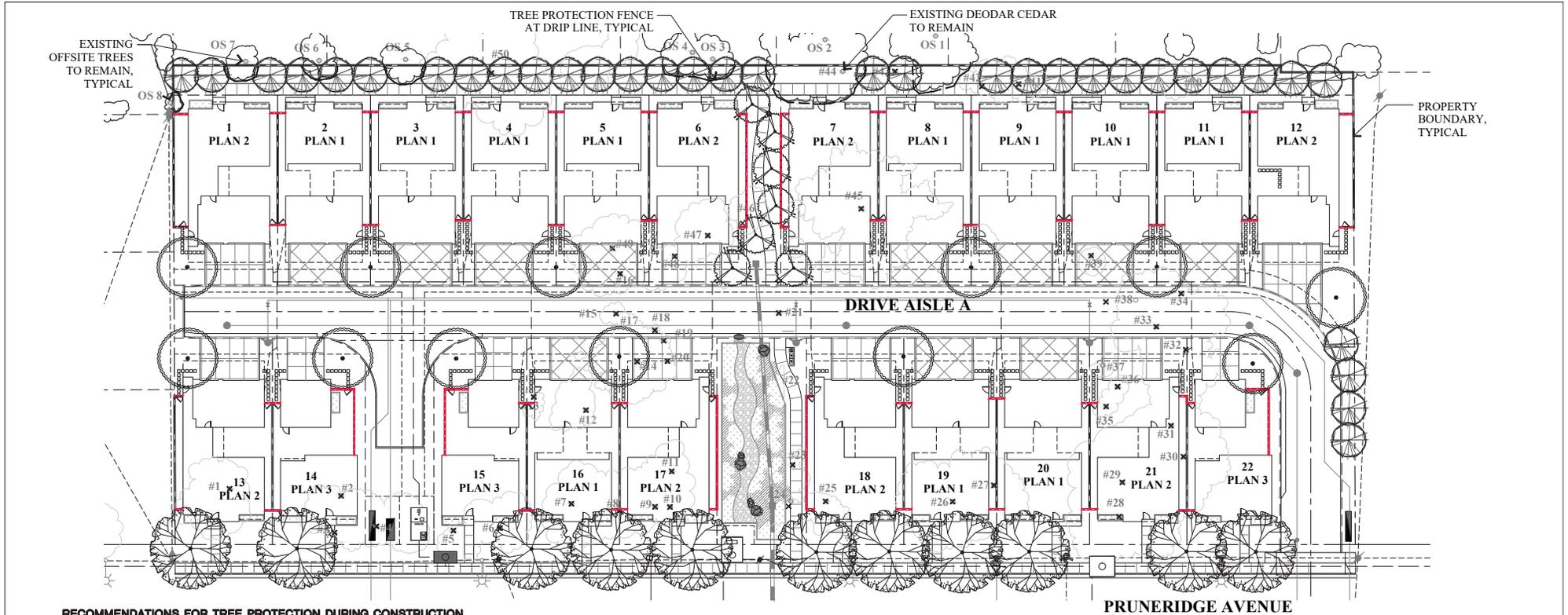


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RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

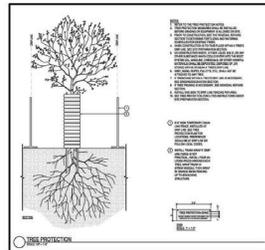
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE, DEPENDING ON THE LOCATION OF THE TREE THE FENCING MAY NOT BE ABLE TO BE AT THE DRIPLINE. EXAMPLES OF THIS WOULD BE PUBLIC RIGHT OF WAY, NEAR PROPERTY LINES OR AROUND EXISTING STRUCTURES TO REMAIN. WHERE COMPLETE DRIP LINE FENCING IS NOT POSSIBLE, THE ADDITION OF STRAW WADDOLES AND ORANGE SNOW FENCING WRAPPING THE TRUNK SHALL BE INSTALLED PER THE TREE PROTECTION DETAIL. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF GALVANIZED II-GAUGE WIRE MESH WITH GALVANIZED POSTS OR ANY MATERIAL SUPERIOR IN QUALITY. A TREE PROTECTION ZONE (TPZ) SIGN SHALL BE AFFIXED TO FENCING AT APPROPRIATE INTERVALS AS DETERMINED BY THE ARBORIST ON SITE. SEE TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION, INCLUDING TREE PROTECTION ZONE SIGN, IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, THE FOLIAR FRINGE SHALL BE RAISED TO OFFSET THE CHANCE OF LIMB DAMAGE FROM ACTIVE CONSTRUCTION.

ACTIVE CONSTRUCTION: ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA AND DRIPLINE IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. IF CONSTRUCTION ACTIVITY NEEDS TO HAPPEN IN THE TPZ THE FENCE CAN BE MOVED TEMPORARILY FOR DELIVERY OF CONSTRUCTION MATERIALS. THE CONTRACTOR SHOULD MAKE ACCOMMODATIONS TO OFF LOAD ITEMS SUCH AS TRUSSES, TIMBER, PLASTERBOARD, WALLBOARD, CONCRETE, GYPSUM BOARD, FLOORING, ROOFING OR ANY OTHER HEAVY CONSTRUCTION MATERIAL OUTSIDE THE FOLIAR SPREAD OF THE TREE SO THERE IS NO HEAVY EQUIPMENT NEEDED THAT COULD CAUSE DAMAGE TO THE CANOPY OF THE TREE OR COMPACT THE ROOT ZONE. THE TREE PROTECTION FENCING SHOULD BE REESTABLISHED PER THE PLANS AND DETAILS IMMEDIATELY AFTER ANY ACTIVITY THROUGH THE TPZ. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN THE SITE PREPARATION SECTION ABOVE WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY A CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OBTAINED BY AN ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR AND DUG DIRECTLY BENEATH THE TRUNK OF THE TREE. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. AN ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

REMEDIAL REPAIRS: AN ARBORIST SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES AND PRESCRIBING NECESSARY REMEDIAL WORK TO ENSURE THE HEALTH AND STABILITY OF THE TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN THE PREVIOUS SECTIONS. IN ADDITION, PRUNING, AS OUTLINED IN INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES; PRUNING AND ANSI A300 PART I STANDARD PRACTICES; PRUNING SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. AN ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.



(PER TREE REPORT PREPARED BY DAVID J. POWERS AND ASSOCIATES, INC. DATED OCTOBER 20, 2022)

NOTES:

NO CUTTING OF ANY PART OF PRIVATE TREES OR PUBLIC TREES, INCLUDING ROOTS, SHALL BE DONE WITHOUT SECURING PRIOR APPROVAL OF THE CITY ARBORIST. TREE TRIMMING/REMOVAL SHALL BE DONE IN ACCORDANCE TO THE CITY OF SANTA CLARA TREE PRESERVATION/CITY ARBORIST SPECIFICATIONS AND WITH DIRECT SUPERVISION OF A CERTIFIED ARBORIST (CERTIFICATION OF INTERNATIONAL SOCIETY OF ARBORICULTURE).

LEGEND

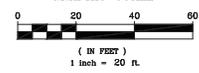
- #X EXISTING ONSITE TREE
- EXISTING OFFSITE TREE
- ✕ DESIGNATES TREES TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION FENCE AT DRIP LINE PER ARBORIST REPORT

**VESTING TENTATIVE MAP
TREE PROTECTION PLAN**

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023

GRAPHIC SCALE



cbg
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SHEET NO.
L7
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JOB NO: 3656



WESTRINGIA FRUTICOSA 'BLUE GEM'
BLUE GEM WESTRINGIA



OLEA EUROPAEA 'LITTLE OLLIE'
LITTLE OLLIE DWARF OLIVE



LAVATERA MARITIMA
TREE MALLOW



XYLOSMA CONGESTUM 'COMPACTA'
COMPACT XYLOSMA



MYRTUS C. 'COMPACTA'
DWARF MYRTLE



CAREX DIVULSA
EUROPEAN GREY SEDGE



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



CHONDROPETALUM TECTORUM
SMALL CAPE RUSH



BOUPELOUA G. 'BLONDE
AMBITION'
BLUE GRAMA GRASS



RHAMNUS C. 'LITTLE SUR'
COFFEEBERRY



EUONYMUS J. 'GREEN SPIRE'
GREEN SPIRE EUONYMUS



PHORMIUM T. 'VARIEGATUM'
NEW ZEALAND FLAX



SALVIA MEXICANA 'LIMELIGHT'
MEXICAN SAGE



GREVILLEA 'NOELLI'
WOOLY GREVILLEA



MUHLENBERGIA RIGENS
DEER GRASS



LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH



SANTOLINA VIRENS
GREEN LAVENDER COTTON



LANTANA 'CHAPEL HILL YELLOW'
CHAPEL HILL LANTANA



CISTUS X SKANBERGII
ROCKROSE



ROSA CALIFORNICA
CALIFORNIA WILD ROSE



NEPETA FAASSENII
CATMINT



DIETES IRIDIOIDES
FORTNIGHT LILY



LOROPETALUM 'EMERALD SNOW'
CHINESE FRINGE FLOWER



RIBES SANGUINEUM
RED FLOWERING CURRANT



PHORMIUM 'DARK DELIGHT'
NEW ZEALAND FLAX



ACHILLEA MILLEFOLIUM
COMMON YARROW



TUECRIUM CHAMAEDRYS
GERMANDER



FESTUCA CALIFORNICA
CALIFORNIA FESCUE



MIMULUS AURANTIACUS
STICKY MONKEY FLOWER



STACHYS BYZANTINA 'BIG EARS'
BIG EARS LAMB'S EAR



ERIGERON KARVINSKIANUS
SANTA BARBARA DAISY

VESTING TENTATIVE MAP

LANDSCAPE PLANTING PALETTE

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: AS SHOWN DATE: August 22, 2023



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PLAN BMR

PLAN 1B

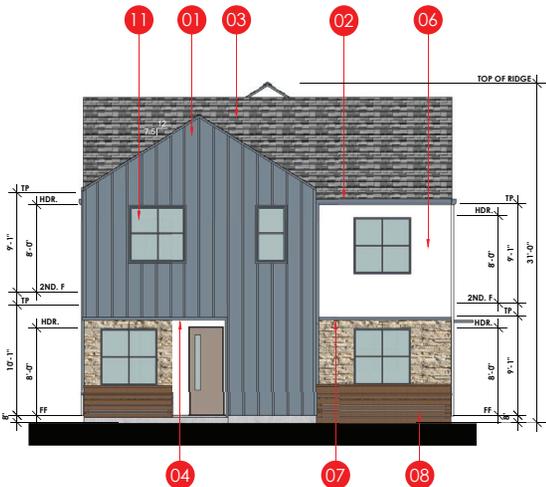
PLAN 2B

1957 PRUNERIDGE AVENUE
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

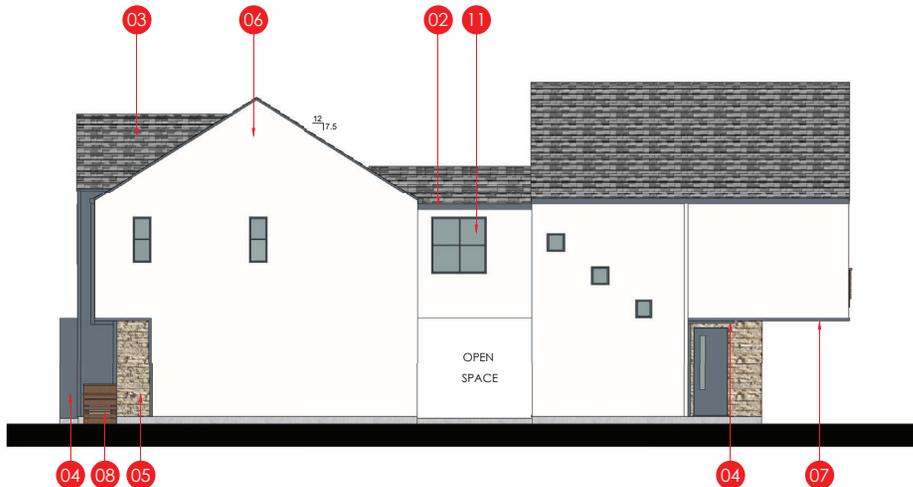
**CONCEPTUAL STREET
 SCENE**

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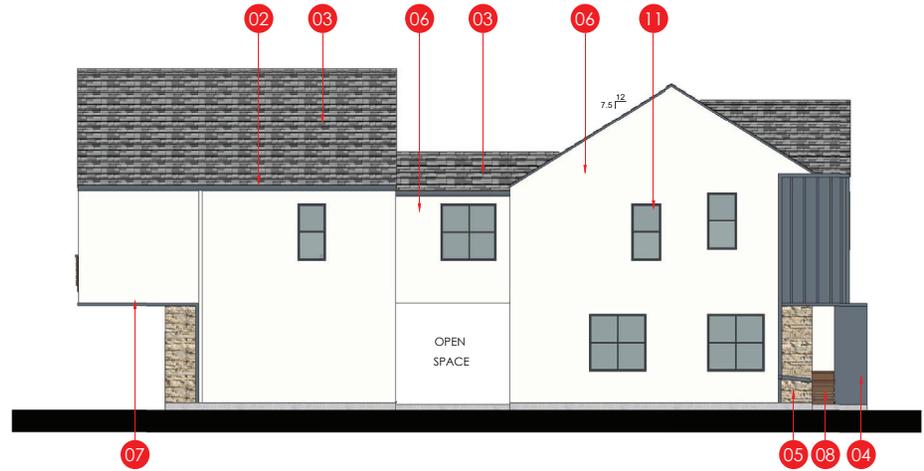
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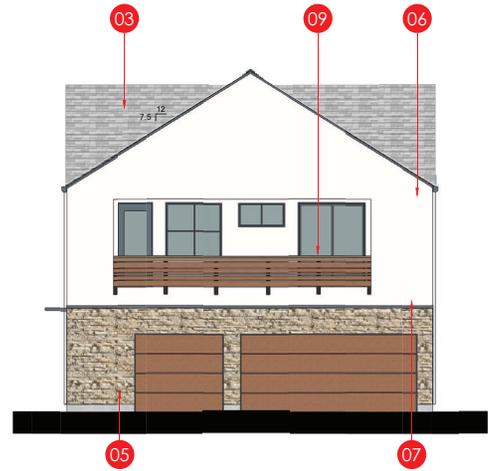
FRONT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

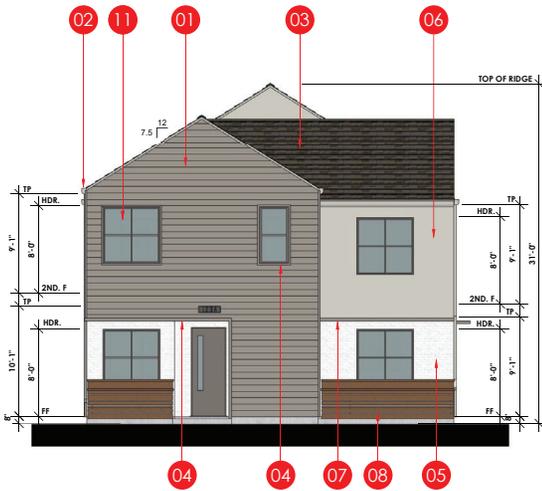
KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW / PANEL
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P1A BUILDING ELEVATIONS
REAR NEIGHBOR SIDE
COLOR SCHEME 3 SHOWN**

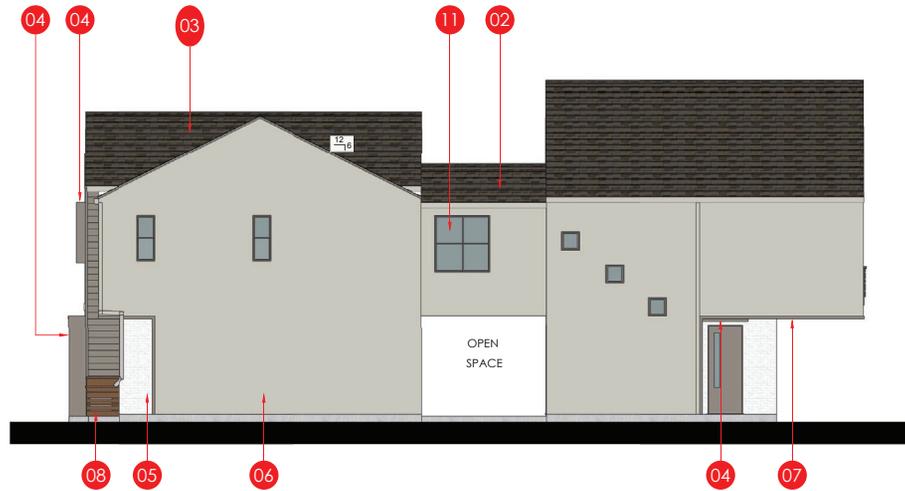


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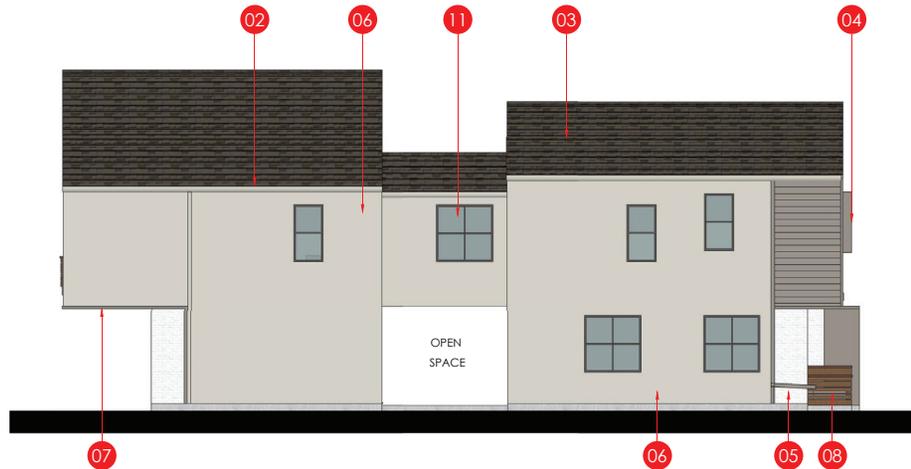
FRONT ELEVATION

SCALE: 3/16"=1'-0"



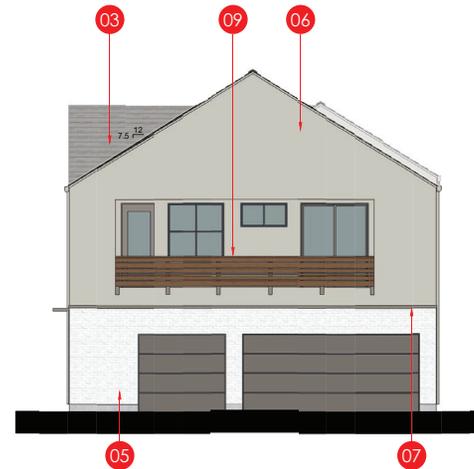
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

KEYNOTES	
01	HORIZONTAL SIDING
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW / PANEL
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

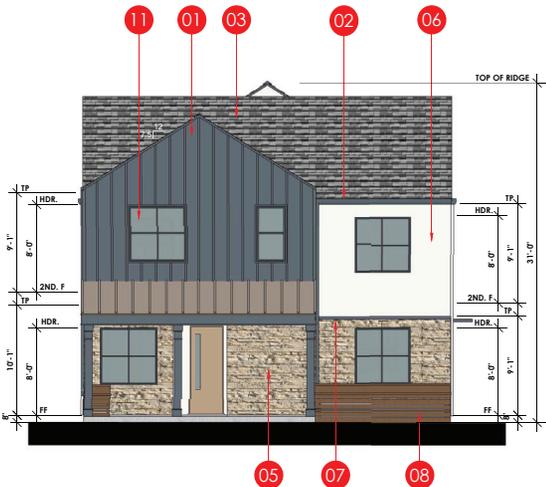
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P1B BUILDING ELEVATIONS
REAR NEIGHBOR SIDE COLOR
SCHEME 1 SHOWN**

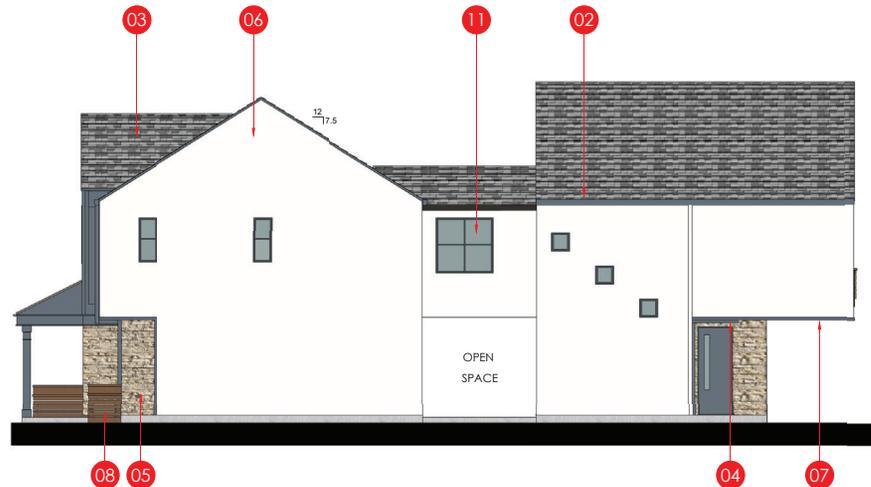


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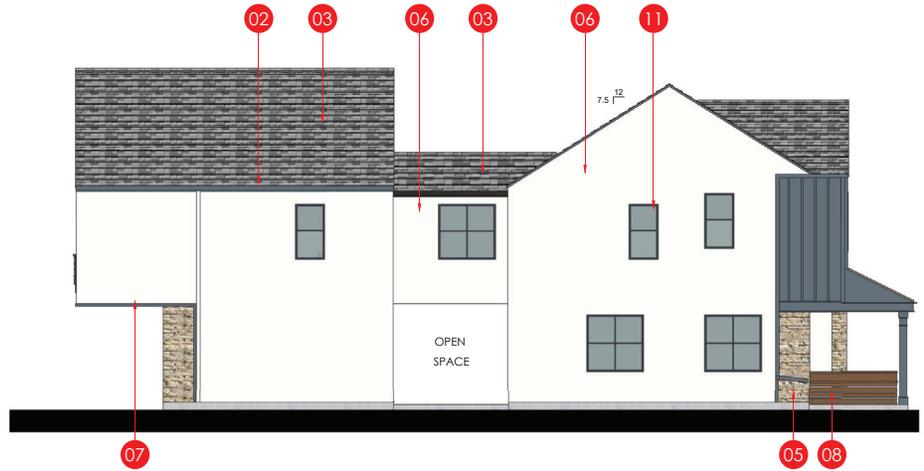
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OF 14 SHEETS



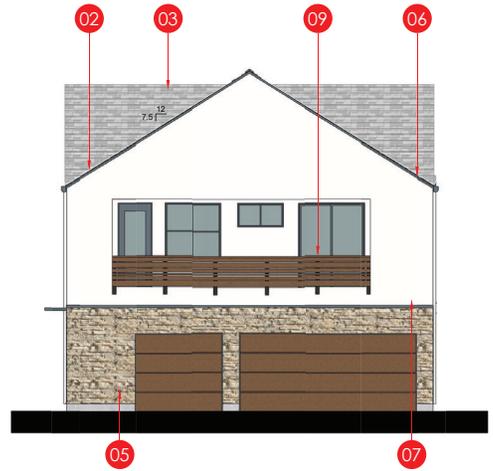
FRONT ELEVATION
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RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"

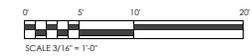


REAR ELEVATION
SCALE: 3/16"=1'-0"

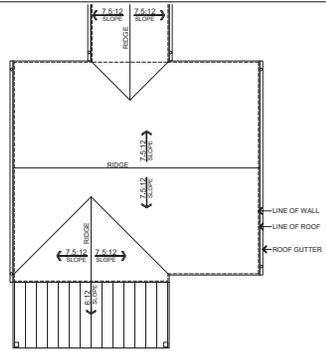
KEYNOTES	
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02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

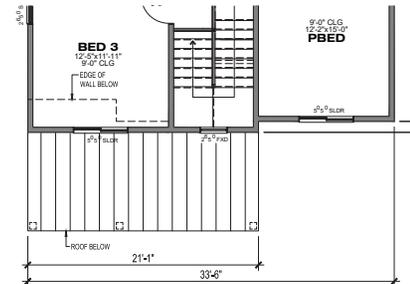
**P1A WITH PORCH BUILDING
ELEVATIONS PRUNERIDGE ROAD SIDE
COLOR SCHEME 3 SHOWN**



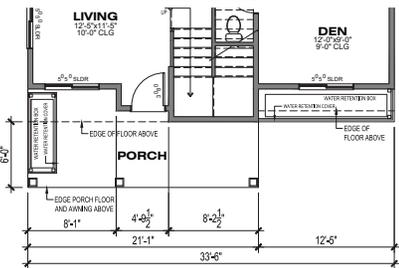
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ROOF PLAN
SCALE: 1/8"=1'-0"

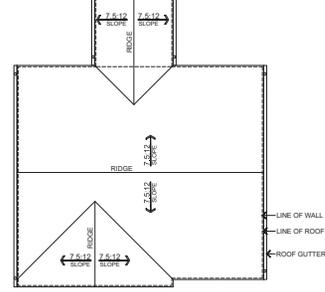
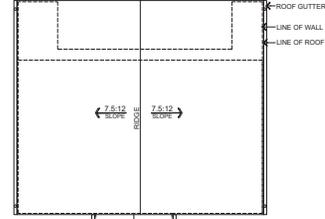


2ND FLOOR

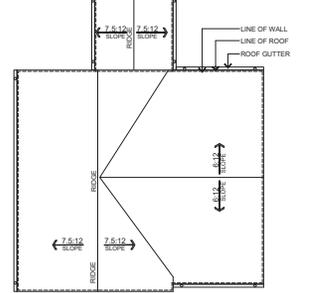
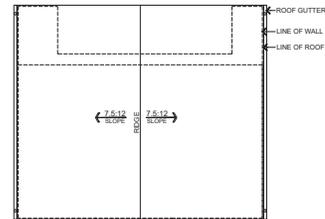


**1ST FLOOR
PLAN 1A
WITH OPT PORCH**

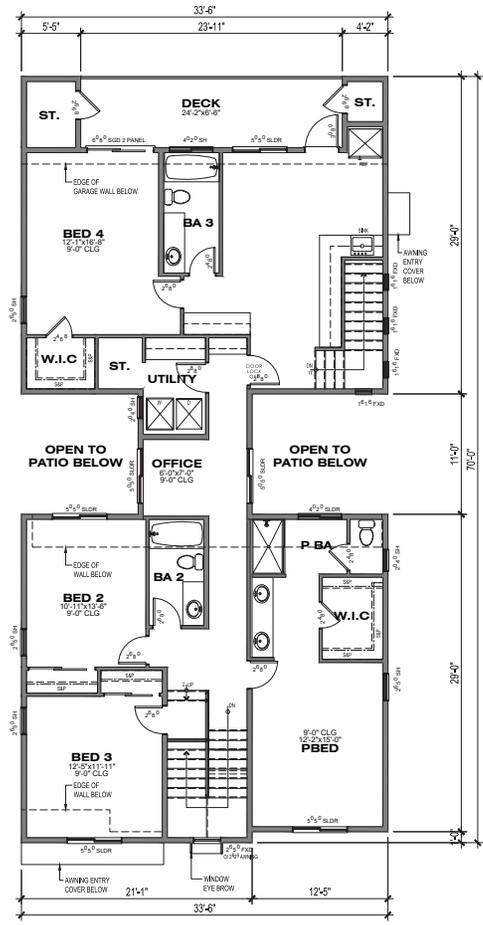
PRUNERIDGE ROAD SIDE
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1'-0" DATE: 21 SEPTEMBER 2023



ROOF PLAN 1A
SCALE: 1/8"=1'-0"



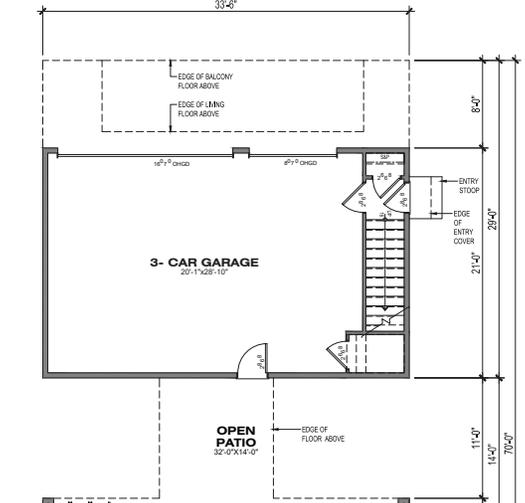
ROOF PLAN 1B
SCALE: 1/8"=1'-0"



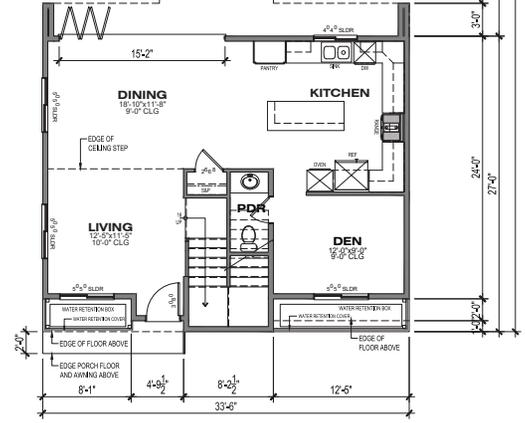
2ND FLOOR
1,777.52 SF

PLAN 1A
REAR NEIGHBORHOOD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B
FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF
WINDOWS AND ROOF DESIGN

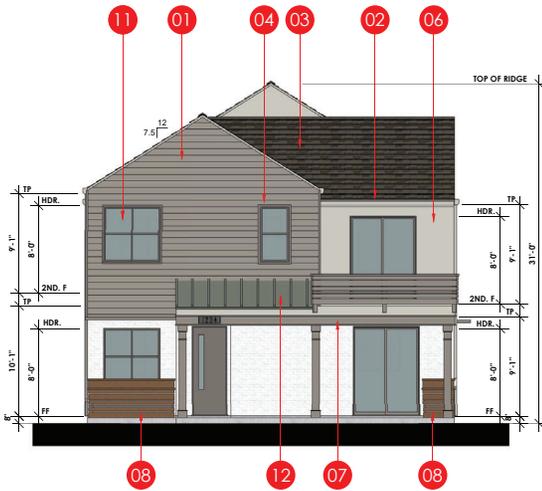


1ST FLOOR
838.21 SF



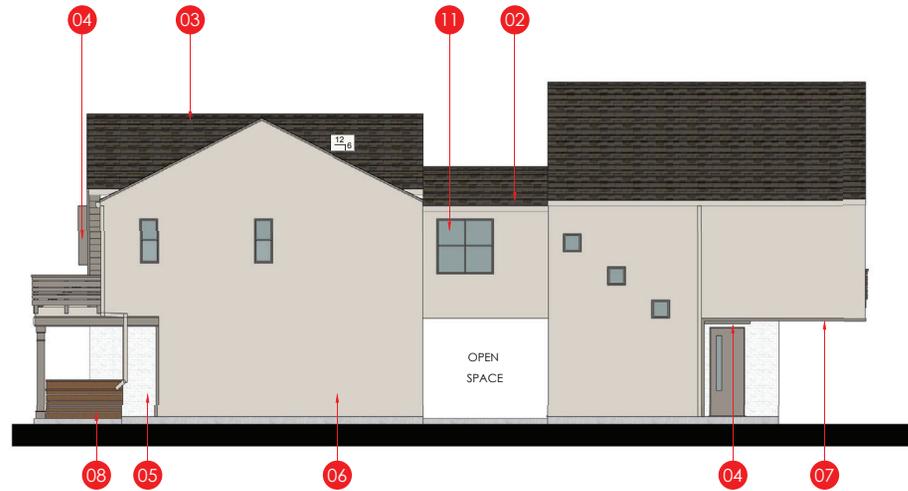
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A1.4
OF SHEETS



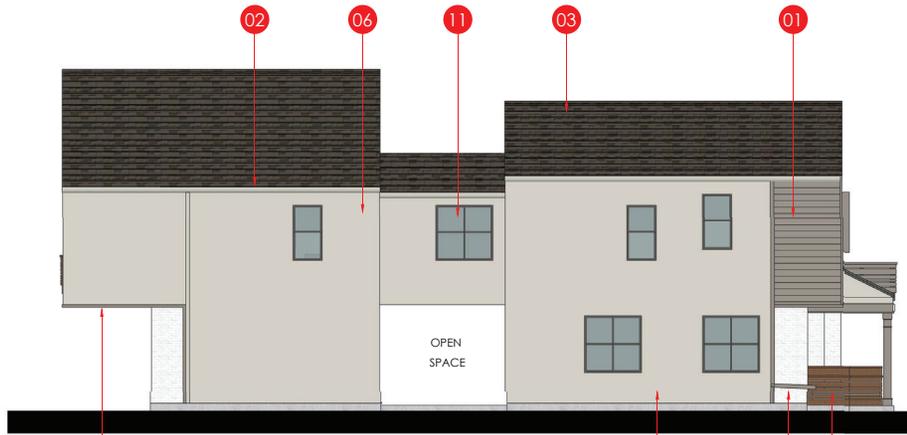
FRONT ELEVATION

SCALE: 3/16"=1'-0"



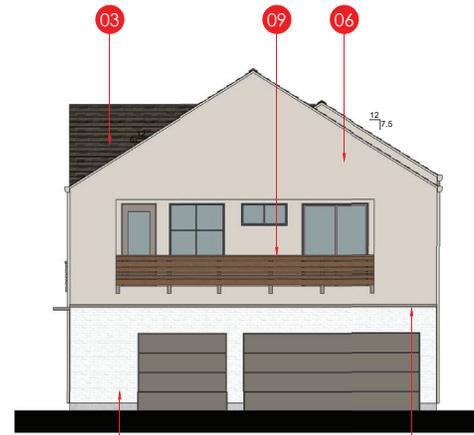
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

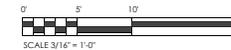
SCALE: 3/16"=1'-0"

KEYNOTES

- 01 HORIZONTAL SIDING
- 02 GUTTER
- 03 ASPHALT SHINGLES
- 04 METAL EYE BROW
- 05 STONE VENEER
- 06 STUCCO
- 07 WOOD TRIM
- 08 WATER RETENSION PLANTER
- 09 DECORATIVE WOOD RAIL
- 10 DECORATIVE LIGHT
- 11 TYP. RECESSED WINDOW
- 12 STANDING SEAM ROOF

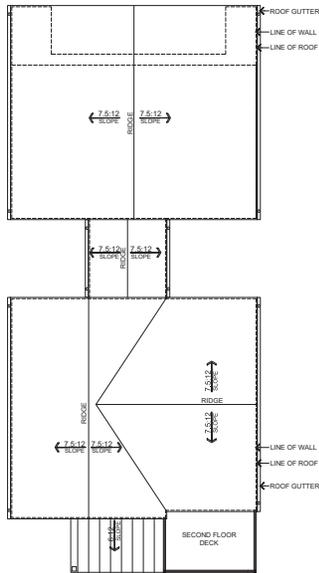
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

P1B WITH PORCH BUILDING
ELEVATIONS PRUNERIDGE ROAD SIDE
COLOR SCHEME 1 SHOWN

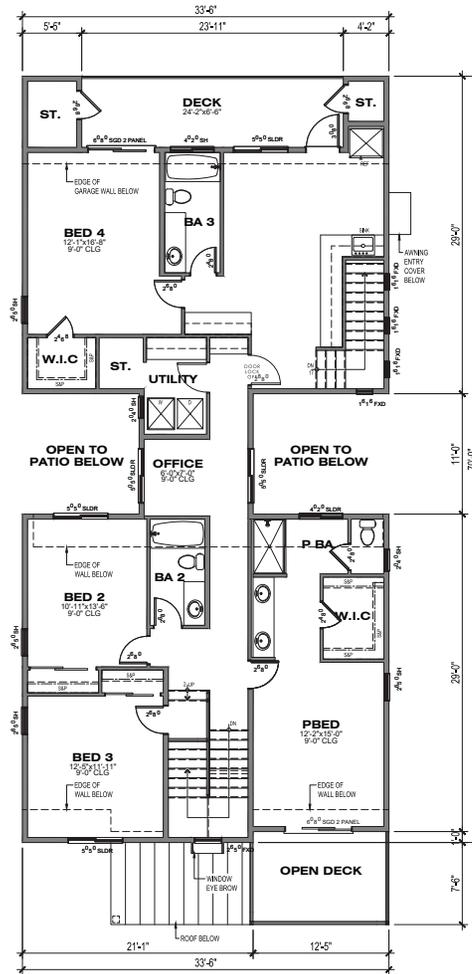


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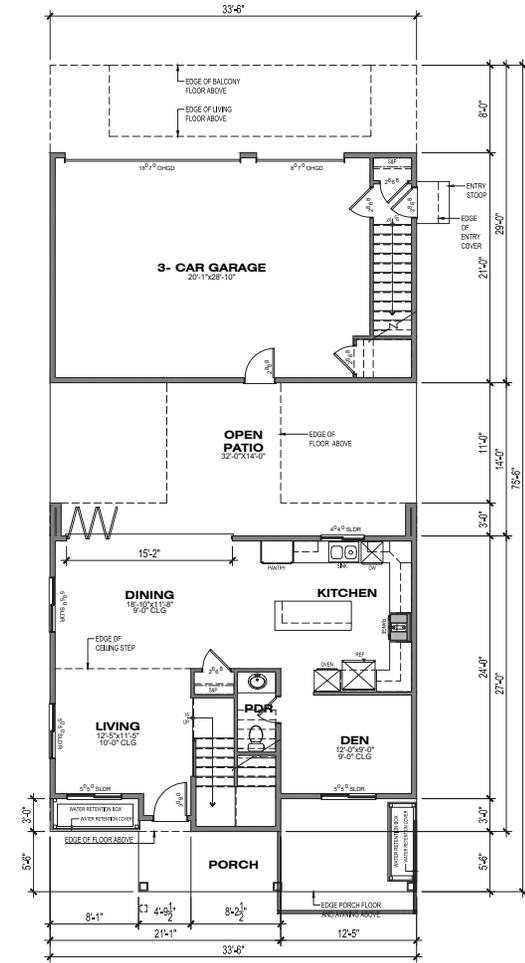
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A1.5
OF 14 SHEETS



ROOF PLAN 1B
SCALE: 1/8" = 1'-0"



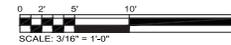
2ND FLOOR
1,777.52 SF



1ST FLOOR
838.21 SF

PLAN 1B
WITH PORCH DECK
PRUNERIDGE ROAD SIDE
4BED/3.5BA
AREA: 2,615.73 SF

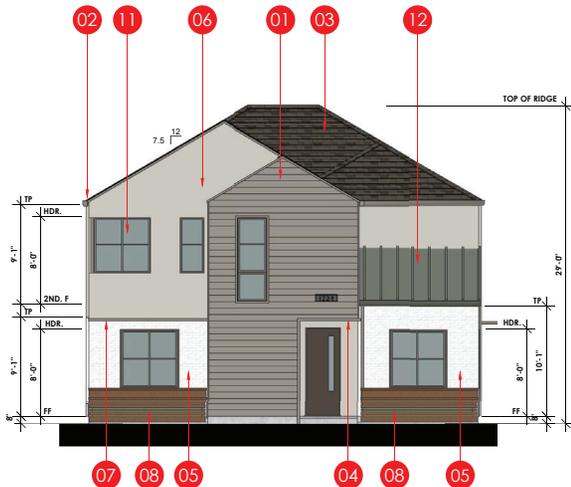
NOTE:
FLOOR PLANS REPRESENT PLAN 1A ELEVATIONS. PLAN 1B FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF WINDOWS AND ROOF DESIGN



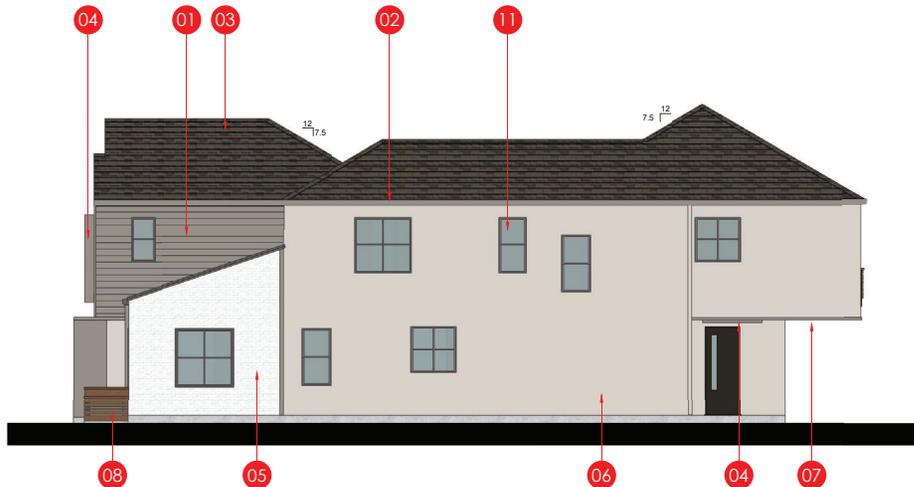
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023

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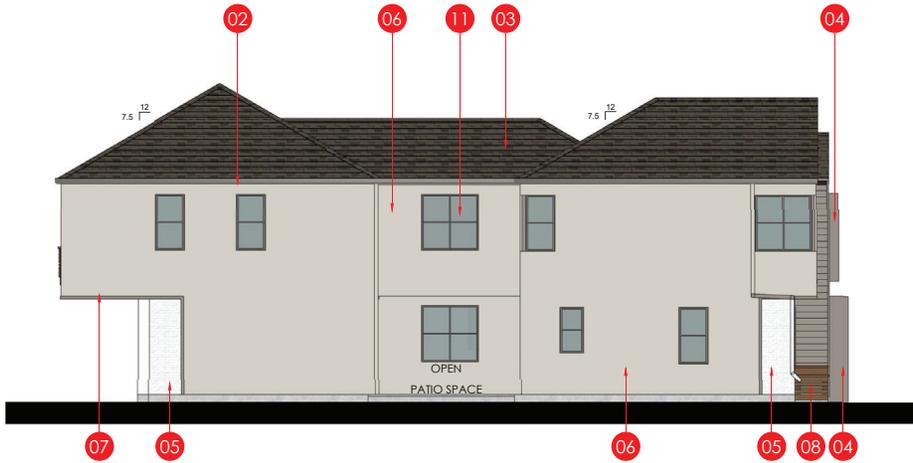


FRONT ELEVATION
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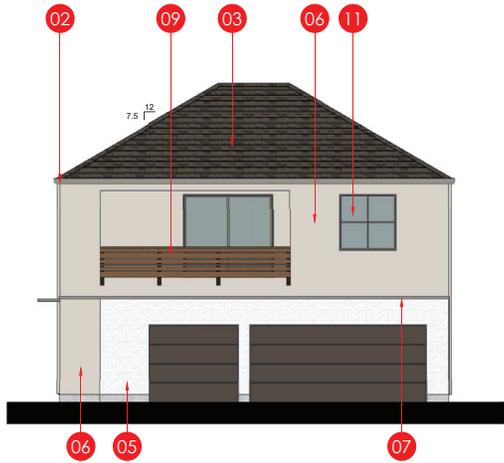


RIGHT ELEVATION
SCALE: 3/16"=1'-0"

KEYNOTES	
01	HORIZONTAL SIDING
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF



