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CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR.
SANTA CLARA, CA 95050

GPA RESUBMISSION 2
05/25/2022

ORIGINAL SHEET SIZE 30" x 42"

SHEET INDEX - GPA SUBMISSION

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G0.04	GREEN BUILDING ARCHITECTURE
G1.01	SITE & SURROUNDING AREA PHOTOS
G1.02	RENDERINGS, COLORS & MATERIALS
G1.03	RENDERINGS
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G1.05	PARKING PLAN
G1.07	UNIT COUNTS
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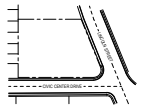
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
02.02.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT STAMP (IF NEED)

TITLE
SHEET INDEX

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
G0.01B
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

PROJECT TEAM

OWNER
CHARITIES HOUSING
1400 PARKMOOR AVE #190
SAN JOSE, CA 95126

CONTACT: KATHY ROBINSON
KROBINSON@CHARITIESHOUSING.ORG

ARCHITECT/INTERIOR DESIGN
MITHUN, INC.
660 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94104
415.489.4855

CONTACT: KRISTEN BELT
KBELT@MITHUN.COM

LANDSCAPE ARCHITECT
FORMWORK LANDSCAPE ARCHITECTS
2585 UNIVERSITY AVE,
SAN DIEGO, CA 92104
619.269.4423

CONTACT: MIKE VAIL
MIKE@FORMWORK-LA.COM

CIVIL
HMH ENGINEERS
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SAN JOSE, CA 95131
408.487.2200 X5636

CONTACT: ZEFERINO JIMENEZ
ZJIMENEZ@HMHCA.COM

STRUCTURAL ENGINEER
IDA STRUCTURAL ENGINEERS
1629 TELEGRAPH AVE #300
OAKLAND, CA 94612
510.834.1629 X 102

CONTACT: STEPHEN DEJESSE
SRDEJESSE@IDA-SE.COM

MECHANICAL ENGINEER
GUTTMAN & BLAEVOET
2351 POWELL ST.
SAN FRANCISCO, CA 94133
415.655.4057

CONTACT: JEFF BLAEVOET
JBLAEVOET@GB-ENG.COM

ELECTRICAL ENGINEER
GUTTMAN & BLAEVOET
2351 POWELL ST.
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CONTACT: VICTOR STEFFEN
VSTEFFEN@GB-ENG.COM

PLUMBING ENGINEER
GUTTMAN & BLAEVOET
2351 POWELL ST.
SAN FRANCISCO, CA 94133
707-523.3010 X 303

CONTACT: ROLANDO JACO
RJACO@GB-ENG.COM

VICINITY MAP

FEMA MAP

PROJECT SUMMARY

108 UNITS OF AFFORDABLE FAMILY HOUSING AND ASSOCIATED COMMON SPACES, OPEN SPACE AND WITH ON-GRADE PARKING.

ZONING INFORMATION

PROJECT ADDRESS: 1601 CIVIC CENTER DR, SANTA CLARA, CA 95050
SANTA CLARA COUNTY

PARCEL INFORMATION: APN: 224-49-006 | 61,409 SF | 1.4098 ACRES
VACANT SINCE LATE 2016 / EARLY 2017
REFER TO C1.01 FOR EXISTING SITE DIMENSIONS

EXISTING USE: OFFICE BUILDING
BUILDING SQUARE FOOTAGE: 28,950 sf
LOT COVERAGE: 15,181 sf / 61,409 sf = 24%

ZONING CLASSIFICATION: EXISTING: OG GENERAL OFFICE
PROPOSED: PD PLANNED DEVELOPMENT

GENERAL PLAN: EXISTING: COMMUNITY COMMERCIAL
PROPOSED: HIGH DENSITY RESIDENTIAL

LAND USE: RESIDENTIAL

LEGAL DESCRIPTION: SEE SURVEY DRAWING FOR DETAILS

ZONING DATA:

CATEGORY	PROPOSED	COMMENTS / STATUS
HEIGHT:	5-stories 58'-9 1/2" along Civic Center Drive. 60'-6" along Lincoln Street 66'-7" along North facade 64'-5" along West façade	
LOT COVERAGE	31,835sf / 61,409 sf =52%	
SETBACKS & FRONTAGES	Lincoln St: 10' sidewalk zone + varied setback (15' to 50') Civic Center Dr. 10' sidewalk zone + 5' setback North Edge: 10' West Edge: varies (67'7" to 72') Parking Setback: 6'	
PARKING	0.76 spaces/unit (at 108 units) Total Parking Provided: 82 Spaces *See parking plan	
BIKE PARKING	Class 1: 108 spaces Class 2: 8 spaces	
DENSITY:	75.2 DU/ acre	
DEDICATED PARKLAND	None	

BUILDING DEPARTMENT INFORMATION

JURISDICTION: SANTA CLARA COUNTY

ZONING: SANTA CLARA CITY MUNICIPAL CODE, ZONING CODE, & BUILDING ORDINANCES
BUILDING: 2019 CALIFORNIA BUILDING CODE
FIRE: 2019 CALIFORNIA FIRE CODE
MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE
ELECTRICAL: 2019 CALIFORNIA ELECTRICAL CODE
PLUMBING: 2019 CALIFORNIA PLUMBING CODE
ENERGY: 2019 CALIFORNIA ENERGY CODE

CODE AS AMENDED AND ADOPTED BY THE STATE BUILDING CODE COUNCIL AND THE CITY OF SANTA CLARA

OCCUPANCY GROUPS: PREDOMINANTLY RESIDENTIAL (R-2), W/ SOME (A-3), (B), (S-2) SPACES

OCCUPANCY SEPARATIONS:
(PER CBC 508.4) **R-2 | A-3: 1-HR** **B | A-3: 1-HR** **R-2 | B: 1-HR**
A-3 | S-2: 1-HR **R-2 | S-2: 1-HR**

TYPE OF CONTRUCTION:
TYPE III-A & I-A

FIRE PROTECTION:
SPRINKLERED PER NFPA 13

ALLOWABLE AREA:

TYPE III-A PORTION:
PER 506.2.3: SINGLE-OCCUPANCY, MULTISTORY BUILDINGS (WITH ACCESSORY USES)

AA=TOTAL ALLOWABLE BUILDING AREA: 170,400 SF
ALLOWABLE AREA PER FLOOR: 85,200 SF

AA= [AT + (NS X IF)]X SA
AA= 72,000 + (24,000 X 0.55) X 2 = 170,400

IF= [F/P - 0.25]W/30
IF= [594.6/741.85 - 0.25] X 30/30 = 0.55

AT= 72,000 (WITHOUT HEIGHT INCREASE)
NS= 24,000
F= 594.6'
P= 741.85'
W= 30
SA= 2

TYPE I PORTION:
UNLIMITED FOR S-2, A-3, B, AND R-2 ACCESSORY

GSF TABLE
SEE G2.00A FOR BREAKDOWN AND FLOOR PLANS

GSF - TOTAL

Name	Construction Type	Area
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	13227 SF
AREA 'C'	TYPE III-A	47494 SF
AREA 'D'	TYPE III-A	53608 SF
		132737 SF

ALLOWABLE HEIGHT
5 STORIES PER TABLE 504.4, TYPE IIIA R-2
65' PER TABLE 504.3, TYPE IIIA R-2 WITH AREA INCREASE
(MAXIMUM STORIES AND HEIGHT TO BE MEASURED OVER TYPE I PODIUM)

SPECIAL PROVISIONS:
CBC 510.4 PARKING BENEATH GROUP R: NUMBER OF TYPE IIIA STORIES TO START ABOVE THE TYPE I GARAGE.
CBC 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE: TYPE I PORTION CONSIDERED A SEPARATE BUILDING FOR THE PURPOSES OF AREA CALCULATIONS.
CBC 1009.2 HORIZONTAL EXITS: IN BUILDING PROVIDED WITH SPRINKLER SYSTEM, THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH HORIZONTAL EXITS.

CBC 31.04 A PEDESTRIAN WALKWAY: BUILDINGS CONNECTED BY PEDESTRIAN WALKWAYS SHALL BE CONSIDERED TO BE SEPARATE STRUCTURES, AND SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE CONSTRUCTION.

CBC 31.04.5.2 ALTERNATIVE SEPARATION: DISTANCE BETWEEN CONNECTED BUILDINGS ARE OVER 10', AND BOTH THE BUILDINGS AND WALKWAY ARE PROVIDED WITH SPRINKLER.

REQUIRED RATING:
SHAFTS: 2 HOURS
EXIT STAIR ENCLOSURES: 2 HOURS
HORIZONTAL EXIT: 2 HOURS

SQUARE FOOTAGE:
SEE G2.00A.

EGRESS:
SEE CODE SUMMARY SHEET. G2.01 THROUGH G2.05

EMERGENCY ESCAPE AND RESCUE WINDOWS:
CBC 1030.1 EXCEPTION 1, RESCUE WINDOWS ARE NOT REQUIRED FOR TYPE IIIA CONSTRUCTION EQUIPPED THROUGHOUT WITH AN APPROVED SPRINKLER SYSTEM.

ACCESSIBILITY:
100% OF THE UNITS ARE ADAPTABLE AND COMPLY WITH 2019 CBC SECTION 11A.
15% (17) OF THE UNITS HAVE ADDED MOBILITY FEATURES PER 2010 ADA & FHA GUIDELINES.
5% (6) OF THE UNITS WILL HAVE ADDED COMMUNICATION FEATURES PER 2010 ADA & FHA GUIDELINES.