LEFT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

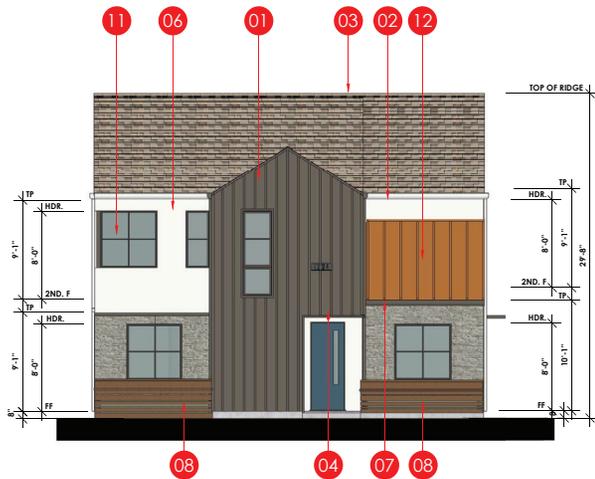
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2A BUILDING ELEVATIONS
REAR NEIGHBOR SIDE
COLOR SCHEME 1 SHOWN**



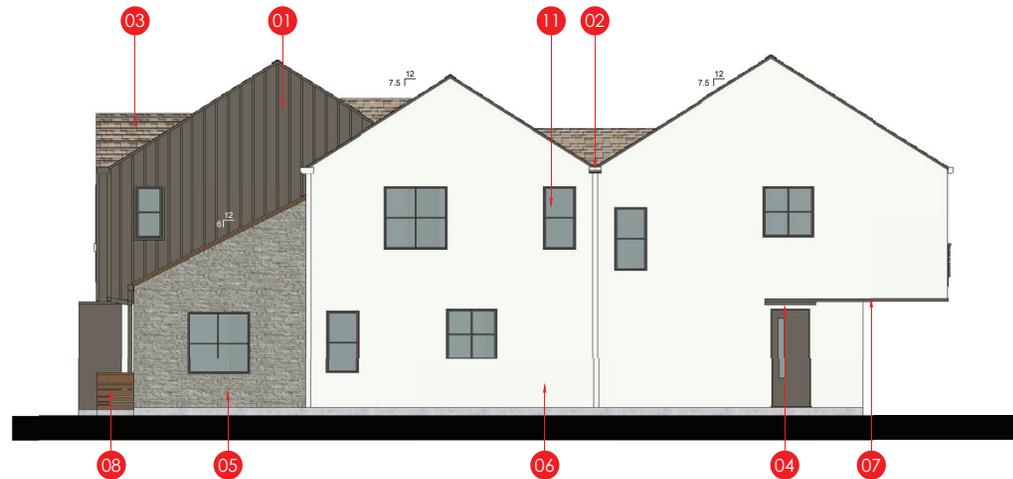
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SHEET NO.:
A2.1
OF 14 SHEETS



FRONT ELEVATION

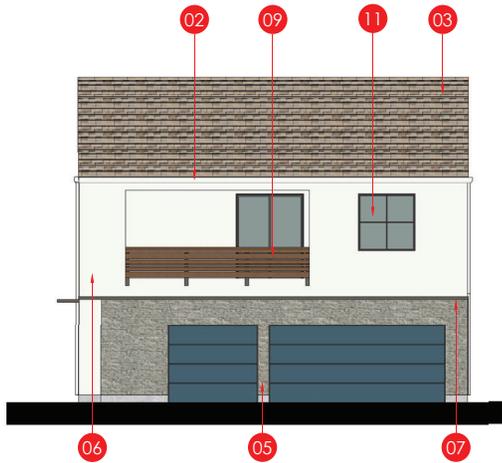
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

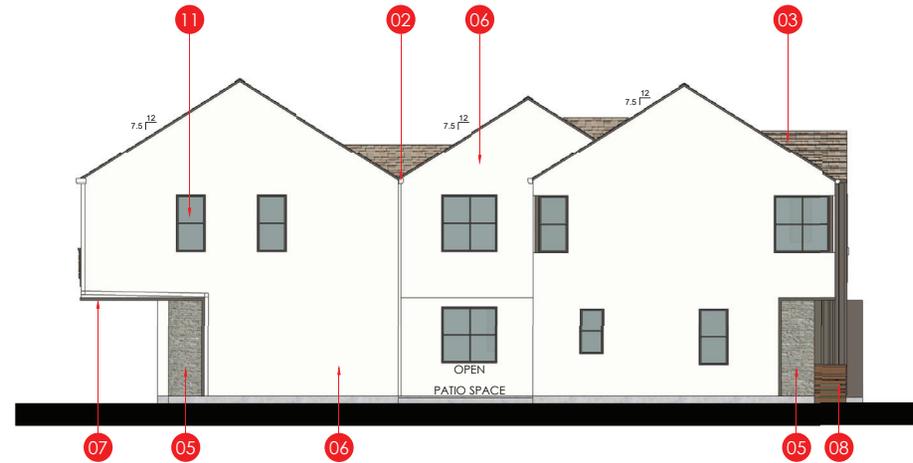
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF



REAR ELEVATION

SCALE: 3/16"=1'-0"

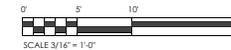


LEFT ELEVATION

SCALE: 3/16"=1'-0"

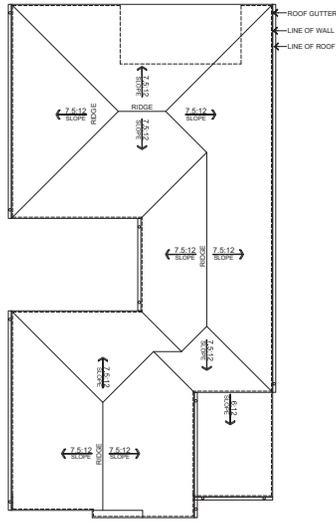
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

P2B BUILDING ELEVATIONS
COLOR SCHEME 2 SHOWN
REAR NEIGHBOR SIDE

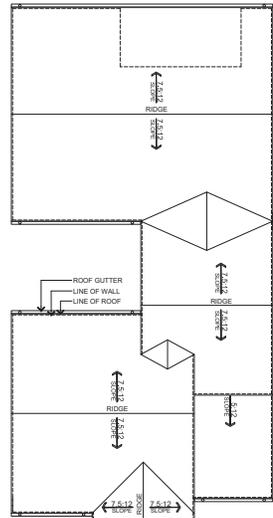


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SHEET NO.:
A2.2
OF 14 SHEETS



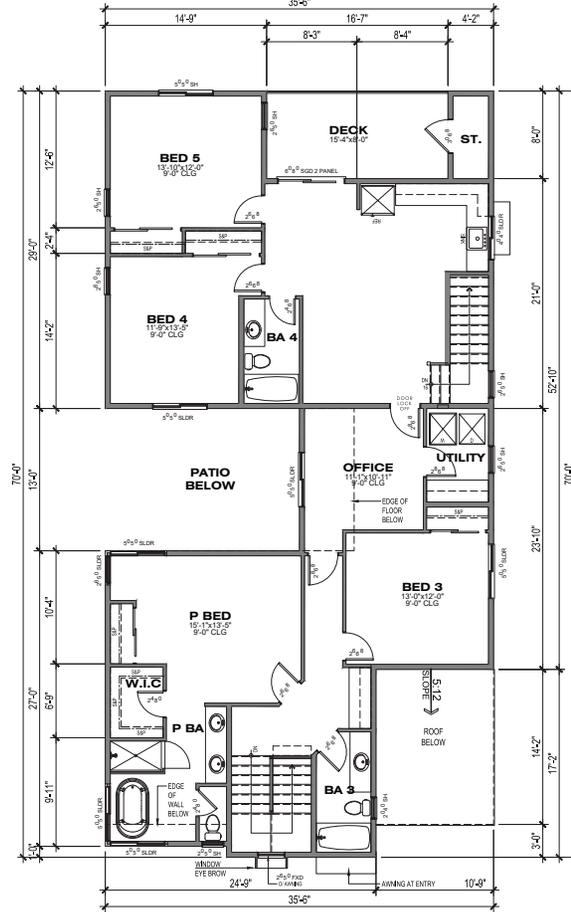
ROOF PLAN 2A
SCALE: 1/8"=1'-0"



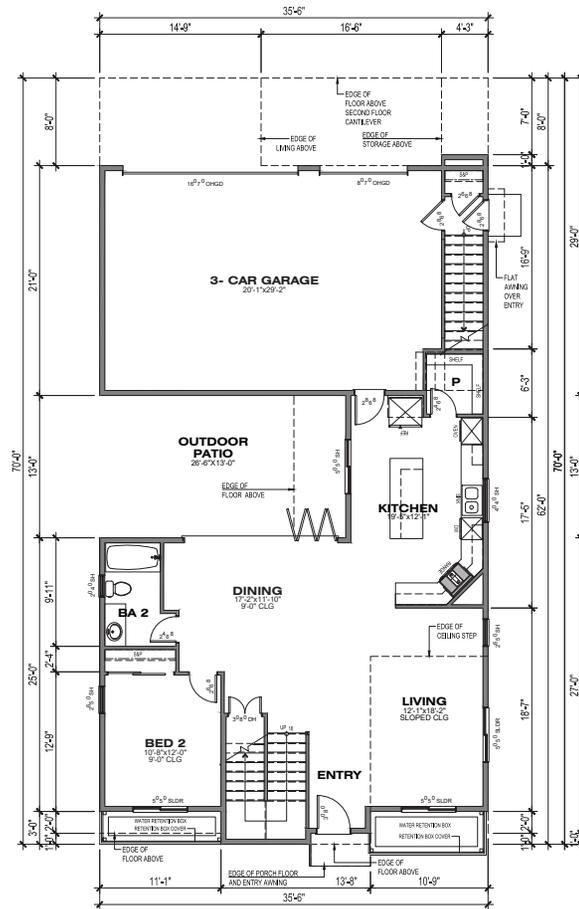
ROOF PLAN 2B
SCALE: 1/8"=1'-0"

1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



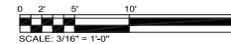
2ND FLOOR
1,804.82 SF



1ST FLOOR
1,120.43 SF

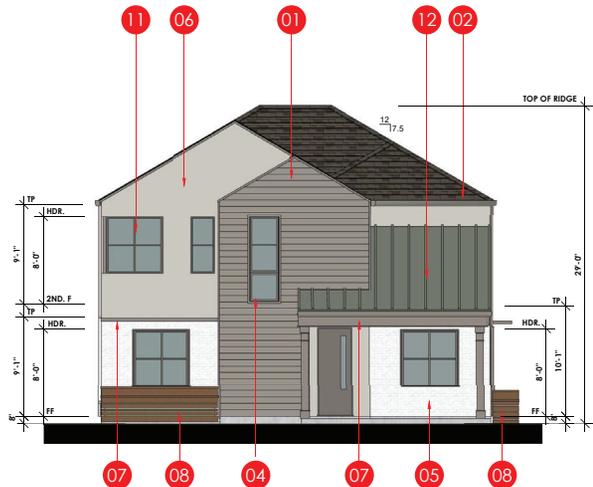
PLAN 2A
REAR NEIGHBOR SIDE
5BED/4BA
AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS. PLAN 2B
FLOOR PLANS ARE SIMILAR WITH THE VARIATIONS OF
WINDOWS AND ROOF DESIGN

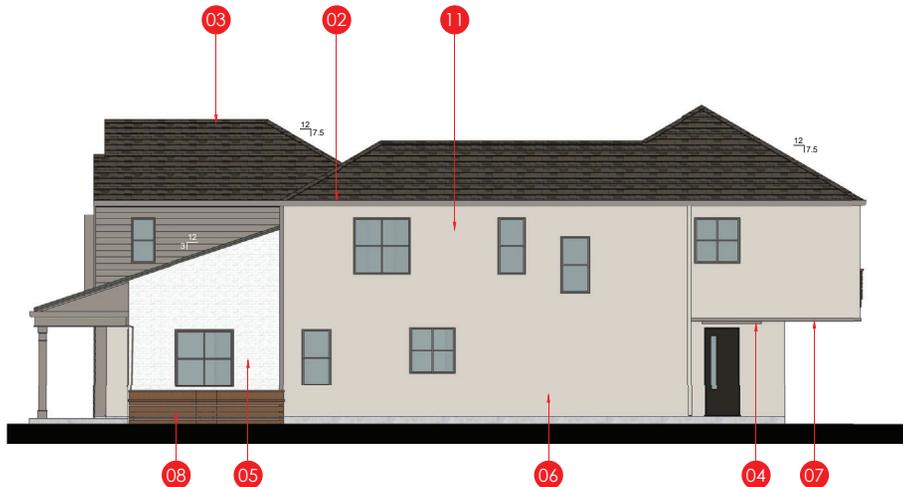


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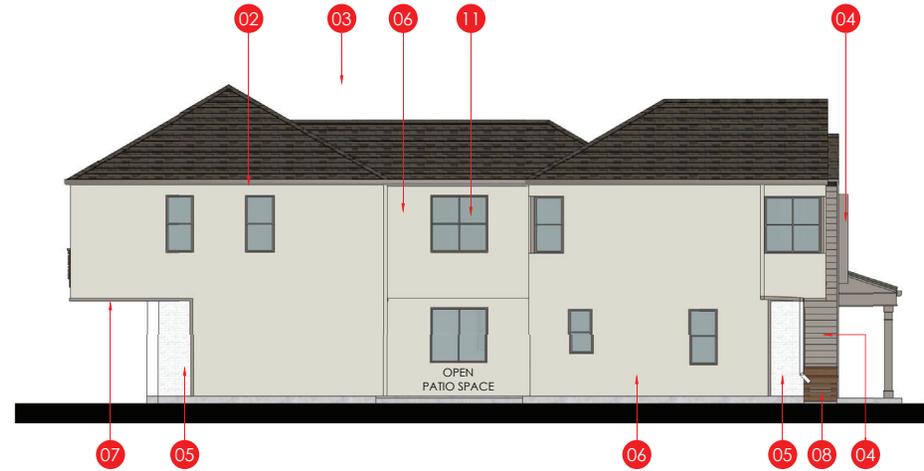
SHEET NO.
A2.3
OF SHEETS



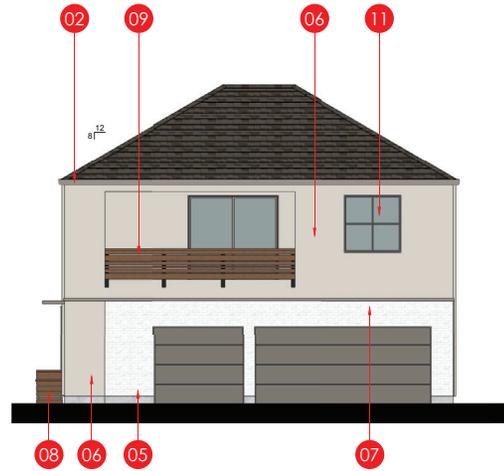
FRONT ELEVATION
SCALE: 3/16"=1'-0"



RIGHT ELEVATION
SCALE: 3/16"=1'-0"



LEFT ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"

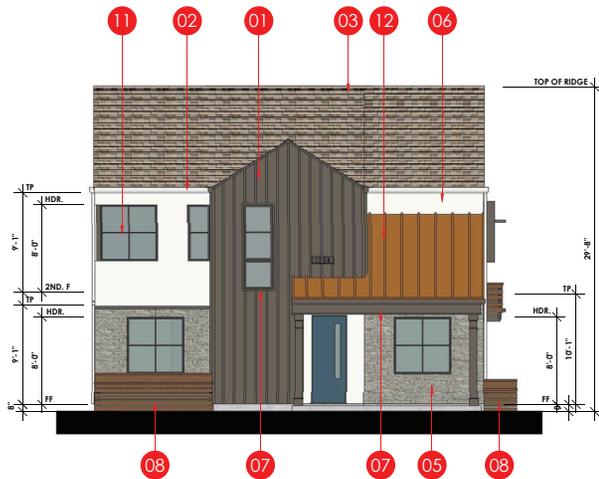
KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2A WITH PORCH
BUILDING ELEVATIONS
PRUNERIDGE ROAD SIDE
COLOR SCHEME 2 SHOWN**

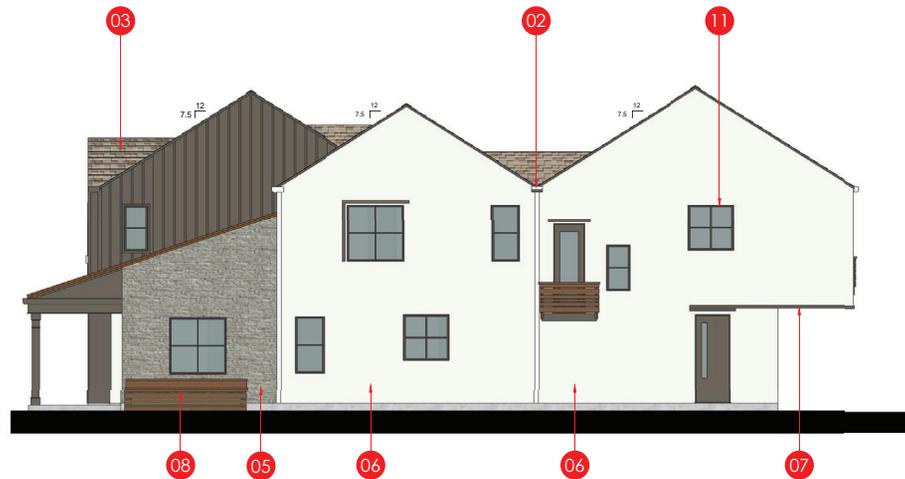


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 SHEET NO.: **A2.4**
 OF 14 SHEETS



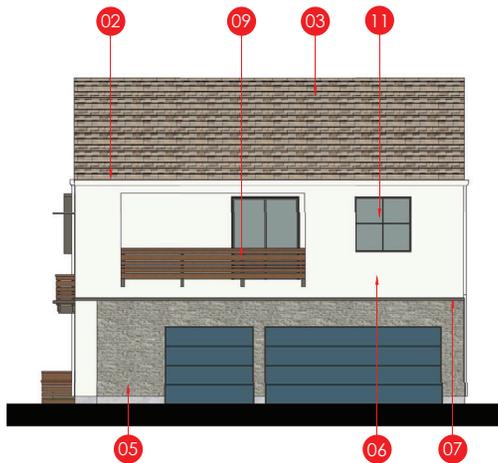
FRONT ELEVATION

SCALE: 3/16"=1'-0"



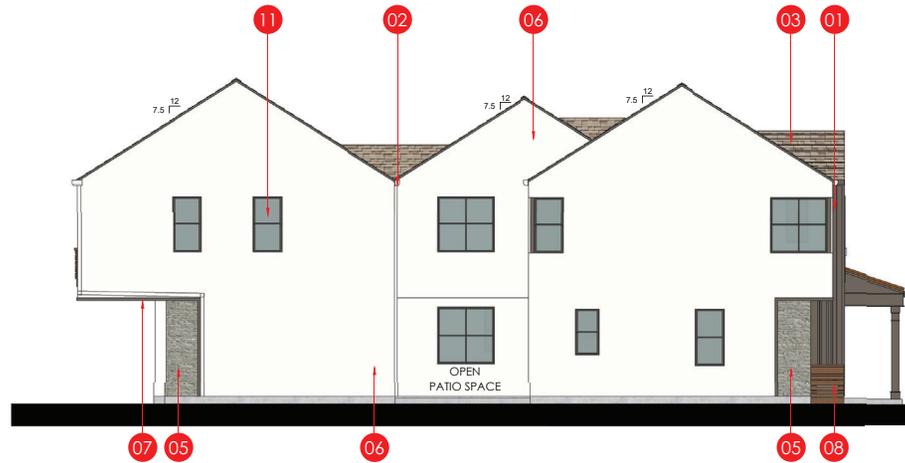
RIGHT ELEVATION (ENHANCED ELEVATION @ BIORETENSION)

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENSION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

1957 PRUNERIDGE AVENUE

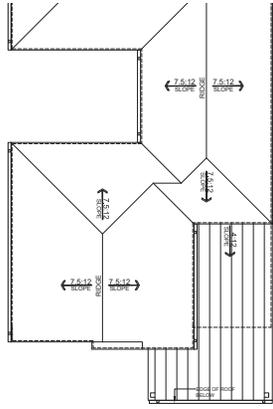
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**P2B WITH PORCH BUILDING
ELEVATIONS PRUNERIDGE ROAD SIDE
COLOR SCHEME 2 SHOWN
WITH ENHANCED SIDE ELEVATION**

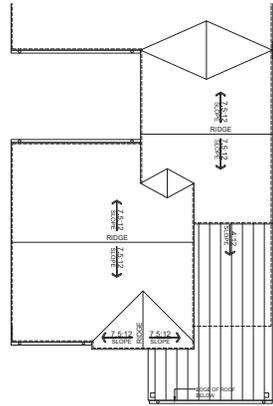


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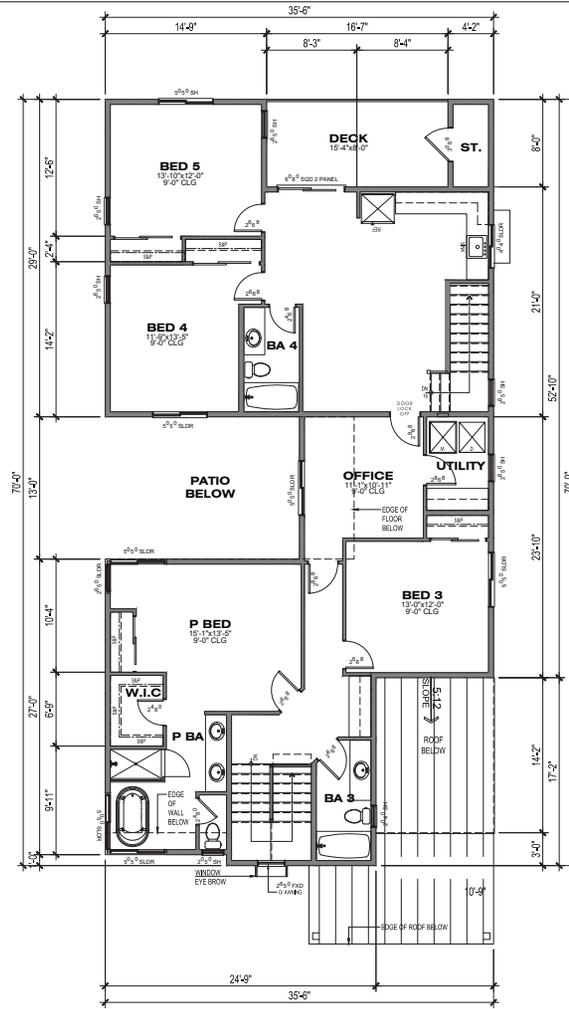
2023_09-21
 SHEET NO.:
A2.5
 OF 14 SHEETS



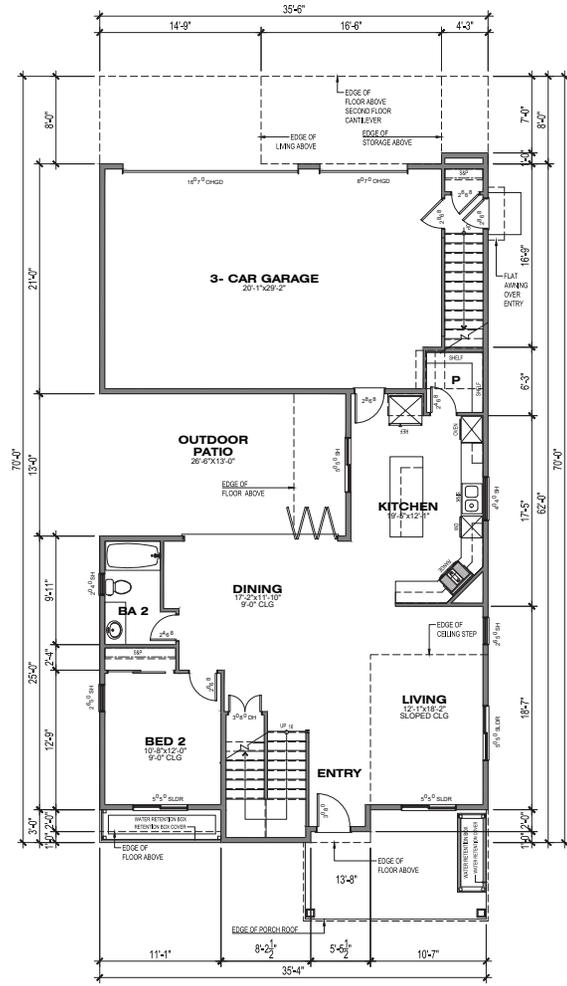
ROOF PLAN 2A WITH PORCH
SCALE: 1/8"=1'-0"



ROOF PLAN 2B WITH PORCH
SCALE: 1/8"=1'-0"



2ND FLOOR
1,804.82 SF

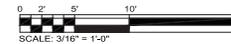


1ST FLOOR
1,120.43 SF

PLAN 2B

WITH PORCH CONDITION
PRUNERIDGE ROAD SIDE
5BED/4BA
AREA: 2,925.25 SF

NOTE:
FLOOR PLANS REPRESENT PLAN 2A ELEVATIONS WITH
PORCH CONDITION FACING PRUNERIDGE ROAD.



SCALE: 3/16" = 1'-0"

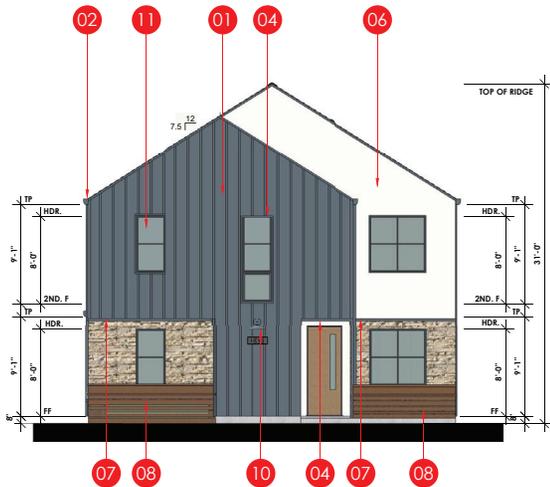
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A2.6
OF SHEETS

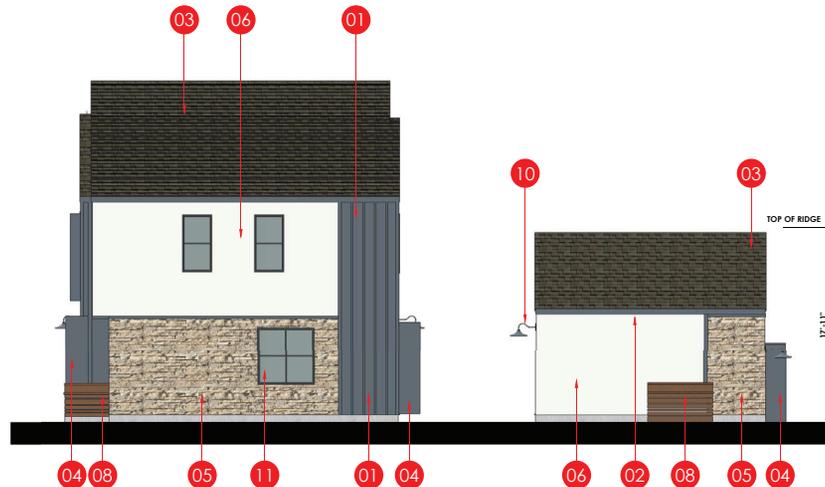
1957 PRUNERIDGE AVENUE

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



FRONT ELEVATION

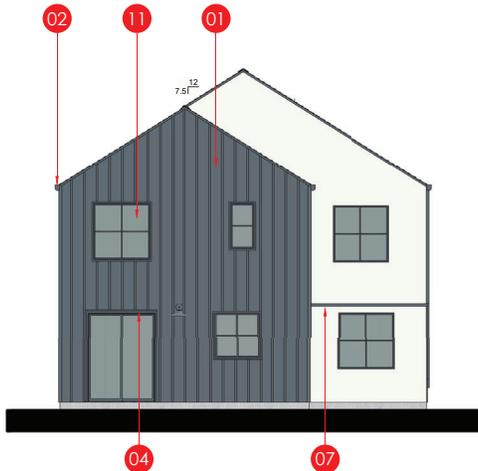
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

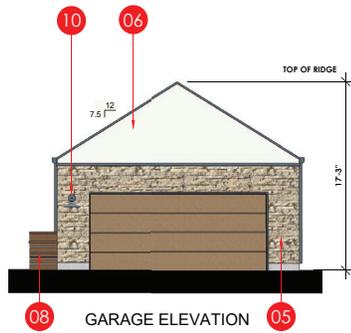
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

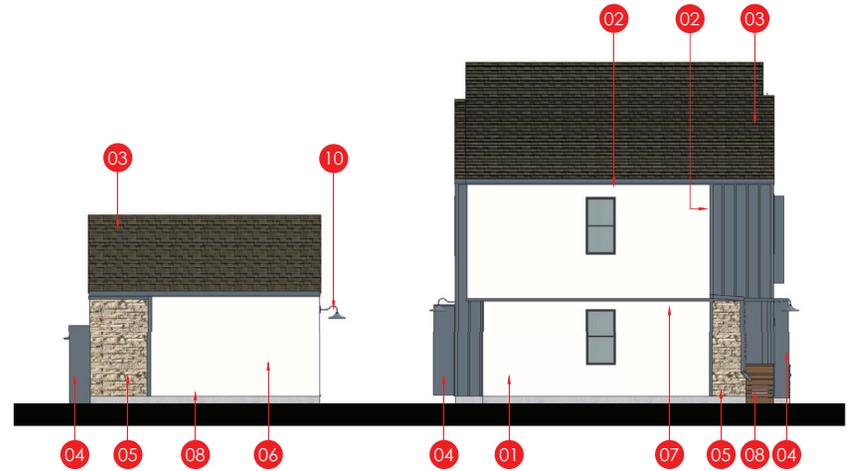


REAR ELEVATION

SCALE: 3/16"=1'-0"



GARAGE ELEVATION

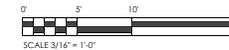


LEFT ELEVATION

SCALE: 3/16"=1'-0"

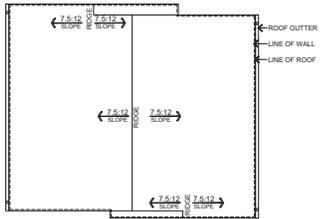
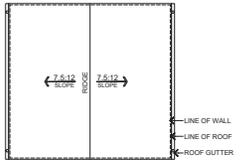
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**BMR BUILDING ELEVATIONS
REAR NEIGHBOR SIDE
COLOR SCHEME 3**

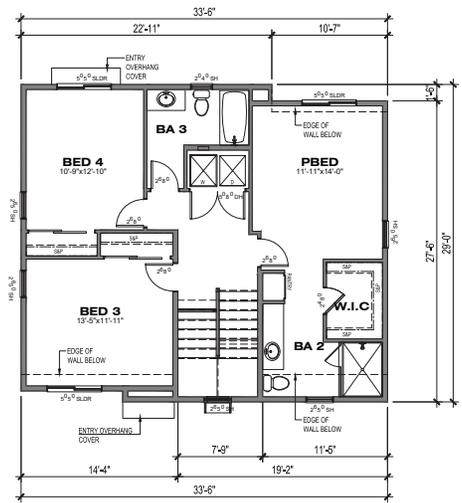
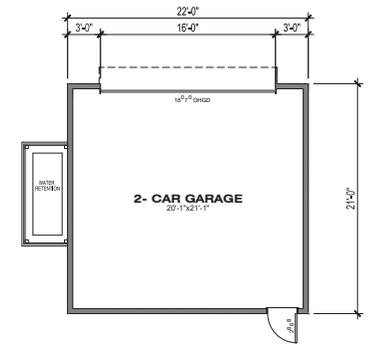
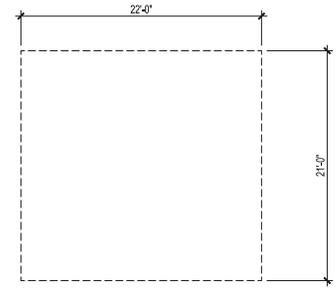


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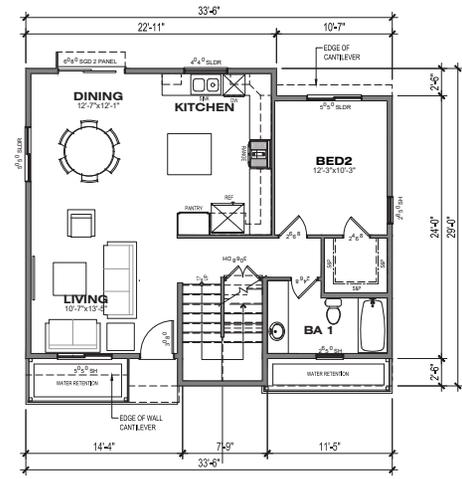
2023_09-21
SHEET NO.:
A3.1
OF 14 SHEETS



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



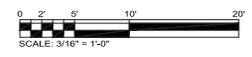
2ND FLOOR
868.00 SF



1ST FLOOR
881.81 SF

PLAN BMR
REAR NEIGHBOR SIDE
4BED/3BA
AREA: 1,749.81 SF

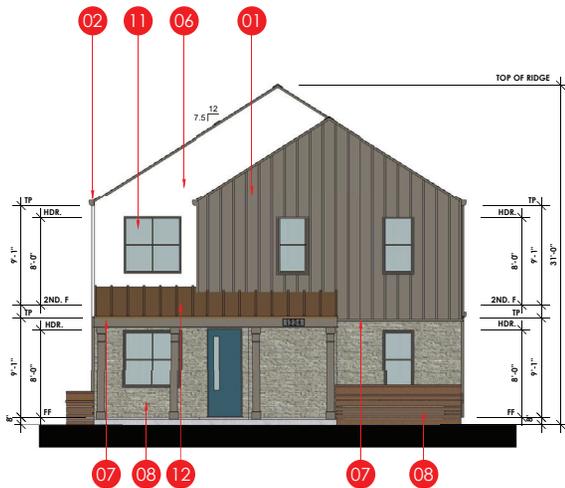
1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



JOB NO.: 22007.00
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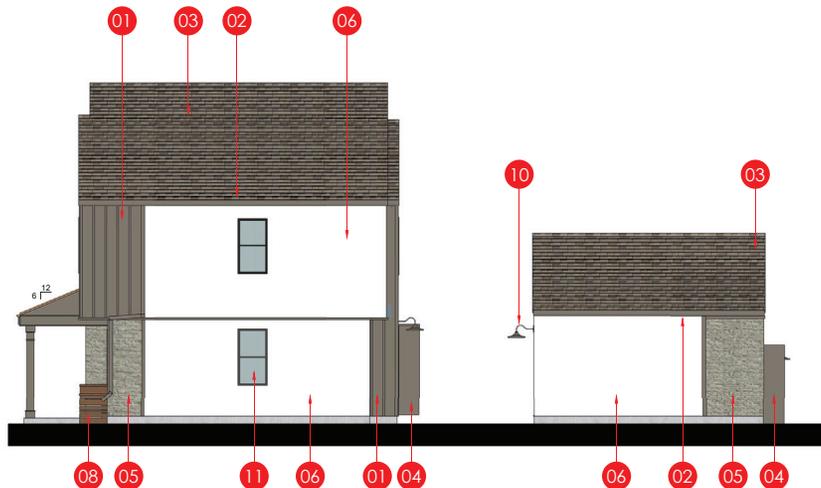
SHEET NO.
A3.2
OF SHEETS

Proj Date: 9/21/2023 10:57 AM By: Victor Alvarez



FRONT ELEVATION

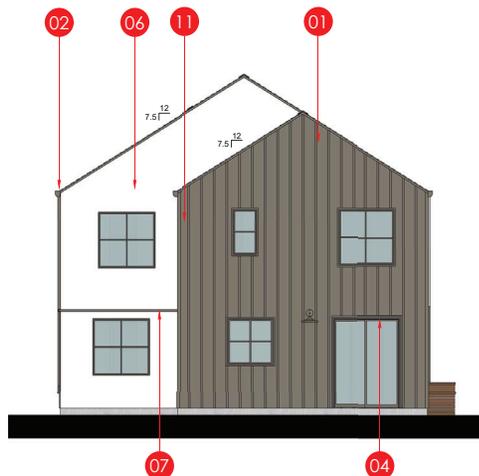
SCALE: 3/16"=1'-0"



RIGHT ELEVATION

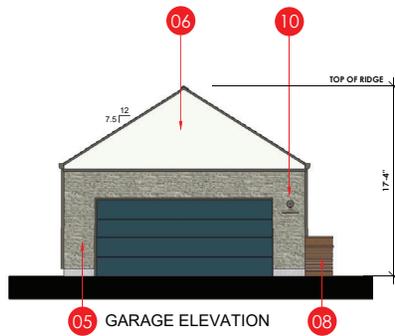
SCALE: 3/16"=1'-0"

KEYNOTES	
01	BATTEN BOARD
02	GUTTER
03	ASPHALT SHINGLES
04	METAL EYE BROW
05	STONE VENEER
06	STUCCO
07	WOOD TRIM
08	WATER RETENTION PLANTER
09	DECORATIVE WOOD RAIL
10	DECORATIVE LIGHT
11	TYP. RECESSED WINDOW
12	STANDING SEAM ROOF

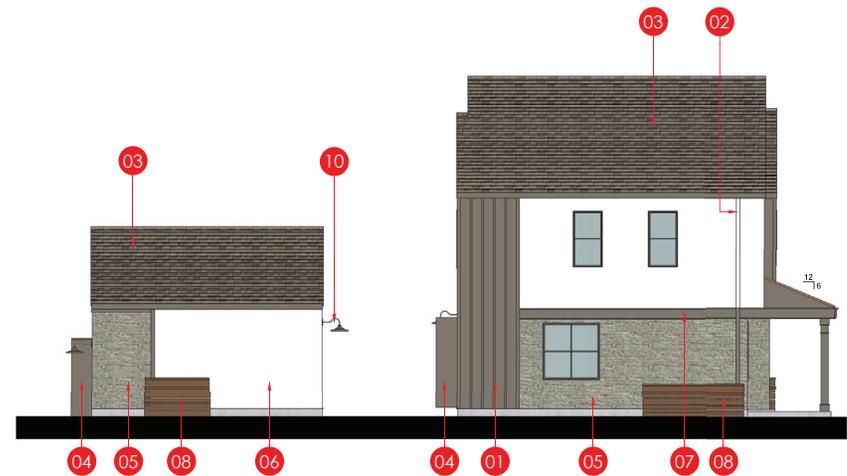


REAR ELEVATION

SCALE: 3/16"=1'-0"



GARAGE ELEVATION



LEFT ELEVATION

SCALE: 3/16"=1'-0"

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

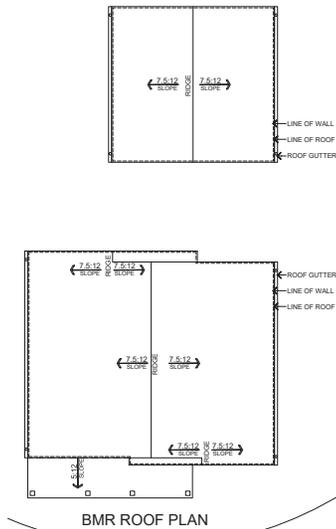
**BMR WITH PORCH
BUILDING ELEVATIONS**

COLOR SCHEME 2

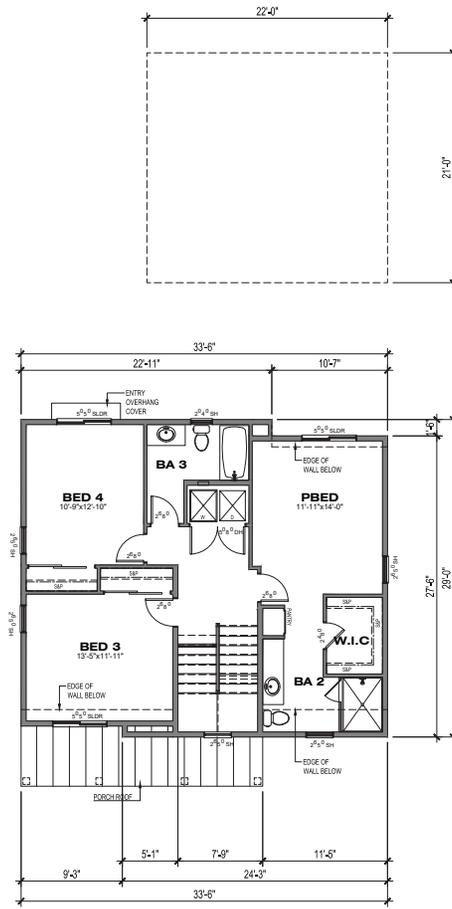


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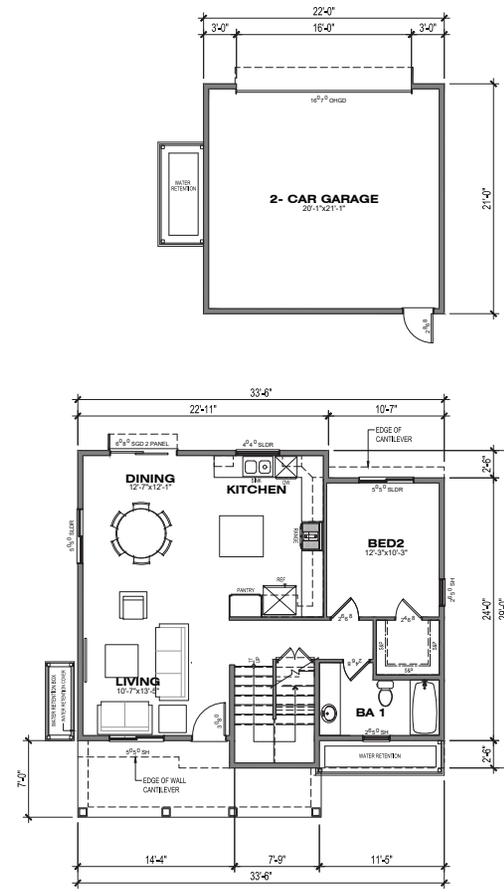
2023_09-21
SHEET NO.:
A3.3
OF 14 SHEETS



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



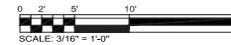
2ND FLOOR
868.00 SF



1ST FLOOR
881.81 SF

PLAN BMR WITH PORCH
PRUNERIDGE ROAD SIDE
4BED/3BA
AREA: 1,749.81 SF

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA
SCALE: 3/16" = 1' 0" DATE: 21 SEPTEMBER 2023



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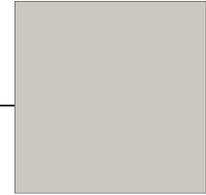
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A3.4
OF SHEETS



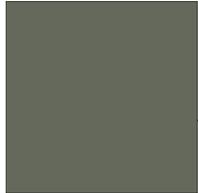
BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7018
DOVE TAIL



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: SUMMERWOOD



STUCCO BODY
SHERWIN-WILLIAMS
SW#7015
REPOSE GRAY



STANDING SEAM METAL ROOF
McEROY METAL
SHADES OF DESTINATION
COLOR: TERRATONE



BRICK VENEER
EL DORADO STONE
COLOR/FINISH: TUNDRA BRICK "CHALK DUST"



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY



ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#7019
GAUNLET GRAY



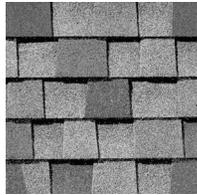
PLAN 1B WITH PORCH AS EXAMPLE

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

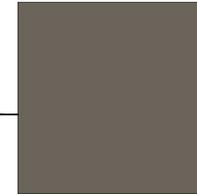
COLOR SCHEME 1



STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: AMBER



BATTEN BOARD / SIDING /
METAL EYEBROW AWNING
SHERWIN-WILLIAMS
SW#7047
PORPOISE



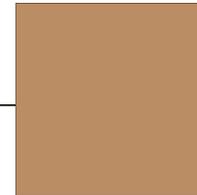
ENTRY / GARAGE DOOR
SW#7620
SEAWORTHY



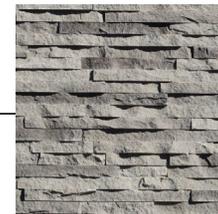
DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY



PLAN 2B WITH PORCH AS EXAMPLE



STANDING SEAM METAL ROOF
McEroy METAL
ARCHITECTURAL COLORS
COLOR: COPPER PENNY METALIC



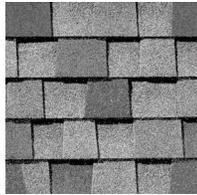
STONE VENEER
EL DORADO STONE
COLOR/FINISH: EUROPEAN LEFGE SIDEWALK

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

COLOR SCHEME 2



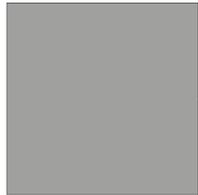
BATTEN BOARD BODY / TRIM
SW#6250
GRANITE PEAK



ASPHALT SHINGLES
OWENS CORNING
COLOR/FINISH: SIERRA GRAY



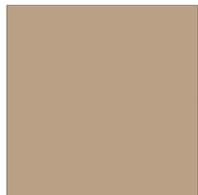
STUCCO BODY
SW#7757
HIGH REFLECTIVE WHITE



STANDING SEAM METAL ROOF
MCELROY METAL
ASH GRAY



STONE VENEER
EL DORADO STONE
LEDGE CUT 33 OCEAN FLOOR



ENTRY DOOR/GARAGE DOOR
SHERWIN-WILLIAMS
SW#6108
LATTE



PLAN 1B WITH PORCH AS EXAMPLE



DECORATIVE FENCING
WOOD
SHERWIN-WILLIAMS
SW#7705
WHEAT PENNY

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

COLOR SCHEME 3



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SHADOW STUDIES
MARCH 21



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE
 CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES
 JUNE 21**



9:00 AM



12:00 PM



3:00 PM

1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**SHADOW STUDIES
FEBRUARY 3**



9:00 AM



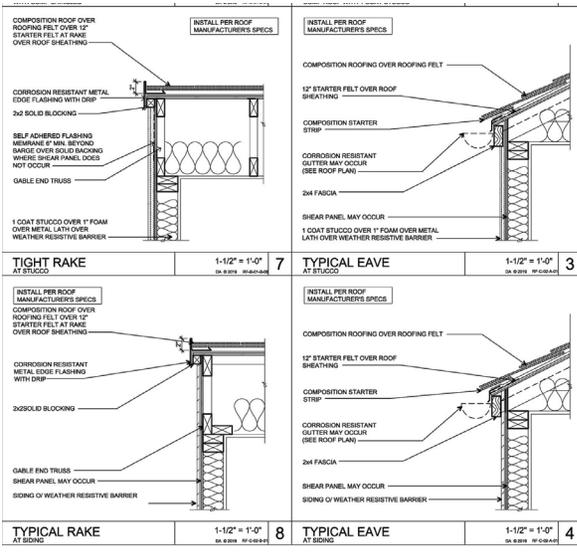
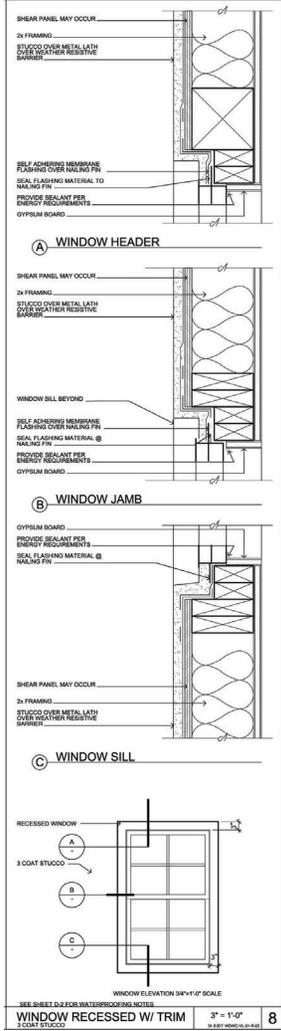
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CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

SHADOW STUDIES
SEPTEMBER 21



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

ARCHITECTURAL DETAILS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
AT REAR NEIGHBOR**

JOB NO.: 22007.00 2023_09-21
DANIELIAN
ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030
SHEET NO.:
AR1
OF 14 SHEETS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
AT PRUNERIDGE ROAD**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
ALONG BIORETENTION AREA**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
INTERIOR COURTYARD DAY
AT BMR**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
INTERIOR COURTYARD
NIGHT AT PLAN 1**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

**CONCEPT RENDERING
PRUNERIDGE PORCH SPACE**



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE

JOB NO.: 22007.00 2023_09-21
DANIELIAN ASSOCIATES
architects ■ planners
www.danielian.com 949.474.6030
SHEET NO.:
AR7
OF 14 SHEETS



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE



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AT REAR NIEGHBOR MINUS TREES AND FENCE



1957 PRUNERIDGE AVENUE
CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

CONCEPT RENDERING
AT REAR NIEGHBOR MINUS TREES AND FENCE



Agenda Report

24-293

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on Architectural Review (PLN23-00502) to Demolish the Existing 48,977 Square Foot Structure and Install a 187-Stall Surface Parking Lot at 3071 Stevens Creek Blvd

File No.: PLN23-00502

Location: 3071 Stevens Creek Boulevard, a 3.4-acre lot located on the corner of North Winchester Street and Stevens Creek, APN: 274-43-091; property is zoned Community Commercial (CC).

Applicant: HMH Engineers

Owner(s): VF Mall LLC

Request: **Architectural Review** to demolish the existing 48,977 square foot. structure, and pave and stripe a 187-stall surface parking lot at 3071 Stevens Creek Blvd. The project site is approximately 3.4 acres. No new structures are proposed currently.

Project Data

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

Points for Consideration

- The proposed project is located near the Westfield Valley Fair Mall, surrounded by commercial structures and surface parking in both Santa Clara and neighboring San Jose.
- The site is currently occupied by a vacant grocery store and a 106-parking stall surface parking lot.
- Per the Santa Clara City Code 12.120(D)7 the request requires Architectural Review approval through a Development Review Hearing.
- The applicant proposes to demolish the grocery store, grade the portion of the parcel that was occupied by the building, and extend the present surface parking lot for a total of 187 parking stalls.
- The project is mostly consistent with the City's parking and landscaping regulations and Section 18.36.060 J. Parking Lot Landscaping.
 - The project is conditioned to revise the site plan meet the requirement for the number of trees and tree well size (18.36.060(J)(1) & (2).
- The proposed project was cleared by the City's Project Clearance Committee on February 13, 2024.
- 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 project has at least ten feet of landscaping adjacent to the public streets, the project area on average has 22 feet of landscaping adjacent to North Winchester.
 - The project has proposed planter designs that separate the parking areas from the planter areas with at least a six-inch raised concrete curb. Additionally, the tree wells in the parking lot will have a minimum dimension of five feet by five feet.
 - The project has proposed to retain existing trees and to include new bioretention areas, shrubs of at least five-gallon size, and additional trees at both 15-gallon and 24-inch boxed sizes. All trees have been selected from the City's adopted master list.
 - Additionally, the project meets all other landscaping guidelines for off-street parking facilities including, an additional five percent of gross lot area devoted to landscaping, one tree for every three parking stalls, and major canopy trees provided throughout the parking area to provide both screening and shading.
- 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 design of the proposed surface parking lot is characteristic of the surrounding Community Commercial zoned parcels. Both the City of San Jose and City of Santa Clara have found that the project would not unreasonably interfere with the use and enjoyment of the surrounding area and would not create traffic congestion or hazard.
- 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:*
 - The projects design proposes a landscaping strip of approximately 22.5 feet wide on average that would border North Winchester Boulevard and the new proposed surface lot, greater than the 10-feet the code requires. The additional landscaping buffer and landscaping plan proposed for the lot would be harmonious with contemplated by this title and the general plan of the City.
- 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 project meets all aspects of the City Code for surface parking lots, and surface parking lots are an approved use in the Community Commercial Zoning District.

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 15303 (Class 3 - New Construction or Conversion of Small Structure), in that the activity consists of the permitting of a proposed use that will expand an existing surface parking lot and add additional parking spaces on the parcel.

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 property owners within a 300-foot radius of the project site on April 4, 2024. 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 CEQA pursuant to Section 15303 (Class 3) (New Construction or Conversion of Small Structure) of the CEQA guidelines and **Approve** the Architectural Review to demolish existing 48,977 square foot structure, and pave and stripe a 187-stall surface parking lot at 3071 Stevens Creek Blvd. at 3071 Stevens Creek Blvd, subject to the findings and conditions of approval.

Prepared by: Daniel Sobczak, Associate Planner, Community Development Department

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

ATTACHMENTS

1. Development Plan
2. Project Data and Compliance Table
3. Conditions of Approval

SAFeway PARKING LOT WESTFIELD VALLEY FAIR 3071 STEVENS CREEK BLVD ARC REVIEW



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PLANNING/CIVIL ENGINEERING		UTILITY PLAN	LANDSCAPE		
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2.0	EXISTING CONDITIONS	6.1	STORMWATER CONTROL NOTES	L1.1	LANDSCAPE PLAN
2.1	SITE PHOTOS	6.2	STORMWATER CONTROL NOTES & DETAILS	L1.2	LANDSCAPE PLAN
3.0	SITE PLAN	7.0	FIRE ACCESS PLAN	L1.3	PLANTING PALETTE AND DETAILS
4.0	GRADING AND DRAINAGE PLAN	8.0	EROSION CONTROL PLAN		
		8.1	EROSION CONTROL PLAN DETAILS	L1.4	HYDROZONE PLAN
		8.2	EROSION CONTROL PLAN DETAILS	L1.5	HYDROZONE PLAN
		9.0	CONSTRUCTION BEST MANAGEMENT CONTROL PRACTICES	L1.6	IRRIGATION DETAILS

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	274-43-091
PROJECT ADDRESS/LOCATION:	3071 STEVENS CREEK BOULEVARD
EXISTING GENERAL PLAN DESIGNATION:	REGIONAL COMMERCIAL
EXISTING ZONING DESIGNATION:	COMMUNITY COMMERCIAL (CC)
PROPOSED USE:	ANCILLARY PARKING
GROSS SITE AREA:	±3.40 AC
RIGHT-OF-WAY DEDICATION:	±0.00 AC
NET SITE AREA:	±3.40 AC
PROPOSED SITE COVERAGE:	
BUILDINGS:	±0 SF (0%)
PRIVATE CIRCULATION:	±59,753 SF (40%)
LANDSCAPE/HARDSCAPE:	±88,531 SF (60%)
	±148,284 SF (100%)

PROJECT DESCRIPTION

DEMOLITION OF AN EXISTING 48,977 SF BUILDING AND SUBSEQUENT PAVING AND STRIPING OF THE AREA TO CREATE A 187 STALL TEMPORARY PARKING LOT.

DEVELOPMENT TEAM

<u>GOVERNMENT AGENCIES:</u>	CITY OF SANTA CLARA 1500 WARBURTON AVE SANTA CLARA, CA 95050 (408)615-2450	<u>PLANNER/CIVIL ENGINEER:</u>	HMH ENGINEERS CONTACT: DEENA MORSILLI 1570 OAKLAND ROAD SAN JOSE, CA 95131 (669)221-7871
<u>DEVELOPER:</u>	WESTFIELD DDC, INC. CONTACT: JERRY WHITE 2885 STEVENS CREEK BLVD. SUITE 2178 SAN JOSE, CA 95050 (419) 971-6025	<u>LANDSCAPE ARCHITECT:</u>	HMH LANDSCAPE ARCHITECTURE CONTACT: CALANDRA MONASTERIO 1570 OAKLAND ROAD SAN JOSE, CA 95131 (408)487-2200

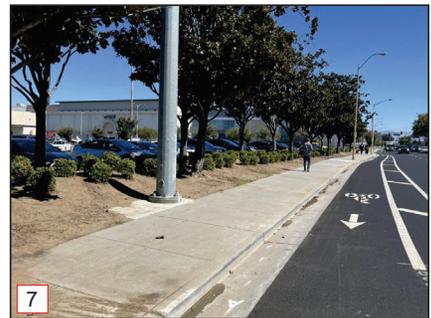
**SAFeway PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
ARC REVIEW (PLN23-00502)**

PROJECT NO.	5513.23
CAD DWG FILE:	35132015.DWG
DESIGNED BY:	RTM
DRAWN BY:	RTM
CHECKED BY:	ATL
DATE:	10/26/23
SCALE:	AS SHOWN
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TITLE SHEET

1.0

1 OF 21



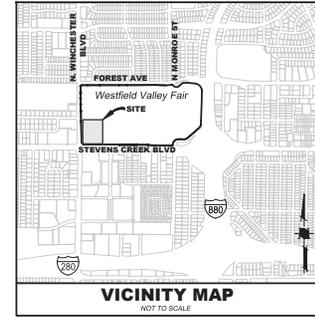
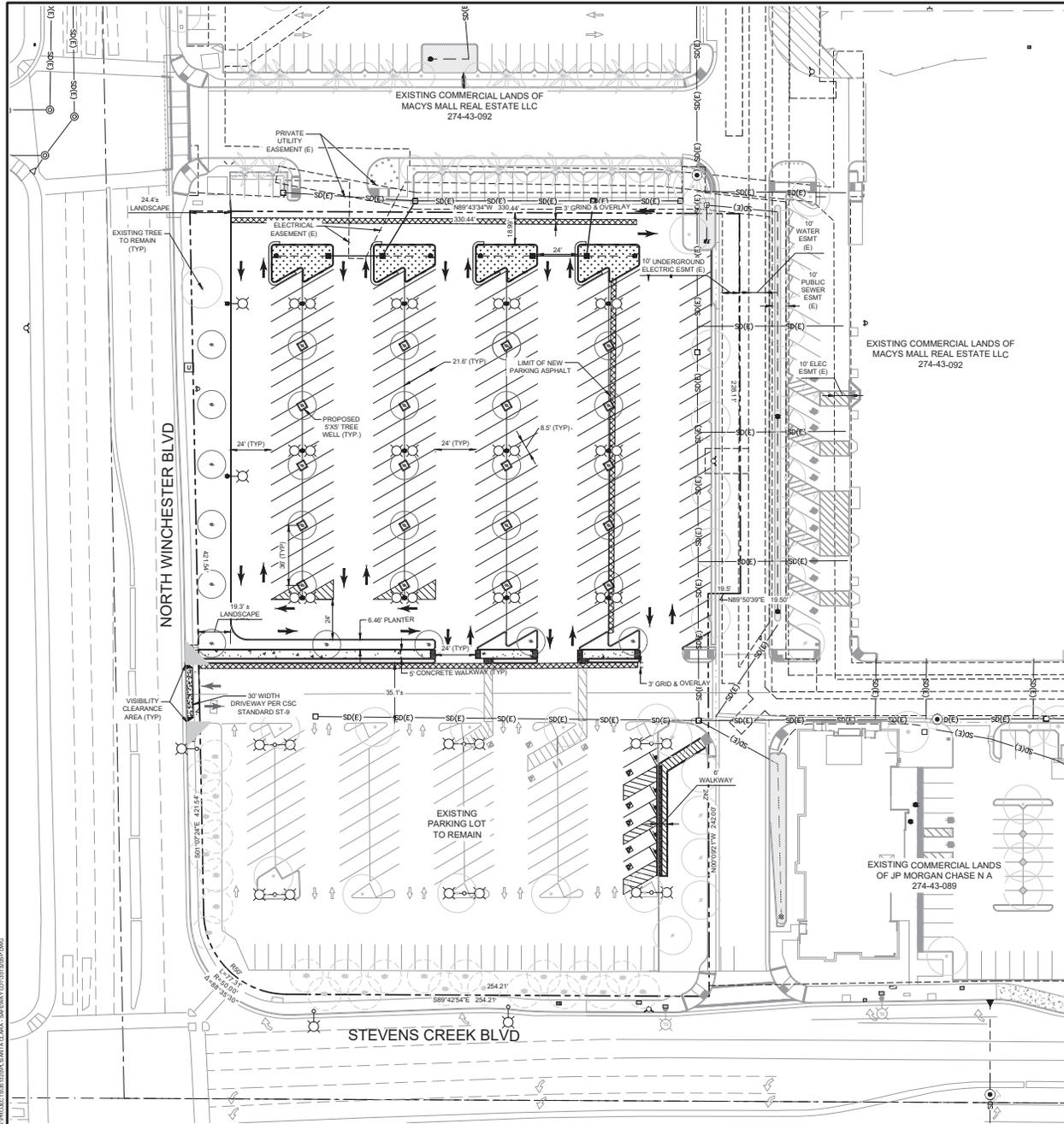
SAFEWAY PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)

△		
△		
△		
△	2/20/2024 PER CITY COMMENTS	
△	1/15/2024 PER CITY COMMENTS	
NO	DATE	DESCRIPTION
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CAD DWG FILE:	351325P.DWG	
DESIGNED BY:	RTM	
DRAWN BY:	RTM	
CHECKED BY:	JTL	
DATE:	10/6/23	
SCALE:	AS SHOWN	
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SITE PHOTOS

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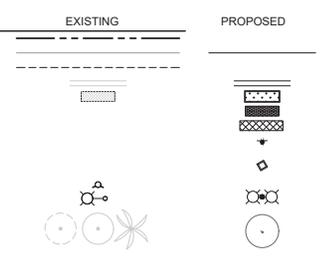
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HMH
 Land Use Entitlements
 Land Planning
 Landscape Architecture
 Civil Engineering
 Utility Design
 Land Surveying
 Stormwater Compliance
 1570 Oakland Road (408) 487-2000
 San Jose, CA 95131 HMH.ca.com

LEGEND

- PROJECT BOUNDARY
- PARKING STRIPING
- EASEMENT
- CURB
- BIORETENTION AREA
- TRUNCATED DOMES
- GRIND AND OVERLAY
- PARKING SIGN POLE
- TREE WELL
- FIRE HYDRANT
- ELECTROLIER
- EXISTING TREE



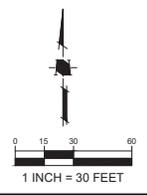
ABBREVIATIONS

EX(E) EXISTING

**SAFEWAY PARKING LOT
 VALLEY FAIR MALL
 3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)**

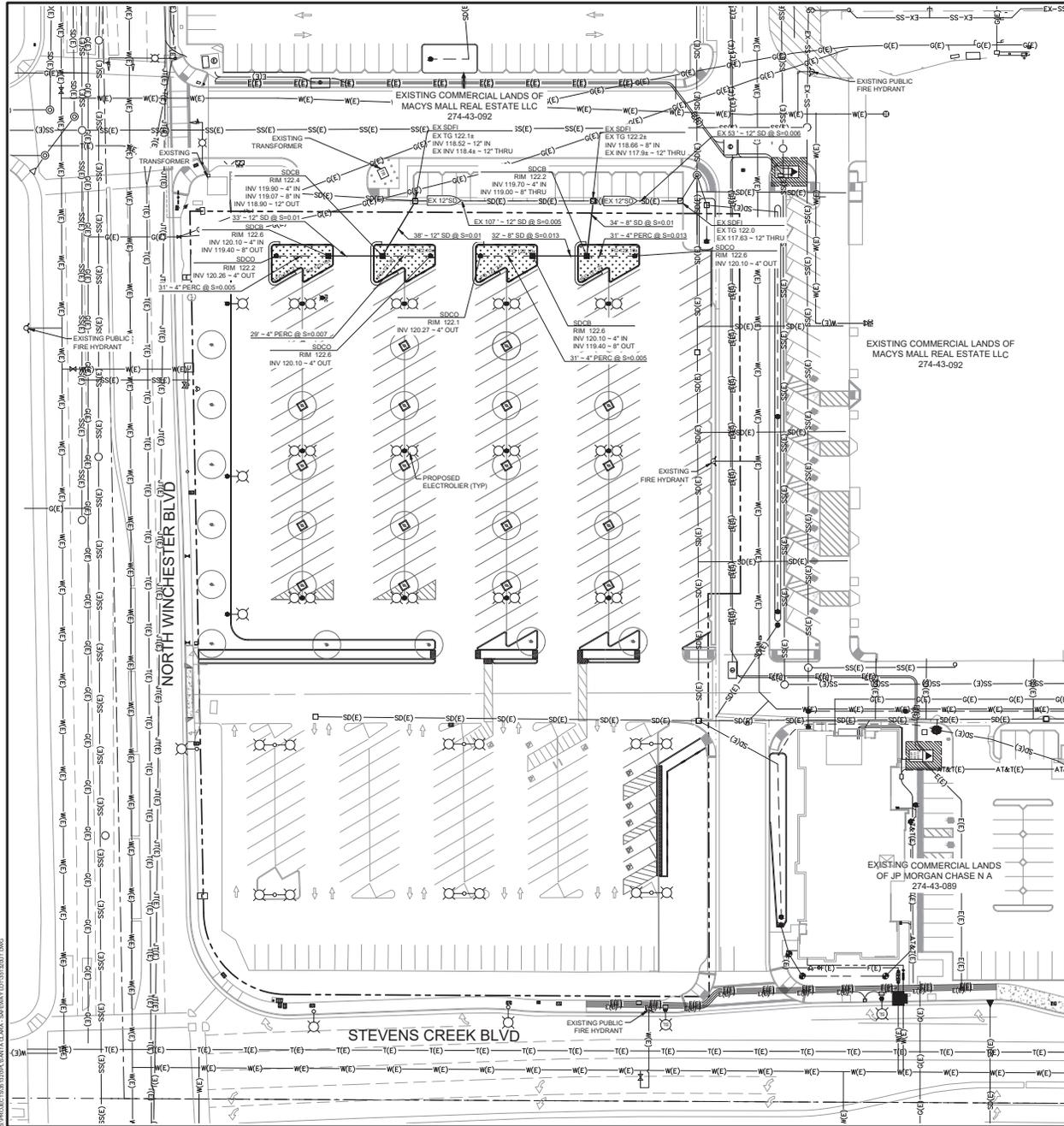
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CAD DWG FILE: 351323P.DWG		
DESIGNED BY: RTM		
DRAWN BY: RTM		
CHECKED BY: ALC		
DATE: 10/08/23		
SCALE: AS SHOWN		
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SITE PLAN



SOURCE: STANLEY HOVAT, CIVIL ENGINEER, LICENSED PROFESSIONAL ENGINEER

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LEGEND

	EXISTING	PROPOSED
PROJECT BOUNDARY	---	---
STORM DRAIN MANHOLE	○	○
SANITARY SEWER MANHOLE	○	○
STORM DRAIN PIPE	SD(E)	SD
SANITARY SEWER PIPE	SS(E)	SS
WATER PIPE	W(E)	W
FIRE PIPE	F(E)	F
PERCOLATION PIPE	---	---
JOINT TRENCH	-(E)	-(E)
UNDERGROUND TELEPHONE	-(E)	-(E)
UNDERGROUND AT&T LINE	-(E)	-(E)
GAS	-(E)	-(E)
FIRE HYDRANT	△	△
WATER VALVE	⊕	⊕
STORM DRAIN CATCH BASIN	■	■
STORM DRAIN FIELD INLET	□	□
STORM DRAIN CLEANOUT	●	●
FIRE DEPARTMENT CONNECTION	⊗	⊗
PROPOSED ELECTROLIER (DESIGN BY OTHERS)	⊗	⊗
PARKING LOT ASPHALT	▨	▨

NOTES

1. ALL EXISTING EASEMENTS ARE SHOWN ON SHEET 2.0
2. PROPOSED ELECTROLIERS ARE SHOWN FOR PLAN ONLY AND DESIGNED BY OTHERS

ABBREVIATIONS

EX(E)	EXISTING
INV	INVERT
S	SLOPE
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEAN OUT
SDFI	STORM DRAIN FIELD INLET
SDMH	STORM DRAIN MANHOLE
TYP	TYPICAL



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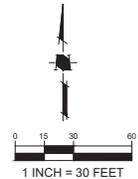
1570 Oakland Road (408) 487-2200
 San Jose, CA 95131 HMC@a.com

**SAFEWAY PARKING LOT
 VALLEY FAIR MALL
 3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)**

2/20/2024	PER CITY COMMENTS
1/15/2024	PER CITY COMMENTS
NO	DATE
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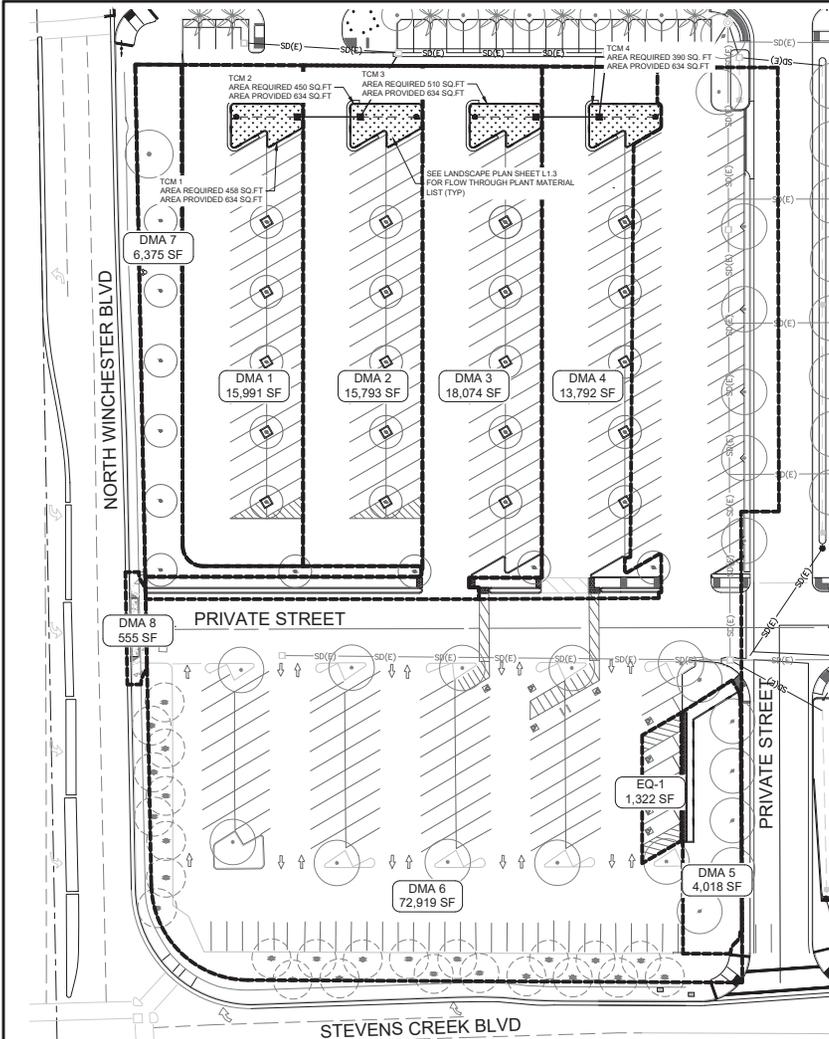
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DRAWN BY:	RTM
CHECKED BY:	ATL
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SCALE:	AS SHOWN
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UTILITY PLAN

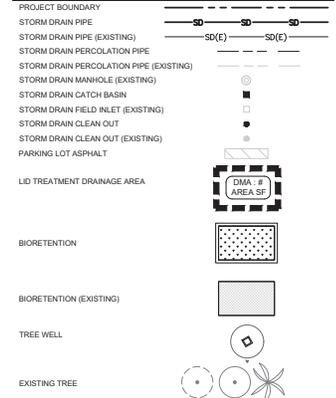


5.0

6 OF 21



LEGEND



ABBREVIATIONS

CB	CATCH BASIN
DMA	DRAINAGE MANAGEMENT AREA
SF	SQUARE FEET

NOTE

1. SEE LANDSCAPE PLAN SHEET L1.3 FOR THE PLANT MATERIAL LIST USED FOR THE FLOW THROUGH PLANTER AND SELF RETAINING AREAS.

Land Use Entitlements
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Stormwater Compliance

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SAFEWAY PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
ARC REVIEW (PLN23-00502)

NO	DATE	DESCRIPTION
1	2/20/2024	PER CITY COMMENTS
2	1/15/2024	PER CITY COMMENTS
3		

PROJECT NO: 3513.23
CAD DWG FILE: 351303SW.DWG
DESIGNED BY: RDM
DRAWN BY: RDM
CHECKED BY: ALC
DATE: 10/02/23
SCALE: AS SHOWN
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STORMWATER CONTROL PLAN

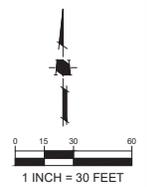
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7 OF 21

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LED LF (No.)	Soil Retention	Overage Area (sq ft)	Infiltrative Area (sq ft)	Permeable Pavement Area (sq ft)	Permeable Area (sq ft)	% Detritus Area (Detritus) (sq ft)	% Detritus Area (Detritus) (sq ft)	Bioretention Area (sq ft)	Bioretention Area (sq ft)	Storage Depth (ft)	Storage Depth (ft)	# of Curbs/Edges (ft)	# of Curbs/Edges (ft)	Media Filter	Media Filter	Control Height (ft)	Treatment Credit (ft)	Comments		
1*	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LD	3 Flow-Volume Control	15,991	15,277	0	714	21.60%	458	628	6											
2*	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LD	3 Flow-Volume Control	15,793	15,079	0	714	21.33%	450	550	6											
3*	3	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LD	3 Flow-Volume Control	18,074	18,369	0	1,705	24.41%	510	628	6											
4*	4	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LD	3 Flow-Volume Control	13,792	12,764	0	1,028	18.63%	360	550	6											
5**		Onsite	Self-retaining areas (landscaped)	LD	NA	4,018	798	0	3,312	5.47%														
6		Onsite	Bioretention	NA	NA	72,919	65,968	0	6,951															
7**		Onsite	Self-retaining areas (landscaped)	LD	NA	6,375	0	0	6,375	8.61%														
8		Onsite	Self-retaining areas (landscaped)	LD	NA	555	555	0	0															
EQ-1***		Onsite	Self-retaining areas (landscaped)	NA	NA	1,322	1,322	0	0															
Totals:						74,588	69,750	0	13,848	100.00%														

* "Tree" refers to any impervious liner placed on the bottom of a Bioretention basin or concrete Flow-Through Planter, such that no infiltration into the soil occurs.
 ** Treatment type of Self-Retaining areas should only be used with bioretention based treatment. Excessive permeability is provided for Self-Retaining or Retaining, use the Permeable Pavement selection.
 *** DMA 8 is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal or greater than the required treatment area of DMA 8. EQ-1 is not required to be treated as it is not a part of the project.



S:\PROJECTS\2023\3071 STEVENS CREEK BLVD\3071 - SAFEWAY PARKING LOT\3071-00502.DWG

PLOT DATE: 2023/04/13 11:31

PROJECT SITE INFORMATION:

- SOIL TYPE: SILT LOAM (B)
- GROUND WATER DEPTH: 19 FEET
- NAME OF RECEIVING BODY: SAN TOMAS AQUINO
- FLOOD ZONE: D
- FLOOD ELEVATION (IF APPLICABLE): N/A

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS.
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN-LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (IE. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

OPERATION AND MAINTENANCE INFORMATION:

- PROPERTY INFORMATION:
 - PROPERTY ADDRESS:
3071 STEVENS CREEK BOULEVARD
SANTA CLARA, CA 95050
 - PROPERTY OWNER:
VF MALL, INC.
- RESPONSIBLE PARTY FOR MAINTENANCE:
 - CONTACT:
JERRY WHITE
 - PHONE NUMBER OF CONTACT:
(415) 971-6205
 - E-MAIL:
jwhite@vfmc.com
 - ADDRESS:
2855 STEVENS CREEK BOULEVARD
SUITE 217B, SAN JOSE, CA 95050

SOURCE CONTROL MEASURES:

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - COVERED TRASH RECYCLING ENCLOSURES.
 - INTERIOR PARKING STRUCTURES.
 - WASH AREA TRUCKS.
 - POOLS, SPAS, FOUNTAINS.
 - COVERED LOADING DOCKS AND MAINTENANCE BAYS.
 - PUMPED GROUNDWATER.
- INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES:
 - STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER PERMANENT ROOF OR COVERING, AS APPROPRIATE.
 - DIRECT PONDED WATER TO THE SANITARY SEWER, ON-SITE TREATMENT SYSTEMS, OR TO OFFSITE DISPOSAL.
 - INSTALL BERMS OR CURBING TO PREVENT RUNOFF FROM THE STORAGE/PROCESSING AREAS.
 - SEGREGATE POLLUTANT GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREA(S) AND PROVIDE TREATMENT.
- BENEFICIAL LANDSCAPING.
 - USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
 - MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
 - STORM DRAIN LABELING.
 - OTHER:

SITE DESIGN MEASURES:

- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
- REDUCE EXISTING IMPERVIOUS SURFACES.
- CREATE NEW IMPERVIOUS AREAS:
 - LANDSCAPING.
 - PARKING STALLS.
 - WALKWAYS AND PATIOS.
 - EMERGENCY VEHICLE ACCESS.
 - PRIVATE STREETS AND SIDEWALKS.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPE AREAS.
- CLUSTER STRUCTURES/PAVEMENT.
- PARKING:
 - ON TOP OF OR UNDER BUILDINGS.
 - NOT PROVIDED IN EXCESS OF CODE.
 - RAINWATER HARVESTING AND USE (E.G., RAIN BARREL, CISTERN CONNECTED TO ROOF DRAINS)
- OTHER:

BIOTREATMENT SOIL REQUIREMENTS

- BIOTREATMENT SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOESECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoeseqa.gov/INDEX.ASPX?NID=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

SIZING FOR VOLUME BASED TREATMENT	
DMA #	1
A=	15991 s.f.
Impervious Area =	15277 s.f.
% Imperviousness = 95.53%	
MAPile =	14.6
MAPage =	13.9
Correction Factor =	1.0504
Clay (D) =	Sandy Clay (D) = Clay Loam (D) =
Silt/Loam/Loam (B) =	X Not Applicable (100% Impervious)
Are the soils outside the building footprint graded/compacted? <input checked="" type="checkbox"/> YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: D	
S=	1.00%
UBS Volume for 1% Slope (UBS1%) =	0.55512989 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) =	0.57353553 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) =	0.55512989 inches (Corrected Slope for the site)
Adjusted UBS =	Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS =	0.5830861 inches
Design Volume =	Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1812 inch
Design Volume =	777.01 ft ³
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area =	15,391 sq. ft.
Impervious Area =	15,277 sq. ft.
Pervious Area =	714 sq. ft.
Equivalent Impervious Area =	71 sq. ft.
Total Equivalent Impervious =	15,340 sq. ft.
Rainfall Intensity =	0.2 in/hr
Duration =	Adjusted UBS (Step 6) / Rainfall Intensity
Duration =	2.9154303 hrs
Estimate the Surface Area =	459 sq. ft. (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	556.36129 cu. ft.
Volume in Ponding Area =	220.64349 cu. ft.
Depth of Ponding =	0.4817674 ft. Depth of Ponding = 5.8 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA #	4
A=	18074 s.f.
Impervious Area =	16369 s.f.
% Imperviousness = 90.57%	
MAPile =	14.6
MAPage =	13.9
Correction Factor =	1.0504
Clay (D) =	Sandy Clay (D) = Clay Loam (D) =
Silt/Loam/Loam (B) =	X Not Applicable (100% Impervious)
Are the soils outside the building footprint graded/compacted? <input checked="" type="checkbox"/> YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: D	
S=	1.00%
UBS Volume for 1% Slope (UBS1%) =	0.52745574 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) =	0.54472004 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) =	0.52745574 inches (Corrected Slope for the site)
Adjusted UBS =	Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS =	0.55640183 inches
Design Volume =	Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1812 inch
Design Volume =	834.44 ft ³
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area =	18,074 sq. ft.
Impervious Area =	16,369 sq. ft.
Pervious Area =	1,705 sq. ft.
Equivalent Impervious Area =	171 sq. ft.
Total Equivalent Impervious =	16,540 sq. ft.
Rainfall Intensity =	0.2 in/hr
Duration =	Adjusted UBS (Step 6) / Rainfall Intensity
Duration =	2.7700913 hrs
Estimate the Surface Area =	510 sq. ft. (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	588.6444 cu. ft.
Volume in Ponding Area =	245.79563 cu. ft.
Depth of Ponding =	0.4819597 ft. Depth of Ponding = 5.8 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA #	2
A=	15793 s.f.
Impervious Area =	15079 s.f.
% Imperviousness = 95.48%	
MAPile =	14.6
MAPage =	13.9
Correction Factor =	1.0504
Clay (D) =	Sandy Clay (D) = Clay Loam (D) =
Silt/Loam/Loam (B) =	X Not Applicable (100% Impervious)
Are the soils outside the building footprint graded/compacted? <input checked="" type="checkbox"/> YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: D	
S=	1.00%
UBS Volume for 1% Slope (UBS1%) =	0.55481809 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) =	0.573507 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) =	0.55481809 inches (Corrected Slope for the site)
Adjusted UBS =	Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS =	0.5827586 inches
Design Volume =	Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1812 inch
Design Volume =	766.96 ft ³
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area =	15,793 sq. ft.
Impervious Area =	15,079 sq. ft.
Pervious Area =	714 sq. ft.
Equivalent Impervious Area =	71 sq. ft.
Total Equivalent Impervious =	15,150 sq. ft.
Rainfall Intensity =	0.2 in/hr
Duration =	Adjusted UBS (Step 6) / Rainfall Intensity
Duration =	2.9157928 hrs
Estimate the Surface Area =	450 sq. ft. (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	546.33615 cu. ft.
Volume in Ponding Area =	220.62358 cu. ft.
Depth of Ponding =	0.492728 ft. Depth of Ponding = 5.9 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA #	4
A=	13792 s.f.
Impervious Area =	12764 s.f.
% Imperviousness = 92.55%	
MAPile =	14.6
MAPage =	13.9
Correction Factor =	1.0504
Clay (D) =	Sandy Clay (D) = Clay Loam (D) =
Silt/Loam/Loam (B) =	X Not Applicable (100% Impervious)
Are the soils outside the building footprint graded/compacted? <input checked="" type="checkbox"/> YES Yes/No	
If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	
Modified Soil Type: D	
S=	1.00%
UBS Volume for 1% Slope (UBS1%) =	0.53848347 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) =	0.55632193 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) =	0.53848347 inches (Corrected Slope for the site)
Adjusted UBS =	Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS =	0.5656013 inches
Design Volume =	Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1812 inch
Design Volume =	650.06 ft ³
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area =	13,792 sq. ft.
Impervious Area =	12,764 sq. ft.
Pervious Area =	1,028 sq. ft.
Equivalent Impervious Area =	103 sq. ft.
Total Equivalent Impervious =	12,867 sq. ft.
Rainfall Intensity =	0.2 in/hr
Duration =	Adjusted UBS (Step 6) / Rainfall Intensity
Duration =	2.8260967 hrs
Estimate the Surface Area =	390 sq. ft. (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff =	459.55109 cu. ft.
Volume in Ponding Area =	190.51309 cu. ft.
Depth of Ponding =	0.4884959 ft. Depth of Ponding = 5.9 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)	
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)	
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.	



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131 (408) 487-2200
HMMca.com

SAFEBAY PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
ARC REVIEW (PLN23-00502)

NO	DATE	DESCRIPTION
△	2/20/2024	PER CITY COMMENTS
△	1/15/2024	PER CITY COMMENTS

PROJECT NO: 251323
CAD DWG FILE: 251323DWG.DWG
DESIGNED BY: RDM
DRAWN BY: RDM
CHECKED BY: ALC
DATE: 10/09/23
SCALE: AS SHOWN
© HMM

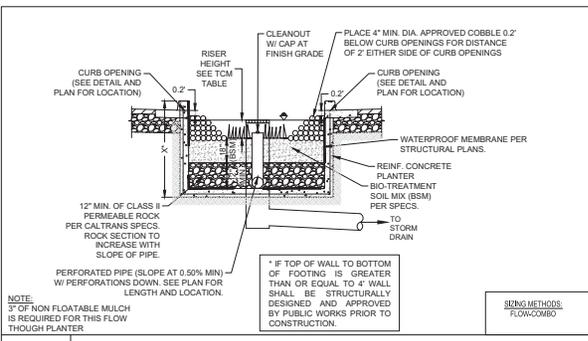
STORMWATER CONTROL PLAN NOTES

SAFeway PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)

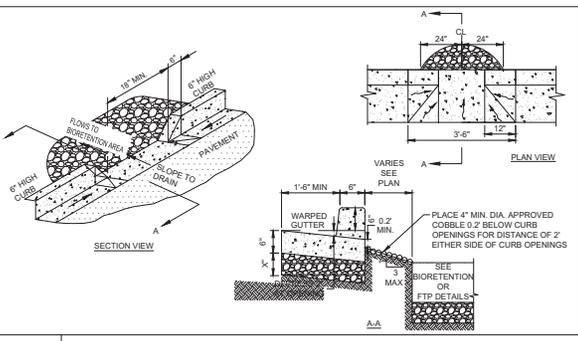
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11		

PROJECT NO. 23-123
 CAD DWG FILE: 231203DWG.DWG
 DESIGNED BY: RHM
 DRAWN BY: RHM
 CHECKED BY: ALC
 DATE: 10/09/23
 SCALE: AS SHOWN
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STORMWATER CONTROL PLAN NOTES AND DETAILS



1 FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.



2 CURB OPENING N.T.S.

CITY OF SANTA CLARA
C.3 TREATMENT FACILITIES CONSTRUCTION NOTES
 (TO APPEAR ON STORMWATER MANAGEMENT PLAN)

- Third party review and certification of installation and completed stormwater treatment measures is required. Third party reviewer must be a civil engineer, architect or landscape architect registered in the State of California and must have a current training on stormwater treatment design. A list of qualified third-party reviewers can be located at www.santacruzarc.com/home/showpublisheddocument/469c316380683504133852672.
- At beginning of construction, the project applicant shall arrange for a site visit (inspection) by a third-party reviewer acceptable to the City of Santa Clara. The third-party reviewer will recommend the required number of site inspections at different intervals of construction.
- The 3rd party shall review all installed stormwater treatment measures and certify that they have been constructed in accordance with the approved Building plans.
- Soils in the bioretention facilities should meet the Bioretention Soil Mix (BSM) specifications per SCVURPPP C.3 Stormwater Handbook, Appendix C. A minimum percolation rate of 5 inches/hour and a maximum percolation rate of 10 inches/hour are required (initial infiltration rate may exceed this to allow for tendency of infiltration rate to reduce over time). Planting soil layer should be at least 18 inches deep. Contractor to submit material certificates signed by the material producer, certifying that soil complies with, or exceeds, specified requirements.
- Permeable drain rock shall be Class 2 perm rock per Caltrans standard section 68-1.025. The material shall be washed and free from clay or organic material.
- Perforated pipe shall be solvent weld PVC SDR 35 (or approved equal) with perforations faced down. Location of the pipe varies, see Plan.
- Installation of Porous Pavement and/or Vaults shall be done per standard details and specifications. Third party reviewer or vendor shall inspect the porous pavement and/or vaults installation (including if necessary, performing percolation test) and submit their concurrence letter to the City of Santa Clara.
- Installation of Interceptor Trees as a treatment control measure shall be inspected to verify the accuracy of location, species and number of the Interceptor Trees.
- For any liner penetrations, radial cut the liner for pipe. Mastic and seal with pipe clamp to insure water-tight seal.
- See Landscape plans and specifications for planting material within bioretention facilities.