UNIT WITH MOBILITY FEATURES:
TO BE DETERMINED

UNITS WITH COMMUNICATION FEATURES:
TO BE DETERMINED.

SYMBOLS

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP

NO.	DATE	ISSUE
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NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

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AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS

CHECK

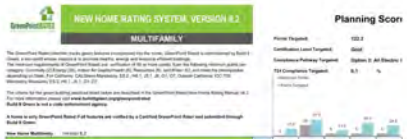
PROJECT STAMP (IF NEEDED)

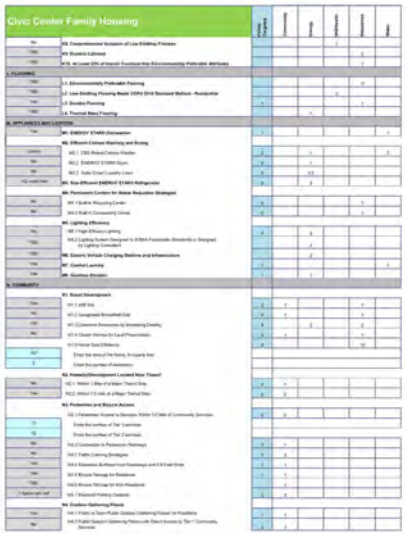
TITLE
PROJECT INFO

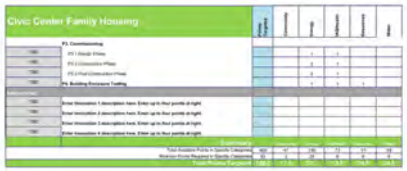
PROJECT NO.
1927400
DATE
05/25/2022

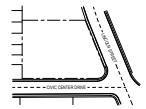
SHEET NUMBER
G0.02
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"









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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
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95050**

PREPARED FOR
CHARITIES HOUSING

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NO.	DATE	REVISION

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PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS

CHECK

ORIGINAL SHEET SIZE 30" x 42"

COUNTY STAMP SPACE:

TITLE
GREEN POINT RATED CHECKLIST

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
G0.03
GPA RESUBMISSION 2

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City of Santa Clara
Building Division
1500 Warburton Ave.
Santa Clara, CA 95050
www.santaclaraca.gov

Building Division: 408-615-2440
Email: Building@santaclaraca.gov
Permit Center: 408-615-2420
Email: PermitCenter@santaclaraca.gov
Automated Inspection Scheduling System: 408-615-2400

2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGC) RESIDENTIAL CHECKLIST

New residential buildings shall be designed to include the green building mandatory measures specified in this checklist. This checklist shall also be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to the specific area of the addition or alteration.

BUILDING PERMIT NO.: BLD20
ADDRESS: 1601 Civic Center Dr

Feature or Measure	MANDATORY MEASURES SPECIFIED (Please check boxes below) Yes
SITE DEVELOPMENT (CGC 4.106)	
Storm water drainage and retention during construction. A plan shall be developed and shall be implemented to manage storm water drainage during construction per CGC 4.106.2.	☒
Grading and paving. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings per CGC 4.106.3.	☒
Electric vehicle (EV) charging for new construction. Provide capability for future electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; 10% of total parking spaces, as specified, for multifamily dwellings; and in new hotels and motels per CGC 4.106.4. EV spaces for hotels/motels shall comply with accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.	☒
ENERGY EFFICIENCY (CGC 4.201)	
California Energy Code. The building's construction shall meet or exceed the requirements of the 2019 California Building Energy Efficiency Standards per CGC 4.201.1.	☒
WATER EFFICIENCY AND CONSERVATION	
INDOOR WATER USE (CGC 4.303)	
Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the prescriptive requirements of Section 4.303.1.1 through 4.303.1.4.	
Water closets: The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (CGC 4.303.1.1).	☒
Urinals: The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush, and all other urinals shall not exceed 0.5 gallons per flush (CGC 4.303.1.2).	☒
Showerheads. The flow rate for single showerhead and multiple showerheads serving one shower shall not exceed 1.8 gallons per minute at 80 psi, and shall be certified to the performance criteria of the U.S. EPA WaterSense Specification (CGC 4.303.1.3).	☒
Residential lavatory faucets. The flow rate shall not be more than 1.2 gallons per minute at 60 psi, and not less than 0.8 gallons per minute at 20 psi (CGC 4.303.1.4.1).	☒
Lavatory faucets in common and public use areas. The flow rate shall not exceed 0.5 gallons per minute at 60 psi (CGC 4.303.1.4.2).	☒
Metering Faucets. The flow rate shall not deliver more than 0.2 gallons per cycle (CGC 4.303.1.4.3).	☒
Kitchen Faucets. The flow rate shall not exceed 1.8 gallons per minute at 60 psi (CGC 4.303.1.4.4).	☒
Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code per CGC 4.303.2.	☒

BLD Permit No.:

OUTDOOR WATER USE (CGC 4.304)	
Outdoor potable water use in landscape areas. Residential developments shall comply with the City Water Service and Use Rules and Regulations, Item No. 24, or the California Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent, per CGC 4.304.1.	☒
ENHANCED DURABILITY AND REDUCED MAINTENANCE (CGC 4.406)	
Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be rodent proofed by closing such openings with cement mortar, concrete masonry, or similar method acceptable to the City per CGC 4.406.1.	☒
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGC 4.408)	
Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent local construction and demolition waste management (CGC 4.408.1).	☒
BUILDING MAINTENANCE AND OPERATION (CGC 4.410)	
An operation and maintenance manual shall be provided to the building occupant or owner per CGC 4.410.1.	☒
Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for depositing, storage and collection of nonhazardous materials for recycling per CGC 4.410.2.	☒
ENVIRONMENTAL QUALITY (CGC 4.503)	
Gas fireplace. Any installed gas fireplaces shall be a direct-vent sealed-combustion type per CGC 4.503.1.	N/A
Woodstoves. Any installed woodstove or pellet stove shall comply with U.S. EPA new Source Performance standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits per CGC 4.503.1.	N/A
POLLUTANT CONTROL (CGC 4.504)	
Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution components openings shall be covered with tape, plastic, sheet metal, or other methods acceptable to the City to reduce the amount of water, dust or debris which may enter the system per CGC 4.504.1.	☒
Adhesive, sealants and caulks shall meet the VOC or other toxic compound limits per CGC 4.504.2.1.	☒
Paints, stains and other coatings shall comply with VOC limits per CGC 4.504.2.2.	☒
Aerosol paints and coatings shall meet the product-weighted MIR limits for ROC and other requirements per CGC 4.504.2.3.	☒
Verification. Documentation shall be provided, at the request of the Building Division, to verify compliance with VOC finish materials per CGC 4.504.2.4.	☒
Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of CGC 4.504.3.	☒
Resilient flooring systems. Where resilient flooring is installed, at least 80% of the floor area receiving resilient flooring shall comply with the requirements of CGC 4.504.4.	☒
Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall comply with the formaldehyde requirements of CGC 4.504.4.	☒
INTERIOR MOISTURE CONTROL (CGC 4.505)	
Concrete slab foundations. Vapor retarder and capillary break shall be installed if a slab-on-grade foundation system is used. The use of a 4" thick base of 1/2" or larger clean aggregate under a 6 mil vapor retarder with joint lapped not less than 6" shall be provided per CGC 4.505.2 and CRC R506.2.3.	☒
Moisture content of building material. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be checked prior to finish material being applied per CGC 4.505.3.	☒

BLD Permit No.:

ENVIRONMENTAL COMFORT (CGC 4.507)	
Heating and air-conditioning system shall be sized, designed and have their equipment selected using the following methods per CGC 4.507.2: 1. Heat Loss/Heat Gain values in accordance with ANSI/ACCA 2 Manual J-2016 or equivalent; 2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2016 or equivalent; 3. Select heating and cooling equipment in accordance with ANSI/ACCA 3 Manual S-2014 or equivalent.	☒
INSTALLER AND SPECIAL INSPECTOR QUALIFICATION (CGC 702)	
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.	☒
Special inspection. Special inspectors employed by the City must be qualified and able to demonstrate competence in the discipline they are inspecting per CGC 702.2.	☒
VERIFICATION (CGC 703)	
Upon request, verification of compliance with this 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.	☒

Responsible Designer's Declaration Statement	Contractor Declaration Statement
I hereby certify that this project has been designed to meet the requirements of the 2019 California Green Building Standards Code.	I hereby certify, as the builder or installer under the permit listed herein, that this project will be constructed to meet the requirements of the California Green Building Standards Code.
Name: Kristen Belt	Name:
Signature:	Signature:
Date: 12/7/2020	Date:
Company: Mithun	License:
Address: 660 Market St.	Address:
City: San Francisco State: CA Zip: 9410[illegible]	City: State: Zip:

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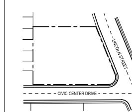
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS

CHECK

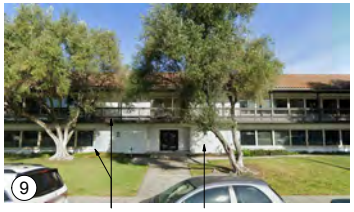
COUNTY STAMP SPACE:

TITLE
GREEN BUILDING ARCHITECTURE

PROJECT NO.
1927400
DATE
05/25/2022

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
G0.04
GPA RESUBMISSION 2



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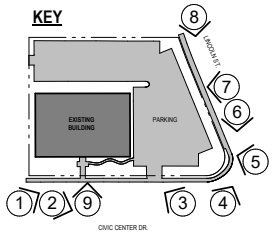