Rev. 2022.12

2. Project Size

a. Total Site Area:	148,284 (ft ²)	b. Total Land Area Disturbed During Construction:	74,698 (ft ²)
Project Totals		Impervious Area (ft²)	
Total Existing (Pre-project) Area (ft ²)	Existing Area Retained (ft ²)	Existing Area Replaced (ft ²)	New Area Created (ft ²)
138,081	67,248	60,237	127,485
c. Total on-site IA ¹	555	555	555
d. Total project IA	138,636	67,248	60,792
e. Total new and replaced IA			60,792
Permeable Area (PA)²			
g. Total on-site PA	10,203		20,799
h. Total off-site PA ³			
i. Total project PA	10,203		20,799
j. Total Project Area (2a+2i)	148,839		148,839
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% = 394377%			

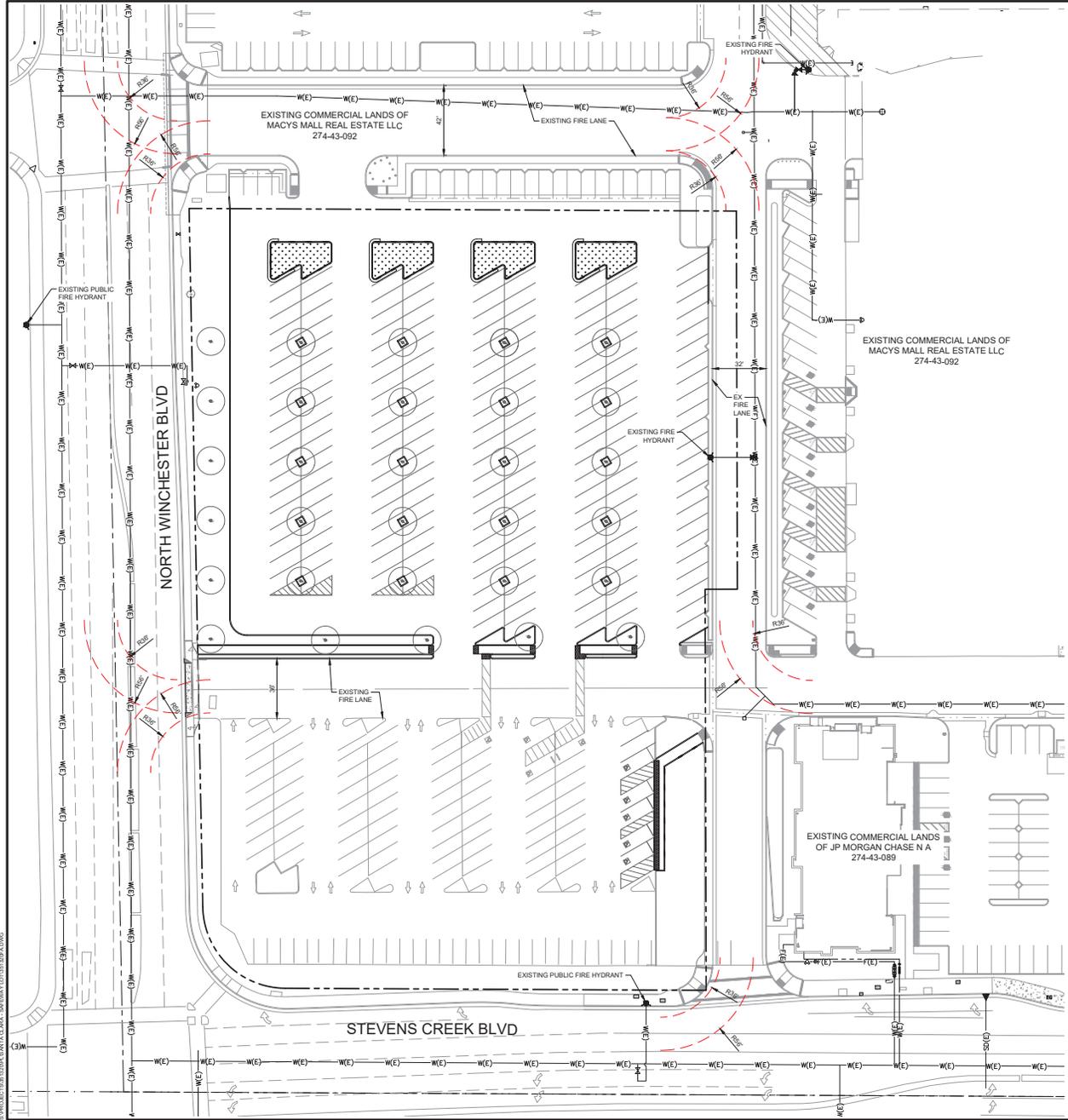
¹ "Replaced" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/shurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
² The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA - total pre-project IA = New IA).
³ Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.
 *Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

- State Construction General Permit Applicability:**
 - Is #2.b. equal to 43,500 ft² (1 acre) or more?
 - Yes, applicant must obtain coverage under the State Construction General Permit (see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
 - No, applicant does not need coverage under the State Construction General Permit.
- MRP Provision C.3 Applicability:**
 - Is #2.c. equal to 5,000 ft² or more, or 10,000 ft² for single family homes?
 - Yes, C.3. source control, site design and treatment requirements apply.
 - No, C.3. source control and site design requirements may apply - check with local agency
 - For redevelopment projects, is #2.k. equal to 50% or more?
 - Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire on-site area
 - No, C.3. requirements only apply to the impervious area created and/or replaced
- Hydromodification Management (HM) Applicability:**
 - Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?
 - Yes (continue) No - exempt from EM, go to page 3
 - Is the project located in an area of HM applicability (green area) on the HM Applicability Map? www.scvurpp.org/hmp-map
 - Yes, the project must implement HM requirements
 - No, the project is exempt from HM requirements

SCVURPPP C.3. Data Form

April 2023

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LEGEND

- PROJECT BOUNDARY
- WATER PIPE
- FIRE PIPE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION

EXISTING

- W(E)
- F(E)

30750' TURNING RADIUS

ABBREVIATIONS

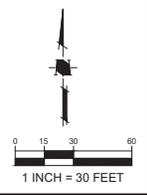
- EX(HYD) EXISTING FIRE HYDRANT
- F FIRE
- R RADIUS
- W WATER



**SAFeway PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
ARC REVIEW (PLN23-00502)**

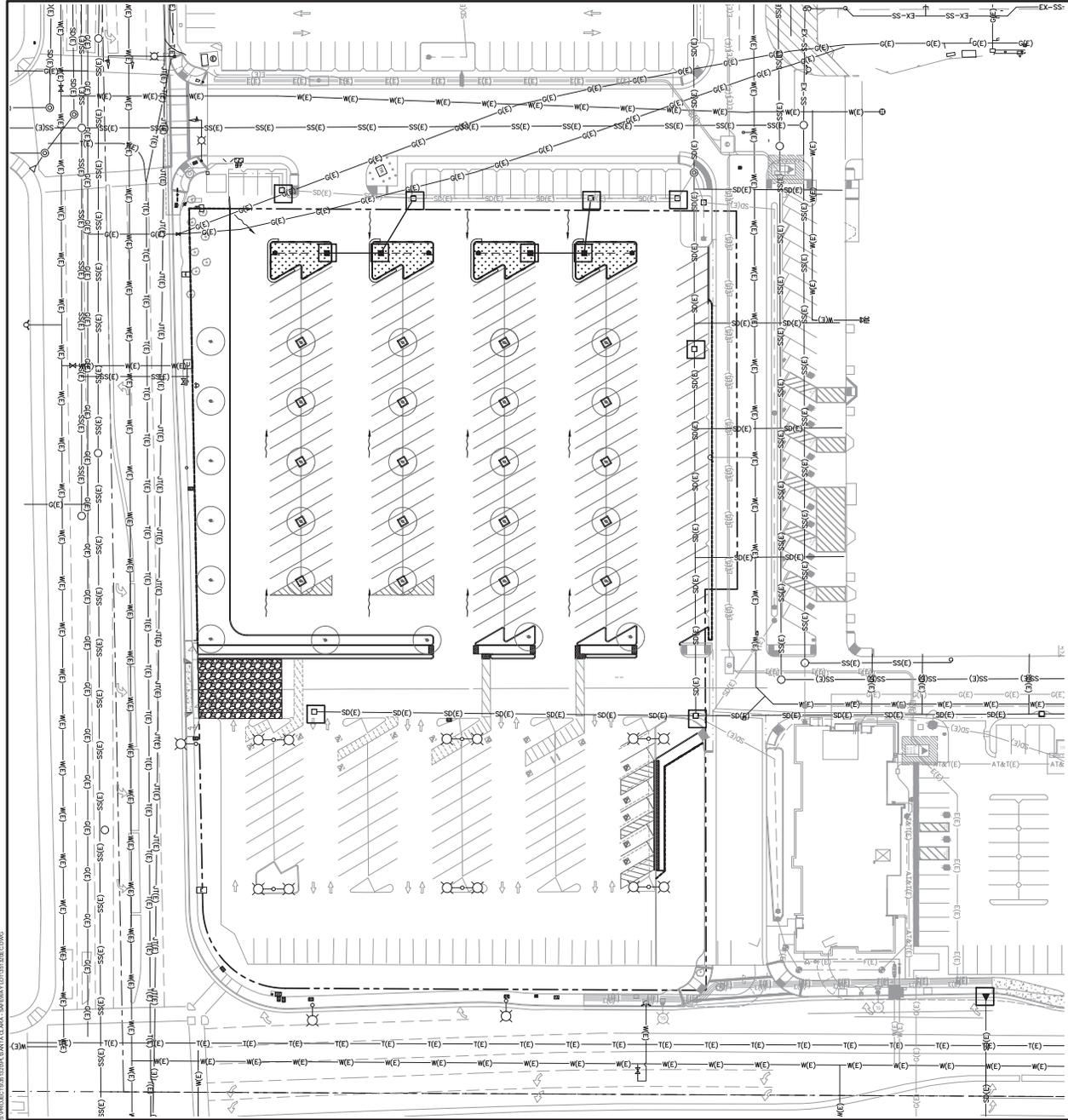
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1/15/2024	PER CITY COMMENTS	
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CAD DWG FILE: 251302FA.DWG		
DESIGNED BY: RTM		
DRAWN BY: RTM		
CHECKED BY: ALC		
DATE: 10/09/23		
SCALE: AS SHOWN		
© HMH		

FIRE ACCESS PLAN



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PLOT NO. 23-02-041-01.TIF



LEGEND

- STANDARD CURB INLET SEDIMENT BARRIER
- FIELD INLET SEDIMENT BARRIER
- STORM DRAIN MANHOLE
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE
- DIRECTION OF SURFACE DRAINAGE



Land Use Entitlements
 Land Planning
 Landscape Architecture
 Civil Engineering
 Utility Design
 Land Surveying
 Stormwater Compliance

1570 Oakland Road (408) 487-2200
 San Jose, CA 95131 HMH@cs.com

SAFeway PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)

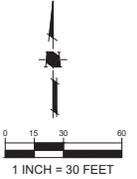
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PROJECT NO: 3513.23
 CAD DWG FILE: 351302C.DWG
 DESIGNED BY: RTM
 DRAWN BY: RTM
 CHECKED BY: ALC
 DATE: 10/09/23
 SCALE: AS SHOWN
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EROSION CONTROL PLAN

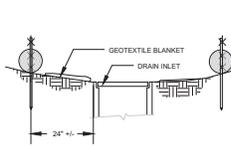
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11 OF 21

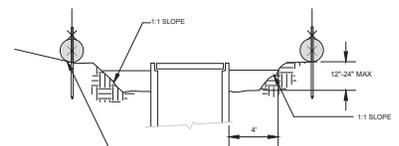


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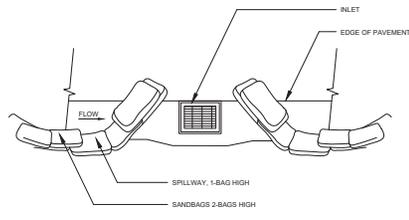
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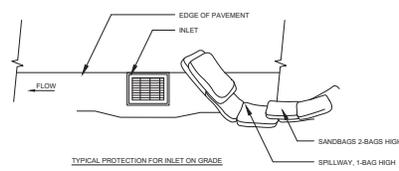
SECTION A-A



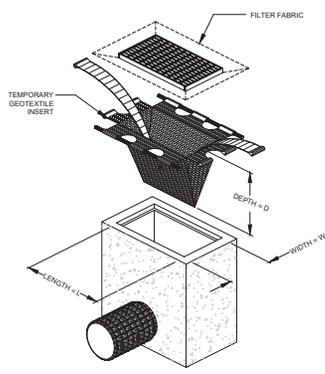
SECTION A-A
 NOTE: REMOVE SEDIMENT BEFORE REACHING ONE-THIRD FULL
 STABILIZE AREA AND GRADE UNIFORMLY AROUND PERIMETER



TYPICAL PROTECTION FOR INLET ON SUMP

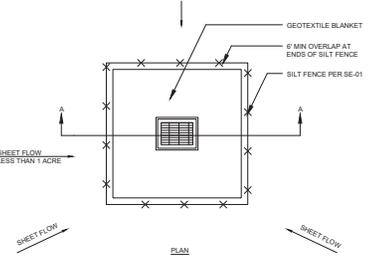


TYPICAL PROTECTION FOR INLET ON GRADE



- NOTES:
1. INTENDED FOR SHORT TERM USE
 2. INSTALL PER MANUFACTURER INSTRUCTION
 3. PERFORM MAINTENANCE PER MANUFACTURER RECOMMENDATION

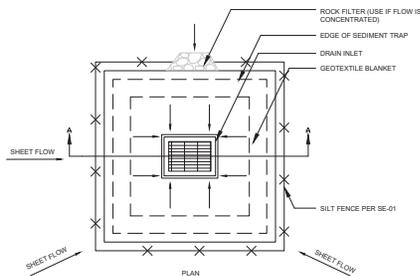
SE-10 STORM DRAIN INLET PROTECTION - TYPE 4
 N.T.S.



PLAN

- NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
 2. NOT APPLICABLE IN PAVED AREAS
 3. NOT APPLICABLE WITH CONCENTRATED FLOWS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 1
 N.T.S.



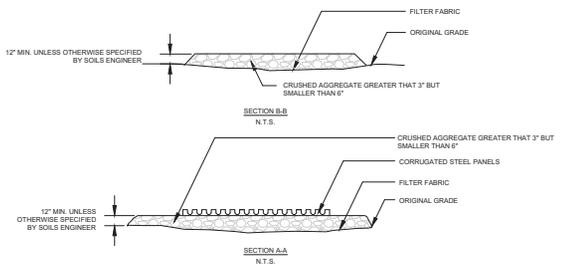
PLAN

- NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
 2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
 3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARD DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2
 N.T.S.

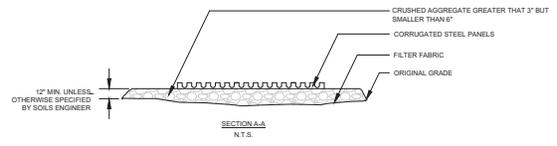
- NOTES:
1. INTENDED FOR SHORT TERM USE
 2. USED TO INHIBIT STORM WATER FLOW
 3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP
 4. BAG MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED
 5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRICS

SE-10 STORM DRAIN INLET PROTECTION - TYPE 3
 N.T.S.

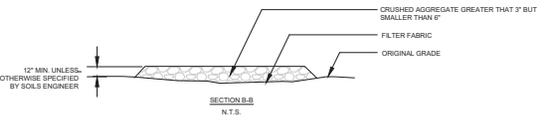


SECTION B-B
 N.T.S.

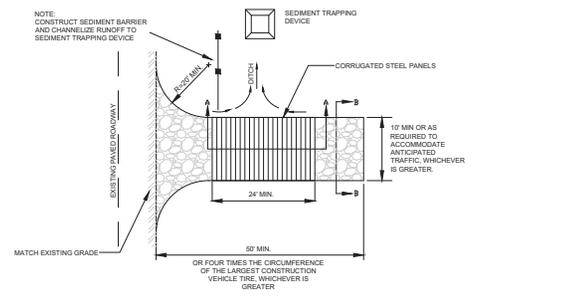
SECTION A-A
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SECTION A-A
 N.T.S.

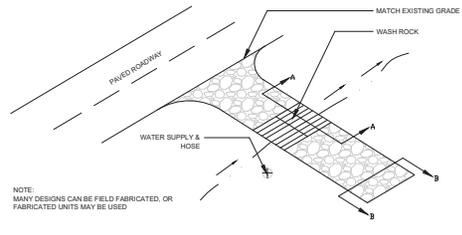


SECTION B-B
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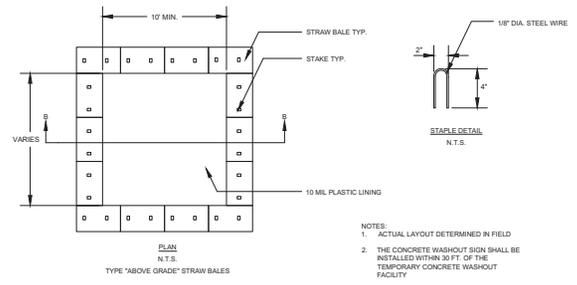
N.T.S.

TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 N.T.S.



N.T.S.

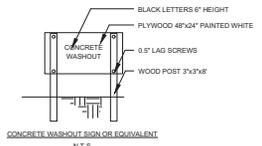
TC-3 ENTRANCE / OUTLET TIRE WASH
 N.T.S.



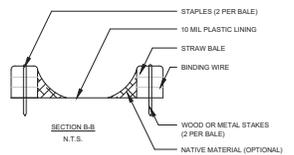
PLAN
 N.T.S.

TYPE 'ABOVE GRADE' STRAW BALES

- NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



CONCRETE WASHOUT SIGN OR EQUIVALENT
 N.T.S.



SECTION B-B
 N.T.S.

WM-8 CONCRETE WASTE MANAGEMENT
 N.T.S.

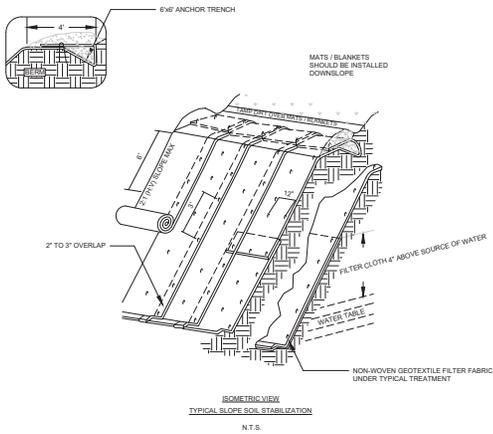
NOTE:
 DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

SAFeway PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)

2/20/2024	PER CITY COMMENTS
1/10/2024	PER CITY COMMENTS
NO DATE	DESCRIPTION
PROJECT NO:	3513.23
CAD DWG FILE:	3513032.DWG
DESIGNED BY:	RTM
DRAWN BY:	RTM
CHECKED BY:	ATL
DATE:	10/09/23
SCALE:	AS SHOWN

EROSION CONTROL PLAN DETAILS

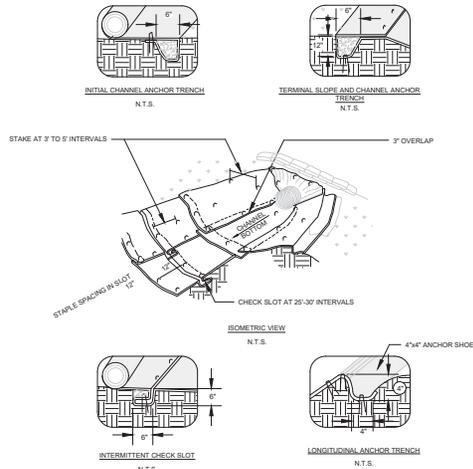
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- NOTES:
1. SLOPE SURFACES SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS. MATS / BLANKETS SHALL HAVE GOOD SOIL CONTACT
 2. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH
 3. INSTALL PER MANUFACTURER'S RECOMMENDATIONS

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

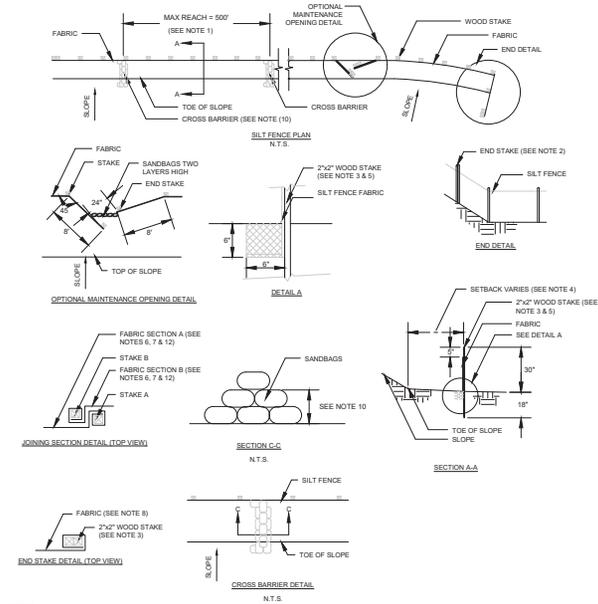
N.T.S.



- NOTES:
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURER'S SPECIFICATIONS
 2. STAKING OR STAPLING PER MANUFACTURER'S SPECIFICATIONS
 3. INSTALL PER MANUFACTURER'S SPECIFICATIONS

EC-7 GEOTEXTILES AND MATS TYPICAL INSTALLATION DETAIL

N.T.S.

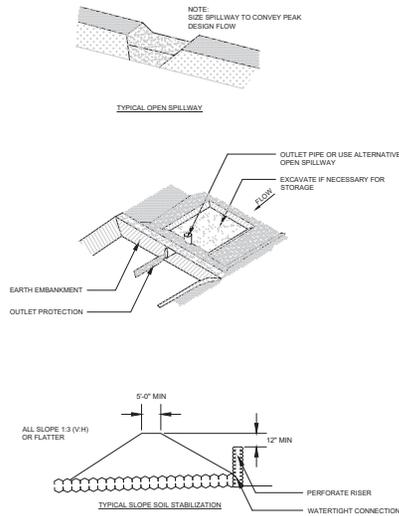


- NOTES:
1. CONSTRUCT LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
 2. THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
 3. STAKE DIMENSIONS ARE NOMINAL
 4. DIMENSION MAY VARY TO FIT FIELD CONDITIONS
 5. STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON THE DOWNSIDE OF THE FENCE
 6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
 7. STAKES SHALL BE DRIVEN LIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
 8. FOR END STAKE FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES
 9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL
 10. CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 HEIGHT OF THE LINEAR BARRIER
 11. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
 12. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS
 13. SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS

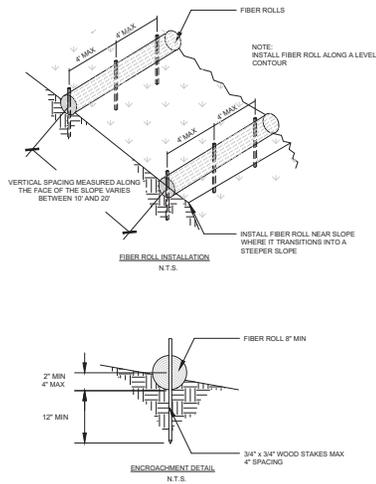
SE-1 SILT FENCE
N.T.S.

EROSION CONTROL PLAN NOTES:

IMPLEMENT AND MAINTAIN THE SWPPP FOR THE PROJECT IN FULL COMPLIANCE WITH THE REVISED STATE REGULATIONS TO CONTROL THE DISCHARGE OF STORMWATER POLLUTANTS.



SE-3 SEDIMENT TRAP
N.T.S.



SE-5 FIBER ROLLS
N.T.S.

NOTE:
DETAILS SHOWN ARE BASED UPON THE CALIFORNIA STORMWATER QUALITY ASSOCIATION'S STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK.

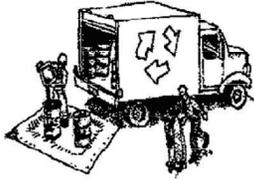
PROJECT NO.	3513.23
CAD DWG FILE:	351302SEC.DWG
DESIGNED BY:	RTM
DRAWN BY:	RTM
CHECKED BY:	ATL
DATE:	10/26/23
SCALE:	AS SHOWN
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EROSION CONTROL PLAN DETAILS

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

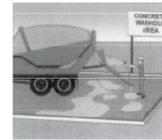
Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

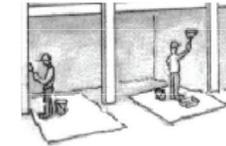
Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

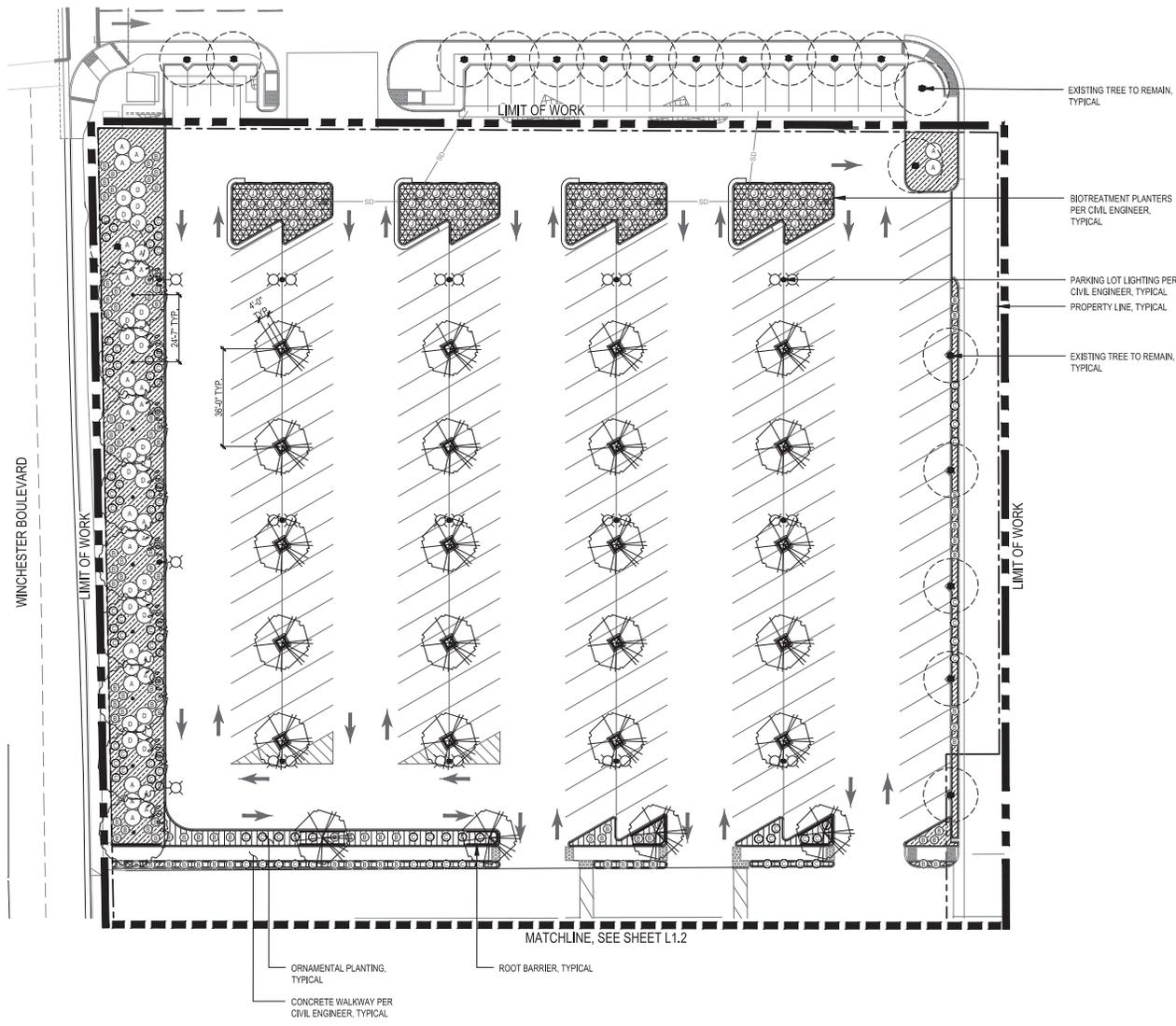
SAFeway PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
ARC REVIEW (PLN23-00502)

PROJECT NO.	3513.23
CAD DWG FILE:	351303EC.DWG
DESIGNED BY:	PTM
DRAWN BY:	PTM
CHECKED BY:	ATL
DATE:	10/08/23
SCALE:	AS SHOWN
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**CONSTRUCTION
BEST
MANAGEMENT
PRACTICES**

Storm drain polluters may be liable for fines of up to \$10,000 per day!

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TREE LEGEND	
BOTANICAL NAME	SYMBOL
LOPHOSTEMON CONFERTUS	
ZELKOVA SERRATA 'GREEN VASE'	

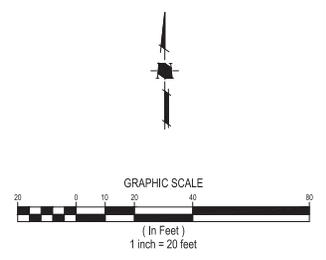
SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ANGOZANTHOS FLAVIDUS	
ANGOZANTHOS 'TEQUILA SUNRISE'	
FRANGULA CALIFORNICA 'EVE'S CASE'	
SALVIA CLEVELANDII	

GROUNDCOVER LEGEND	
BOTANICAL NAME	SYMBOL
BACCHARIS PILULARIS 'TWIN PEAKS'	
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	

EXISTING PLANTS	
BOTANICAL NAME	SYMBOL
JUNCUS PATENS	
ANEMANTHELE LESSONIANA	



SAFEWAY PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)



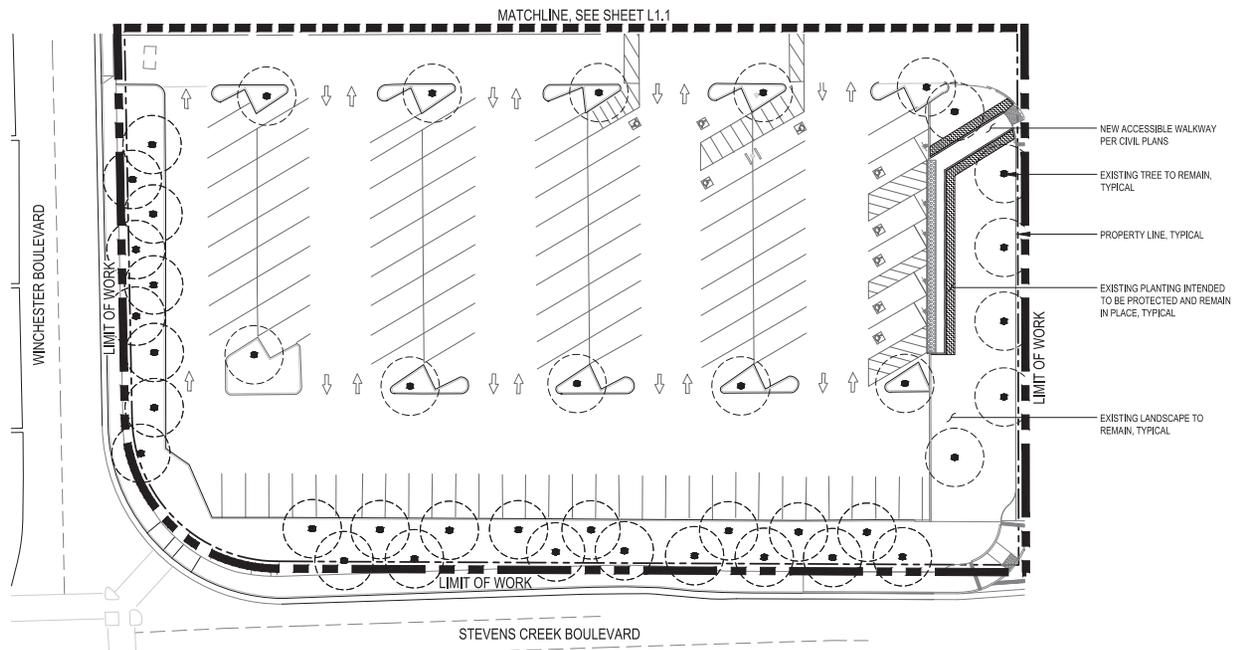
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CAD DWG FILE:	351323L.DWG
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DRAWN BY:	TC
CHECKED BY:	SM
DATE:	10/26/23
SCALE:	1" = 20'
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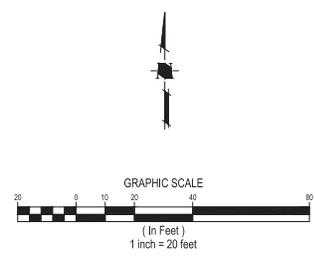
LANDSCAPE PLAN

PLOTTED: 2023/10/26 09:44

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TREE LEGEND	
BOTANICAL NAME	SYMBOL
LOPHOSTEMON CONFERTUS	
ZELKOVA SERRATA 'GREEN VASE'	
SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ANIGOZANTHOS FLAVIDUS	
ANIGOZANTHOS 'TEQUILA SUNRISE'	
FRANGULA CALIFORNICA 'EVE'S CASE'	
SALVIA CLEVELANDII	
GROUNDCOVER LEGEND	
BOTANICAL NAME	SYMBOL
BACCHARIS PILULARIS 'TWIN PEAKS'	
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	
EXISTING PLANTS	
BIOTREATMENT LEGEND	
BOTANICAL NAME	SYMBOL
JUNCUS PATENS	
ANEMANTHELE LESSONIANA	



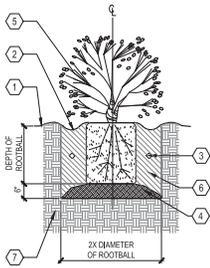
SAFeway PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)

PROJECT NO.	3513.23
CAD DWG FILE:	351323L.DWG
DESIGNED BY:	CM
DRAWN BY:	TC
CHECKED BY:	SM
DATE:	10/26/23
SCALE:	1" = 20'
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LANDSCAPE PLAN

PLOTTED: 2023/10/26 10:39 AM

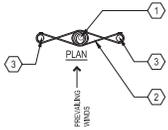
NOTES:
 1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.



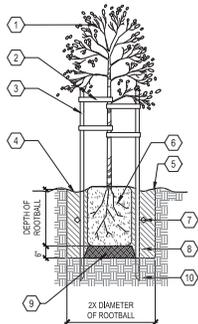
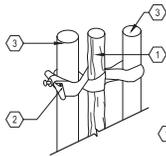
- ① FINISH GRADE
- ② A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
- ③ AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
- ④ FOOT TAMP BASE
- ⑤ SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
- ⑥ APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
- ⑦ NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

D SHRUB PLANTING
 SCALE: N.T.S.

NOTES:
 1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
 3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
 4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.

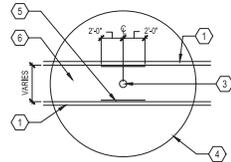


- ① TREE-SEE PLAN FOR SIZE AND TYPE
- ② CINCH TIE OR APPROVED EQUAL
- ③ 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
- ④ A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
- ⑤ FINISH GRADE
- ⑥ ROOTBALL
- ⑦ AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
- ⑧ APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
- ⑨ FOOT TAMP BASE
- ⑩ NATIVE GRADE



C TREE STAKING (DOUBLE)
 SCALE: N.T.S.

NOTES:
 1. ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM WATER, STORM, AND SEWER UTILITIES.
 2. INSTALL AN 18" DEEP 'DEEP ROOT' CONTROL BARRIER AT EDGE OF SIDEWALK.
 3. INSTALL A 24" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB OR INSTALL A 36" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB WHEN WITHIN 6' FROM WATER AND SEWER LATERAL LINES.
 4. NO ROOT CONTROL BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LINES.
 *DEEP ROOT PHONE NUMBER: (800)459-7668

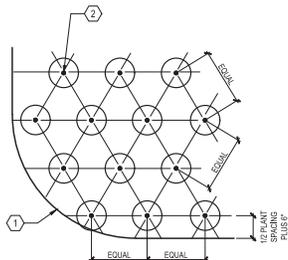


- ① CURB
- ② SIDEWALK
- ③ TREE TRUNK
- ④ TREE CANOPY
- ⑤ ROOTBARRIER
- ⑥ PLANTER AREA

B ROOT BARRIER
 SCALE: N.T.S.

NOTES:
 1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING 'TRIANGULATED' UNLESS OTHERWISE INDICATED ON PLANS.
 2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

- ① EDGE OF PLANTING AREA
- ② TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.



A GROUNDCOVER SPACING
 SCALE: N.T.S.

PROPOSED PLANT PALETTE

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
TREES						
	9	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX	40' X 20'	M
	24	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	15 GALLON	50' X 45'	M
SHRUBS						
	104	ANIGOZANTHOS FLAVIDUS	YELLOW KANGAROO PAW	5 GALLON	3' X 3'	L
	86	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW	5 GALLON	3' X 3'	L
	31	FRANGULA CALIFORNICA 'EVES CASE'	COFFEEBERRY	5 GALLON	4' X 5'	L
	26	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	3' X 6'	L

GROUNDCOVERS

	@ 24" O.C.	BACCHARIS PILULARIS 'TWIN PEAKS'	TWIN PEAKS COYOTE BRUSH	1 GALLON	3' X 8'	L
	@ 36" O.C.	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	CREEPING MYOPORUM	FLAT	1' X 6'	L

BIOTREATMENT

	69	JUNCUS PATENS	COMMON RUSH	1 GALLON	3' X 3'	L
	@ 18" O.C.	ANEMANTHELE LESSONIANA	NEW ZEALAND WIND GRASS	1 GALLON	2' X 2'	L

NOTES:
 1. BARK MULCH: ALL PLANTER AREAS TO RECEIVE A 3" THICK LAYER OF FIR BARK MULCH.
 2. BIOTREATMENT AREAS SHALL RECEIVE 3" NONFLOATABLE MULCH.

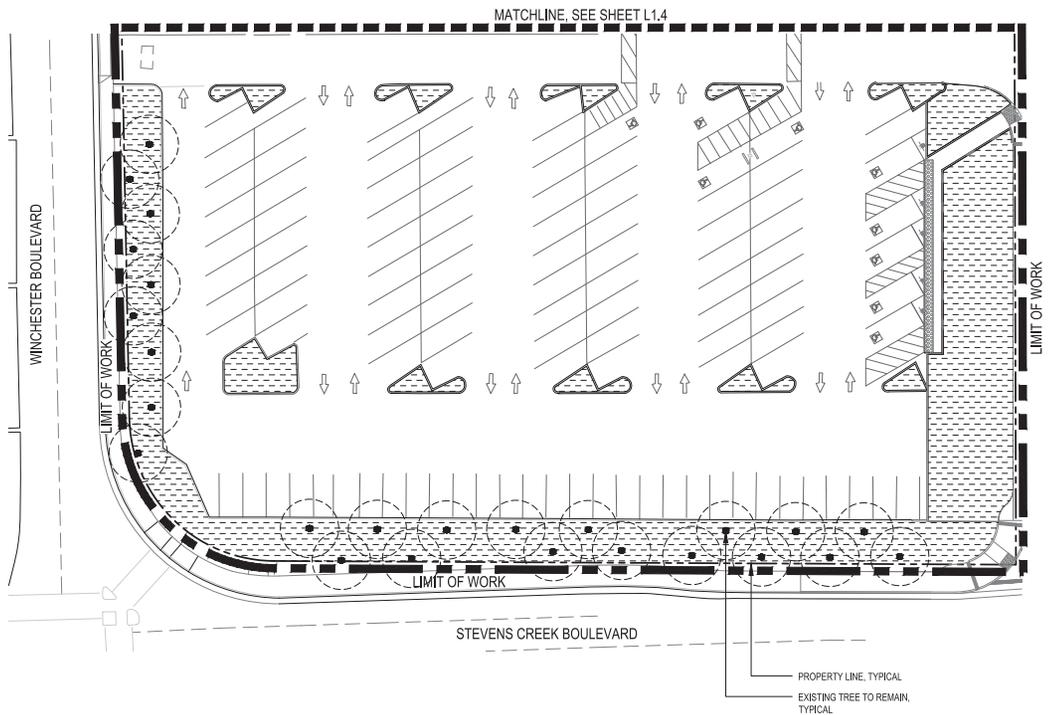


SAFEWAY PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)

PROJECT NO.	3513.23
CAD DWG FILE:	351323CL.DWG
DESIGNED BY:	CM
DRAWN BY:	TC
CHECKED BY:	SM
DATE:	10/26/23
SCALE:	AS NOTED
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PLANTING PALETTE AND DETAILS

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IRRIGATION ZONE LEGEND:

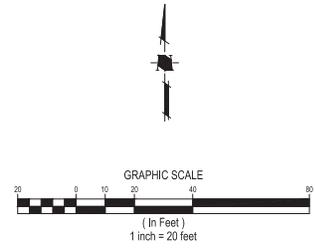
- DRIP IRRIGATION FOR PLANTING AREAS, LOW VOLUME BUBBLERS FOR TREES.
- DRIP IRRIGATION FOR BIOTREATMENT PLANTING AREAS.
- EXISTING IRRIGATION TO REMAIN.

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM, ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
 - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
 - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
 - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
 - E. HYDROZONE INFORMATION TABLE.
 - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.