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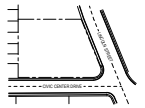
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
**1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050**

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
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05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT START STAGE

TITLE
SITE & SURROUNDING AREA PHOTOS

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
G1.01
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

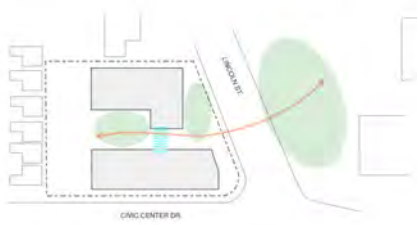
LINCOLN ST. (EAST) PERSPECTIVE

STREET TREES ARE REMOVED FROM RENDERING FOR CLARITY

NARRATIVE

THE DESIGN FOR CIVIC CENTER FAMILY HOUSING CREATES A GATEWAY CONDITION MOVING FROM EL CAMINO REAL TO THE CIVIC CENTER CAMPUS. THE SOUTHERN LEG OF THE BUILDING EXTENDS TOWARDS THE CIVIC CENTER CAMPUS, MAKING IT CLEARLY VISIBLE AS YOU MAKE YOUR WAY FROM EL CAMINO REAL DOWN LINCOLN. IT SERVES AS A WELCOMING POINT OF ORIENTATION, WITH A COMMUNITY ROOM OCCUPYING THE CORNER OF THE GROUND FLOOR. MOVING DOWN LINCOLN, THE REMAINDER OF THE BUILDING PULLS BACK FROM THE STREET, CREATING A LANDSCAPED FORECOURT THAT MIMICS THE CIVIC CENTER CAMPUS OPEN SPACE ACROSS THE STREET.

THE BUILDING IS BROKEN INTO 2 DISTINCT VOLUMES, REDUCING THE APPARENT SCALE OF THE BUILDING. THE VOLUMES ARE CONNECTED BY A BRIDGE THAT PROVIDES A VISUAL CONNECTION BETWEEN THE PRIVATE COURTYARD AND THE PUBLIC REALM.



RENEWAL AND RESILIENCE

LAYERS OF BARK OF THE BIG BERRY/ BLUE MANZANITA PEEL ANNUALLY AS AN ADAPTATION FOR PROTECTION AGAINST INSECTS AND PARASITIC ORGANISMS. TANNINS AND OTHER COMPOUNDS PRODUCED IN THE CELLS OF THE OUTER BARK SERVE TO DETER THESE ORGANISMS AND ARE ALSO RESPONSIBLE FOR THE VARIED COLORS AND LAYERED QUALITY OF THE TRUNK AND BRANCHES. THE PHYSICAL EXPRESSION OF THIS SPECIES IS ONE OF CONSTANT RENEWAL AND RESILIENCE, AND APT METAPHOR FOR A NEW COMMUNITY.

THE FORMAL LANGUAGE AND MATERIAL EXPRESSION OF THIS BUILDING TAKES ITS INSPIRATION FROM THE BLUE MANZANITA, A SPECIES ENDEMIC TO THE SANTA CLARA VALLEY.

THE SIMPLE STUCCO EXTERIOR IS PUNCTUATED BY BALCONIES, WHICH MIMIC THE PEELING BARK AND REVEAL OF A RICH ACCENT COLOR BENEATH, AS THE LIVING SPACES OF THE INTERIOR TRANSITION TO THE OUTSIDE.

THE BASE OF THE BUILDING IS WRAPPED IN A WARM GRAY STUCCO WITH NATURAL WOOD ACCENT PANELS EMPHASIZING THE PUBLIC PROGRAM ELEMENTS AND MAIN ENTRY, DRAWING PEOPLE AND THE OUTSIDE IN.

COLORS AND MATERIALS

STUCCO 1A- WHITE

STUCCO 1B- BLUE

STUCCO 1C- LIGHT GRAY

STUCCO 1D- DARK GRAY

FIBER CEMENT PLANK - DARK GREY

THERMALLY MODIFIED WOOD SIDING; ALT. FIBER CEMENT PLANK

FASCIA / WINDOW FRAME / BRAKE METAL 4, 5, 6 - DARK BRONZE

PERFORATED METAL GUARDRAIL/WALL PANEL - COPPER COLOR

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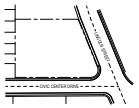
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT STAMP (IF REQ'D)

TITLE
RENDERINGS, COLORS & MATERIALS

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
G1.02
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

5/25/2022 1:57:45 PM

CIVIC CENTER PERSPECTIVE

STREET TREES ARE REMOVED FROM RENDERING FOR CLARITY

NARRATIVE

THE DESIGN INCLUDES GROUND LEVEL UNITS ALONG CIVIC CENTER DRIVE WITH A LANDSCAPED SETBACK AND PRIVATE PATIOS TO HELP CREATE AN ACTIVE, RESIDENTIAL FEEL ON THIS STREET THAT TRANSITIONS INTO A SINGLE FAMILY NEIGHBORHOOD.

THE BUILDING IS SET BACK FROM THE EXISTING RESIDENTIAL NEIGHBORS ON THE WEST SIDE OF THE PROPERTY BY 65', AND TREES ARE USED TO PROVIDE A NATURAL SCREENING BETWEEN THE NEW BUILDING AND EXISTING HOMES. WINDOWS ON THE WEST FACING ELEVATION ARE LIMITED IN ORDER TO PROTECT THE PRIVACY OF THE EXISTING HOMES.

LOBBY ENTRY PERSPECTIVE

STREET TREES ARE REMOVED FROM RENDERING FOR CLARITY

CIVIC CENTER STREET LEVEL PERSPECTIVE

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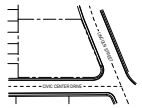
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS
CHECK

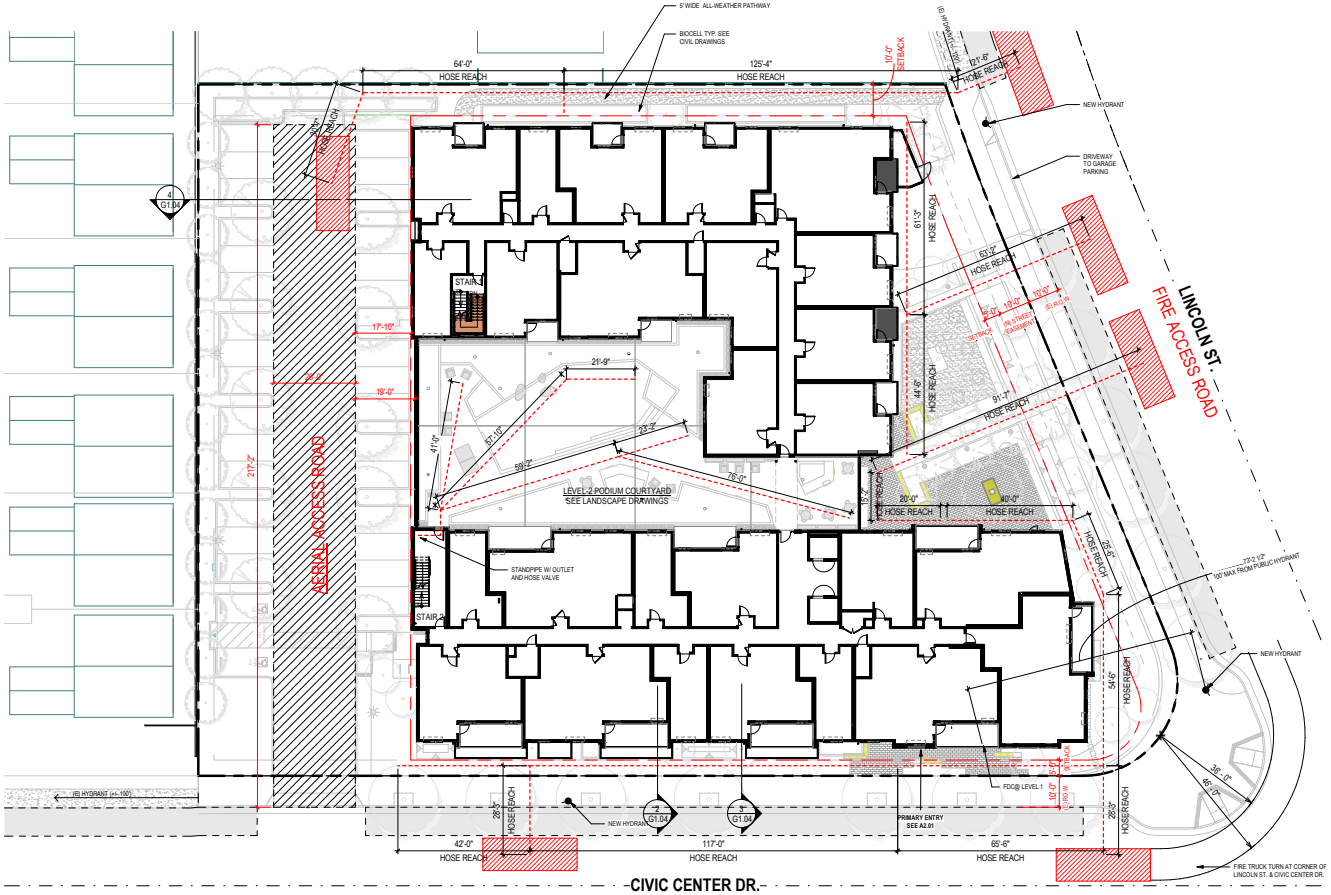
PROJECT STAMP (IF REQ'D)

TITLE
RENDERINGS

PROJECT NO.
1927400
DATE
05/25/2022

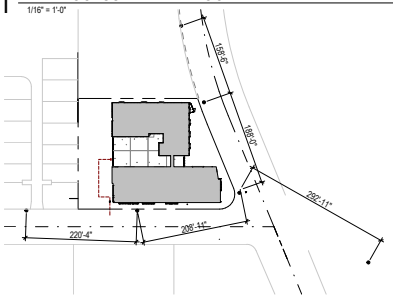
SHEET NUMBER
G1.03
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



1 FIRE ACCESS-LEVEL 2 FLOOR PLAN

1/16" = 1'-0"



10 FIRE HYDRANT DIAGRAM

1" = 100'-0"

Fire Flow Requirements with Mixed Construction

	Building
Total Area (SF)	
Level 1 (Type IA)	31,635 SF
Level 2-5 (Type IIIA)	101,066 SF
Number of Stories	5
Height	Varies from 58'-9" to 66'-6"
Construction Type	4 levels Type IIIA over 1 level Type IA
Occupancy Group	R-2, S-2, A, B

Calculations:
Total Building area: 31,635 square feet (Type IA - Garage) + 101,066 square feet (Type IIIA - Residential) = 132,701 SF

Percentage of Building: IA = 31,635/132,701 x 100 = 23.8;
IIIA = 101,066/132,701 x 100 = 76.2

Fire Flow Duration, Hydrant Locations and Distribution are to be based on the full Fire Flow required per CFC Table B105.1(2)

Full Fire Flow: 0.238 (2,000 gpm) + 0.762 (4,500 gpm) = 3,905 gpm = 4,000 gpm (round up)

A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2.
A max 50% reduction in fire flow is allowed per Conditions of Approval from Santa Clara Fire Department for this project.
Reduced Fire Flow = 0.50 x 4,000 gpm = 2,000 gpm

Based upon 4,000 gpm Full Fire Flow, there needs to be a minimum of 4 hydrants with an average spacing of 350 feet (from Appendix C of the Fire Code) for the duration of 4 hours. The frontage distance based on the 4,000 gpm Full flow requirement is 210 feet.

NOTES

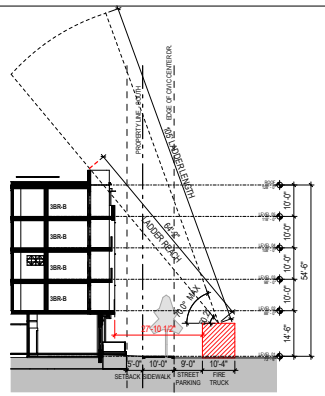
1. SEE A3.11 & A3.12 FOR FULL BUILDING SECTIONS
2. SEE A2.01 FOR GROUND LEVEL CONDITIONS INCLUDING FACP LOCATION
3. ALL FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE RECORDED AS PERMANENT EVAE
4. PER FD COMMENTS, AMMR WILL BE SUBMITTED FOR EVAE AT WESTERN DRIVEWAY.
5. EVAE TO HAVE ALL WEATHER SURFACE DESIGNED TO SUPPORT GROSS VEHICLE WEIGHT OF 75,000 LBS.

CONSTRUCTION TYPE

TYPE IIIA & I-A

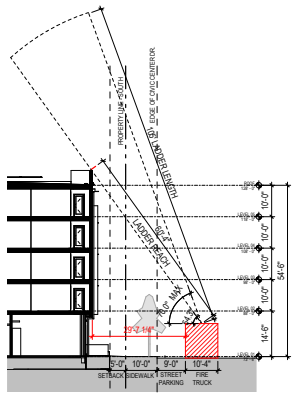
LEGEND

- PROPERTY LINE
- PROPOSED SETBACK
- HOSE LENGTH
- FIRE ENGINE
- EVA LANE
- PARALLEL PARKING ZONE
- (N) FIRE HYDRANT
- (E) FIRE HYDRANT TO BE REMOVED
- FDC — FIRE DEPARTMENT CONNECTION
- FACP — FIRE ALARM CONTROL PANEL SEE A2.01 FOR LOCATION



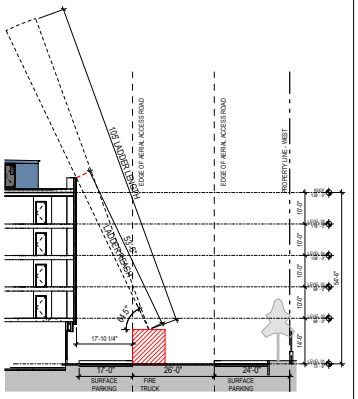
2 LADDER REACH AT CIVIC BALCONY 02

1/16" = 1'-0"



3 LADDER REACH AT CIVIC MAIN FACADE

1/16" = 1'-0"



4 LADDER REACH AT WESTERN DRIVEWAY

1/16" = 1'-0"

PROJECT NORTH

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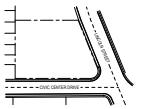
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

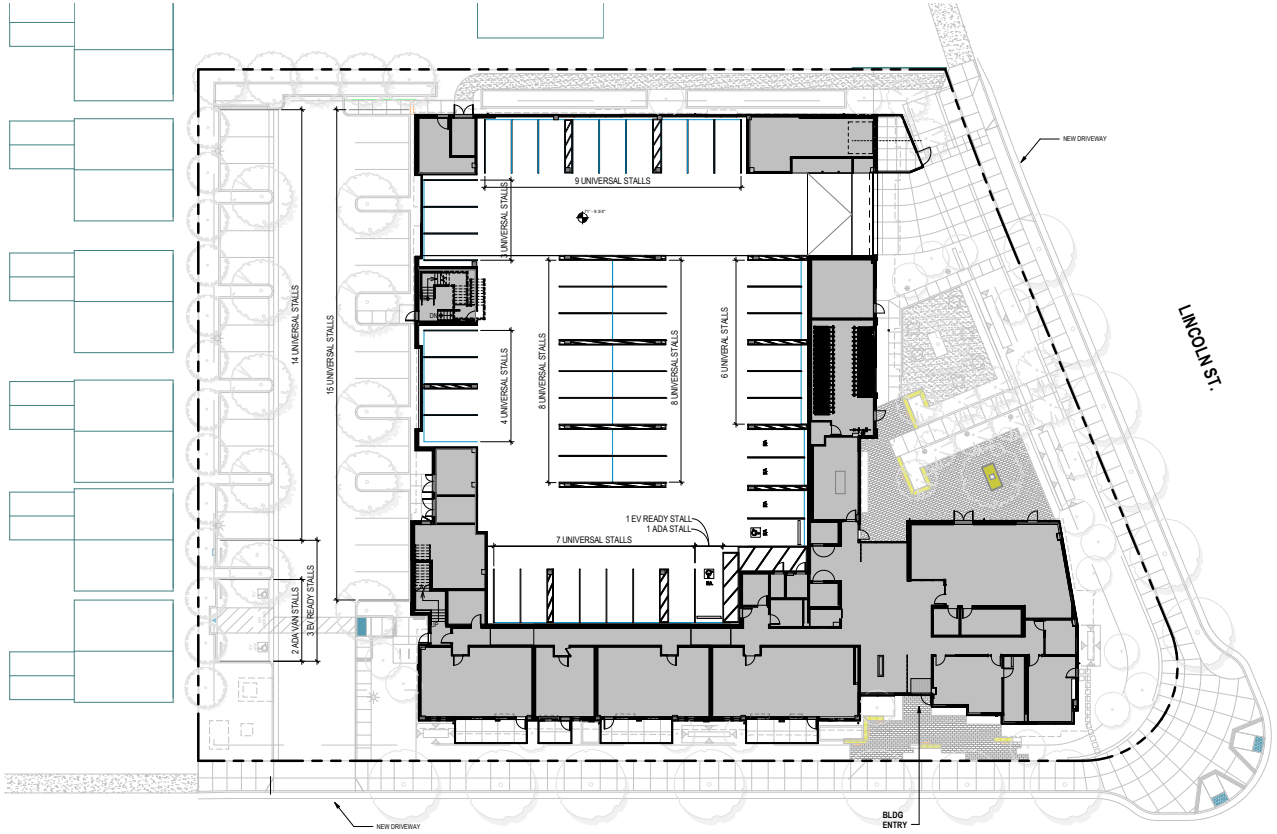
DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

SHEET TITLE
FIRE ACCESS DIAGRAM

PROJECT NO.
1927400
DATE
05/25/2022

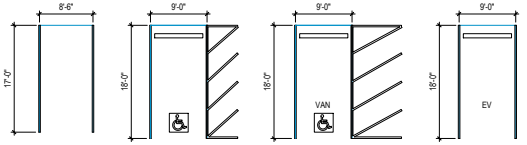
SHEET NUMBER
G1.04
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



1 LEVEL 1 FLOOR PLAN - PARKING
1/16" = 1'-0"

PARKING LEGEND



PARKING COUNT - EXTERIOR			
CATEGORY	PROPOSED	SIZE	COMMENTS
UNIVERSAL STALLS PROVIDED	29	8'-6" X 17'-0"	
VAN ACCESSIBLE	2	9'-0" (+8'-0" ACCESS AISLE) X 18'-0"	11B-208.2.4 (1/6 of ADA stalls)
ADA STALLS	0**	9'-0" (+5'-0" ACCESS AISLE) X 18'-0"	11B-208.2.3.1;
EV PARKING*	3	9'-0" X 18'-0"	CALGreen 4.106.4.2 (10% of total parking) CBC 11B-228.3.2.1 Includes (1) Van Stall
SUBTOTAL PARKING	32		

PARKING COUNT - INTERIOR			
CATEGORY	PROPOSED	SIZE	COMMENTS
UNIVERSAL STALLS PROVIDED	45	8'-6" X 17'-0"	
VAN ACCESSIBLE REQ.	1	9'-0" (+8'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.2.4 (1/6 of ADA stalls)
ADA STALLS REQ'D	1	9'-0" (+5'-0" ACCESS AISLE) X 18'-0"	CBC 11B-208.2.3.1
EV PARKING*	5	9'-0" X 18'-0"	CALGreen 4.106.4.2 (10% of total parking) CBC 11B-228.3.2.1 Includes (1) Van & (1) ADA Stall
SUBTOTAL PARKING	50		

TOTAL PARKING	82		
	AT 0.76 SPACES/ UNIT		

* Included as part of ADA stall
** Included as part of Van accessible stall

CIVIC CENTER DR.