SBWR RECLAIMED WATER NOTES:

1. THIS PROJECT IS NOT A PART OF THE SOUTH BAY WATER RECYCLING PROGRAM, POTABLE WATER WILL BE USED FOR IRRIGATION.



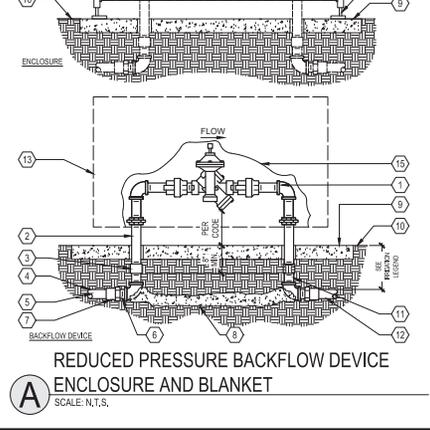
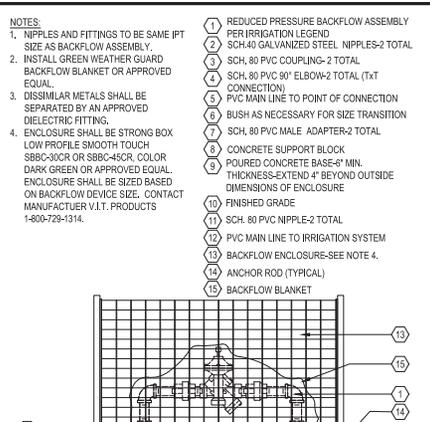
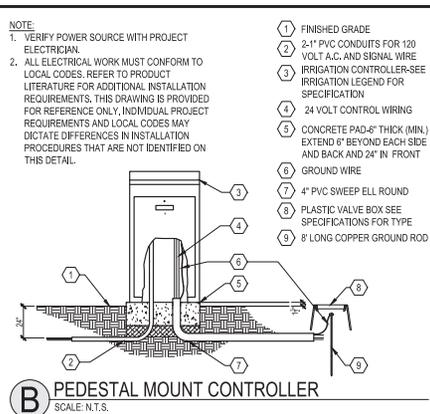
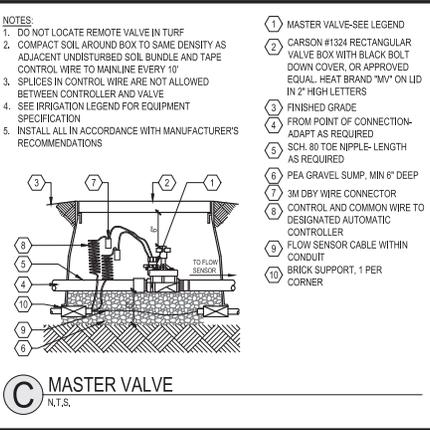
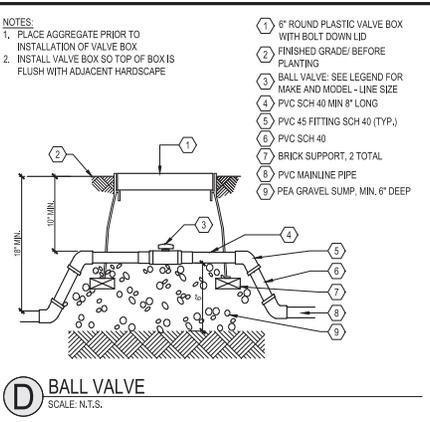
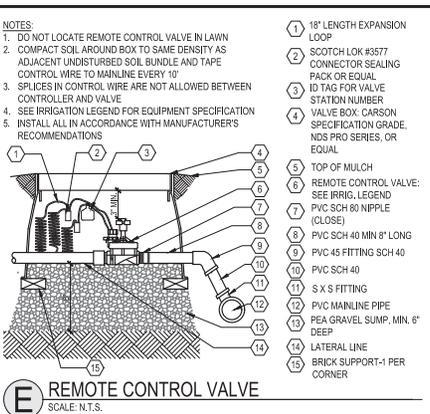
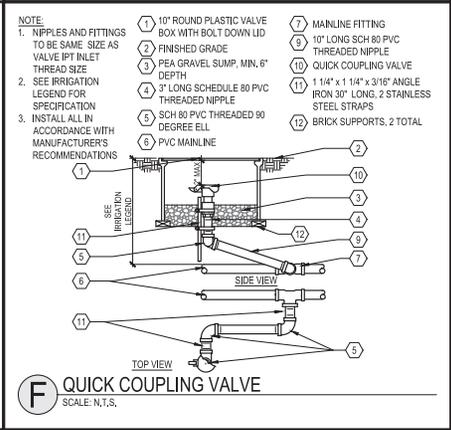
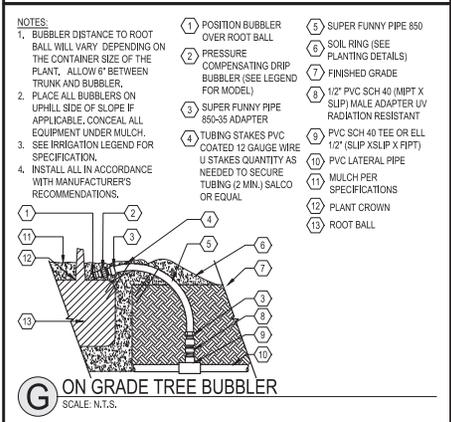
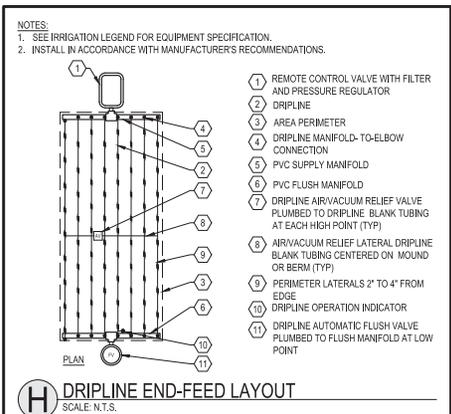
SAFEWAY PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
ARC REVIEW (PLN23-00502)

NO	DATE	DESCRIPTION

PROJECT NO:	3513.23
CAD DWG FILE:	351323L.DWG
DESIGNED BY:	CM
DRAWN BY:	TC
CHECKED BY:	SM
DATE:	10/26/23
SCALE:	1" = 20'
© HMM	

HYDROZONE PLAN

PLOTTED: 2023/10/27 09:04



SAFEWAY PARKING LOT
VALLEY FAIR MALL
3071 STEVENS CREEK BLVD
 ARC REVIEW (PLN23-00502)

PROJECT NO.	3513.23
CAD DWG FILE:	351323L.DWG
DESIGNED BY:	CM
DRAWN BY:	TIC
CHECKED BY:	CM
DATE:	10/02/23
SCALE:	AS NOTED
IRRIGATION DETAILS	
L1.6	
21 OF 21	

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

**Project Address: 3071 Stevens Creek
Zoning: Community Commercial (CC)**

Project Number: PLN23-00502

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	148,284	148,284	15,000	Y
Building Square Footage (SF)				
Main Building:	48,977	--	--	--
Basement:	--	--	--	--
Accessory Building:	--	--	--	--
Total:	48,977	0	--	--
Building Coverage (%)				
Building Coverage (All):	33%	--	--	--
Rear Yard Accessory Building Coverage:	--	--	--	--
Main Building Setbacks (FT)				
Front:	--	--	--	--
Side (left): (right):	--	--	--	--
Street Side:	--	--	--	--
Rear:	--	--	--	--
Accessory Building Setbacks (FT)				
Front:	--	--	--	--
Side (left): (right):	--	--	--	--
Street Side:	--	--	--	--
Rear:	--	--	--	--
From main building:	--	--	--	--
Height (FT)				
Main building:	--	--	--	--
Accessory building:	--	--	--	--
Parking:				
Off-Street:	~106	187	--	Y
Loading spaces:	--	--	--	--
Landscaping				
Open Landscaped Area:	--	--	--	--
Landscaped Buffer:	--	--	--	--
Number of Trees	--	37	1/3 stalls = 62	N

Conditions of Architectural Review Approval

PLN23-00502 / 3071 Stevens Creek Boulevard

Demolition of existing 48,977 square foot building and installation of a 187-stall surface parking lot

GENERAL / PERFORMANCE

- 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 extension thereof. The date of granting this Permit is the date this Permit is approved by the Decision-making body and the appeal period has been exhausted. The expiration date is April 24, 2026.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall 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 of 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.
- During construction retaining a single company to install all fire related penetrations is highly recommended.
 - The grade level lobbies shall be minimum 1-hour rated all sides and above.
 - All stair shafts shall be minimum 1-hour rated.
 - All elevator shafts shall be minimum 1-hour rated.
 - All trash chute shafts shall be minimum 1-hour rated.
 - 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.
 - 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. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- Chapter 15.36 – Energy Code for “all electric” provisions for new construction.
 - Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.
- G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT – PLANNING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

- P1. **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.
- P2. **Number of Trees / Tree Wells.** The owner or designee shall submit a revised plan to the satisfaction of the Community Development Director or designee demonstrating compliance with Chapter 18.36.060(J)(1) and (2).

DURING CONSTRUCTION -- PRIOR TO OCCUPANCY

- 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. **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. ENTER NUMBER HERE parking spaces shall be made available. 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)
- P6. **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

- 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. Any lighting used to illuminate off-street parking areas shall be directed and maintained so as not to interfere with persons using any public street or improvement or to unnecessarily interfere with the use and enjoyment of property of any person.
- P9. Trees planted within 10 feet of a street, sidewalk, paved trail, or walkway shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.
- P10. The minimum planting size for trees shall be 15 gallons, with at least 25 percent of all trees on a project site planted at a minimum 24-inch box size. For commercial, office, community/civic, and industrial development, tree spacing within perimeter planters along streets and abutting residential property shall be planted no farther apart on center than the mature diameter of the proposed species. Minimum planter widths for trees shall be between five and ten feet, consistent with the City's adopted master list of street trees and parking lot trees.

- P11. Planters shall be separated from maneuvering and parking areas by a six-inch raised concrete curb or equivalent. Landscape planters along the sides of parking stalls shall be a minimum of six feet in width.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

- BD1. **Addressing.** Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- a. Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- BD2. **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.
- BD3. **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. 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, 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.
- BD4. **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

- BD5. **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.

FIRE DEPARTMENT

DESIGN / PERFORMANCE—PRIOR TO BUILDING PERMIT ISSUANCE

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 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. **Emergency Responder Radio Coverage System.** Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F7. **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.
- F8. **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.

- F9. **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.
- F10. **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.
- F11. **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

- F12. **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.
- F13. **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.

DURING CONSTRUCTION

- E3. **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.
- E4. **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.

- E5. **Encroachment Permit.** All work within the City of San Jose right-of-way requires City of San Jose encroachment permit.
- E6. **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.
- E7. **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.
- E8. **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.
- E9. **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.
- E10. **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.
- E11. **Encroachment Permit.** Existing streetlights shall be clear of proposed sidewalk, developer shall relocate as necessary.
- E12. **Encroachment Permit.** Stevens Creek Boulevard and Winchester Boulevard along the project frontage has been paved (rubberized hot mix asphalt) by the City of San Jose. After pavement work is completed, no pavement cuts are permitted per the City pavement moratorium (Ordinance No. 1998) until after December 31, 2028. Refer to <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/maintenance-operations/street-maintenance/pavement-preservation-ordinance> for more information.
- E13. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.
- E14. **Encroachment Permit.** Traffic improvements must comply with the City of Santa Clara Standard Details and Specifications for Public Works Construction.
- E15. **Encroachment Permit.** Coordinate with VTA, plan.review@vta.org to confirm if any improvements are required stop on Winchester Blvd adjacent to the project site. (Note: copy City Planner in email and submit brief description of project and construction plans.)
- E16. **Encroachment Permit.** Projects shall implement any improvements identified by VTA at existing bus stops.
- E17. **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.
- E18. **Encroachment Permit.** All on-site structures must be clear of Driveway and Corner Visibility Clearance Areas per City Standard Detail TR-9.
- E19. **Encroachment Permit.** Design and construct minimum 5-foot wide sidewalk.
- E20. **Encroachment Permit.** Design and construct driveway in accordance with City Standard Detail ST-8.
- E21. **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.

- E22. **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.
- E23. **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 – STREETS DIVISION

Landscape – Right of Way

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 site.

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. **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/>.
- SW2. **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.
- SW3. **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

SW4. **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

SW5. **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.

Stormwater

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- 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. **3rd 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. **C.3 Stormwater Treatment Facilities Construction General Notes.** Include C.3 Stormwater Treatment Facilities Construction general notes on the improvement plans.

DURING CONSTRUCTION OR OPERATION

- ST7. **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).
- ST8. **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).
- ST9. **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.
- ST10. **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.
- ST11. **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

ST12. **As-Built Drawings.** As-Built drawing shall be submitted to the Public Works Department.

- ST13. **Final C.3 Inspection.** Applicant shall schedule and City shall conduct a final C.3 inspection.
- ST14. **Inspections.** Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. 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.
- ST15. **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 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.

SILICON VALLEY POWER

- SVP1. Existing SVP transformer serving this site if removed will be actual costs incurred for equipment and cable removals. The pad would be demolished by owner. Parking lot lights shall be re-fed with another service.
- SVP2. Additional EV chargers that trigger any upgrades to the existing transformer size are not permitted. Existing transformer size is 500KVA 120/208V.

WATER & SEWER DEPARTMENT

DESIGN/PERFORMANCE PRIOR TO ISSUANCE OF BUILDING PERMIT

- W1. **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.
- W2. **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.
- W3. **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.
- W4. **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.

- W5. **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.
- W6. **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.
- W7. **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.
- W8. **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).
- W9. **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.
- W10. **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.
- W11. **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.
- W12. **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

- W13. **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.
- W14. **Construction Water.** This project shall use recycled water for all construction water needs for onsite and offsite construction.

W15. **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.

PRIOR TO FINAL OF BUILDING PERMIT

W16. **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.

W17. **Conditional Releases.** The applicant shall comply with all the requirements of any building permit conditional release requirements.

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.



Agenda Report

24-159

Agenda Date: 4/17/2024

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

PUBLIC HEARING: Action on the Architectural Review (PLN22-00495) for a Proposed Central Utility Building for Intel at 3065 Bowers Avenue

File No.(s): PLN22-00495

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 Planned Industrial (MP).

Applicant: John Schwarz

Owner: Intel International

Request: Architectural Review for a new 17,000 square foot Central Utility Building. On an approximately 1.3-acre portion of the Intel campus.

Project Data

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

Points for Consideration

- The project site is an approximately 1.3-acre area of the southwestern corner of the 26-acre Intel Bowers Campus located at 3065 Bowers Avenue.
- The project proposes to redevelop the approximately 1.3-acre portion of the Intel campus, which currently consists of paved surface parking and landscaped areas, with an up to 17,000-square foot Central Utility Building (CUB). The CUB structure would have a ground-level footprint of approximately 14,200 square feet with an additional 2,800 square feet of mechanical penthouse at the roof level, for a total building area of up to 17,000 square feet. The CUB would have a height of up to 50 feet to the top of parapet.
- Per the Santa Clara Code 18.120.020(D)(4), the project requires Architectural Review approval through a Development Review Hearing.
- The proposed CUB would serve the existing and planned equipment at the SC1 cleanroom facility that is located within the central southwestern portion of the Intel Bowers Campus, directly adjacent to the proposed CUB. The SC1 cleanroom is utilized for the manufacture of microchips and other materials in a controlled environment. The CUB would house a chiller area, pumps, brine containment, generator yard, electrical substation/battery storage room, and mechanical equipment. The CUB would also include an approximately 175 square foot office area to be utilized by engineering and maintenance staff.
- All rooftop equipment would be shielded by metal panels along the exterior of the building, and

a screen along the western side of the CUB would further shield the building from the public view along Bowers Avenue. The prefinished perforated metal wall screen is a separate panel feature that would be attached to the CUB. The panel would be a dark grey color. The chillers, electric substation, and generator yard would be within an enclosed exterior yard, obscured from public view.

- Access to the building would be provided via an existing two-way driveway on Bowers Avenue. The proposed CUB 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 would remove 21 surface parking spaces, bringing the total provided from 586 to 565. The required parking is 297 spaces.
- The project includes the removal of nine trees, and the project proposes to plant 11, 36-inch box trees.
- A neighborhood notice was distributed 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 Recommendation

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 565 on-site parking spaces 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 CUB would be existing employees.
- 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 CUB.
 - 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:*
 - 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 a 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.

Conditions of Approval

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

ENVIRONMENTAL REVIEW

The action being considered considers the potential environmental impacts of the project addressed in a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). The MND and Notice of Availability were posted on the City's website and were circulated for 30-day review on January 6, 2024, and closed on February 5, 2024, in accordance with CEQA.

The MND analyzed the project's impact in the various environmental topics covered by CEQA. Most topics were found to have less than significant impact or no impact. The following topics were found to have potential impacts that could be reduced to less than significant with mitigation: air quality,

biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. The mitigations and responsible parties for mitigation are included in the mitigation monitoring and reporting program (MMRP) (Attachment 1).

Findings

There is no substantial evidence that the project will have a significant effect on the environment and that the mitigated negative declaration reflects the lead agency's independent judgment and analysis.

There were no public comments received on the MND.

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 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 April 4th, 2024. As of the writing of this report, planning staff has not received public comments for this application.

RECOMMENDATION

Adopt the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) and **Approve** an Architectural Review for the new 17,000 square foot Central Utility Building 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. Link to Environmental Documents
2. Project Data and Compliance Table
3. Conditions of Approval
4. Development Plan

Links to Environmental Documents for proposed Central Utility Building at 3065 Bowers Avenue

<https://tinyurl.com/CEQADocument3065BowersCUB>

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

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

**Project Address: 3065 Bowers Avenue
Zoning: Planned Industrial (MP)**

Project Number: PLN22-00495

Standard	Existing	Proposed	Requirement	Complies? (Y/N)
Lot Area (SF) (min):	(26 acre)	(26 acre)	20,000	Y
Building Square Footage (SF)				
Main Building:	195,512	+17,000	--	--
Basement:	--	--	--	--
Accessory Building:	--	--	--	--
Total:	195,512	212,512	--	--
Building Coverage (%)				
Building Coverage (All):	15.7%	17.3%	Max 50%	Y
Rear Yard Accessory Building Coverage:	--	--	--	--
Main Building Setbacks (FT)				
Front:	--	70	25	Y
Side (left):	--	--	10	Y
(right):	--	375		
Street Side:	--	63	25	Y
Rear:	--	950	15	Y
Accessory Building Setbacks (FT)				
Front:	--	--	--	--
Side (left):	--	--	--	--
(right):	--	--	--	--
Street Side:	--	--	--	--
Rear:	--	--	--	--
From main building:	--	--	--	--
Height (FT)				
Main building:	--	50	70	Y
Accessory building:	--	--	--	--
Parking:				
Is the site AB 2097 eligible? NO				
Off-Street:	586	565	297	Y
Loading spaces:	--	--	--	--
Landscaping				
Open Landscaped Area:	26%	26%	25%	Y
Landscaped Buffer:	--	--	--	--

Conditions of Architectural Review Approval

PLN22-00495 # / 3065 Bowers Avenue

Architectural Review for a proposed 17,000 square foot Central Utility Building and onsite improvements.

GENERAL / PERFORMANCE

- 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 decision-making body and the appeal period has been exhausted. The expiration date is 4/17/2026.
- G2. **Conformance with Plans.** Prior to the issuance of Building Permit, the development of the site and all associate improvements shall 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 owner or designee's new improvements, then the cost of said relocation shall be borne by the owner.
- 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. **Reach Codes.** This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022. See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- a. Chapter 15.36 – Energy Code for “all electric” provisions for new construction.
 - b. Chapter 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.
- G9. Comply with all applicable codes, regulations, ordinances and resolutions.

COMMUNITY DEVELOPMENT - PLANNING DIVISION

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 ground at any distance from the building. 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 in accordance with SCCC 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. 565 parking spaces shall be made available. 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. **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.
- P9. **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.

MITIGATION MEASURES

- P10. **Mitigation Measures.** Mitigation measures described in the MMRP are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.
- P11. **Mitigation Monitoring and Reporting Program.** Mitigation Monitoring and Reporting Program (MMRP), prepared for this project in compliance with the California Environmental Quality Act (CEQA), shall be incorporated by reference as conditions of approval. The applicant shall comply with all specified mitigation measures in the timelines outlined in the project's MMRP.

COMMUNITY DEVELOPMENT - BUILDING DIVISION

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- BD1. Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- a) Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- BD2. 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.
- BD3. 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. 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, 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.
- BD4. No construction code review or analysis is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; 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). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
- During construction retaining a single company to install all fire rated penetrations is highly recommended.
 - The grade level lobbies shall be min.1 hour rated all sides and above.
 - All stair shafts shall be min. 1 hour rated.
 - All elevator shafts shall be min. 1 hour rated.
 - All trash chute shafts shall be min. 1 hour rated.
 - Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - Any trash rooms shall be min. 1 hour rated all sides and above.
- BD5. 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.

- BD6. Temporary Certificates of Occupancy 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

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- H1. 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 \$2.88 per square foot. The estimated fee will be \$48,960 (\$2.88 x 17,000sf). Please note that Applicant shall 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).

FIRE DEPARTMENT

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- F1. Prior to 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:
- A. Department of Toxic Substances Control (DTSC);
 - B. State Water Resources Control Board; or
 - C. Santa Clara County, Department of Environmental Health.
- F2. 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.
- F3. 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.
- F4. Prior to Building Permit Issuance, a separate construction permit for fire hydrants shall be obtained from the fire department. 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 will be required.

- F5. 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.
- F6. Prior to the issuance of the Building Permit, a construction permit from the fire department apparatus access roads is required to be submitted for review and approval. Roadways must be provided to comply with all the following requirements:
 - a) 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 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.

- F7. Prior to Building Permit Issuance, provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- F8. 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.
- F9. 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 / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- E1. 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. 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.

- E3. 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 subdivision map and/or issuance of building permits.
- E4. All work within County of Santa Clara right-of-way shall require a County encroachment permit.
- E5. 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.
- E6. 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.
- E7. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined it is unnecessary to add 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 analysis indicates that there should be enough SS conveyance capacity to accommodate the proposed development.
- E8. Developer 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.
- E9. 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 Public Works Director.
- E10. 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.
- E11. A VMT analysis is not required for this project as it will generate less than 110 daily trips.
- E12. A traffic study is not required for this project as it doesn't seem to generate over 100 net new trips in the AM or PM peak hour.
- E13. Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9.

DURING CONSTRUCTION – PRIOR TO OCCUPANCY

- E14. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.

PUBLIC WORKS DEPARTMENT – STREETS DIVISION

Right of Way Landscape

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- L1. Include [City of Santa Clara Tree Protection Standards](#) and [City of Santa Clara Arborist Notes](#) on all improvement plans.
- L2. No cutting of any part of **public right-of-way trees**, including roots, shall be done without securing approval from the City Streets Division. If approved, applicant shall follow all specifications outlined in the permit. Refer to City of Santa Clara Arborist Notes and implement all City of Santa Clara Tree Protection Standards.
- L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.
- L4. Right of Way tree replacement ratio shall be 2:1 with minimum box size replacements. If project can't meet the 2:1 replacement ratio, tree planting fees must be paid prior to issuance of building permit.

Solid Waste

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- SW1. 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 of Santa Clara Development Guidelines for Solid Waste Services](#) as specified by the development type. Contact the Public Works Department at Environment@SantaClaraCA.gov or (408) 615-3080 for more information.
- SW2. 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 of Santa Clara Development Guidelines for Solid Waste Services](#).
- SW3. 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, renovation and construction activities. Applicant must visit <http://santaclara.wastetracking.com/> (Green Halo) to obtain a waste tracking number and create a Waste Management Plan. Applicant must then submit the plan for approval through <http://santaclara.wastetracking.com/> (Green Halo). After approval, provide the Green Halo waste online tracking number to Building staff.
- SW4. 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 [City of Santa Clara Construction Solid Waste Management Notes](#) into construction plans.

- SW5. This property falls within the City's non-exclusive franchise hauling area. The applicant is required to use the City's non-exclusive franchise haulers and rate structure for any hired debris boxes. For a current list of current non-exclusive franchise haulers, visit www.santaclaraca.gov/cd. 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.
- SW6. All refuse shall be collected at least once a week. All projects shall submit a preliminary refuse service level assessment for approval to the City Streets Division.

PRIOR TO FINAL OF BUILDING PERMIT

- SW7. 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 City Street Division. A minimum of two (2) weeks review time is required.

Stormwater

DESIGN / PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

- ST1. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan and update:
- C.3 Data Form
 - Special Project Narratives and Worksheet (as appropriate)
 - Erosion and Sediment Control Plan
- ST2. 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 shall be submitted with the Plan.
- ST3. For projects that disturb 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 a NOI will be inspected by the City once per month during the wet season (October – April).
- ST4. 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](#) with the plans.
- ST5. Include the [C.3 Treatment Facilities Construction Notes](#) on the Improvement Plans and/or Stormwater Control Plans.
- ST6. 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).
- ST7. Permeable Pavement, Media Filter vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a 3rd 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.
- ST8. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C).
 - ST9. 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 Environment@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit <http://santaclaraca.gov/cd> under Stormwater Management. Inspection of permeable pavement, media filter vaults and full trash capture devices is to be done annually by December 31 of each year.
 - ST10. Any site design measures used to reduce or resize the size of stormwater treatment measures shall not be installed without the written approval from the City. Any approved changes will require a recertification of design and installation by a qualified 3rd party consultant and an amendment of the property's O&M Agreement with the City.
 - ST11. All interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
 - ST12. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system. All trash enclosures must have roofs.
 - ST13. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
 - ST14. The use of architectural copper is prohibited.

DURING CONSTRUCTION OR OPERATION

- ST15. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVRUPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation.
- ST16. Developer shall install "No Dumping – Flows to Bay" medallions on any storm drains located on private property.
- ST17. All outdoor equipment and material 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 drawing shall be submitted to the Public Works Department prior to building permit final.

SILICON VALLEY POWER

DESIGN / PERFORMANCE– PRIOR TO BUILDING PERMIT ISSUANCE

- SVP1. For the proposed development scope, electrical capacity up to the campus maximum of 11.7MVA may be used in accordance to the Distribution Interconnection Report (Report ID#23-0004 issued on Nov. 6th).
- SVP2. For the campus as a whole, electrical capacity exceeding 11.7MVA would trigger the ramp rates & completion of the identified projects as outlined in the conclusion section of the Distribution Interconnection Report (Report ID#23-0004 issued on Nov. 6th). The on site projects identified in this report include a new distribution trench within an existing easement along the east side of the site. To connect this trench to SVP's Fairview Substation additional easement areas may be required.
- SVP3. Clearances: (Make sure job notes do not conflict with SVP clearance requirements)
- a. EQUIPMENT
 - i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
 - ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
 - iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
 - iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
 1. Thirty (30) inches from side of equipment sides.
 2. Forty Eight (48) inches in front of access doors.
 - a. Barrier Pipes in front of access doors shall be removable.
 - b. CONDUITS
 - i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
 - ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
 - iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - iv. Three (3) foot minimum clearance is required between sign posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
 - v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
 - vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
 - vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.
 - c. VAULTS/MANHOLES
 - i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
 - ii. Five (5) foot minimum clearance is required between adjacent conduits.
 - iii. Minimum 36" from face of curb, or bollards required.
 - d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)

- i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - e. Guy Anchors
 - i. Five (5) foot minimum clearance is required between the center of anchor line and any excavation area. (UG1250 sheet 15).
 - f. Trees
 - i. OH 1230 for Overhead Lines
 - ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities
- SVP4. Reference listed SVP standards for clearances.
 - a. 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
- SVP5. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a “Load Survey” form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a “Service Investigation Form” and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
- SVP6. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- SVP7. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- SVP8. 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.
- SVP9. Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP10. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP11. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it’s 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.
- SVP12. If transformer pads are required, City Electric Department requires an area of 17’ x 16’-2”, which is clear of all utilities, trees, walls, etc. This area includes a 5’-0” area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8’-0” apron to a 3’-0”, providing the apron is back of a 5’-0” min. wide sidewalk. The transformer pad must be a minimum of 10’-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- SVP13. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE’s or electric easements.

- SVP14. Any relocation of existing electric facilities shall be at Developer's expense.
- SVP15. Electric Load Increase fees may be applicable.
- SVP16. The developer shall provide the City, 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 City shall accept the work. The developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, 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 (Santa Clara City Code chapter 17.15.210 (2)).
- SVP17. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- SVP18. 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. The review process may take several months depending on the size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
- SVP19. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP20. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- SVP21. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- SVP22. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs, or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.
- SVP23. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel in a separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developers 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.

SVP24. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP25. 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.

SVP26. High Rise Metering and Multi-Floor Infrastructure Requirements
a. Refer to UG0250 – High Density Residential Metering Requirements
b. Refer to FO-1901 – Fiber Optic Splicing and Testing Methods

SVP27. 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.

SVP28. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

SVP29. No cross-parcel distribution is allowed. SVP service points must be within the parcels that they serve.

OPERATIONAL CONDITIONS

SVP30. In events where electric service is provided at 120/208V or 277/480V the utility connection point is at the secondary compartment of SVP transformers. The customer owns and maintains the cable and conduits up to the SVP transformers.

SVP31. In events where electric load demand exceeds 2MVA or service size exceeds 4000 Amps at 480V for a building, the Customer shall take service at 12KV. If electric load for a single metered location service exceeds 4.5MVA, additional 12KV service(s) may be provided. All 12KV utility connection points terminate at the Customer Switchgear. UGEE easement up to the Customer Switchgear is required, along with an 18’ drivable space. 10’ working clearance is required in front of and behind the switchgear. 5’ working clearance is required on the sides of the switchgear (with no panels). Customer 12KV Switchgear must be located outdoors on “real dirt” unless otherwise agreed upon with SVP. SVP owns and maintains the cable/conduit up to the customer switchgear.

WATER & SEWER DEPARTMENT

DESIGN/ PERFORMANCE – PRIOR TO BUILDING PERMIT ISSUANCE

W1. Development Impact Analysis: A Development Impact Analysis request has been submitted for the project and the impacts are currently being analyzed. If there is a deficiency in the existing potable water distribution or storage infrastructure, the developer will be required to upgrade the potable water system as determined and approved by the City. The required potable water system upgrades will be at developer's expense. The evaluation may change based on pending development applications and future projects. The potable water hydraulic analysis does not guarantee or in any way reserves or holds distribution capacity until developer has Final Approval for the project.

W2. 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.
- W3. Potable Water Redundancy: For all onsite industrial water use that requires uninterrupted service, the project shall provide a potable water back-up supply source that complies with all recycled water separation requirements.
- W4. Recycled Water Design: Each Recycled Water land use (irrigation, dual-plumbing, cooling system, industrial processes, etc.) shall have a separate metered service connection to the main. Applicant shall verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W5. 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.
- W6. 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 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.
- W7. 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.
- W8. 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.
- W9. 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.
- W10. 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.
- W11. 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.
- W12. 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.
- W13. Fats, Oil and Grease (FOG): All food service land uses conducting commercial cooking operations including dishwashing activities and equipment cleaning that generate grease-laden wastewater are subject to review from the Water and Sewer Utilities Department, for FOG Control and grease interceptor installation requirements. All food service projects are required to have an approved stamp from the Santa Clara County Department of Environmental Health before plans can be accepted for review. Contact Compliance Division of the Water and Sewer Utilities at (408) 615-2002 for a Food Service Checklist to initiate the process. Items to address include: future maintenance agreements, identification of proposed plumbing and equipment, calculation for proposed grease control device(s), identification of proposed grease control device(s), and waste/recycling/tallow storage.
- W14. 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.
- W15. 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).
- W16. 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.
- W17. 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.

- W18. 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.
- W19. 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.
- W20. 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.

PRIOR TO FINAL OF BUILDING PERMIT

- W21. 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.

KEY:

G = General

P = Planning Division

Conditions of Architectural Review Approval

BD = Building Division

H = Housing & Community Services Division

F = Fire Department

PR = Parks & Recreation Department

PD = Police Department

E = Engineering Division

Streets Division (Landscape, Solid Waste, and Stormwater)

L = Landscape

SW = Solid Waste

ST = Stormwater

SVP = Silicon Valley Power

W = Water & Sewer Department

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: _____

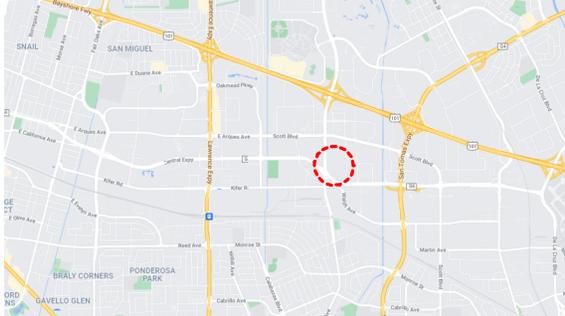
Relationship to Property: _____

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.

INTEL MASK OPERATIONS SANTA CLARA CENTRAL UTILITY BUILDING

PROJECT LOCATION



CONCEPT VIEW



SCOPE OF WORK SUMMARY

- Central Utility Building (CUB) to serve the existing & planned equipment at the SC1 cleanroom facility.
- Site Area: 1.3 Acres of the southwest corner of the Bowers campus / Total Site Area 1128204 SF
- Total Floor area 17,000 SF - Ground Level Area: 14,200 SF; Penthouse Area: 2,800 SF
- Height 50 feet
- The proposed building will house chillers, cooling towers, pumps and piping, instrumentation and control equipment, emergency backup generators, and other mechanical equipment to support existing operations.

File No. PLN22-00495

Intel Corp 3065 Bowers Ave, Santa Clara, CA 95054



PROJECT TEAM

GLUMAC



DATE: 08/25/2022	BY: [Signature]	FILE: PLN22-00495
REV: 01	DESCRIPTION: ARCHITECTURAL REVIEW	DATE: 08/25/2022
		PROJECT ARCHITECT: TWINSTEPS ARCHITECTURE 11 NORTHMARK STREET SUITE 500 SAN JOSE, CA 95128 JOB#: SC-2021 CONTACT: MAM
CA - DMS 		CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 20000 RIVER SAN JOSE, CA 95131
CUB PROJECT ARCHITECTURAL REVIEW PACKAGE		
WORK SHEET:	DRAWING NUMBER: XHWCB-AM-004-0000-TSA-01	HEET NUMBER: CUB-PPC-001
DRAWN BY:	DATE:	DRAWING SCALE:

PROJECT OVERVIEW

The Campus is approximately 26 acres in size & is located north of Central Expressway between Bowers Avenue & Coronado Drive.

The Intel Bowers Campus is home to the Intel Mask Operations (IMO) Factory. Masks, templates used to transfer & print designed circuitries onto silicon wafers, are the critical first step in the Intel semiconductor manufacturing process, & Intel's worldwide chip-making facilities are dependent on masks from IMO.

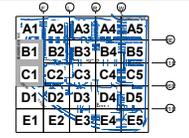
Intel is working to meet the continued growth & demand in the worldwide semiconductor industry, along with an immediate global shortage of semiconductors. As such, additional semiconductor processing tools are being installed in the existing SC1 cleanroom.

The purpose of the proposed Central Utility Building (CUB) project is to serve the existing & planned equipment at the SC1 cleanroom facility. The CUB will be constructed on an approximately 1.3-acre site area of the southwest corner of the existing campus. The CUB building will have at total floor area 17,000 SF / Building footprint 14,200 SF, with a height of approximately 50 feet.

The proposed building will house chillers, cooling towers, pumps & piping, instrumentation & control equipment, emergency backup generators, & other mechanical equipment.

The Project will also require minor site circulation & landscape improvements around the new building, as well as connections to the existing manufacturing facilities on the site.

OVERHEAD VIEW FROM BOWERS AVENUE



CAMPUS KEY PLAN

SITE USAGE

CUB CALCULATIONS	
PROPOSED CUB BUILDING	
Existing Campus Building Coverage (Includes SC1+ SOW 625)	181312.46
Increase in Building coverage (Includes CUB+SOW 625)	14300.00
Total Campus Building Coverage	195612.46
Total Site Building Coverage (%)	17.33
Existing Campus Landscape Area	250316.30
Net Landscape Area removed (SF)	9,870
Total Campus Landscape Area (SF)	260186.30
Total Site Landscape Area (%)	25.08
Existing Site Parking (P)	586.00
Parking Removed	21.00
Parking Required for CUB	0
Total Site Parking	565.00
Site Area (SF)	1128204.00

FINAL CAMPUS SITE CALCULATIONS WITH CUB EXPANSION						
Code Analysis	Building Coverage (% of site)	Accessory Structures, Storage R. Covered Mechanical (% of site)	Exterior Mechanical & Electrical Equipment (% of site)	Total Accessory, Storage, Covered Mechanical + Exterior Equipment, (18.46.030)*	Landscape Compliance (%)	Parking Available (not including overflow)
Existing MP Planned Industrial Requirements	50.00	N/A	N/A	22.5% per MMA PLN21-1508*	25% of Lot area	297
Existing Site	15.70	1.08	10.11	11.19	26.69%	586, 63 bike
APPROVED PROJECTS UNDER CONSTRUCTION: OUTDOOR EQUIPMENT GROWTH						
1. SOW 616 New SC2 Support Equipment Area (South of SC2)	15.70	1.08	10.29	11.37	26.51	586
2. SOW 606- M2 MUA Replacement	15.70	1.08	10.54	11.62	26.30	586
PROJECTS						
3. APPROVED: SOW 625 SC2 Mechanical - Treatise as Primary Building	16.07	1.08	10.54	11.62	26.07	586
4. APPROVED: SOW 625 SC2 Treatise	16.07	1.08	10.67	11.75	25.95	586
7. PROPOSED: CUB Building / SOW 642 (64)	17.33	1.08	10.96	12.04	25.08	565**

* Maximum Exterior Mechanical Allowance increased to 22.5% of site area per Minor Modification Approval, Case File # PLN21-1508; Area still remaining and available for future exterior mechanical is 9,825

** No additional parking required for CUB building.

DATE: 08/11/2021
 TIME: 10:07:29 AM
 USER: jason@intel.com
 PROJECT: CB1-ARCHITECTURAL
 SHEET: CB1-PCC-002

CA - DMS
intel
 CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP
 20000 DOWNEY BLVD, SUITE 200
 DOWNEY, CA 90240

CB1-ARCHITECTURAL

PCC PACKAGE
PROJECT INFORMATION

WORK SHEET: CB1-PCC-002
 SHEET NAME: CB1-PCC-002
 SHEET NUMBER: 002
 SHEET TOTAL: 002
 SHEET CODE: 002
 DRAWING SCALE: AS SHOWN

	Building Division 408-615-2440 Email: Building@sanclara.gov Permit Center: 408-615-2420 Email: PermitCenter@sanclara.gov Automated Inspection Scheduling System: 408-615-2400
	2022 CALIFORNIA GREEN BUILDING CODE (CGC) CHECKLIST FOR NEW NONRESIDENTIAL BUILDINGS
BUILDING PERMIT NO.: _____ ADDRESS: _____ BLD# _____ JOB NUMBER AVE _____	MANDATORY MEASURES PROVIDED (see below)
Feature or Measure	Yes
SITE DEVELOPMENT (CGC 5.106)	<input type="checkbox"/>
Storm water pollution control. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activity per CGC 5.106.1.1 or Best Management Practices (BMPs) per CGC 5.106.1.2.	<input type="checkbox"/>
Short term bicycle parking. If this project is anticipated to generate motor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of new visitor motorized vehicle parking capacity, with a minimum of one two-hack capacity rack per CGC 5.106.4.1.1.	<input type="checkbox"/>
Long term bicycle parking. For buildings with 10 or more tenant occupants, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one bicycle parking facility per CGC 5.106.4.1.2.	<input type="checkbox"/>
Bicycle parking at shell buildings. For new shell buildings in phased projects, provide secure bicycle parking for 5 percent of the anticipated tenant-occupied vehicle parking spaces with a minimum of one bicycle parking facility per CGC 5.106.4.1.4.	<input type="checkbox"/>
Bicycle parking facility requirements. Accessible bicycle parking facility shall be convenient from the street and shall meet additional requirements of CGC 5.106.4.1.5.	<input type="checkbox"/>
Electrical vehicle (EV) charging. Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with the California Building Code and California Electrical Code per CGC 5.106.5.1 as amended by City of Santa Clara Reach Code Ordinance No. 2066 (CGC 2023 Reach Code) Section 15.38.050.	<input type="checkbox"/>
EV capable spaces. Provide electric vehicle infrastructure and capability for electric vehicle charging to support the minimum Level 2 EV charging as specified in CGC 5.106.5.3.3 as amended by CGC 2023 Reach Code Section 15.38.050.	<input type="checkbox"/>
Electric vehicle charging stations (EVCS). Provide electric vehicle infrastructure and capability for electric vehicle charging with minimum required Level 2 EVCS as specified in CGC 2023 Reach Code Section 15.38.050 amended per CGC 5.106.5.3.2.	<input type="checkbox"/>
Installation of each Direct Current Fast Charging (DCFC) shall be permitted to reduce the minimum required Level 2 EVCS spaces in accordance with CGC 2023 Reach Code section 15.38.050 (d) Exception 3 or 2022 California Green Code Section 5.106.5.3.2, as amended by CGC 2023 Reach Code Section 15.38.050(c), whichever is more stringent.	<input type="checkbox"/>
Automated load management system (ALMS) that is permitted for EVCS. When ALMS is installed, the electrical load capacity for each EVCS may be reduced when serviced by an EVCS controlled by an ALMS, CGC 5.106.5.3.3 as amended by CGC 2023 Reach Code Section 15.38.050.	<input type="checkbox"/>
Accessible EVCS. When EVCS is installed, accessible EVCS shall be provided in accordance with the California Building Code Section 118-228.3 per CGC 5.106.5.3.4.	<input type="checkbox"/>
Identification. The recovery termination location shall be permanently and visibly marked as "EV Ready," per CGC 5.106.5.3.5 as amended by CGC 2023 Reach Code Section 15.38.050.	<input type="checkbox"/>

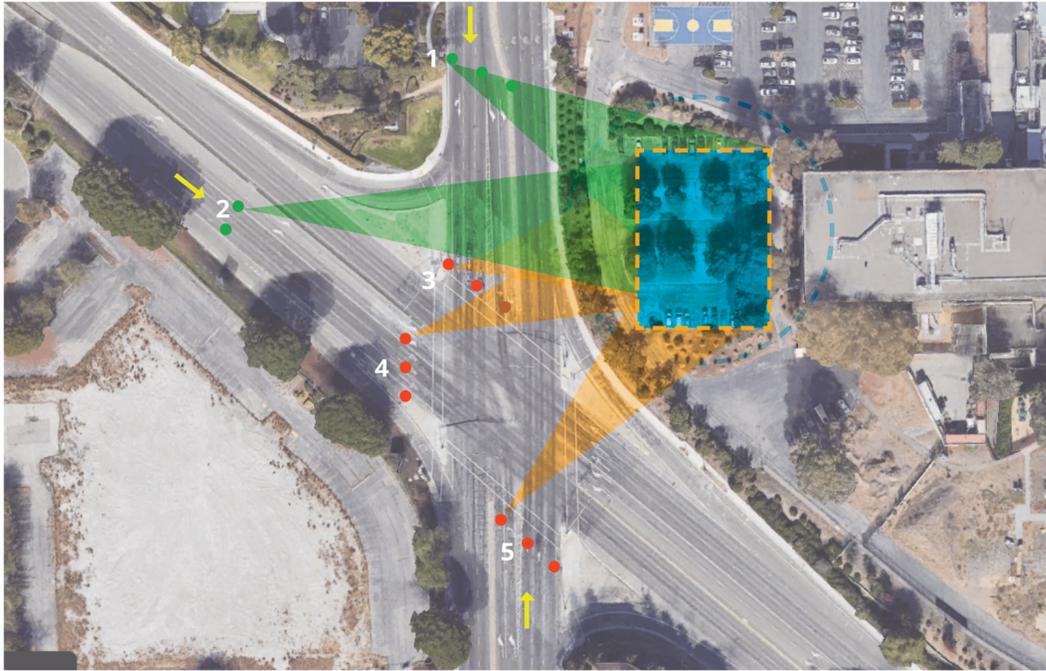
BLD Permit No.: _____	
Electric vehicle (EV) charging: medium-duty and heavy-duty. Construction shall comply with CGC 5.106.5.4.1 to facilitate future installation of EVSE. Warehouses, grocery stores and retail stores with planned off-street loading spaces shall also facilitate future installation of medium- and heavy-duty EVSE per CGC 5.106.5.4.	<input type="checkbox"/>
Electric vehicle charging readiness requirements for warehouses, grocery stores and retail stores with planned off-street loading spaces. Construction plans and specifications shall provide for installation of spare receptacle(s) or busbar(s) and adequate capacity for transformer(s), service panel(s) or subpanel(s) in accordance with CGC Table 5.106.5.4.1, the California Electrical Code and additional requirements of CGC 5.106.5.4.1.	<input type="checkbox"/>
Light pollution reduction. Outdoor lighting systems shall be designed and installed to comply with requirements in the California Energy Code and in compliance with CGC 5.106.8.	<input type="checkbox"/>
Grading and paving. Construction plans shall indicate how site grading and a drainage system will manage all surface water flow and keep water from entering buildings. Examples of methods to manage surface water include those shown in Items 1-5, per CGC 5.106.10.	<input type="checkbox"/>
California Energy Code. The building's construction shall meet or exceed the requirements of the 2022 California Building energy efficiency standards per CGC 5.201.	<input type="checkbox"/>
INDOOR WATER USE (CGC 5.303)	<input type="checkbox"/>
Water conservation. Water conservation shall be provided for the users described in Sections 5.303.1.1 and 5.303.1.2.	<input type="checkbox"/>
Buildings in excess of 50,000 square feet. Separate submitters shall be installed as follows:	<input type="checkbox"/>
1. For each individual basin, rest or other tenant space within the building proposed to consume more than 100 gallons, including but not limited to: spaces used for laundry or showers, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.	<input type="checkbox"/>
2. Where separate submitters for individual building tenants are unfeasible, for water supplied to the following subsystems:	<input type="checkbox"/>
a. Makeup water for cooling towers where flow through is greater than 500 gpm.	<input type="checkbox"/>
b. Makeup water for evaporative coolers greater than 8 gpm.	<input type="checkbox"/>
c. Steam and hot water boilers with energy input more than 500,000 Btu/h.	<input type="checkbox"/>
Excess consumption. A separate submeter or metering device shall be provided for any tenant within a building that is proposed to consume more than 1,000 gallons.	<input type="checkbox"/>
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (troughs and showerheads) shall comply with the prescriptive reduction flow rates specified in CGC 5.303.3.1 through 5.303.3.4, per CGC 5.303.3.	<input type="checkbox"/>
Commercial kitchen equipment. Food waste disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use and actively grinding food waste (solid) or shall automatically air off after no more than 10 minutes of activity. Disposers shall use no more than 8 gpm of water per CGC 5.303.4.1.	<input type="checkbox"/>
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the 2022 California Plumbing Code and in Chapter 6 of the CGC, per CGC 5.303.4.	<input type="checkbox"/>
OUTDOOR WATER USE (CGC 5.304)	<input type="checkbox"/>
Outdoor potable water use in landscape areas. Nonresidential developments shall comply with the City's Water Service and Use Rules and Regulations, Item No. 24, as adopted in Santa Clara City Code Section 13.15.180, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 5.304.1.	<input type="checkbox"/>
Weather protection. Provide a weather-resistant exterior wall foundation envelope as required by California Building Code Section 1802.2, manufacturer's installation instructions or local ordinance, whichever is more stringent per CGC 5.407.1.	<input type="checkbox"/>
Moisture control. Employ moisture control measures by the following methods:	<input type="checkbox"/>
Sprinklers. Prevent ignition spray on structures per CGC 5.407.2.1.	<input type="checkbox"/>
Entries and openings. Design exterior entries and openings to prevent water intrusion into buildings by providing exterior door protection per CGC 5.407.2.2.1 and flashing per CGC 5.407.2.2.2 (CGC 5.407.2.2).	<input type="checkbox"/>