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Culver City, CA 90232 / 323.937.2150

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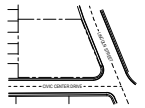
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS
CHECK

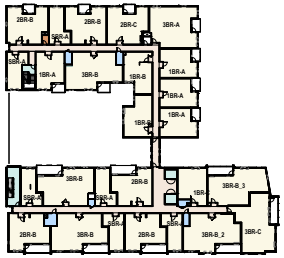
PROJECT START STAGE

TITLE
PARKING PLAN

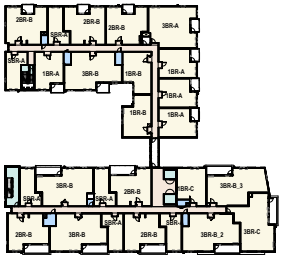
PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
G1.05
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



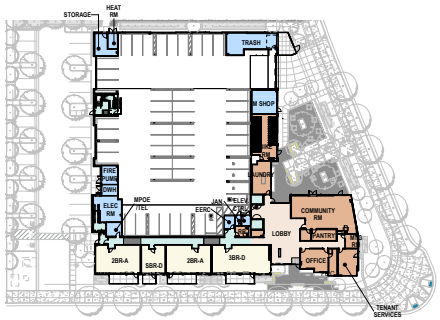
3 LEVEL-3 FLOOR PLAN - UNIT COUNT (26 UNITS)
1" = 40'-0"



5 LEVEL-5 FLOOR PLAN - UNIT COUNT (26 UNITS)
1" = 40'-0"

2 LEVEL-2 PODIUM - UNIT COUNT (26 UNITS)
1" = 40'-0"

4 LEVEL-4 FLOOR PLAN - UNIT COUNT (26 UNITS)
1" = 40'-0"



1 GROUND FLOOR - FLOOR PLAN - UNIT COUNT (4 UNITS)
1" = 40'-0"

UNIT COUNT - STUDIO

Level	Name	Count
SBR-A		
LEVEL 02	SBR-A	6
LEVEL 03	SBR-A	6
LEVEL 04	SBR-A	6
LEVEL 05	SBR-A	6
SBR-D		
LEVEL 01	SBR-D	1
25		

UNIT COUNT - 1BR

Level	Name	Count
1BR-A		
LEVEL 02	1BR-A	4
LEVEL 03	1BR-A	4
LEVEL 04	1BR-A	4
LEVEL 05	1BR-A	4
1BR-B		
LEVEL 02	1BR-B	2
LEVEL 03	1BR-B	2
LEVEL 04	1BR-B	2
LEVEL 05	1BR-B	2
1BR-C		
LEVEL 02	1BR-C	1
LEVEL 03	1BR-C	1
LEVEL 04	1BR-C	1
LEVEL 05	1BR-C	1
28		

UNIT COUNT - 2BR

Level	Name	Count
2BR-A		
LEVEL 01	2BR-A	2
2BR-B		
LEVEL 02	2BR-B	6
LEVEL 03	2BR-B	5
LEVEL 04	2BR-B	6
LEVEL 05	2BR-B	6
2BR-C		
LEVEL 03	2BR-C	1
26		

UNIT COUNT - 3BR

Level	Name	Count
3BR-A		
LEVEL 02	3BR-A	1
LEVEL 03	3BR-A	1
LEVEL 04	3BR-A	1
LEVEL 05	3BR-A	1
3BR-B		
LEVEL 02	3BR-B	3
LEVEL 03	3BR-B	3
LEVEL 04	3BR-B	3
LEVEL 05	3BR-B	3
3BR-B_2		
LEVEL 02	3BR-B_2	1
LEVEL 03	3BR-B_2	1
LEVEL 04	3BR-B_2	1
LEVEL 05	3BR-B_2	1
3BR-B_3		
LEVEL 02	3BR-B_3	1
LEVEL 03	3BR-B_3	1
LEVEL 04	3BR-B_3	1
LEVEL 05	3BR-B_3	1
3BR-C		
LEVEL 02	3BR-C	1
LEVEL 03	3BR-C	1
LEVEL 04	3BR-C	1
LEVEL 05	3BR-C	1
3BR-D		
LEVEL 01	3BR-D	1
29		

UNIT COUNT - TOTAL

UNIT TYPE	COUNT	AVERAGE SQ FT
SBR-A	24	379 SF
SBR-D	1	395 SF
1BR-A	16	595 SF
1BR-B	8	641 SF
1BR-C	4	605 SF
2BR-A	2	766 SF
2BR-B	23	789 SF
2BR-C	1	826 SF
3BR-A	4	1139 SF
3BR-B	12	1091 SF
3BR-B_2	4	1107 SF
3BR-B_3	4	1090 SF
3BR-C	4	1131 SF
3BR-D	1	997 SF
Grand total: 108		

NOTES:

1. ALL AREAS IN THE SCHEDULE ARE DESIGN DEVELOPMENT LEVEL AND APPROXIMATE IN NATURE.
2. NSF FOR RESIDENTIAL UNIT INCLUDES SHAFT SPACE WITHIN THE UNIT.

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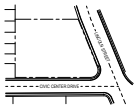
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
12.02.2020	PLANNING SUBMITTAL
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8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

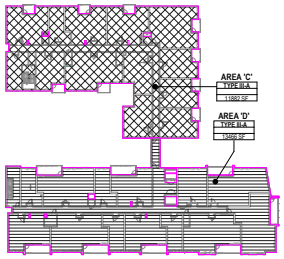
PROJECT STAMP (IF USED)

TITLE
UNIT COUNTS

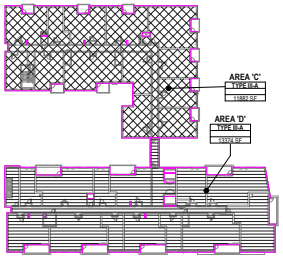
PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
G1.07
GPA RESUBMISSION 2

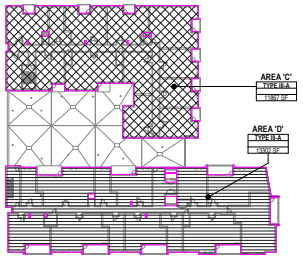
ORIGINAL SHEET SIZE: 30" x 42"



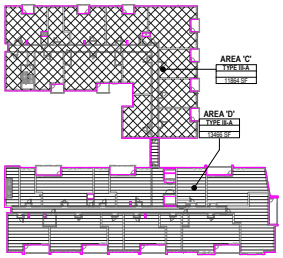
3 LEVEL 03 - GSF AREAS
1" = 40'-0"



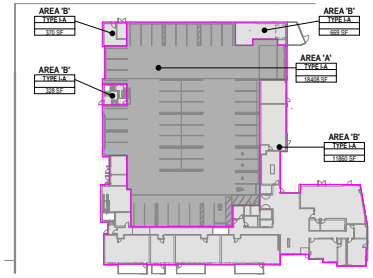
5 LEVEL 05 - GSF AREAS
1" = 40'-0"



2 LEVEL 02 - GSF AREAS
1" = 40'-0"



4 LEVEL 04 - GSF AREAS
1" = 40'-0"



1 LEVEL 01 - GSF AREAS
1" = 40'-0"

GSF - TYPE I-A

Name	Construction Type	Area
LEVEL 01		
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	11860 SF
AREA 'B'	TYPE I-A	669 SF
AREA 'B'	TYPE I-A	370 SF
AREA 'B'	TYPE I-A	328 SF
		31635 SF

GSF - TYPE III-A

Name	Construction Type	Area
LEVEL 02		
AREA 'C'	TYPE III-A	11867 SF
AREA 'D'	TYPE III-A	13302 SF
LEVEL 03		
AREA 'C'	TYPE III-A	11882 SF
AREA 'D'	TYPE III-A	13466 SF
LEVEL 04		
AREA 'C'	TYPE III-A	11864 SF
AREA 'D'	TYPE III-A	13466 SF
LEVEL 05		
AREA 'C'	TYPE III-A	11882 SF
AREA 'D'	TYPE III-A	13374 SF
		101102 SF

GSF - TOTAL

Name	Construction Type	Area
AREA 'A'	TYPE I-A	18408 SF
AREA 'B'	TYPE I-A	13227 SF
AREA 'C'	TYPE III-A	47494 SF
AREA 'D'	TYPE III-A	53608 SF
		132737 SF