BLD Permit No.: _____	
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 5.408)	<input type="checkbox"/>
Construction waste diversion. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3, or meet a local ordinance.	<input type="checkbox"/>
Verification of compliance. A copy of the completed waste management report shall be provided per CGC 5.408.1.4.	<input type="checkbox"/>
Excavated soil and land clearing debris. 100% of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled per CGC 5.408.3.	<input type="checkbox"/>
BUILDING MAINTENANCE AND OPERATION (CGC 5.410)	<input type="checkbox"/>
Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling per CGC 5.410.1.	<input type="checkbox"/>
Commissioning. 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 building systems and components meet the owner's project requirements. Commissioning shall be performed in accordance with Section 5.410.2. These requirements are separate from the commissioning requirements of Section 120.8 of the California Energy Code.	<input type="checkbox"/>
Commissioning report. A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative per CGC 5.410.2.6.	<input type="checkbox"/>
Testing and adjusting. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet per CGC 5.410.4.	<input type="checkbox"/>
Testing and adjustment report. After completion of testing, adjusting and HVAC balancing, provide a final report testing signed by the individual responsible for performing these services per CGC 5.410.4.4.	<input type="checkbox"/>
Operation and maintenance manual. Provide the building owner with detailed operating and maintenance instructions and copies of guarantees/warranties for each system prior to final inspection per CGC 5.410.4.5.	<input type="checkbox"/>
Inspections and reports. Include a copy of all inspection verifications and reports required by the City per CGC 5.410.4.5.1.	<input type="checkbox"/>
ENVIRONMENTAL QUALITY	<input type="checkbox"/>
FIREPLACES (CGC 5.901)	<input type="checkbox"/>
Install only a direct-vent sealed-combustion gas or heated wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall also comply with Santa Clara City Code Chapter 15.05 (CGC 5.901.1).	<input type="checkbox"/>
Woodstoves. Woodstoves and pellet stoves shall comply with US 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 per CGC 5.901.1.	<input type="checkbox"/>
POLLUTANT CONTROL (CGC 5.504)	<input type="checkbox"/>
Temporary ventilation. The permanent HVAC system shall only be used during construction if necessary to condition the building within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1998, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy. (CGC 5.504.1)	<input type="checkbox"/>
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the City to reduce the amount of dust, water and debris which may enter the system per CGC 5.504.3.	<input type="checkbox"/>

BLD Permit No.: _____	
Finish material pollutant control. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.	<input type="checkbox"/>
Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the standards listed in CGC 5.504.4.1.	<input type="checkbox"/>
Paints and coatings. Architectural paints and coatings shall comply with Table 5.504.4.3 unless more stringent local limits apply.	<input type="checkbox"/>
Verification. Verification of compliance with this section shall be provided at the request of the City per CGC 5.504.4.3.	<input type="checkbox"/>
Carpet systems. All carpet systems, carpet underlay, and carpet adhesive installed in the building interior shall meet the testing and product requirements of the standards listed in Section 5.504.4.4.	<input type="checkbox"/>
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in CGC Table 5.504.4.5.	<input type="checkbox"/>
Verification. Verification of compliance with this section shall be provided as required by the City per CGC 5.504.4.5.	<input type="checkbox"/>
Resilient flooring systems. For 80% of floor areas receiving resilient flooring, installed resilient flooring shall comply with CGC 5.504.4.6.	<input type="checkbox"/>
Verification. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits per CGC 5.504.4.6.1.	<input type="checkbox"/>
Thermal insulation. Thermal insulation shall comply with the requirements of CGC 5.504.4.7.	<input type="checkbox"/>
Verification. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits per CGC 5.504.4.7.	<input type="checkbox"/>
Acoustical ceilings and wall panels. Acoustical ceilings and wall panels shall comply with the requirements of CGC 5.504.4.8.	<input type="checkbox"/>
Verification. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits per CGC 5.504.4.8.1.	<input type="checkbox"/>
Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air prior to occupancy that provides at least a MERV of 15. MERV 10 filters shall be installed after any flush-out or testing and prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual per CGC 5.504.8.3.	<input type="checkbox"/>
Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating per CGC 5.504.8.3.1.	<input type="checkbox"/>
Environmental tobacco smoke (ETS) control. Prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows where outdoor areas are provided for smoking and within the building as already prohibited by other laws, regulations or policies, whichever are more stringent, per CGC 5.504.7.	<input type="checkbox"/>
INDOOR MOISTURE CONTROL (CGC 5.508)	<input type="checkbox"/>
Indoor moisture control. Building shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Section 1202 (Ventilation) and Chapter 14 (Exterior Walls). See CGC 5.407.2 for additional measures. (CGC 5.508.1)	<input type="checkbox"/>
AIR QUALITY AND EXHAUST (CGC 5.506)	<input type="checkbox"/>
Outside air delivery. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (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, per CGC 5.506.1.	<input type="checkbox"/>
Carbon dioxide (CO₂) monitoring. For buildings equipped with demand control ventilation, CO ₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120.1(e)(4), per CGC 5.506.2.	<input type="checkbox"/>
ENVIRONMENTAL COMFORT (CGC 5.507)	<input type="checkbox"/>
Acoustical control. Employee building assemblies and components with STC values determined in accordance with ASTM E90 and ASTM E413 or OITC determined in accordance with ASTM E 1332, using either the exterior noise transmission prescriptive or performance method in Sections 5.507.4.1 or 5.507.4.2. (CGC 5.507.4)	<input type="checkbox"/>
Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public spaces shall have an STC of at least 40 (CGC 5.507.4.3).	<input type="checkbox"/>

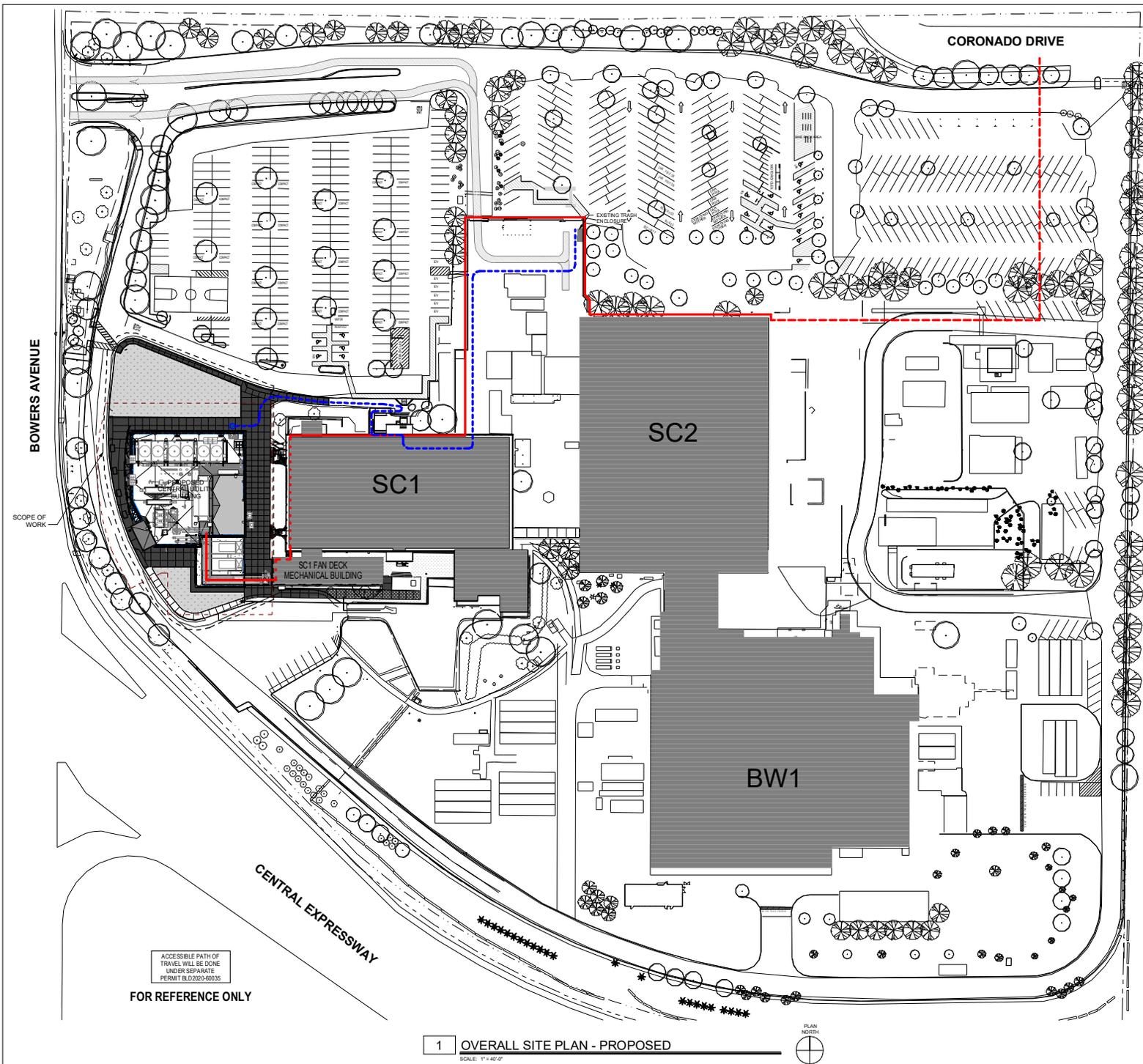
BLD Permit No.: _____	
OUTDOOR AIR QUALITY (CGC 5.509)	<input type="checkbox"/>
Ozone depletion and greenhouse gas reductions. Installation of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.509.1.1 and 5.509.1.2.	<input type="checkbox"/>
Supermarket refrigerant leak reductions. New commercial refrigeration systems shall comply with CGC 5.509.2 when installed in retail food stores 3,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater.	<input type="checkbox"/>
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS (CGC 702)	<input type="checkbox"/>
Installer training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program, per CGC 702.1.	<input type="checkbox"/>
Special inspection. Special inspectors employed by the owner or the owner's agent shall be qualified and able to demonstrate competence in the discipline they are inspecting, per CGC 702.2.	<input type="checkbox"/>
VERIFICATION (CGC 703)	<input type="checkbox"/>
Documentation. Upon request, verification of compliance with the CA Green Code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance, per CGC 703.1.	<input type="checkbox"/>
Responsible Designer's Declaration Statement I hereby certify that this project has been designed to meet the requirements of the 2022 California Green Building Standards Code.	<input type="checkbox"/>
Contractor Declaration Statement I hereby certify, as the builder or installer under permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.	<input type="checkbox"/>
Name: _____ Signature: _____ Date: _____ Company: _____ Address: _____ City: _____ State: _____ Zip: _____	Name: _____ Signature: _____ Date: _____ License: _____ Address: _____ City: _____ State: _____ Zip: _____

111 NORTH MARINE STREET SUITE 100-A, SAN JOSE, CA 95131 408-282-0811 CONTACT: MAM	
	
	
CB1 - ARCHITECTURAL	
CAL GREEN CODE LEGEND	
PROJECT NO: MWCR-AM-00-04-0000-TSA-0M BUILDING NAME:	SHEET TITLE: CB1-PCB-004 DRAWING SCALE:



VIEW CORRIDOR/PUBLIC WAY DIAGRAM

SHEET NO. 000000 SHEET TITLE: VIEW CORRIDOR/PUBLIC WAY DIAGRAM		DATE: 08/20/2011 DRAWN BY: MAM	
			
CB1 - ARCHITECTURAL CUB BUILDING		PROJECT NO.: 000000 PROJECT NAME: CB1 - ARCHITECTURAL PROJECT LOCATION: 11 NORTHMARK STREET, SUITE 101, SAN JOSE, CA 95128 JOB #: 00-0001 CONTACT: MAM	
WORK NO.: SHEET NAME: SHEET NUMBER:	PROJECT NO.: PROJECT NAME: PROJECT LOCATION:	SHEET TITLE: SHEET NUMBER:	DRAWING SCALE:



A1	A2	A3	A4	A5
B1	B2	B3	B4	B5
C1	C2	C3	C4	C5
D1	D2	D3	D4	D5
E1	E2	E3	E4	E5

CAMPUS KEY PLAN

SITE PLAN NOTES

- CONTRACTOR SHALL LOCATE & PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL POTHOLE & FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING SITE WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR COMMENCING WORK.
- GRADING AROUND THE BUILDING SHALL SLOPE 2% MINIMUM AWAY FROM THE BUILDING IN LANDSCAPE AREAS FOR A MINIMUM OF 10' UNLESS OTHERWISE NOTED. IMPERMEABLE SURFACES SUCH AS CONCRETE OR ASPHALT SHALL SLOPE 2% MAXIMUM AWAY FROM BUILDING.
- REFER SITE DETAILS FOR SITE RELATED ACCESSIBILITY COMPLIANT CONSTRUCTION REQUIREMENTS.
- ALL PARKING STRIPING, DIRECTIONAL ARROWS, NO PARKING AREAS, & SITE SIGNAGE SHALL BE PROVIDED UNDER THIS CONTRACT. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL SITE WALKS, STAIRS, & LANDINGS SHALL HAVE POSITIVE SLOPE NOT EXCEEDING 2% TO ALLOW FOR POSITIVE DRAINAGE.
- ALL UTILITY CONNECTIONS FROM THE PUBLIC RIGHT OF WAY TO THE BUILDING SHALL BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY ALL STANDARDS FOR PUBLIC RIGHT OF WAY.
- CONTRACTOR SHALL COORDINATE ALL SITE RELATED CONSTRUCTION WITH CIVIL, ELECTRICAL, & PLUMBING.
- ALL LANDSCAPE AREA SHALL BE 2" BELOW ADJACENT HARDSCAPE SURFACE UNLESS OTHERWISE NOTED.
- THERE SHALL BE 4" x 4" x 2' CONCRETE STRIP ADJACENT TO THE BUILDING OR ACCESSORIES STRUCTURES EXCEPT WHERE CONCRETE WALLS OR PILLARS ARE OCCUR.
- CONTRACTOR TO COORDINATE ALL SITE LIGHT POLE LOCATIONS. REFER FILE BASE DETAILS FOR ADDITIONAL INFORMATION.
- ALL CURBS & GUTTER TO BE MONOLITHICALLY POURED. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL CURBS DESIGNATED AS FIRE LANE SHALL BE PAINTED RED & HAVE FIRE LANE PAINTED IN WHITE EVERY 20'.

SITE PLAN LEGEND

- EXISTING BUILDING
- NEW LANDSCAPE/HARDSCAPE AREA SEE LANDSCAPE SHEETS
- CONCRETE PAVING - HEAVY DUTY REFER CIVIL SHEETS
- PATH OF TRAVEL - GARBAGE TRUCK
- CLUB PROJECT SITE AREA LINE
- PROPERTY LINE
- PATH OF TRAVEL - TO EXISTING TRASH ENCLOSURE
- RECYCLED WATER ROUTE - ABOVE GROUND
- RECYCLED WATER ROUTE - BELOW GROUND
- RECYCLED WATER ROUTE - WITHIN BUILDING

ACCESSIBLE PATH OF TRAVEL WILL BE DONE UNDER SEPARATE PERMIT BLD2020-60035 FOR REFERENCE ONLY

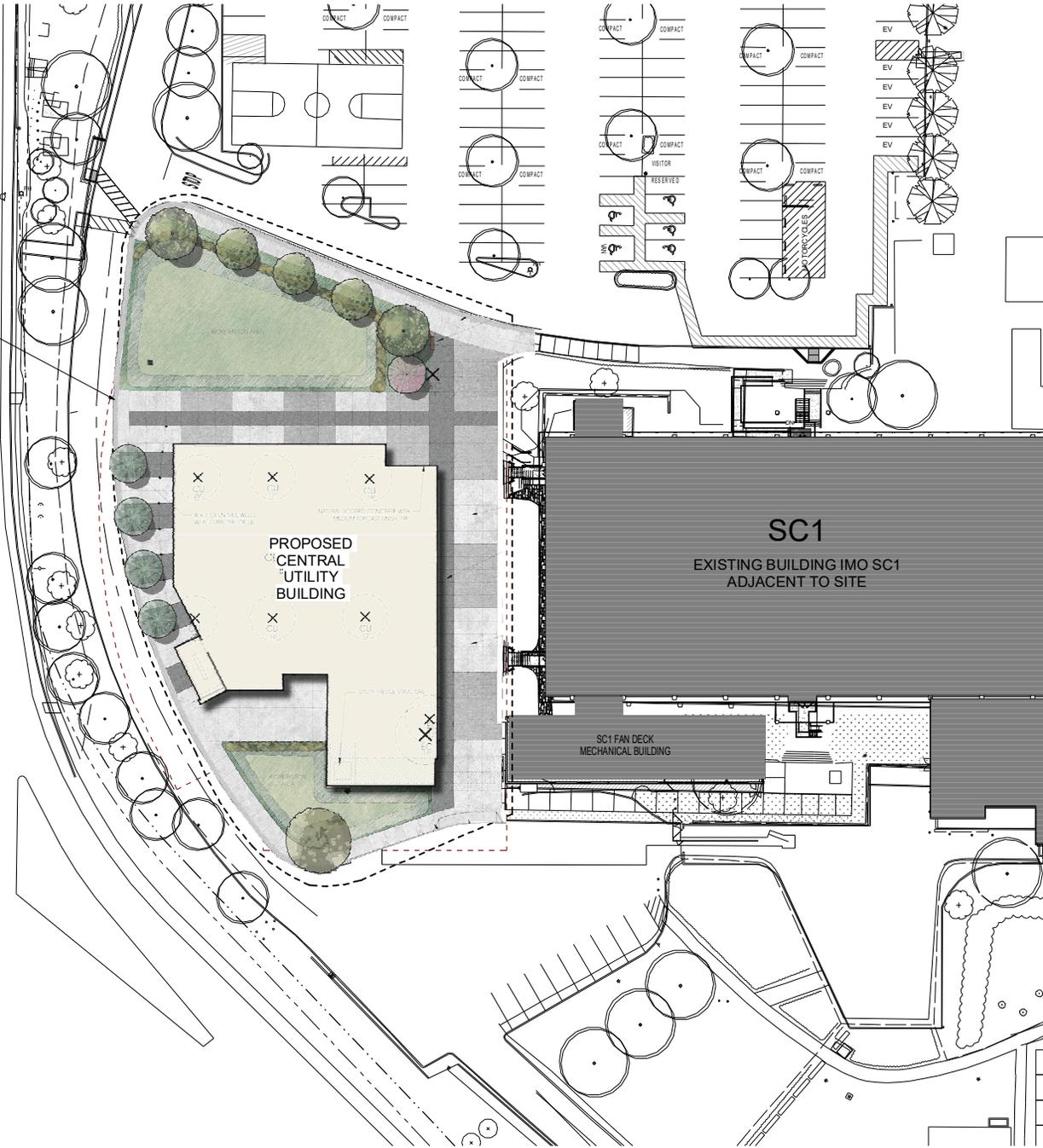
1 OVERALL SITE PLAN - PROPOSED

SCALE: 1" = 40'-0"



<p>DATE: 08/20/2020 DESIGNED: J. GARDNER DRAWING NO: 111</p>	<p>PROJECT: CB1 ARCHITECTURAL 111 NORTHMANOR STREET SUITE 100, SAN JOSE, CA 95128 JOB#: 20-0281 CONTRACT: IAA</p>
<p>PROJECT ARCHITECT: TRINITYS ARCHITECTURE</p>	<p>CA - DMS CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 2000 JAVELIN DRIVE, SUITE 100 SAN JOSE, CA 95131</p>
<p>WORK SHEET: SHEET NAME: SHEET NUMBER: 111</p>	<p>TITLE BLOCK: CB1-PC02-0007 SHEET NUMBER: 111 SCALE: 1" = 40'-0"</p>

SCOPE OF WORK

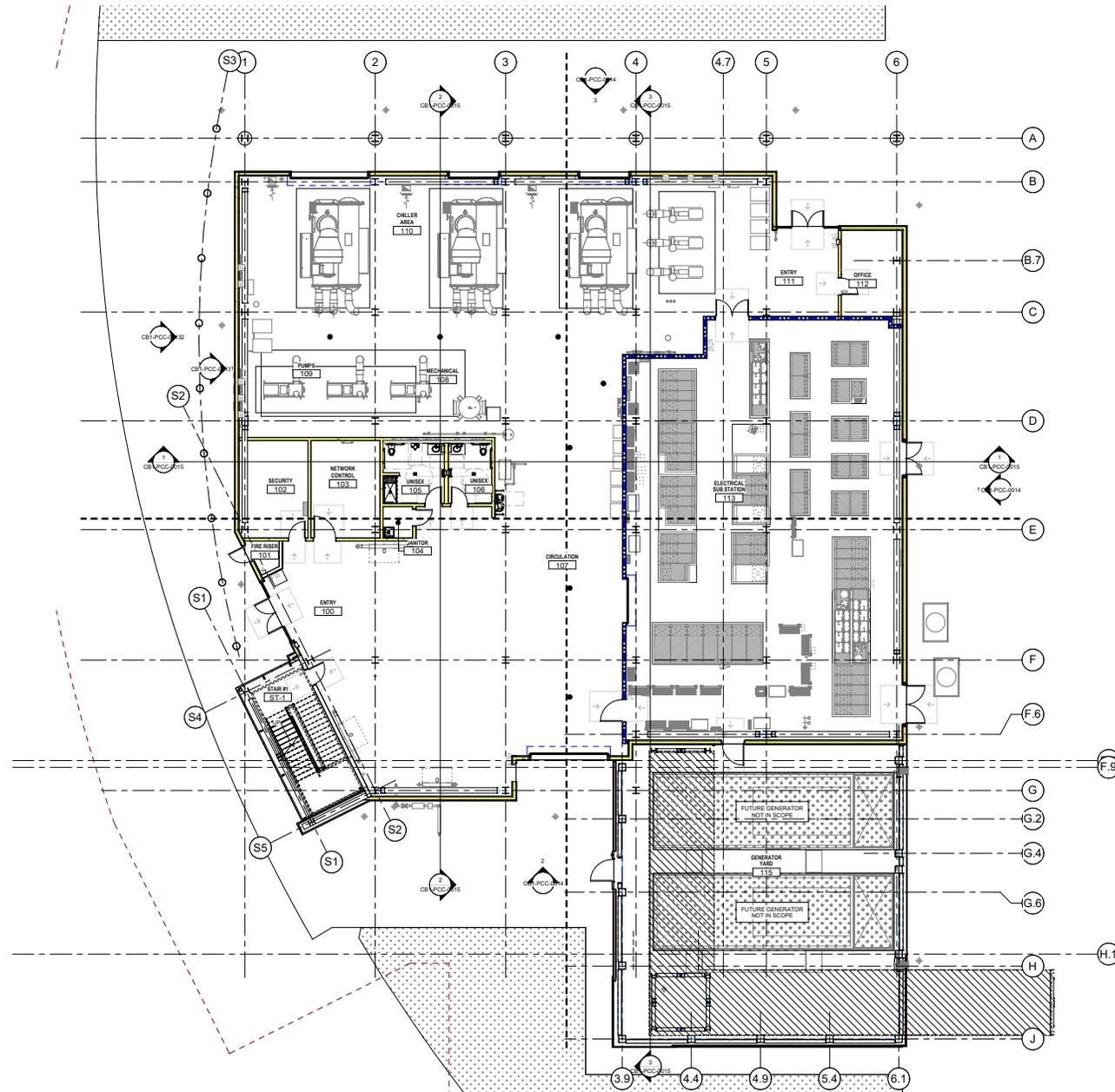


LEVELS
2nd-FLOOR
1st-FLOOR



**CUB
KEY PLAN**

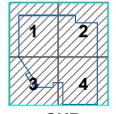
<p>PROJECT ARCHITECT 11 NORTHMARK STREET SUITE 901 SAN JOSE, CA 95128 JOB# SC-2021 CONTACT: MAM</p>	<p>PROJECT ARCHITECT 11 NORTHMARK STREET SUITE 901 SAN JOSE, CA 95128 JOB# SC-2021 CONTACT: MAM</p>
<p>CA - DMS intel CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 20000 BLOSSOM</p>	<p>PROJECT ARCHITECT 11 NORTHMARK STREET SUITE 901 SAN JOSE, CA 95128 JOB# SC-2021 CONTACT: MAM</p>
<p>CB1 - ARCHITECTURAL GROUND LEVEL - 1AA ENLARGED SITE PLAN - PROPOSED</p>	
<p>WORK SHEET SHEET NAME XWVCR-1AA-004-0000-TSA-01</p>	<p>SHEET TITLE CB1-PC0-003</p>
<p>DATE 11/11/2021</p>	<p>DATE 11/11/2021</p>



1 GROUND LEVEL - OVERALL
SCALE: 1/8" = 1'-0"



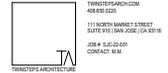
LEVEL
2RA+ROOF
10A+GROUND



CUB KEY PLAN



DATE: 08/20/2014	TIME: 10:00 AM
USER: JIM KIM	PROJECT: CB1
REV: 10/20/2014	DESCRIPTION: REVISED



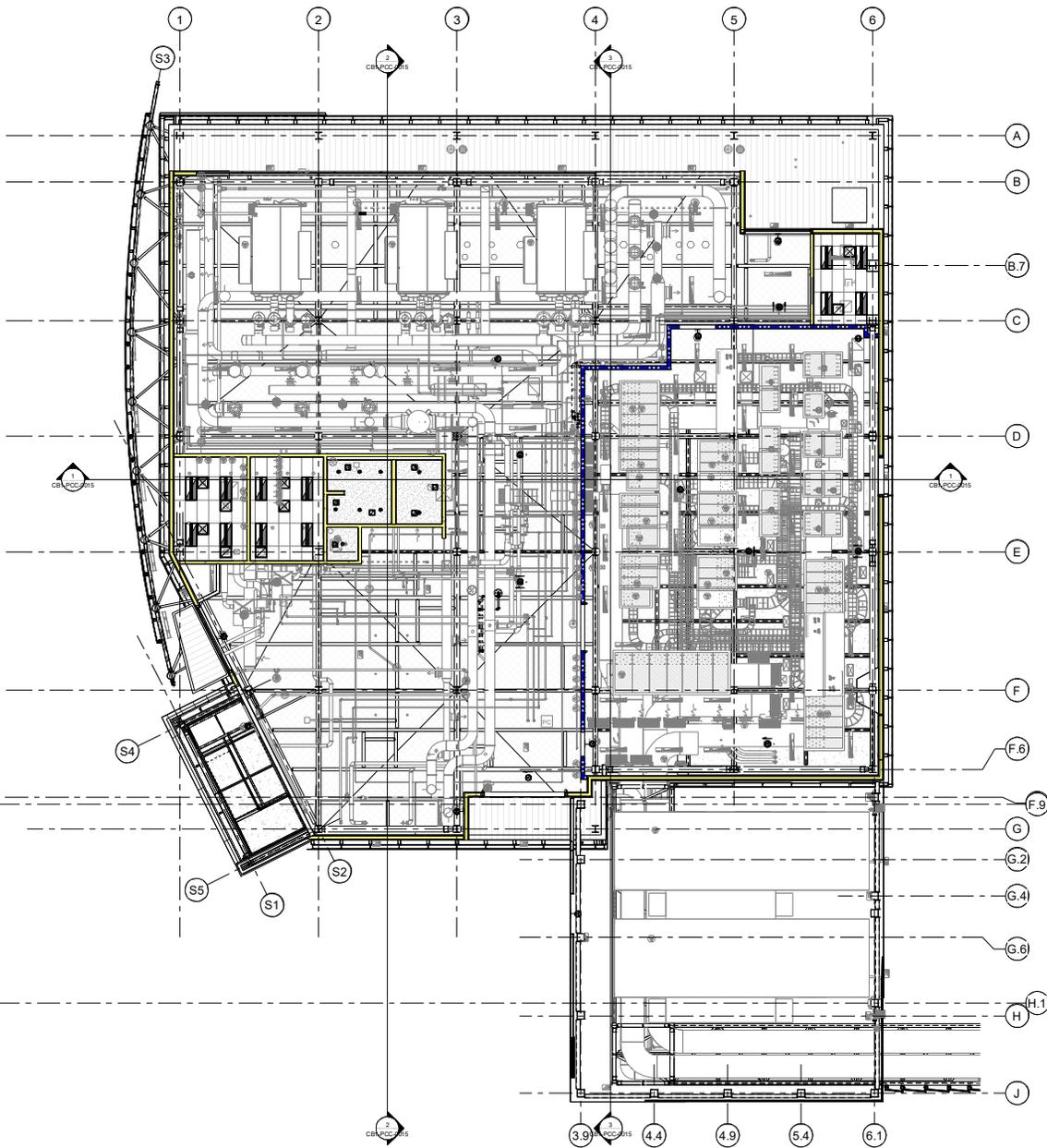
CA - DMS



**CB1 - ARCHITECTURAL
GROUND LEVEL - 10A
OVERALL
FLOOR PLAN**

PROJECT NO:	PROJECT NAME:	PROJECT NUMBER:
2014-08-20	2014-08-20	2014-08-20
2014-08-20	2014-08-20	2014-08-20
2014-08-20	2014-08-20	2014-08-20

1/8" = 1'-0"



CEILING TYPE LEGEND

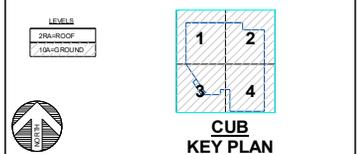
	ACT-1: 2x4B SUSPENDED ACOUSTICAL LAY-IN TILE SUSPENDED FROM 4" METAL STUD JOISTS & W/ F.O.C. FRAMED AT TOP OF WALL SYSTEM
	GYP-1: GYP. BD. CEILING - PAINT
	GYP-2: GYP. BD. CEILING - EPOXY PAINT
	EXP-1: BATT INSULATION W/ SCRM., EXPOSED STRUCTURE - PAINT
	EXP-2: EXPOSED STRUCTURE - PAINT
	MTL-4: PREFINISHED METAL PANEL SOFFIT - REFER TO EXTERIOR SCHEDULE

REFER FINISH LEGEND FOR ADDITIONAL INFORMATION

CEILING PLAN LEGEND

	2x4 LAY-IN LIGHT FIXTURE ON EMERGENCY CIRCUIT
	LIGHT FIXTURE, SEE ELECTRICAL DWGS
	RECESSED DOWNLIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE ON EMERGENCY CIRCUIT
	EXIT SIGN W/ DIRECTION ARROW (AS REQ'D)
	DIFFUSER - SUPPLY
	DIFFUSER - RETURN
	DIFFUSER - EXHAUST

REFER MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION



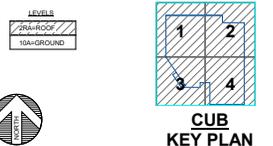
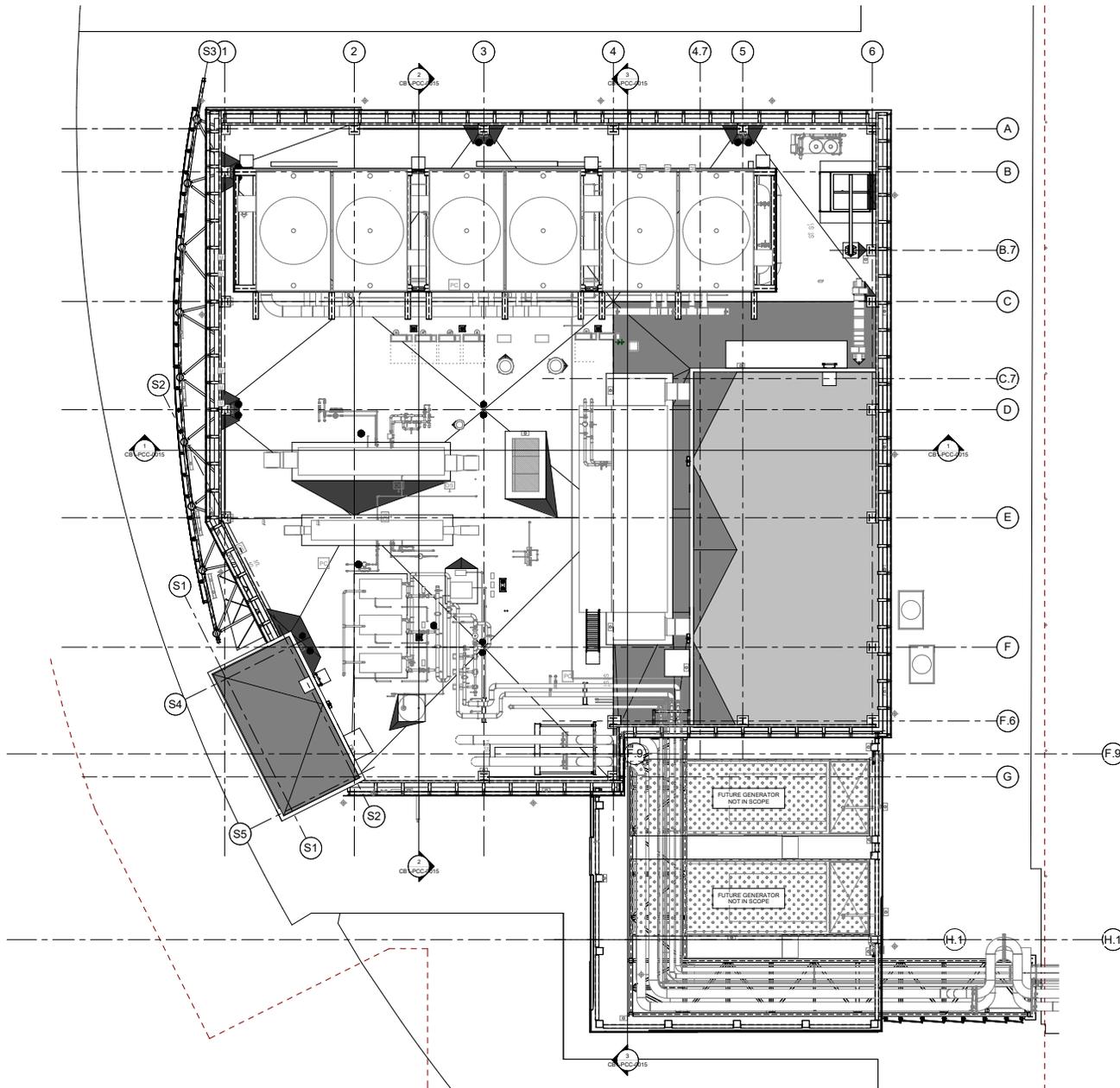
- CEILING PLAN NOTES**
- COORDINATE W/ MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR CEILING MOUNTED ELEMENTS. NOT ALL MFP ELEMENTS ARE SHOWN ON THIS DRAWING.
 - LIGHT FIXTURES, GRILLES, HEAT & SMOKE DETECTORS, SPEAKERS, SPRINKLER HEADS, ETC. SHALL BE LOCATED CENTER OF CEILING TRUSS.
 - CEILING MOUNTED ELEMENTS SHALL BE ALIGNED & SPACED AS SHOWN ON CEILING PLANS & CEILING DETAILS.
 - ALL DEVICES (JUNCTION BOXES, VAH/VAC CONTROLS, BAY OFF VALVES, ETC.) REQUIRING ACCESS SHALL BE REMOTELY LOCATED AWAY FROM GYP. BD. CEILING'S. COORDINATE LOCATIONS W/ MEP DRAWINGS.
 - ALL FACIAL SOFFITS, HEADERS, & GYP. BD. CEILING'S SHALL ALLOW W/ ADJACENT WALL SURFACE IN THE SAME PLAN UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL SUBMIT A DRAWING WHICH COORDINATES THE INSTALLATION OF ABOVE CEILING ELEMENTS (DUCTWORK, LIGHTS, SPRINKLER HEADS, ETC.) PRIOR TO SUBMISSION OF SHOP DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY ANY CONFLICTS AT THE TIME THE COORDINATED DRAWING IS SUBMITTED.
 - ALL NEW MECHANICAL DUCTWORK, PIPING, & ELECTRICAL ELEMENTS MUST BE LOCATED TO ALLOW FOR INSTALLATION OF FIXTURES INDICATED.
 - COORDINATE LOCATION OF LIGHT FIXTURES W/ ARCHITECTURAL DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN LIGHTING FIXTURES & EXISTING CONDITIONS (PIPES, STRUCTURE, MECHANICAL, ETC.) PRIOR TO INSTALLATION OF CEILING.
 - IN SPACES W/ RECESSED ACOUSTICAL CEILING GRIDS, THE LAYOUT SHALL BE CENTERED IN EACH DIRECTION UNLESS OTHERWISE NOTED.
 - COORDINATE LOCATION OF WALL MOUNTED LIGHT FIXTURES W/ ARCHITECTURAL ELEVATIONS.
 - PROVE EPOXY PAINT AT ALL WET AREAS (GYP. BD. CEILING'S, INCLUDING, BUT NOT LIMITED TO TOILET ROOMS & SHOWERS). REFER FINISH SCHEDULE.
 - ALL CEILING HEIGHT ELEVATIONS ARE RELATIVE TO THE IMMEDIATELY ADJACENT CONCRETE FLOOR SLAB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL COORDINATE SUSPENDED LIGHT FIXTURE FIRST. INSTALL W/ ARCHITECT FOR REVIEW PRIOR TO PROCEEDING W/ FULL INSTALLATION OF FIXTURES.

1 GROUND LEVEL - REFLECTED CEILING PLAN - OVERALL

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



<p>PROJECT ARCHITECT</p> <p>11 NORTH MARKET STREET SUITE 1500 SAN JOSE, CA 95131 JOB# 20-0281 CONTACT: MAM</p> <p>THINNETS ARCHITECTURE</p>	<p>PROJECT ARCHITECT</p> <p>11 NORTH MARKET STREET SUITE 1500 SAN JOSE, CA 95131 JOB# 20-0281 CONTACT: MAM</p> <p>THINNETS ARCHITECTURE</p>
<p>OWNER</p> <p>INTEL CORPORATION, 4000 AVENUE</p>	<p>OWNER</p> <p>INTEL CORPORATION, 4000 AVENUE</p>
<p>PROJECT NAME</p> <p>CB1 - ARCHITECTURAL</p>	<p>PROJECT NAME</p> <p>CB1 - ARCHITECTURAL</p>
<p>PROJECT NUMBER</p> <p>CB1-PC0-000</p>	<p>PROJECT NUMBER</p> <p>CB1-PC0-000</p>
<p>DATE</p> <p>1/20/20</p>	<p>DATE</p> <p>1/20/20</p>
<p>SCALE</p> <p>1/8" = 1'-0"</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p>



ROOF PLAN NOTES

- REFER ROOF DETAIL SHEETS FOR TYPICAL ROOF DETAILS.
- NOT ALL ROOF PENETRATIONS ARE SHOWN ON THE ARCHITECTURAL ROOF PLAN SHEETS. IN ADDITION TO THE ARCHITECTURAL DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE STRUCTURAL, MECHANICAL, ELECTRICAL, & PLUMBING DOCUMENTS FOR ALL SUCH OCCURRENCES. ALL PENETRATIONS OF THE ROOF SHALL MEET THE MANUFACTURER'S WRITTEN RECOMMENDATIONS TO MAINTAIN INTEGRITY OF THE ROOF SYSTEM. COMMON PENETRATION DETAILS HAVE BEEN PROVIDED FOR TYPICAL STRUCTURAL PIPE/DUCT SUPPORTS, AND PIPE/CONDUIT PENETRATIONS, SEE ROOFING DETAILS SHEET.
- PROVIDE TERMINATION OF ROOFING MEMBRANE PER ROOF MANUFACTURER'S WRITTEN RECOMMENDATIONS & DETAILS.
- COORDINATE ALL MECHANICAL, ELECTRICAL, & PLUMBING ROOF PENETRATIONS. CORNER LOCATIONS PRIOR TO INSTALLATION TO VERIFY THE PROPER ROOF OR ROOFING COVERAGE IS MET BETWEEN ELEMENTS.
- VERTICAL EXTENSIONS OF ROOFING MEMBRANE SYSTEM SHALL BE 6" MINIMUM.
- ALL FLASHING, COUNTERFLASHING, & SHEET METAL WORK SHALL COMPLY W/ MINIMUM STANDARDS PER THE CURRENT EDITION OF SMACNA.
- CONTRACTOR IS RESPONSIBLE AT BIDDING FOR PROVIDING A ROOF MANUFACTURER APPROVED ROOFING DETAIL FOR ALL ROOFING CONDITIONS SO THAT THE SPECIFIED WARRANTY IS OBTAINED. IF A CONDITION SHOWN IN THESE CONSTRUCTION DOCUMENTS DOES NOT MEET THE REQUIREMENTS OF THE ROOFING MANUFACTURER, THESE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BIDDING SO AN ACCEPTABLE DETAIL CAN BE ISSUED.
- ALL EXTERIOR ROOFING ASSEMBLIES SHALL BE 2" MINIMUM WIND PRESSURES FOR SPECIFIED WIND LOADING REQUIREMENTS, INCLUDING ALL RELATED METAL FLASHINGS & COPINGS. REFER STRUCTURAL DRAWINGS FOR WIND PRESSURE REQUIREMENTS.
- COORDINATE ALL ROOF TOP MECHANICAL UNITS LOCATION.
- ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM OF 12" AWAY FROM EDGE OF ROOF UNLESS OTHERWISE NOTED.
- ALL TAPERED ROOF INSULATION SHALL BE MINIMUM OF 1/4"FT FOR THE ROOF & 1/2"FT FOR ALL CRICKETS AROUND ROOF EQUIPMENT TO ASSURE POSITIVE DRAINAGE.
- PROVIDE CRICKETS AT ALL ROOF TOP MOUNTED EQUIPMENT (i.e. SPLITLIGHTS, ROOF HATCHES, MECHANICAL EQUIPMENT, ETC.) TO ASSURE POSITIVE DRAINAGE AROUND ROOF MOUNTED ELEMENTS.
- PROVIDE ROOF WALKWAY PADS AT ALL ROOF ACCESS POINTS & TO ALL ROOF MOUNTED EQUIPMENT.
- ALL REGLETTS ARE TO BE PREFINISHED & ARE TO BE HELD AS LOW TO THE ROOF AS POSSIBLE, WHILE MAINTAINING A MINIMUM HEIGHT PER ROOFING MANUFACTURER REQUIREMENTS, SO THE VISIBILITY OF THE MEMBRANE FROM THE GROUND BELOW IS MINIMIZED. AT ESTABLISHED LOCATIONS, A SHEET METAL COVER SHEET MAY BE REQUIRED TO COVER THE EXPOSED VERTICAL FACE OF THE MEMBRANE. REFER ELEVATIONS, SECTIONS, & DETAILS FOR ADDITIONAL INFORMATION.
- CONTRACTOR IS TO PROVIDE THE ROOFING SYSTEM THICKNESS INCLUDING THE RIGID INSULATION PRIOR TO ORDERING & INSTALLATION OF MECHANICAL CURBS & PARAPET BLOCKING. BLOCKING & CURB HEIGHTS ARE TO BE COORDINATED AS NEEDED TO CONFORM TO THE ROOF SYSTEM THICKNESS & ROOFING MANUFACTURER'S WRITTEN MINIMUM REQUIREMENTS FOR WARRANTY.
- ALL PREMANUFACTURED MECHANICAL CURBS SHALL BE MANUFACTURED TO ACCOMMODATE ROOF SLOPE. THEY MUST BE OF APPROPRIATE HEIGHT TO ALLOW FOR THE DEPTH OF THE ROOF INSULATION, INCLUDING CRICKETS & MAINTAIN 8" HEIGHT ABOVE ROOF ELEVATION.
- ALL METAL COPING LOCATIONS SHALL HAVE 1/8" SLOPE TOWARDS THE ROOF UNLESS OTHERWISE NOTED.
- ROOF DECK SHALL HAVE R-30 INSULATION MINIMUM. REFER TO ROOF PLAN FOR ROOF ASSEMBLY TYPES LOCATIONS.
- DECK BEARING ELEVATIONS SHOWN ARE TO BE INCLUDED FOR ARCHITECT'S REFERENCE ON ALL STEEL SHOP DRAWINGS.
- WHERE ROOFING MEMBRANE IS SHOWN EXTENDING UP TO THE TOP OF THE PARAPET, THE MEMBRANE IS TO WRAP UP, OVER, & DOWN THE FACE OF THE WALL BLOCKING. THE AIR INfiltration BARRIER IS TO EXTEND UP THE EXTERIOR FACE OF THE WALL TYPING INTO THE ROOF BARRIER TO PROVIDE A CONTINUOUS AIR INfiltration BARRIER.