GSF -SUMMARY

PROGRAM	GSF
BOH	4664 SF
CIRCULATION - HORIZONTAL	13314 SF
CIRCULATION - VERTICAL	3146 SF
COMMONS	5802 SF
PARKING	18338 SF
RESIDENTIAL	87460 SF
	132723 SF

GSF - PER PROGRAM

LEVEL	PROGRAM	GSF
LEVEL 01		
LEVEL 01	BOH	2371 SF
LEVEL 01	CIRCULATION - HORIZONTAL	1174 SF
LEVEL 01	CIRCULATION - VERTICAL	725 SF
LEVEL 01	COMMONS	5802 SF
LEVEL 01	PARKING	18338 SF
LEVEL 01	RESIDENTIAL	3229 SF
LEVEL 02		
LEVEL 02	BOH	573 SF
LEVEL 02	CIRCULATION - HORIZONTAL	2907 SF
LEVEL 02	CIRCULATION - VERTICAL	606 SF
LEVEL 02	RESIDENTIAL	21083 SF
LEVEL 03		
LEVEL 03	BOH	572 SF
LEVEL 03	CIRCULATION - HORIZONTAL	3079 SF
LEVEL 03	CIRCULATION - VERTICAL	606 SF
LEVEL 03	RESIDENTIAL	21073 SF
LEVEL 04		
LEVEL 04	BOH	574 SF
LEVEL 04	CIRCULATION - HORIZONTAL	3079 SF
LEVEL 04	CIRCULATION - VERTICAL	606 SF
LEVEL 04	RESIDENTIAL	21071 SF
LEVEL 05		
LEVEL 05	BOH	574 SF
LEVEL 05	CIRCULATION - HORIZONTAL	3075 SF
LEVEL 05	CIRCULATION - VERTICAL	603 SF
LEVEL 05	RESIDENTIAL	21004 SF

NOTES:

1. GSF IS MEASURED TO OUTSIDE FACE OF EXTERIOR WALLS, CENTERLINE OF CORRIDOR WALLS, AND CENTERLINE OF PARTITION WALLS.
2. ALL AREAS IN THE SCHEDULE ARE DESIGN DEVELOPMENT LEVEL AND APPROXIMATE IN NATURE.
3. GSF DOES NOT INCLUDE COVERED EXTERIOR AREAS.

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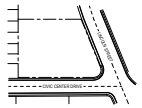
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

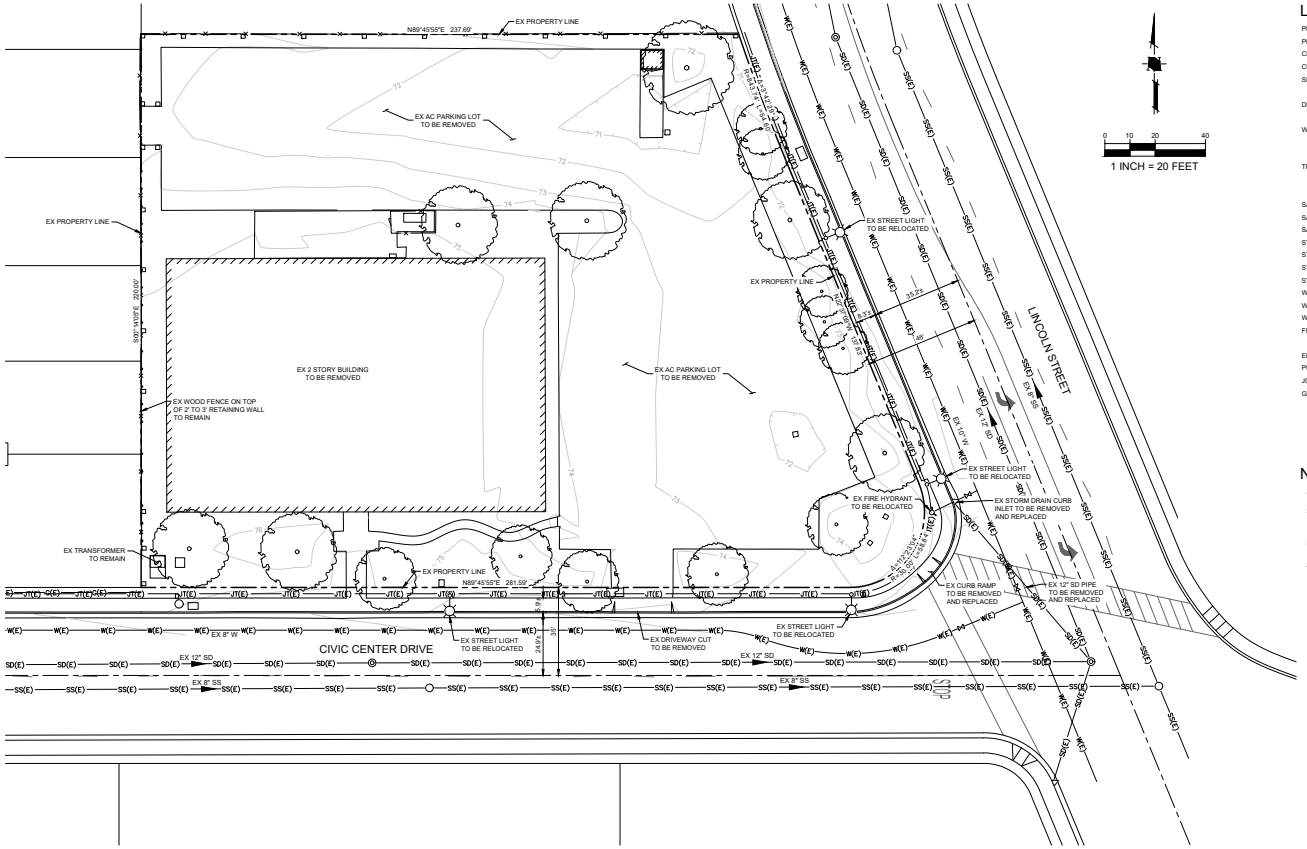
PROJECT START STAGE

TITLE
GROSS AREA CALCS

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
G2.00A
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



LEGEND

	EXISTING
PROJECT BOUNDARY	
PROPERTY LINE	
CENTERLINE	
CURB AND GUTTER	
SIDEWALK	
DRIVEWAY	
WHEELCHAIR RAMP	
TREE	
SANITARY SEWER	SS(E)
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEAN OUT	
STORM DRAIN LINE	SD(E)
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
STORM DRAIN INLET	
WATER MAIN	W(E)
WATER VALVE	
WATER METER	
FIRE HYDRANT	
ELECTROLIER	
PULL BOX	
JOINT TRENCH	JT(E)
GAS	G(E)

NOTES

1. ALL EXISTING TREES WITHIN THE PROPERTY TO BE REMOVED.
2. EXISTING CURB, GUTTER AND ATTACHED SIDEWALK TO BE REMOVED AND REPLACED ALONG THE PROJECT FRONTAGE ON CIVIC CENTER DRIVE.
3. EXISTING CURB AND GUTTER ALONG THE PROJECT FRONTAGE ON LINCOLN STREET TO BE REMOVED AND REPLACED.
4. EXISTING ATTACHED SIDEWALK ALONG THE PROJECT FRONTAGE ON LINCOLN STREET TO BE REMOVED AND REPLACED WITH A DETACHED SIDEWALK.

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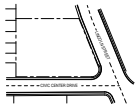
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



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05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
04.08.2022		GPA RESUBMISSION 1

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNERS

PROJECT TEAM MEMBERS

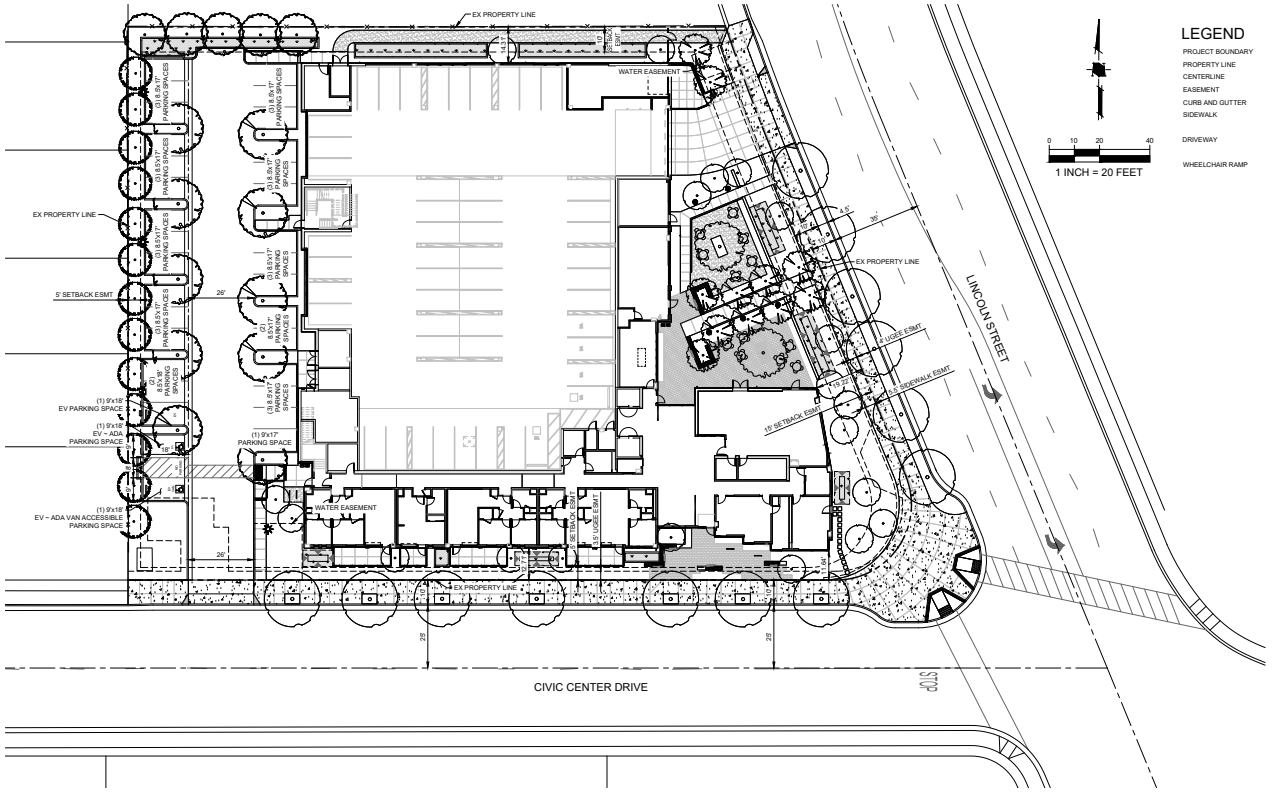
CHECK

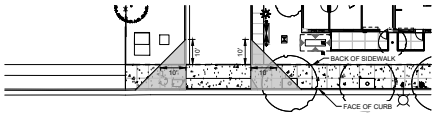
COUNTY STAMP SPACE

TITLE
EXISTING CONDITIONS

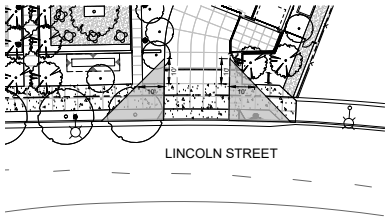
PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
C1.01
GPA RESUBMISSION 2





DRIVEWAY'S TRIANGLE OF SAFETY
SCALE: 1" = 20'



DRIVEWAY'S TRIANGLE OF SAFETY
SCALE: 1" = 20'

0 10 20 40
1 INCH = 20 FEET

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
CENTERLINE		
EASEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
WHEELCHAIR RAMP		

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP

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05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
04.08.2022		GPA RESUBMISSION 1

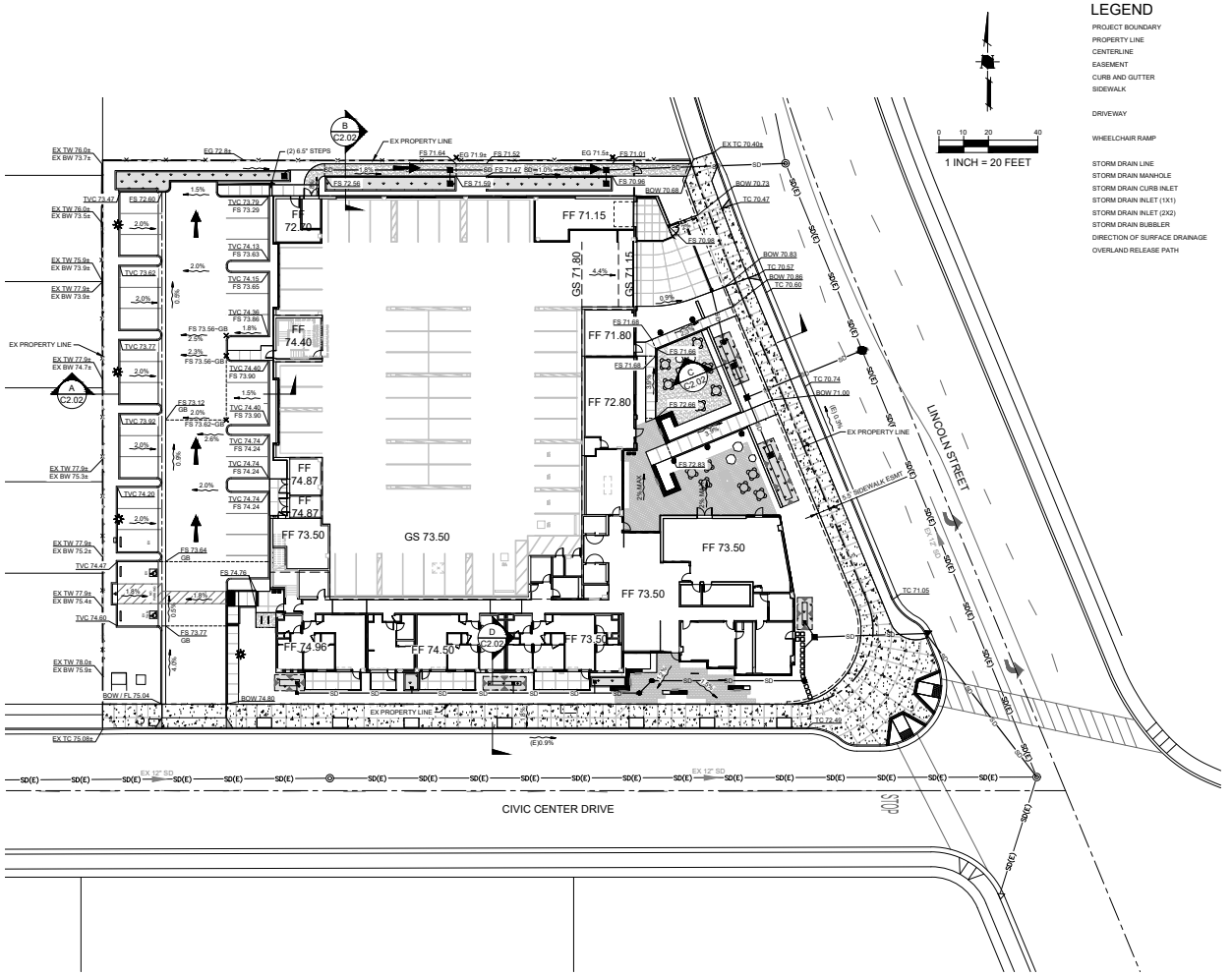
DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

COUNTY STAMP SPACE

TITLE
SITE PLAN

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
C1.02
GPA RESUBMISSION 2



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NO.	DATE	REVISION
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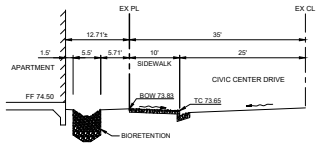
DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

COUNTY STAMP SPACE

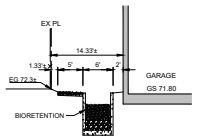
TITLE
GRADING PLAN

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
C2.01
GPA RESUBMISSION 2



D SECTION
NTS



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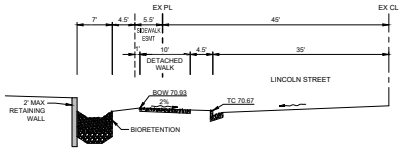

C SECTION
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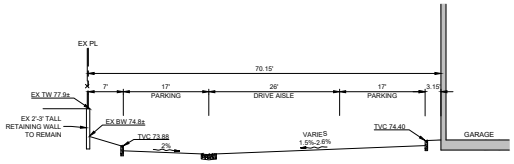

A SECTION
NTS

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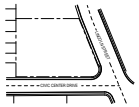
PREPARED FOR

VICINITY MAP



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NO.	DATE	REVISION
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DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER