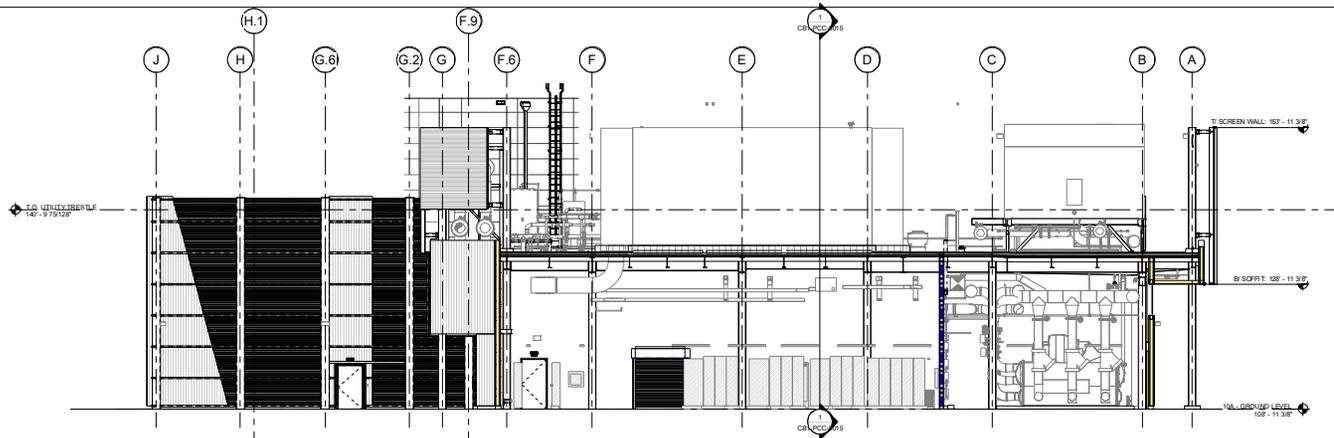
ROOF TYPE LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- SINGLE PLY MEMBRANE ROOF OVER COVER BOARD OVER CONTINUOUS VAPOR BARRIER ON CONCRETE SLAB W/ R-30 MIN BATT INSULATION W/ SCRM UNDER METAL DECKING
- SINGLE PLY MEMBRANE ROOF OVER COVER BOARD W/ R-30 MIN RIGID INSULATION OVER CONTINUOUS VAPOR BARRIER ABOVE METAL DECKING
- SINGLE PLY MEMBRANE ROOF OVER COVER BOARD W/ TAPERED ROOF INSULATION OVER CONTINUOUS VAPOR BARRIER OVER CONCRETE OR R-30 MIN RIGID INSULATION PER SPECIFIC CONDITIONS
- SINGLE PLY MEMBRANE OVER COVER BOARD W/ TAPERED RIGID INSULATION - ROOF CRICKET
- WALKABLE SURFACE MEMBRANE OVER SINGLE PLY MEMBRANE
- SINGLE PLY MEMBRANE ROOFING - REFER TO SPEC

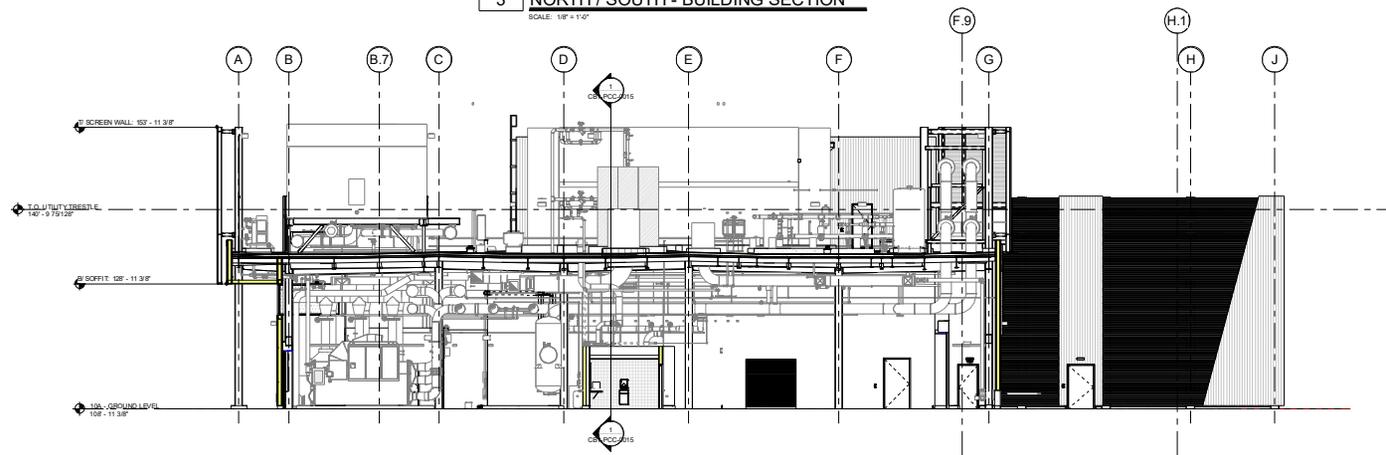
1 ROOF PLAN - OVERALL
SCALE: 1/8" = 1'-0"



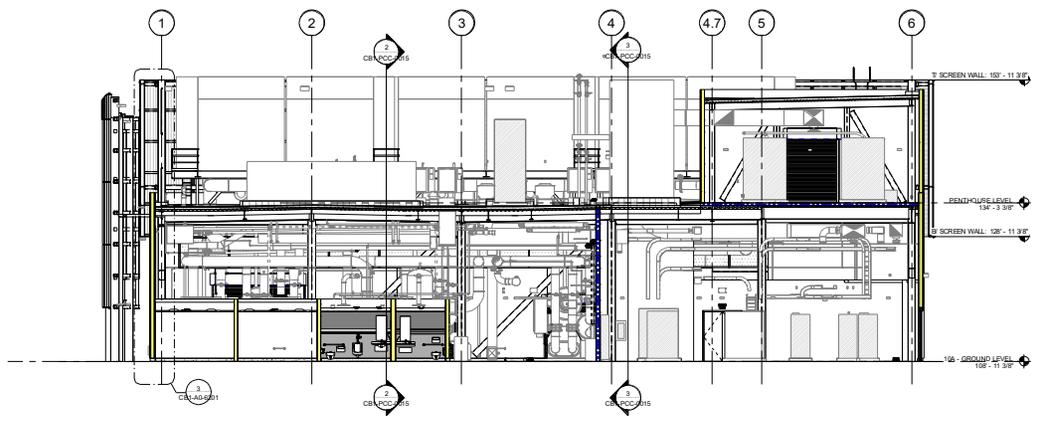
DATE: 08/20/2024	PROJECT: 24000000000000000000	SCALE: 1/8" = 1'-0"
CA - DMS CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 8800 BELLEVUE BLVD SUITE 100 SAN JOSE, CA 95134 (408) 435-1000 CONTACT: MIA		
CB1 - ARCHITECTURAL ROOF - 2RA OVERALL ROOF PLAN		
PROJECT NO: 24000000000000000000	DATE: 08/20/2024	PROJECT: 24000000000000000000
PROJECT NAME: 24000000000000000000	PROJECT: 24000000000000000000	SCALE: 1/8" = 1'-0"



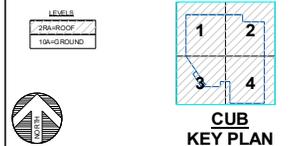
3 NORTH / SOUTH - BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 NORTH / SOUTH - BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 EAST / WEST - BUILDING SECTION
SCALE: 1/8" = 1'-0"



SHEET NO. 000000 REV. NO. 000000		SHEET TITLE 000000	
		PROJECT LOCATION 11 NORTHMARK STREET SUITE 100 (100-000) (CA 95051) JOB # 00-0001 CONTACT: MAM	
PROJECT NAME CB1 - ARCHITECTURAL CUB BUILDING		ARCHITECT CA - DMS CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 200000 (0000) (916) 000-0000	
SECTIONS		SHEET NUMBER CB1-PCC-005	
WORK DATE 00/00/00	DESIGN NAME 000000-0000-0000-0000-0000	REVISION NUMBER 000000	SHEET SCALE 1/8" = 1'-0"



LOOKING EASTWARD FROM BOWERS

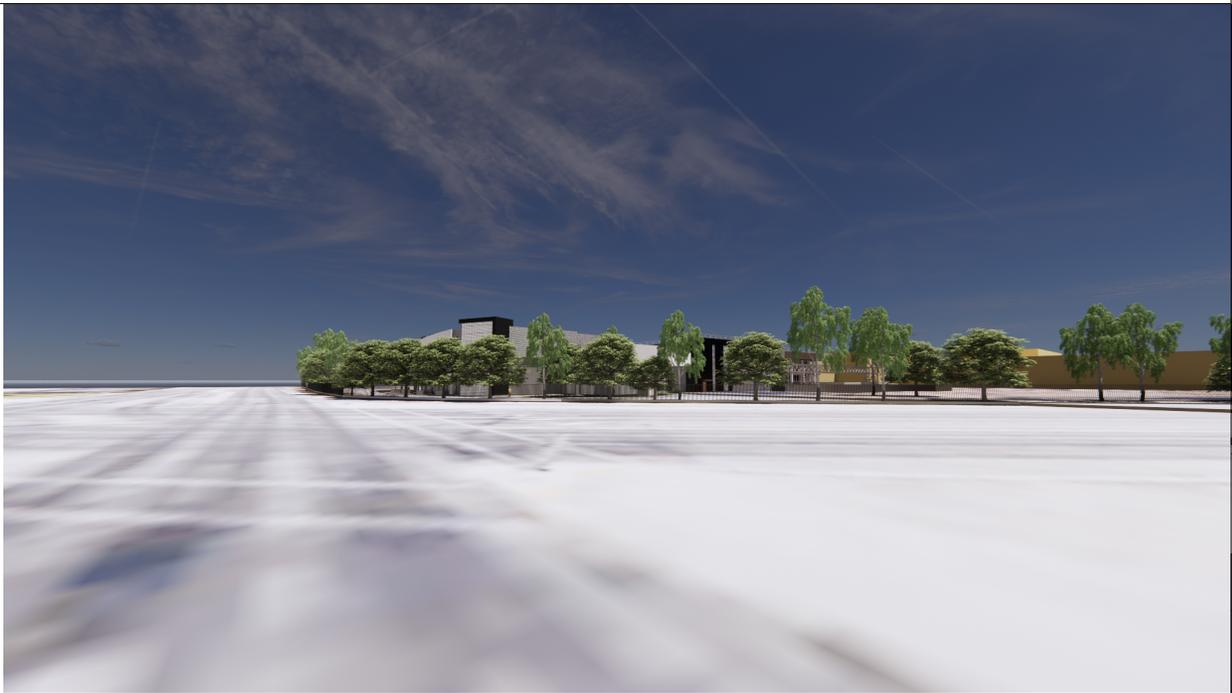


LOOKING SOUTHWARD

SHEET NO. 001 SHEET TITLE: ARCHITECTURAL RENDERINGS		DATE: 08/20/2018 DRAWN BY: JMM	
		PROJECT NO.: 17002534000001 PROJECT NAME: 11 NORTHMARK STREET SUITE 901 SAN JOSE, CA 95128 JOB #: 17-0253 CONTACT: JMM	
		CA - DMS CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 880 AVENUE 8, SAN JOSE	
CB1 - ARCHITECTURAL CUB BUILDING			
RENDERED VIEWS			
WORK NO.: SHEET NAME: SHEET NUMBER:	PROJECT NAME: PROJECT NUMBER: PROJECT LOCATION:	SHEET TITLE: SHEET NUMBER:	DRAWING SCALE:



LOOKING EAST FROM ABOVE BOWERS



LOOKING NORTH AT ELECTRIC YARD AREA FROM OPPOSITE SIDE OF BOWERS/CENTRAL INTERSECTION

SHEET NO. 001 OF 001		DATE: 08/20/2018	
PROJECT NAME: CB1 - ARCHITECTURAL CUB BUILDING RENDERED VIEWS		PROJECT NO.: 18-0001 CLIENT: INTEL	
ARCHITECT: FINETEPS ARCHITECTURE		111 NORTH MARINE STREET SUITE 100 SAN JOSE, CA 95128 TEL: 408.261.1111 WWW.FINETEPS.COM	
		CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 20000 BAYVIEW BLVD SAN JOSE, CA 95134	
SHEET TITLE: CB1-PC02-001B		DRAWING SCALE:	



LOOKING NORTHEAST FROM ABOVE CENTRAL EXPRESSWAY

SHEET NO. 001 OF 001		DATE: 08/20/2019	
PROJECT NO. 001		DRAWING SCALE	
		PROJECT LOCATION 11 NORTHMARK STREET SUITE 101 SAN JOSE, CA 95128 JOB # 19-001 CONTACT: MAM	
		CALIFORNIA TECHNOLOGY & MANUFACTURING GROUP 880 AVENUE 8, SUITE 200	
CA - DMS			
CB1 - ARCHITECTURAL CUB BUILDING RENDERED VIEW			
WORK NO. 001	PROJECT NAME 11N-001-0000-TS1-01	SHEET TITLE CB1-PC0-001	DRAWING SCALE

TREES



Cercis canadensis Eastern Redbud
 Eucalyptus ciliolata Lemon-scented Gum
 Lauziz nobilis Saratoga Saratoga Sweet Bay
 Quercus agrifolia Coast Live Oak
 Tilia cordata Brisbane Box

DESIGN MATERIALS



Corten Steel Basket Planting
 Corten Steel Screen Planting
 Natural Concrete Light Topcoat Finish
 Natural Concrete Medium Topcoat Finish
 Natural Concrete Heavy Topcoat Finish

SHRUBS / GROUNDCOVERS



Aloe species Aloe
 Anagallis foeniculidus Kangaroo Paw
 Socchosa p. Twin Peak Twin Peak Coyote Bush
 Bougainvillea Raspberry Ice Raspberry Ice Bougainvillea
 Boulevarde Biode Ambition Blue Gemma Grass
 Rubus f. Holman Striped Rubus
 Calamagrostis Karl Foerster Feather Reed Grass
 Callistemon v. Little John Dwarf Bottlebrush
 Carex o. Evergold Evergold Japanese Sedge
 Coriaria m. Green Carpet Dwarf Nard Plum
 Citrus x surcourea Citrus Rockrose



Coprosma Marble Queen Variegated Mirror Plant
 Dianella f. Variegata Variegated Flax Lily
 Echeveria Whetgaw Echeveria
 Festuca f. Siskiyou Blue Siskiyou Blue Fescue
 Grevillea l. Cocata Gem Cocata Gem Grevillea
 Hemerocallis hybrid Daylily
 Lantana New Gold New Gold Lantana
 Lavandula Meierii Meierii Lavender
 Lomandra Breeze Dwarf Mat Rush
 Muhlenbergia capillaris Pink Muhly Grass
 Myoporum parvifolium Myoporum



Myrica c. Compacta Compact Myrtle
 Pennisetum setaceum Fountain Grass
 Phormium tenax Hybrid New Zealand Flax
 Rhamnus c. Eve Case Dwarf Coffeeberry
 Rhipidophloe indica Indian Hawthorne
 Rosa Flower Carpet Flower Carpet Rose
 Rosmarinus o. Huntington Carpet Creeping Rosemary
 Salvia greggii Flame Furmans Red Sage
 Salvia leucantha Mexican Bush Sage

BIOSWALE PLANTINGS



Carex chusa Basket Sedge
 Carex pensil Dune Sedge
 Deschampsia c. Hoarfrost Pacific Hairgrass
 Eriogonum canum California Fuchsia
 Festuca californica California Fescue
 Juncus patens California Gray Rush
 Muhlenbergia rigens Deer Grass

BIORETENTION - LOW SCREEN SHRUBS



Calamagrostis Karl Foerster Feather Reed Grass
 Callistemon v. Little John Dwarf Bottlebrush
 Ceanothus g. Anchor Bay Anchor Bay Ceanothus
 Grevillea Superb Superb Grevillea
 Westringia Blue Gem Blue Gem Coast Rosemary

LANDSCAPE IMAGERY

SOW 642/ 643 - CENTRAL UTILITY BUILDING
 3065 BOWERS AVENUE
 SAN ANTONIO, CA 95054



VICINITY MAP N.T.S.

DESIGNER	REVISED	DATE	APPROVED
REV. NO.	REVISION DESCRIPTION	DATE	APPROVED

GLUMAC engineers & architects

385 Gateway Plaza, Suite 608
 San Jose, CA 95128
 T 408.735.8800 www.glumac.com

Project Manager: [Name]
 Designer/Author: [Name]

cdpc

conceptual design & planning company

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 San Jose, CA 95128
 T 408.951.1000

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CHECKED: [Signature]

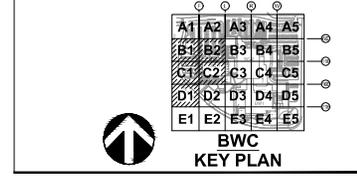
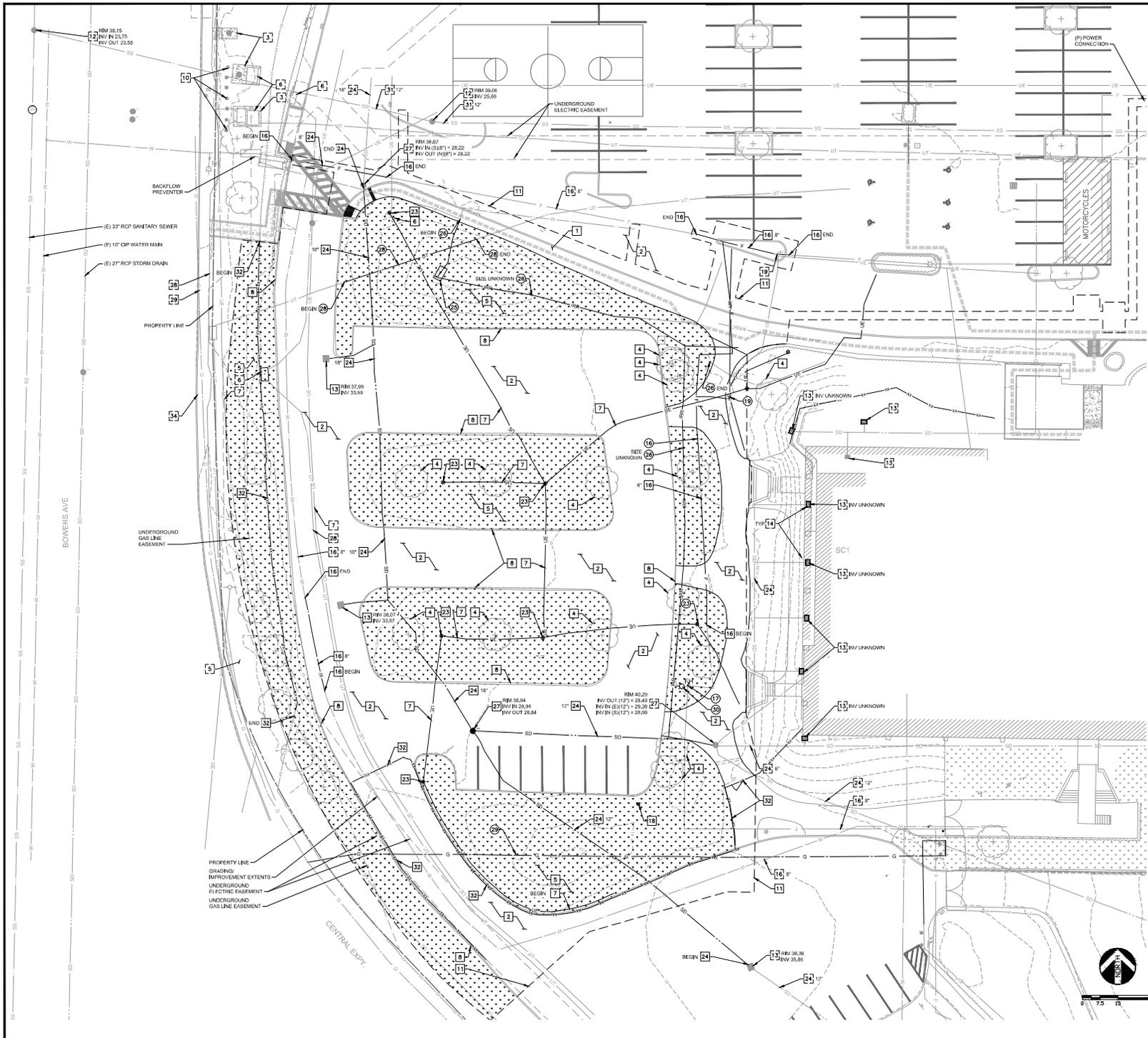
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CB1 - LANDSCAPE CONCEPTUAL LANDSCAPE PLAN

PROJECT NO: CB1-PCC-0021



MARCH 15, 2023



- ### LEGEND
- SD — F (E) FIRE SUPPRESSION LINE
 - (E) STORM DRAIN LINE
 - (E) CHAIN LINK FENCE
 - (E) UNDERGROUND ELECTRICAL
 - (E) SANITARY SEWER LINE
 - (E) GAS LINE
 - (E) DOMESTIC WATER LINE
 - (E) IRRIGATION LINE
 - (P) PROJECT EXTENTS
 - (E) UNDERGROUND TELECOMM
 - (E) PRIORITY LINE
 - (E) OVERHEAD ELECTRICAL LINE
- (E) ELECTRICAL MANHOLE
 - (E) STORM DRAIN MANHOLE
 - (E) SANITARY SEWER MANHOLE
 - (E) POST INDICATOR VALVE
 - (E) WATER VALVE
 - (E) IRRIGATION VALVE
 - (E) CLEANOUT
 - (E) UTILITY POLE
 - (E) GUY WIRE
 - (E) ELECTRICAL BOX
 - (E) FIRE HYDRANT

- ▨ EXISTING LANDSCAPING TO BE REMOVED
- ▨ EXISTING CONCRETE RETAIN AND PROTECT

- ### KEYED NOTES
- RELOCATE PER SHEET BWC-00-1A-4012
 - ▨ EXISTING—PROTECT IN PLACE
 - REMOVE
1. CONCRETE PAVEMENT
 2. AC PAVEMENT
 3. CONCRETE PAD
 4. TREE
 5. LANDSCAPING
 6. ELECTRICAL BOX
 7. UNDERGROUND ELECTRICAL LINE
 8. CONCRETE CURB
 9. BUILDING
 10. BOLLARD
 11. SANICUT
 12. SANITARY SEWER MANHOLE
 13. CATCH BASIN
 14. STORM DRAIN INLET PROTECTION
 15. BUILDING OVERHANG
 16. WATER LINE
 17. WATER VALVE
 18. IRRIGATION VALVE
 19. POST INDICATOR VALVE
 20. UNKNOWN VALVE
 21. CLEANOUT
 22. CATCH BASIN GRATE
 23. LIGHT POLE
 24. STORM DRAIN PIPE
 25. BACKFLOW PREVENTER
 26. IRRIGATION WATER LINE
 27. STORM DRAIN MANHOLE
 28. UNDERGROUND TELECOM LINE
 29. GAS LINE UTILITY
 30. FIRE HYDRANT
 31. SANITARY SEWER LINE
 32. STEEL FENCE
- HOPE CONDUIT
- DUCTILE IRON PIPE
- REINFORCED CONCRETE PIPE
- PVC SCH 40
CONCRETE STRUCTURE
HOPE CONDUIT
DUCTILE IRON PIPE
PVC PIPE

- ### SHEET NOTES
- A. UNDERGROUND UTILITIES SHOWN BASED ON INTEL RECORD DRAWINGS. CONTRACTOR TO CONFIRM THERE ARE NO EXISTING UTILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION.
 - B. CONTRACTOR TO MAINTAIN CONTINUITY OF STORM DRAIN DURING THE RAIN SEASON.
 - C. CONTRACTOR TO CONFIRM CAPPED FIRE MAIN.
 - D. CONTRACTOR TO CONFIRM NO CONNECTION.
 - E. CONTRACTOR TO CONFIRM CONTINUATION OF DOMESTIC/INDUSTRIAL WATER LINE.
 - F. DOES NOT NEED TO BE MAINTAINED.
 - F. CONFIRM LIMITS OF REMOVALS WITH INTEL PRIOR TO INITIATING WORK.

SDW 642,643: RFP REVISION 1	GLU	07/07/2023
SDW 642,643: PCC	GLU	05/08/2023

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Santa Clara, CA 95054

APPROVALS	DATE
DESIGNED	
DRAWN	
CHECKED	
IN CHARGE	
DATE	

BWC - CIVIL
GROUND LEVEL - 18A, SECTOR C3 & D3
COLUMNS M-P/14-18E
SITE PARTIAL PLAN - DEMO

PROJECT: PCC-0022
SHEET: 11

A1	A2	A3	A4	A5
B1	B2	B3	B4	B5
C1	C2	C3	C4	C5
D1	D2	D3	D4	D5
E1	E2	E3	E4	E5



**BWC
KEY PLAN**

LEGEND

- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- PROJECT EXTENTS
- PROPERTY LINE
- ACCESSIBLE PATH
- FENCE
- PROPOSED
- EXISTING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED AC PAVEMENT
- PROPOSED STORMWATER BMP
- PROPOSED NON-STORMWATER BMP LANDSCAPING
- PROPOSED CONCRETE PAVEMENT

SHEET NOTES

SDW 642/643: PP REVISION 1	GLU	07/07/2023
SDW 642/643: PCC	GLU	09/05/2023

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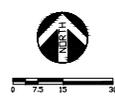
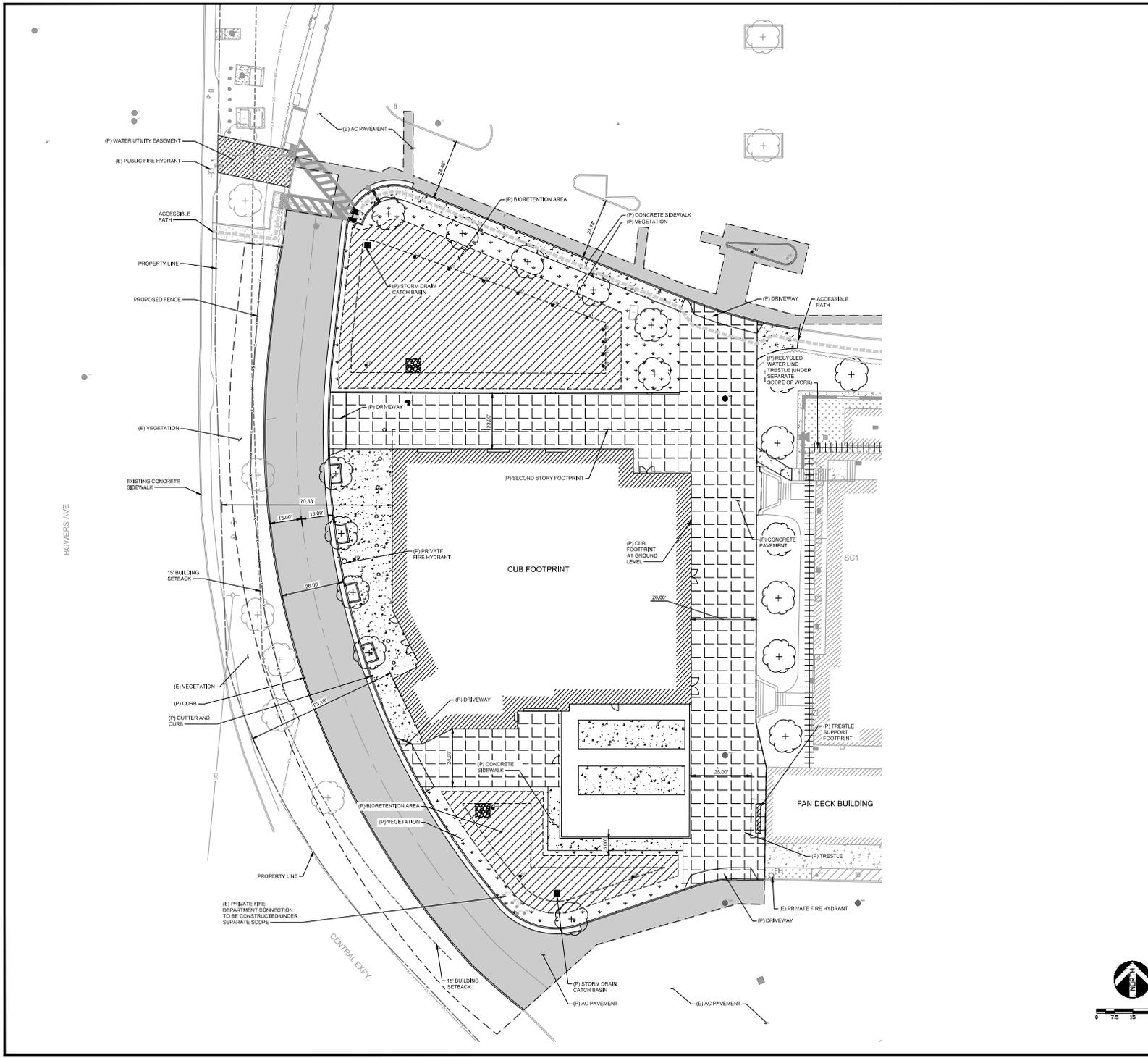
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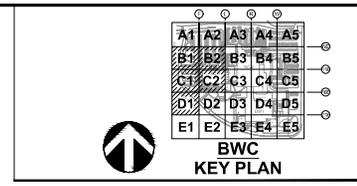
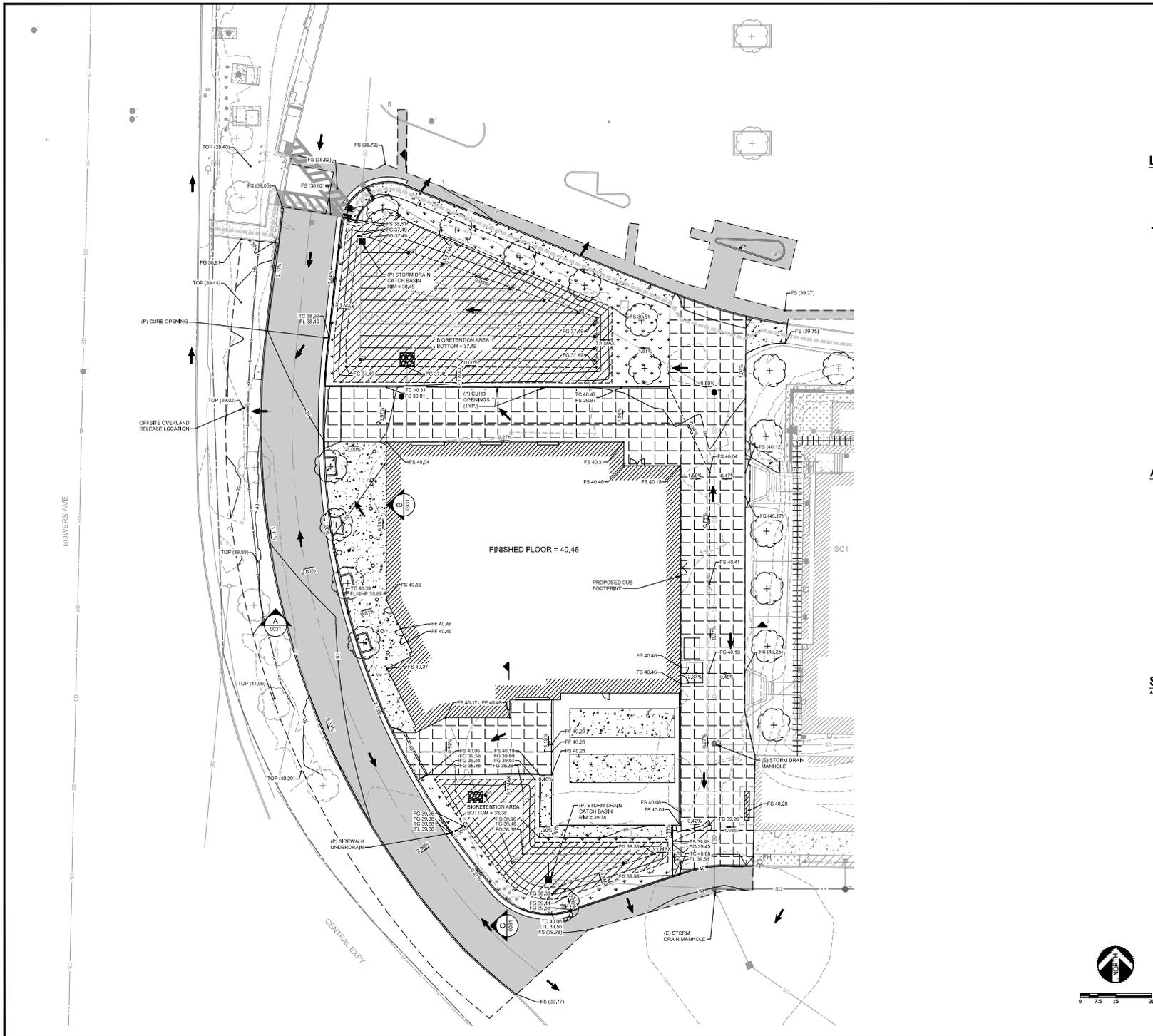
APPROVALS

NAME	DATE

**BWC - CIVIL
GROUND LEVEL - 1AA, SECTOR C3 & D3
COLUMNS M-P/14-18E
SITE PARTIAL PLAN**

PROJECT	BWC - PCC-0023	DATE	07/07/23
DESIGNED BY	AS	CHECKED BY	AS
DRAWN BY	AS	DATE	07/07/23
CHECKED BY	AS	DATE	07/07/23
DATE	07/07/23	SCALE	AS SHOWN





- ### LEGEND
- STORM DRAIN CATCH BASIN
 - STORM DRAIN MANHOLE
 - SANITARY SENDER MANHOLE
 - ELECTRICAL MANHOLE
 - ← OVERLAND RELEASE
 - (P) PROJECT EXTENTS
 - (P) GRADE BREAK
 - (E) PROPERTY LINE
 - (P) PROPOSED
 - (E) EXISTING
 - ▨ PROPOSED CONCRETE PAD/PAVEMENT
 - ▧ PROPOSED CONCRETE PAVEMENT
 - PROPOSED AC PAVEMENT
 - ▨ PROPOSED INFILTRATION LANDSCAPING
 - ▨ PROPOSED NON-INFILTRATION LANDSCAPING

- ### ABBREVIATIONS
- (FS) FINISHED SURFACE
 - (FF) FINISHED FLOOR
 - (FG) FINISHED GRADE
 - (TC) TOP OF CURB
 - (GHP) GUTTER HIGH POINT
 - (FL) FLOW LINE

SHEET NOTES

SDW 642/643: FP REVISION 1	GLU	07/07/2023
SDW 642/643: PCC	GLU	05/08/2023

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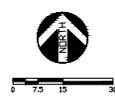
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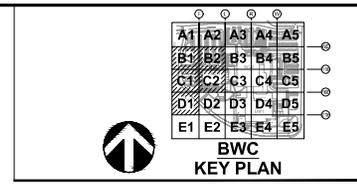
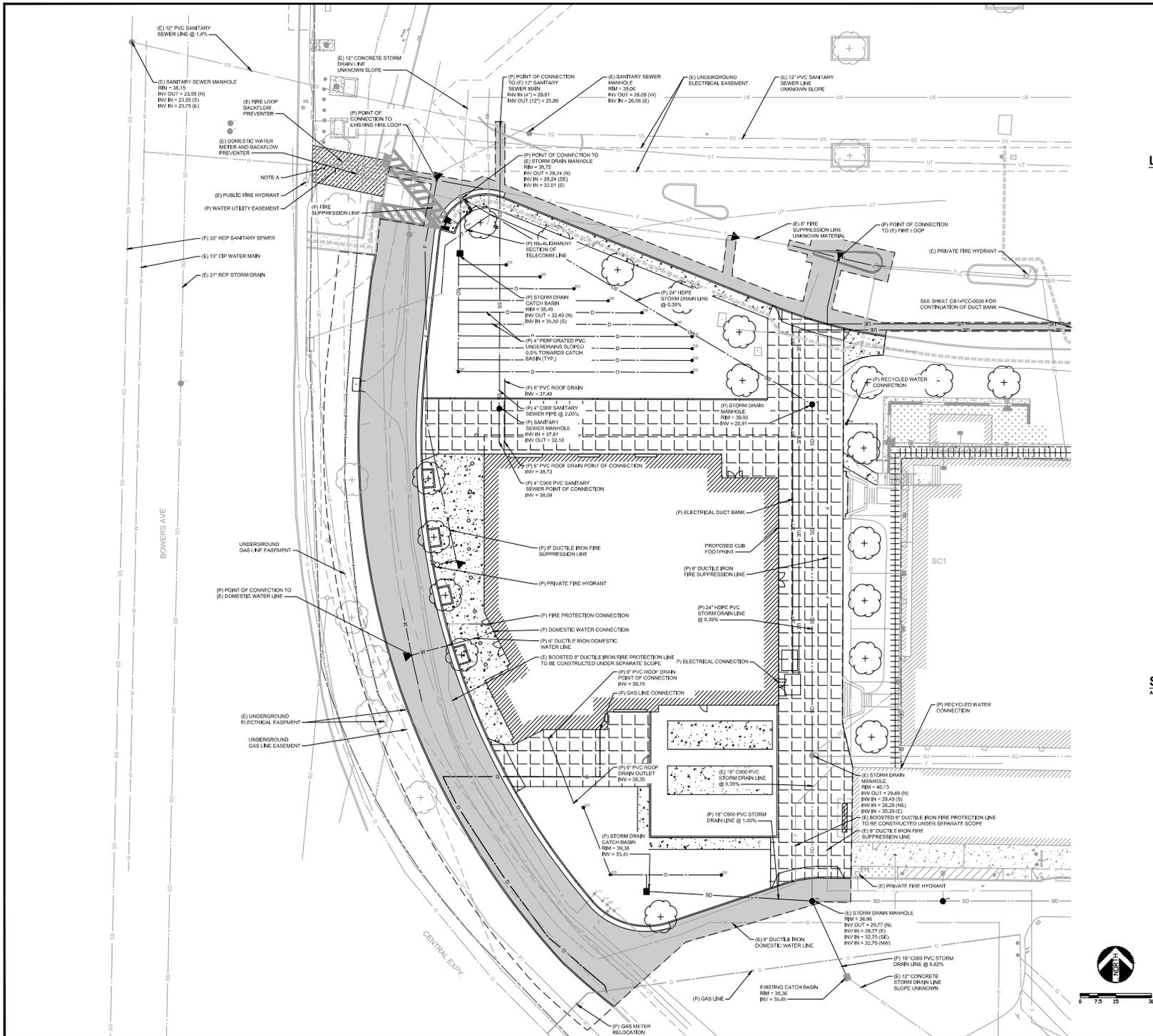
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DESIGNED	
DRAWN	
CHECKED	
IN CHARGE	
DATE	

BWC - CIVIL
GROUND LEVEL - 1AA, SECTOR C3 & D3
COLUMNS M-P/14-18E
CONCEPTUAL GRADING PLAN

101-PCC-0004 of 101-PCC-0024
 101-PCC-0004 of 101-PCC-0024
 101-PCC-0004 of 101-PCC-0024





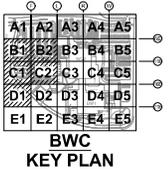
- LEGEND**
- SD (E) FIRE SUPPRESSION LINE
 - SS (E) STORM DRAIN LINE
 - UT (E) CHAIN LINK FENCE
 - UE (E) UNDERGROUND ELECTRICAL
 - ES (E) GAS LINE
 - EW (E) SANITARY SEWER LINE
 - DM (E) DOMESTIC WATER LINE
 - PE (E) PROJECT EXTENTS
 - PT (E) PRIORITY TELECOMM
 - RT (E) RECYCLED WATER TRESTLE
- (E) ELECTRICAL MANHOLE
 - (E) STORM DRAIN MANHOLE
 - (E) SANITARY SEWER MANHOLE
 - (E) POST INDICATOR VALVE
 - (E) WATER VALVE
 - (E) IRRIGATION VALVE
 - (E) CLEANOUT

- ▭ (E) PROPOSED CONCRETE SIDEWALK
- ▭ (E) PROPOSED CONCRETE PAVEMENT
- ▭ (E) PROPOSED AC PAVEMENT

SHEET NOTES

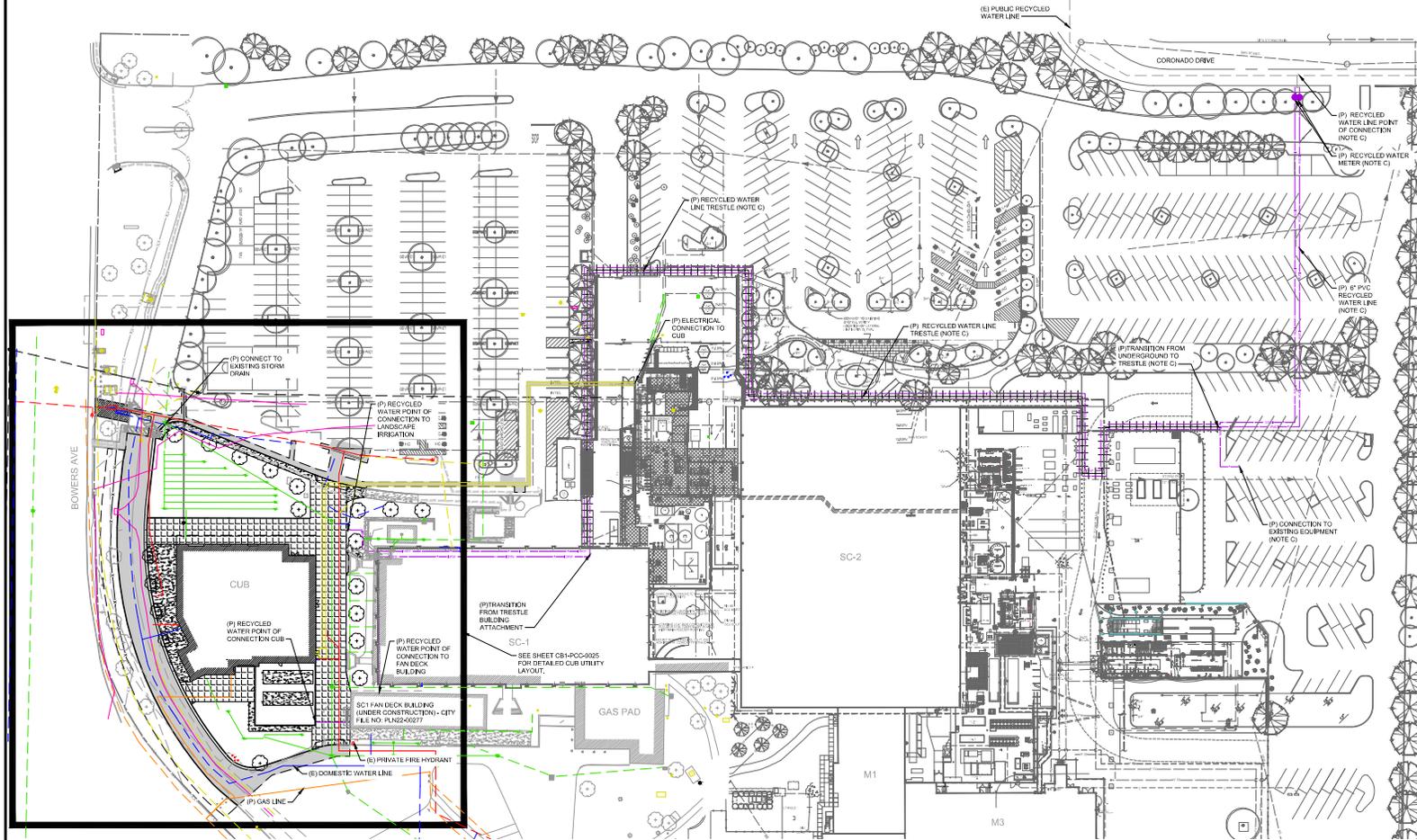
A. ALL EXISTING METERS AND BACKFLOW PREVENTERS SHALL BE UPGRADED TO MEET THE CURRENT CITY OF SANTA CLARA WATER & SEWER UTILITIES STANDARD DETAILS.

SDW 642/643: RP REVISION 1	GLU	07/07/2023																
SDW 642/643: PCC	GLU	05/08/2023																
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<p>INTEL CORPORATION 3000 Bowers Avenue Santa Clara, CA 95054</p>																		
<p>APPROVALS DATE</p> <table border="1"> <tr> <th>DESIGNED</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <th>DRAWN</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <th>CHECKED</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <th>IN CHARGE</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>			DESIGNED	DATE			DRAWN	DATE			CHECKED	DATE			IN CHARGE	DATE		
DESIGNED	DATE																	
DRAWN	DATE																	
CHECKED	DATE																	
IN CHARGE	DATE																	
<p>BWC - CIVIL GROUND LEVEL = 1A, SECTOR C3 & D3 COLUMNS M-P/14-18E UTILITY PLAN</p>																		
<p>SDW 642/643: PCC-0025 of 0</p>		<p>PCC-0025</p> <p>11 AS SHOWN</p>																



LEGEND

- (P) PROJECT EXTENTS
- (E) CHAIN LINK FENCE
- (E) FIRE SUPPRESSION LINE
- (E) STORM DRAIN LINE
- (E) UNDERGROUND ELECTRICAL
- (E) SANITARY SEWER LINE
- (E) GAS LINE
- (E) DOMESTIC WATER LINE
- (E) UNDERGROUND TELECOMM
- (P) STORM DRAIN LINE
- (P) UNDERGROUND ELECTRICAL
- (P) SANITARY SEWER LINE
- (P) GAS LINE
- (P) DOMESTIC WATER LINE
- (P) UNDERGROUND TELECOMM
- (E) PROPERTY LINE
- (E) UNDERGROUND RECYCLED WATER LINE
- (P) RECYCLED WATER LINE (INDUSTRIAL/DUAL PLUMBING)
- (P) RECYCLED WATER LINE (IRRIGATION)
- (P) ABOVE GROUND RECYCLED WATER LINE
- (E) ELECTRICAL MANHOLE
- (E) STORM DRAIN MANHOLE
- (E) SANITARY SEWER MANHOLE
- (E) POST INDICATOR VALVE
- (E) WATER VALVE
- (E) IRRIGATION VALVE
- (E) CLEANOUT
- (E) EXISTING
- (P) PROPOSED



SHEET NOTES

- A. EXISTING AND PROPOSED RECYCLED WATER LINES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FOR CLARITY.
- B. SINGLE RECYCLED WATER LINE SERVES LANDSCAPE IRRIGATION, DUAL PLUMBING, AND INDUSTRIAL WATER USE.
- C. RECYCLED WATER SYSTEM, TRESTLE, AND CONNECTION TO BE CONSTRUCTED UNDER A SEPARATE SCOPE OF WORK.
- D. SEE DETAIL & SHEET CBI-PCC-0035 FOR RECYCLED WATER TRENCHING AND SERVICE CONNECTION.

SDW 642/643: RP REVISION 1	GLU	07/07/2023
SDW 642/643: PCC	GLU	05/08/2023

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 Santa Clara, CA 95054

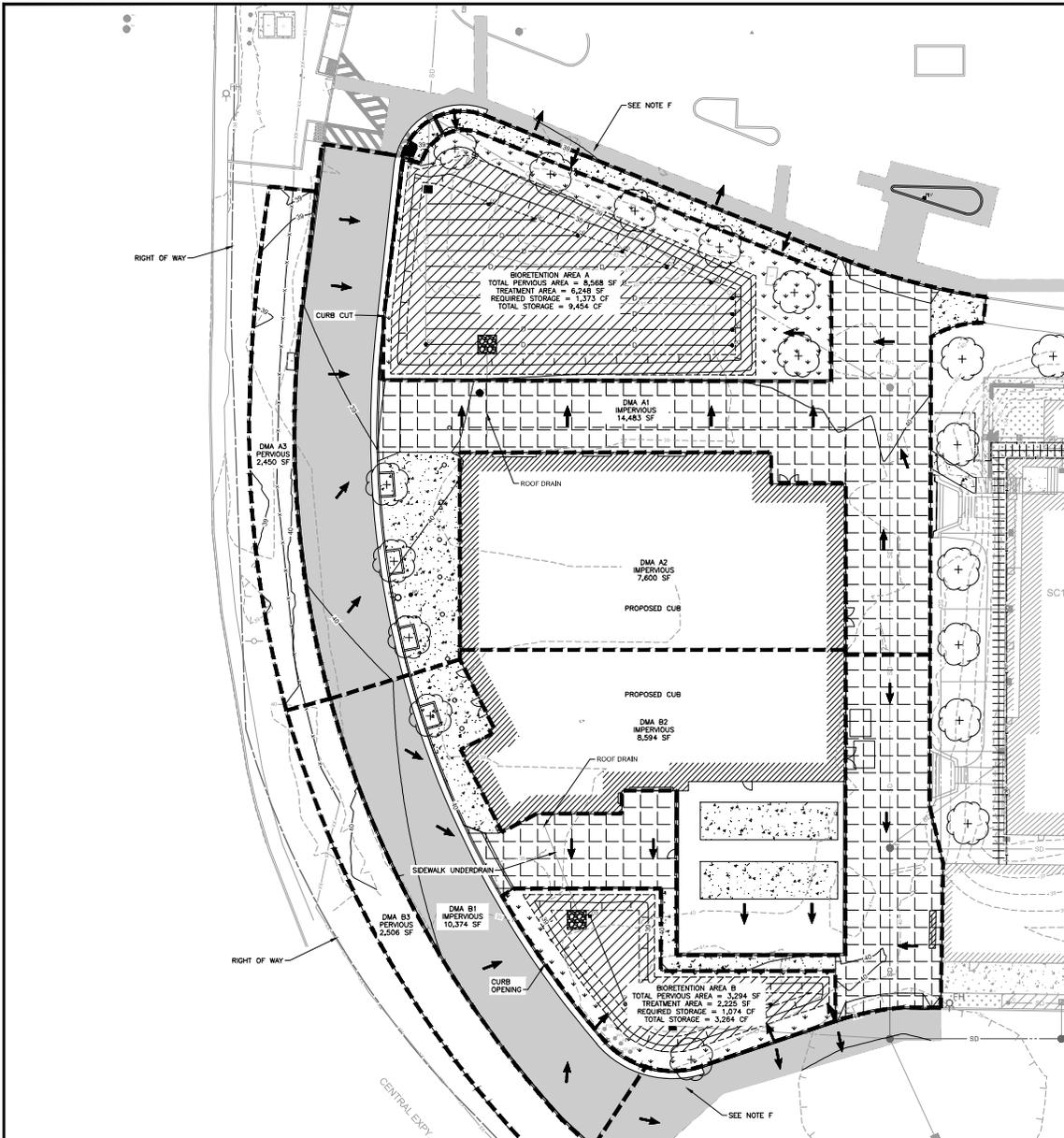
APPROVALS

NAME	DATE
DESIGNED	
DRAWN	
CHECKED	
IN CHARGE	
OWNER	
DATE	

BWC - CIVIL
GROUND LEVEL - 1A, SECTOR C3 & D3
COLUMNS M-P/14-18E
CONCEPTUAL RECYCLED WATER UTILITY PLAN

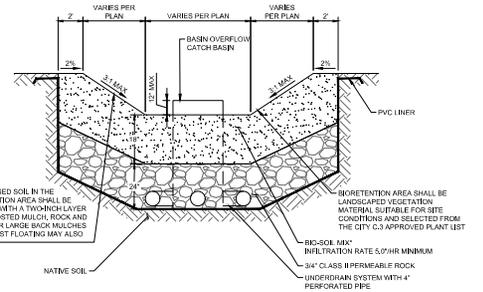
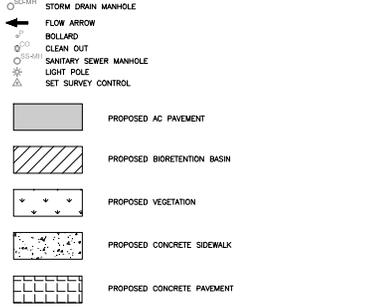
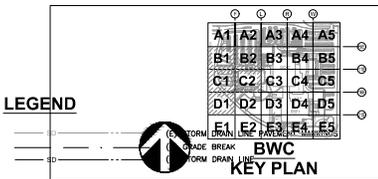
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TOTAL DRAINAGE AREA (SF)		
	IMPERVIOUS AREA	PERVIOUS AREA
EXISTING	31,097	23,771
PROPOSED	41,051	16,818

BIORETENTION AREAS		
	SURFACE TYPE	AREA (SF)
BIORETENTION AREA A	PERVIOUS	8,568
DMA A1	IMPERVIOUS	14,483
DMA A2	IMPERVIOUS	7,600
DMA A3	PERVIOUS	2,450
BIORETENTION AREA B	PERVIOUS	3,294
DMA B1	IMPERVIOUS	10,374
DMA B2	IMPERVIOUS	8,594
DMA B3	PERVIOUS	2,506



- *BIORETENTION SOIL SHALL:
1. BIO SOIL SHALL MEET THE BIOTREATMENT SOIL SPECIFICATIONS INCLUDED IN ATTACHMENT L OF THE MUNICIPAL REGIONAL PERMIT PUBLISHED BY THE CALIFORNIA WATER BOARDS SAN FRANCISCO BAY REGION, AS AMENDED ON 11/20/2015.
 2. ACHIEVE A LONG-TERM IN PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR.
 3. SUPPORT ROBUST PLANT GROWTH.
 4. CONSIST OF THE FOLLOWING MIXTURE OF FINE SAND AND COMPOST, MEASURED ON A VOLUME BASIS: 60-70% SAND, 30-10% COMPOST.
 5. COMPLY WITH ATTACHMENT L OF THE MUNICIPAL REGIONAL STORMWATER PERMIT.



C.3 TREATMENT FACILITIES CONSTRUCTION NOTES

1. DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SOVURPPP) WEBSITE AT WWW.SOVURPPP-WORK.COM/CONSULTANTS_LIST.SHTM.
2. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SOVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PROVIDER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS WITHIN 6 MONTHS.
3. PERMEABLE DRAIN ROCK SHALL BE CLASS 2 FROM ROCK FOR CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
4. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF PIPE VARIES, SEE PLAN.
5. INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA.
6. INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES, AND NUMBER OF THE INTERCEPTOR TREES.
7. FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE, MASTIC AND SEAL WITH PIPE CLAMP TO ENSURE WATER-TIGHT SEAL.
8. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIORETENTION FACILITIES.

SHEET NOTES

- A. UNDERGROUND UTILITY LINES IDENTIFIED FROM SITE SCAN.
- B. EXISTING SOIL TYPE IS FAT CLAY FROM SOILS REPORT DATED JULY 2019 PREPARED BY ENGED INC. SOIL IS WELL-DRAINED HYDROLOGIC GROUP C, WITH AN AVERAGE INFILTRATION RATE OF 0.14-1.42 IN/HR (USGS SOIL SURVEY).
- C. GROUNDWATER WAS ENCOUNTERED 0.5' BELOW EXISTING GRADE IN SOILS REPORT DATED JULY 2019. THE SAN JOSE WEST QUADRANGLE (2002) SHOWS HISTORIC GROUNDWATER TO FLUCTUATE BETWEEN 5' AND 10' BELOW THE GROUND SURFACE PREPARED BY ENGED INC.
- D. POTENTIAL POLLUTING SOURCE AREAS INCLUDE MECHANICAL EQUIPMENT, EQUIPMENT PRESSURE WASHING, CHEMICAL STORAGE AND PARKING LOT.
- E. PLANTING PALETTE TO BE DETERMINED BY APPROVED PLANT LIST FOR BIORETENTION AREAS FROM APPENDIX D OF THE SOVURPPP C.3 HANDBOOK.
- F. PROPOSED PAVEMENT RESURFACING DOES NOT DRAIN TO BIORETENTION AREAS DUE TO EXISTING SLOPES. BIORETENTION AREAS HAVE BEEN OVERSIZED TO TREAT EQUIVALENT RUNOFF FROM THESE AREAS.
- G. THE FOLLOWING SOURCE CONTROL MEASURES MUST BE MET, REFER TO APPENDIX H OF THE SOVURPPP C.3 HANDBOOK FOR COMPLETE SOURCE CONTROL MEASURE REQUIREMENTS: STRUCTURAL CONTROL MEASURE A = ILLLEGAL DUMPING TO STORM DRAIN INLETS AND WATERWAYS; STRUCTURAL CONTROL MEASURE D = PESTICIDE/FERTILIZER APPLICATION; OPERATIONAL CONTROL MEASURE A = PAVED SIDEWALKS AND PARKING LOTS; OPERATIONAL CONTROL MEASURE B = PRIVATE STREETS.
- H. SEE SHEETS CB1-PCC-0032 AND CB1-PCC-0033 FOR SEDIMENT AND EROSION CONTROL DETAILS.



SOW 642/643: FP REVISION 1	GLU 07/07/2023
SDW 642/643 PCC	GLU 05/08/2023
DATE: 05/08/2023	DATE: 05/08/2023
BY: [Signature]	BY: [Signature]

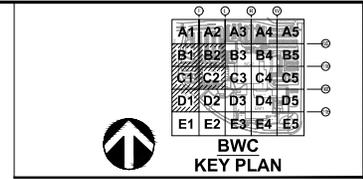
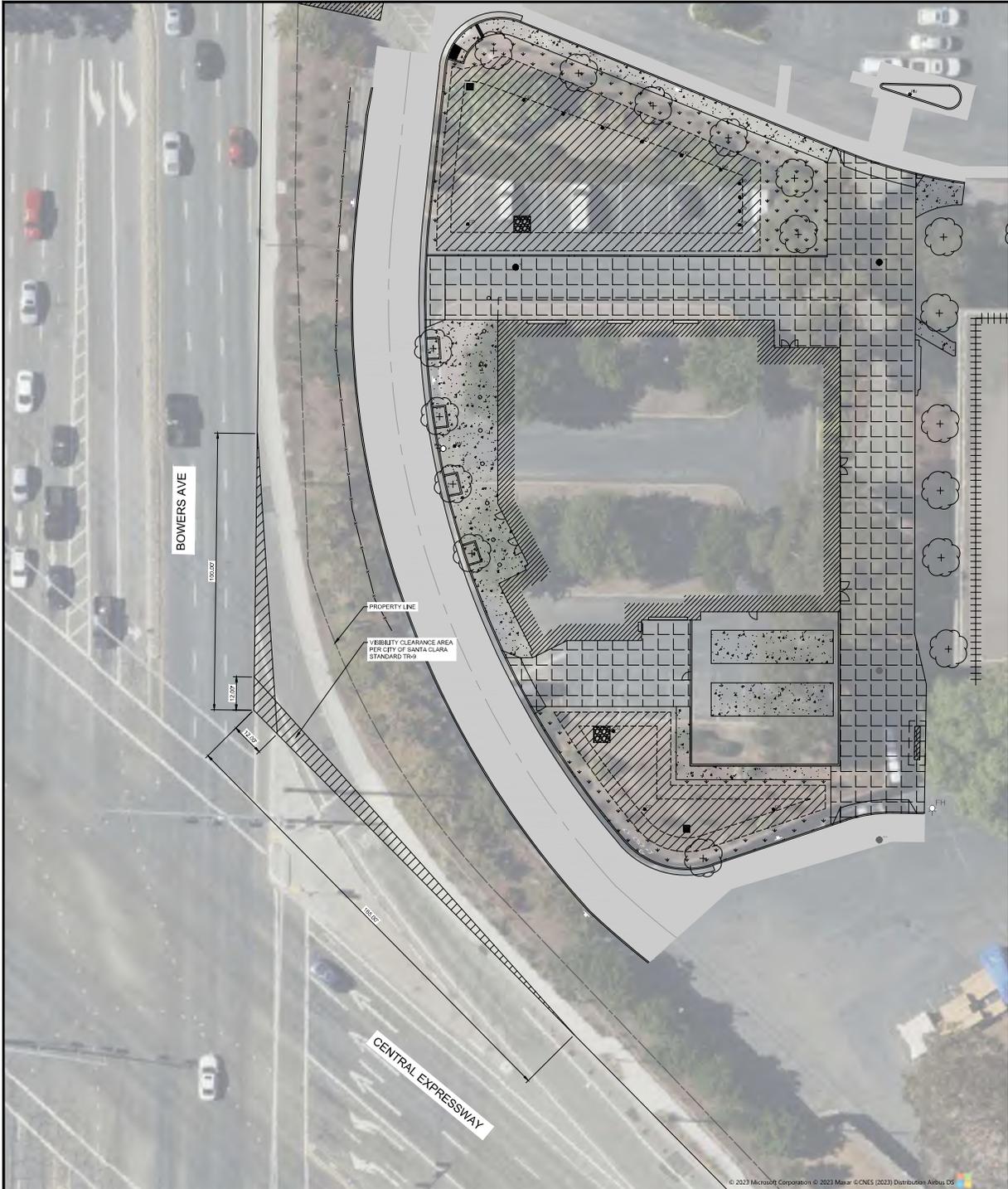
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INTEL CORPORATION
3000 Deer Avenue
Santa Clara, CA 95054

BWC - CIVIL
GROUND LEVEL - 1AA
OVERALL
STORMWATER CONTROL PLAN

DATE: 05/08/2023
BY: [Signature]

CB1-PCC-0027
AS SHOWN



LEGEND

- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- (P) PROJECT EXTENTS
- (E) PROPERTY LINE
- (P) ACCESSIBLE PATH
- (P) FENCE
- (P) PROPOSED
- (E) EXISTING
- (with dots) PROPOSED CONCRETE SIDEWALK
- (with grid) PROPOSED AC PAVEMENT
- (with diagonal lines) PROPOSED STORMWATER BMP
- (with cross-hatch) PROPOSED NON-STORMWATER BMP LANDSCAPING
- (with grid) PROPOSED CONCRETE PAVEMENT
- (with diagonal lines) VISIBILITY CLEARANCE AREA

SDW 642/643: PFC REVISION 1	GLU	07/07/2023
SDW 642/643: PFC	GLU	05/08/2023

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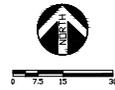
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CA - CSC
INTEL CORPORATION
 3000 Bowers Avenue
 Santa Clara, CA 95054

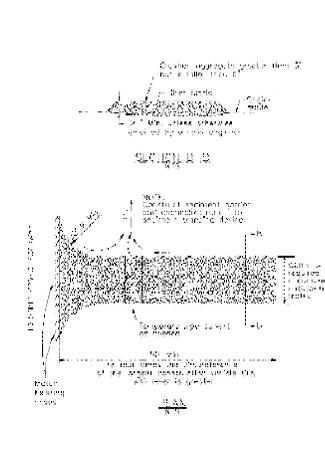
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BWC - CIVIL
GROUND LEVEL - 1AA, SECTOR C3 & D3
COLUMNS M-P/14-18E
VISIBILITY CLEARANCE AREAS

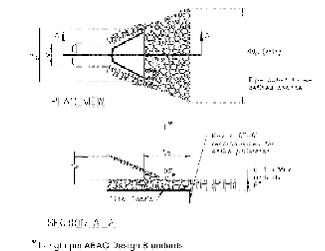
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 SHEET: M-P/14-18E
 DATE: 07/07/23
 SCALE: AS SHOWN



3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1

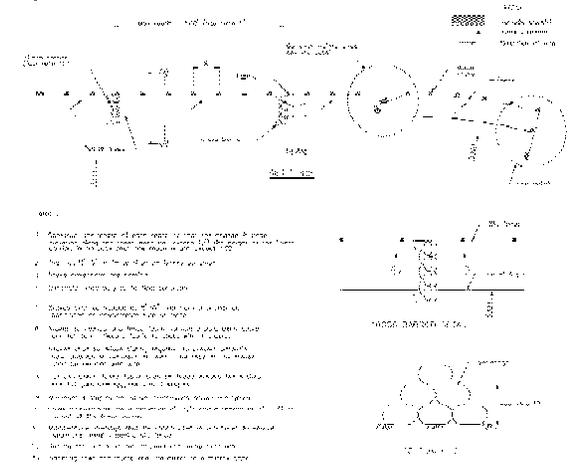


4 Velocity Dissipation Devices
CASQA Detail EC-10

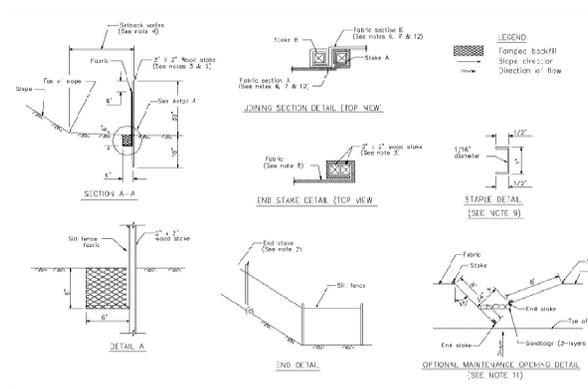


Sources for Geotextiles: Cellulose Fiber Geotextiles: BNP Herbolux, Cellulose Fiber Geotextiles: Cellulose Fiber Geotextiles, January 2003. Available from: www.cellulosefiber.com

1 Silt Fence
CASQA Detail SE-1



2 Silt Fence
CASQA Detail SE-1



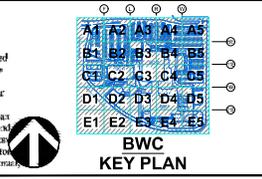
1 SEDIMENT AND EROSION CONTROL DETAILS
NTS

STANDARD BEST MANAGEMENT PRACTICE NOTES

- Siltation/Degradation/Water Management:** Provide designated waste collection areas and containers on-site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste enclosures must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-3) or later.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material handler. Hazardous wastes shall be stored and properly labeled in sealed containers contained in suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or later.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on-site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or later.
- Vehicle and Construction Equipment Washout and Storage:** An area shall be designated for the washout area, where maintenance is required, and storage of equipment that is protected from snow/ice run-off and rain. Measures shall be provided to capture any wash oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off-site. Fueling and major maintenance/repairs, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-9) or later.
- Material Delivery, Handling, and Storage:** In general, materials should not be stockpiled on-site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with approved plastic sheeting or tarp and located in designated areas from construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially to contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or later.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where washed concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the curb right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or later.
- Prevent Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-off and runoff pathways and properly disposing of water. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from snow-cleaning shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or later.
- Contaminated Soil and Storm Management:** Inspectors to identify contaminated soils should occur prior to construction and at regular intervals during construction. Recontaminated and storm water should be promptly after identified activities and as specified to the contractor identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or later.
- Sanitary/Spill/Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or later.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

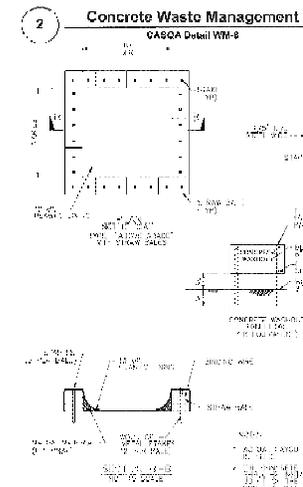
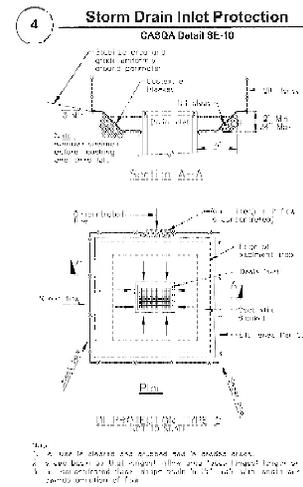
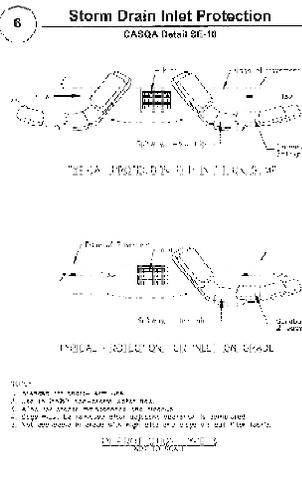
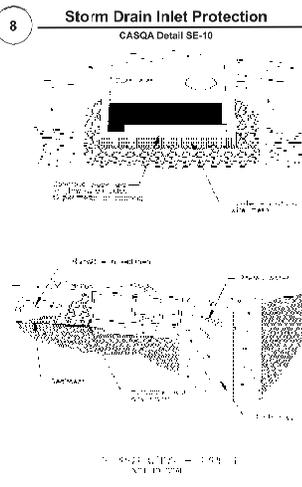
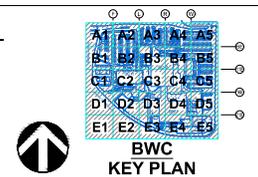
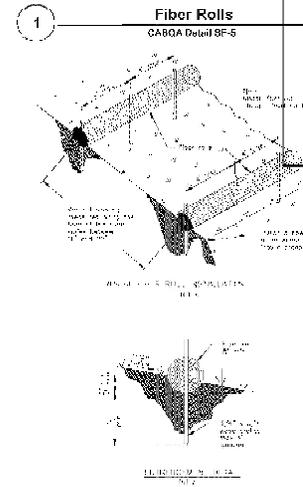
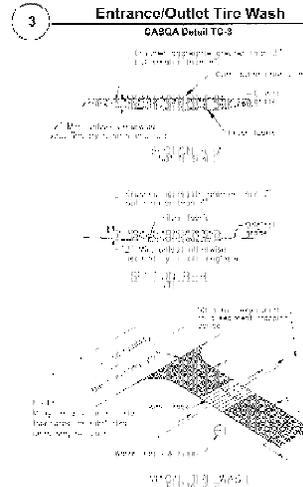
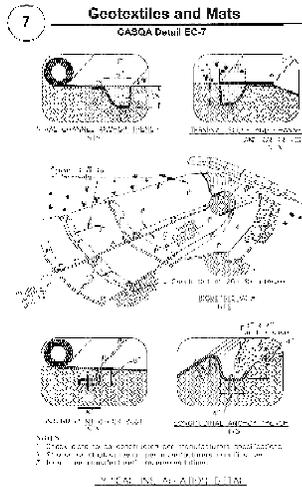
STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and implemented as needed to prevent or minimize tracking of soil onto the public street system. A graded or temporary device construction entrance is required for all sites. Clean up of tracked material shall be provided by means of a wet sweep prior to an approaching rain event, or at least once at the end of each workday the material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-51 to B-52) or later.
 - Sloot Ditch Inlets and Catch Basins Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. All inlets where exposed soils are present, shall be protected with silt fences. Silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or later.
 - Sloot Water Runoff:** No storm water runoff shall be allowed to drain to the existing and/or proposed roadway or existing and/or proposed drainage system or other adjacent areas unless appropriate erosion control measures are fully installed.
 - Best Control:** The contractor shall provide that control in graded areas as required by providing wet suppression or similar stabilization of exposed soil, providing for rapid clean up of sediments deposited on paved areas, finishing construction road surfaces and vehicle wash down areas and limiting the extent of areas disturbed by clearing and earth moving operations by stabilizing these activities in phases.
 - Stockpiling:** Exposed soils shall not be placed in sheds or on paved areas. Runoff and temporary stockpiles shall be protected with appropriate erosion control measures such as silt fences, silt fences, etc., to ensure site does not leave the site or enter the storm drain system or neighboring watercourse.
- Best Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all identified soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied as needed to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and sign-off by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction area and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be inspected year-round on most vegetation is fully established or hardtopped surfaces.



SOW 642/643: FP REVISION 1	GLU	07/07/2023
SDW 642/643: PCC	GLU	05/08/2023
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APPROVALS		
DESIGNED	DATE	
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IN CHARGE		
OWNER		
DATE		
BWC - CIVIL GROUND LEVEL - 1AA DETAILS		

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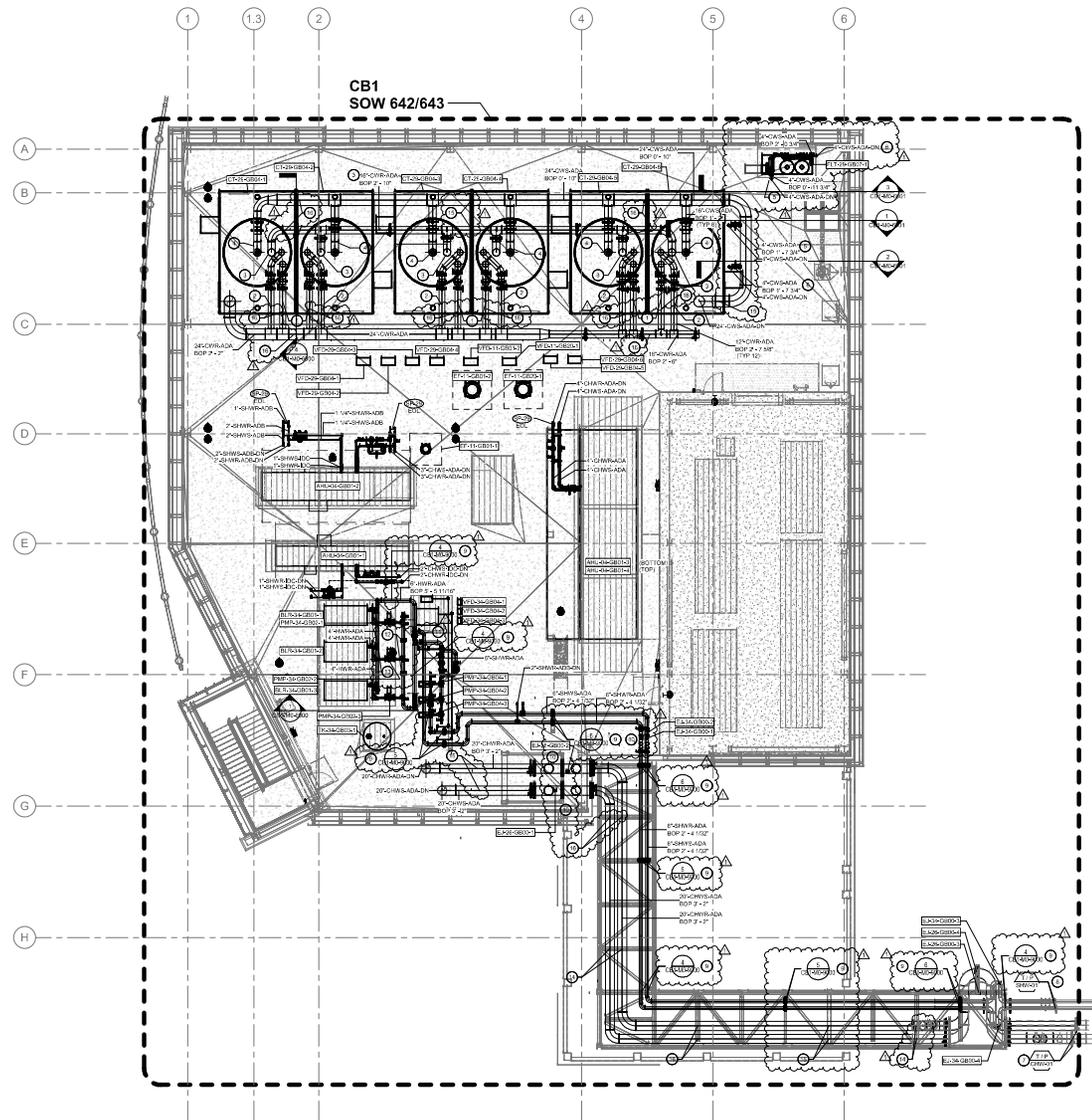
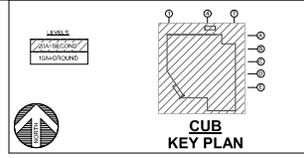
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cstormhandbook.com.

1 SEDIMENT AND EROSION CONTROL DETAILS

NTS

<p>▲ SOW 642/643: EP REVISION 1 ▲ SDW 642/643: PCC</p>	<p>GLU 01/07/2003 GLU 05/08/2003</p>
<p>TETRA TECH 17700 Redwood Blvd, Ste 100 San Diego, CA 92127 TEL: 619-444-0000 www.tetra-tech.com</p>	
<p>CA - CSC INTEL CORPORATION 3800 Bowers Avenue Santa Clara, CA 95054</p>	
<p>BWC - CIVIL GROUND LEVEL - 1AA DETAILS</p>	
<p>APPROVALS DATE</p>	
<p>DESIGNED BY: [] DATE: [] CHECKED BY: [] DATE: [] DRAWN BY: [] DATE: [] IN CHARGE: [] DATE: []</p>	
<p>INTEL - PCC-0033 of 0033 INTEL - PCC-0033</p>	

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GENERAL NOTES

- A. ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, LAWS, ACTS AND ALL HAVING JURISDICTION.
- B. REFER TO PROCESS LEGENDS, NOTES, AND ABBREVIATIONS FOR EXPLANATION OF SYMBOLS, EQUIPMENT TAGS, AND FLOW STREAM IDENTIFIERS.
- C. THE COMPLETED INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE INDUSTRY STANDARDS OF GOOD PRACTICE AND SAFETY, AND THE MANUFACTURER'S STRICT RECOMMENDATIONS FOR EQUIPMENT AND PRODUCT APPLICATION AND INSTALLATION.
- D. DRAWINGS ARE DIMENSIONAL AND DO NOT SHOW ANY DETAIL OF PIPING IN ITS FACT LOCATION, AND LOC AND MAY BE SUBJECT TO REVISION AS NECESSARY OR REQUIRED AT THE TIME OF INSTALLATION.
- E. EXISTING PIPING, DUCTWORK, CONDUIT OR EQUIPMENT SHOWN MAY NOT REFLECT AS-BUILT CONDITIONS, FIELD VERIFY SUPPORTS, BULBS, PENETRATION LOCATIONS, ETC. PRIOR TO PIPING/DUCT/CONDUIT EQUIPMENT CONNECTIONS AND OTHER FIELD CONDITIONS BEFORE FABRICATING AND INSTALLATION. CONTRACTORS ARE RESPONSIBLE FOR WORK REQUIRED BY MEANS AND METHODS CAUSED BY EXISTING CONDITIONS AT THE PROJECT SITE. ADJUST ROUTINGS AS REQUIRED TO REACH POINTS OF CONNECTION WHILE COORDINATING WITH EXISTING AND FUTURE SERVICES. CERTIFIED EQUIPMENT SUBMITTALS, AND OTHER TRADES BEFORE CONSTRUCTION AND PRIOR TO, AVOID OBSTRUCTION TO EXISTING PRODUCTION TOOLS AND ONGOING OWNER ACTIVITIES. PERFORM WORK IN ACCORDANCE WITH INTEL STANDARDS. OBTAIN ALL STUDIES REVIEWED (EAG) AS SPECIFIED BY OWNER. COORDINATE WITH INTEL IN RELATION TO FIELD CONDITIONS AND SUBMITTALS TO VERIFY CONNECTION TYPES, SIZES AND LOCATIONS. SUBMITTALS TO VERIFY CONNECTION TYPES, SIZES AND LOCATIONS.
- F. DRAWINGS DO NOT ATTEMPT TO SHOW EVERY SCENARIO WHICH MAY EXIST. FIELD VERIFY SUPPORTS.
- G. COORDINATE ALL DISINSTALL WORK WITH OTHER TRADES.
- H. COORDINATE SYSTEM SHUTDOWN AND TEST REQUIREMENTS WITH INTEL PROJECT MANAGER AND SYSTEM/AREA OWNER PRIOR TO COMMENCEMENT OF WORK. REFER TO SHUTDOWN PLAN LIST PROVIDED IN SPECIFICATION SUPPLEMENT FOR DETAILS.
- I. WHEN EQUIPMENT IS REMOVED/RELOCATED, ASSOCIATED PERMITS AND SPECIAL REQUIREMENTS SHALL BE REVIEWED WHERE POSSIBLE. PROVIDE OPTIONS FOR SALVAGE OF UNUSED PIPING AND SPECIAL REQUIREMENTS TO OWNER.
- J. THE BOTTOM OF BOLD ORIENTATION ENTITIES THE BOTTOM OF PIPE INSULATION AND MOUNTING HARDWARE IS NOT INCLUDED. MAINTAIN MINIMUM BOLA OF 7'-0" AFF UNLESS OTHERWISE NOTED.
- K. PROVIDE PIPING SUPPORTS IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:
 - AISC 15.1 BASIC MECHANICAL REQUIREMENTS
 - AISC 15.1 HANGING SPECIFICATIONS AND ANALYSIS
 - AISC 15.1 BRACING SPECIFICATIONS AND ANALYSIS
- L. CROSS REFERENCE PLANS WITH PIPES. INFORMATION INCLUDED ON PIPES SHALL SUPERSEDE INFORMATION ON OTHER DRAWINGS. NOT ALL DESIGNATIONS AND INSTRUMENTS ARE SHOWN ON MECHANICAL OR PIPING PLANS.
- M. ACQUIRE INTEL ALLOCATION PRIOR TO COMMENCEMENT OF WORK FOR WORK PERFORMED WITHIN OR CONNECTED TO EXISTING OPERATING CLEARANCE.
- N. PROVIDE INSULATION FOR ALL PIPING PER SPECIFICATIONS, AVOID PUNCTURING VAPOR BARRIER OR ALLUIMDIA JACKETING. AT SUPPORTS & WALL/FLOOR PENETRATION LOCATIONS. ENSURE CONTINUITY OF INSULATION AND VAPOR BARRIER. CHECK INSTALLATION FOR HOLES AND REPAIR AS REQUIRED.
- O. AVOID OBSTRUCTION TO EXISTING PRODUCTION TOOLS AND ONGOING OWNER ACTIVITIES. PERFORM WORK IN ACCORDANCE WITH OWNER STANDARDS AND GOVERNING STATE AND LOCAL CODES.
- P. PROVIDE DUCTWORK SUPPORTS IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND SPECIFICATIONS:
 - AISC 15.1 HANGING SPECIFICATIONS AND ANALYSIS
 - AISC 15.1 BRACING SPECIFICATIONS AND ANALYSIS
- Q. REFER TO PROCESS LEGENDS FOR ALL PIPING AND PLUMBING DETAILS.

KEYED NOTES

1. 12COWRADA BOTTOM RISEN BOLT CONNECTED UP TO BASIN INTERNAL PIPING TO TOP OF COVERLET PROVIDED BY MANUFACTURER.
2. 12COWRADA BOTTOM RISEN BOLT BYPASS UP TO BASIN.
3. 12COWRADA EQUALIZER LINE WITH 12COWRADA BOTTOM CONNECTION AT EACH COOLING TOWER CELL.
4. 12COWRADA PIPING PROVIDED WITH THE COOLING TOWER AND FIELD INSTALLED BY CONTRACTOR.
5. ROUTE 12COWRADA CONDENSER WATER FROM BLET FROM DOWN THROUGH ROOF TO 12COWRADA. CONNECT TO CONDENSER WATER FROM BLET PIPE CONNECTION. ALL OVER HEADS TO BE FULLY WELDED WITH NO FLANGES.
6. ROUTE 12COWRADA CONDENSER WATER FROM TRATION OUT TRIP DOWN THROUGH ROOF TO 12COWRADA. CONNECT TO CONDENSER WATER FROM BLET PIPE CONNECTION. ALL OVER HEADS TO BE FULLY WELDED WITH NO FLANGES.
7. CONNECT 12COWRADA TO EXISTING BUTTERFLY VALVES ON FAN DECK TRIBLES. REFER TO 12COWRADA.
8. CONNECT 12COWRADA TO EXISTING BUTTERFLY VALVES ON FAN DECK TRIBLES. REFER TO 12COWRADA.
9. PROVIDE PIPING SUPPORTS FROM REFERENCED DETAILS AND INCLUDE PER MANUFACTURER RECOMMENDATIONS. ADDITIONAL SUPPORTS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING PER SPECIFICATIONS AND ANALYSIS TO BE PROVIDED BY THE CONTRACTOR FOR SUPPORT SPACING REQUIREMENTS. REFER TO OTHER DRAWINGS FOR ADDITIONAL INFORMATION.
10. PROVIDE SEAMLESS HANGER SUPPORT ON EXPANSION JOINTS TO HOLD UPSET DIPPING NORMAL OPERATION.
11. PROVIDE ANCHOR BELT/VA TIEB RIGID TO 12COWRADA AND KEYED NOTES FOR ADDITIONAL INFORMATION.
12. PROVIDE QUART SUPPORTS MEDIUM ON RAMP ANCHOR FROM LINE PLANS. REFER TO 12COWRADA AND KEYED NOTES FOR ADDITIONAL INFORMATION.
13. PROVIDE GRAVITY CULVERT SUPPORTS MEDIAL HANGER BETWEEN ROOFER CONNECTIONS. REFER TO 12COWRADA AND KEYED NOTES FOR ADDITIONAL INFORMATION.
14. PROVIDE STEEL SUPPORT READY QUIT SHIP RESTING ON THE STEEL FOR STANDARD DETAIL 12COWRADA OR 12COWRADA.
15. PROVIDE PIPING ANCHOR/SEWER AND STANDARD DETAIL 12COWRADA OR 12COWRADA. REFER TO STRUCTURAL FOR ANCHOR/BALL INFORMATION.
16. PROVIDE PIPING QUART SUPPORT PER FOR STANDARD DETAIL 12COWRADA OR 12COWRADA. REFER TO STRUCTURAL FOR ADDITIONAL INFORMATION.

<p>PRIMARY PE STAMP LOCATION</p>	<p>GLUMAC engineers for a smarter future</p> <p>9800 Lakeside Street, Suite 010 San Diego, CA 92128 www.glumac.com</p>
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<p>CB1 - MECHANICAL ROOF LEVEL - 2RA OVERALL WATER PIPING PLAN</p>	
<p>PROJECT: 12COWRADA</p>	<p>DATE: 12/15/2011</p>
<p>DESIGNER: 12COWRADA</p>	<p>CHECKED: 12COWRADA</p>
<p>DATE: 12/15/2011</p>	<p>SCALE: 1/8" = 1'-0"</p>