PROJECT TEAM MEMBERS

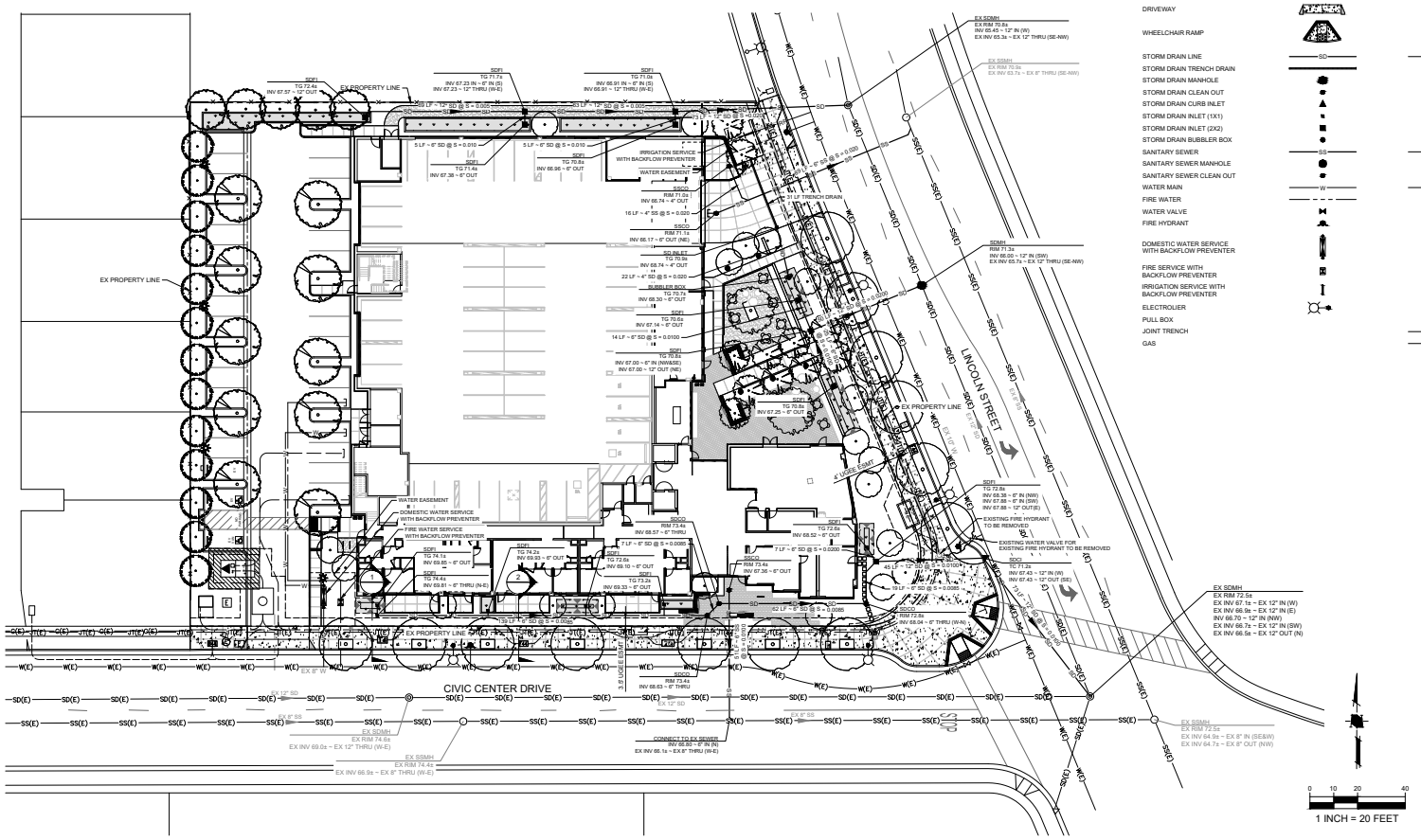
CHECK

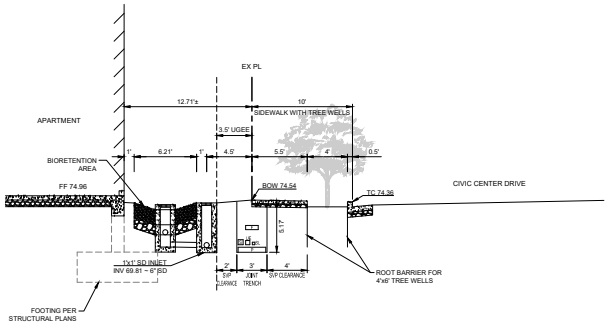
COUNTY STAMP SPACE

TITLE
GRADING SECTIONS

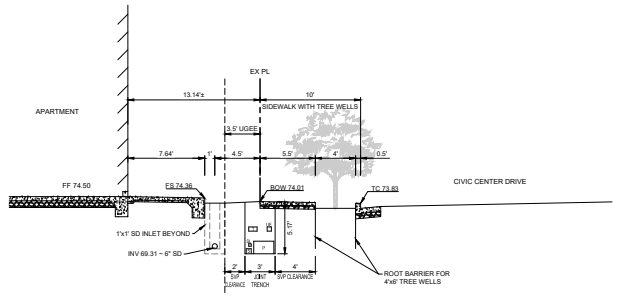
PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
C2.02
GPA RESUBMISSION 2





1 SECTION
SCALE: 1" = 5'



2 SECTION
SCALE: 1" = 5'

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050

PREPARED FOR

VICINITY MAP

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NO.	DATE	REVISION
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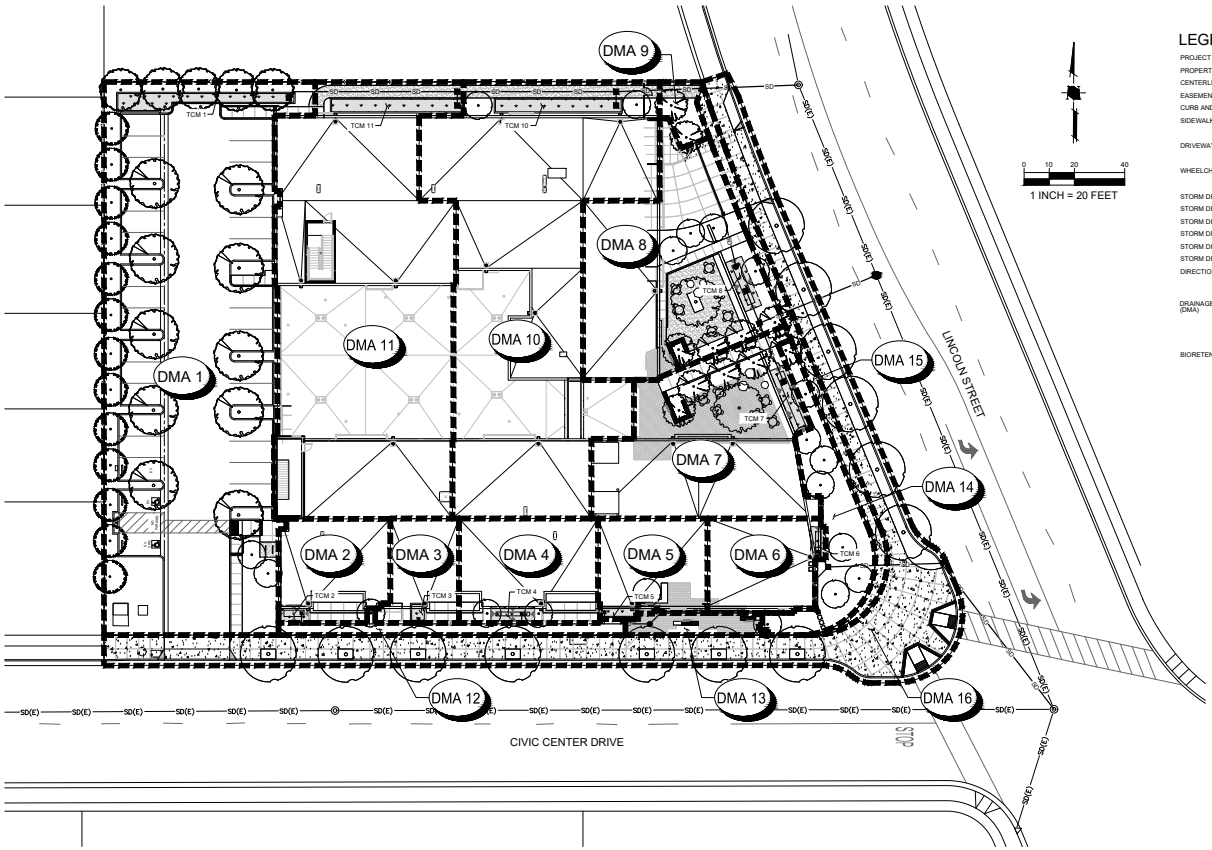
DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
PROJECT TEAM MEMBERS
CHECK

COUNTY STAMP SPACE

TITLE
UTILITY PLAN

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
C3.01
GPA RESUBMISSION 2



LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
CENTERLINE		
EASEMENT		
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
WHEELCHAIR RAMP		
STORM DRAIN LINE	SD	SD(E)
STORM DRAIN MANHOLE		
STORM DRAIN CURB INLET		
STORM DRAIN INLET (1X1)		
STORM DRAIN INLET (2X2)		
STORM DRAIN BUBBLER		
DIRECTION OF SURFACE DRAINAGE		
DRAINAGE MANAGEMENT AREA (DMA)	DMA	
BIORETENTION BASIN		

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San Jose, CA 95131
(408) 487-2200
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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP

DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
6.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

COUNTY STAMP SPACE

TITLE
STORMWATER CONTROL PLAN

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
C4.01
GPA RESUBMISSION 2

Site Conditions	
Soil Type	Silt Loam (S)
Depth to Groundwater	0 – 10 ft
100-Year Flood Elevation	Zone X (Less than 1')
Receiving Water Body	Guadalupe River
Pollutants	Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides
Pollutant Source Areas	Roofs, Paved Podium Surfaces, Driveways, Trash Receptacles, Landscaping
Source Control Measures	Stenciled Inlets, Covered Trash Enclosure, Covered Parking, Clustered Buildings

* Soil type and depth to groundwater information per C.3 Stormwater Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program, April 2012. Flood elevation information per FEMA Flood Insurance Rate Maps, May 18, 2009.

Bioretreatment Cell Maintenance

The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook – New and Redevelopment.

Maintenance

The primary maintenance requirement for bioretreatment areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the bioretreatment cell. Appropriately selected plants will aid in reducing fertilizer, pesticide, water, and overall maintenance requirements. Bioretreatment system components should blend over time through plant and root growth, organic decomposition, and the development of a natural soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

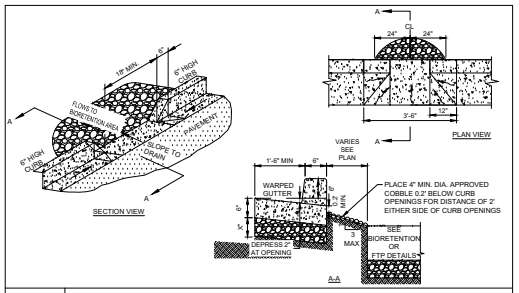
Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, bioretreatment BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

In order to maintain the treatment area's appearance it may be necessary to prune and weed. If surface mulch is specified, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

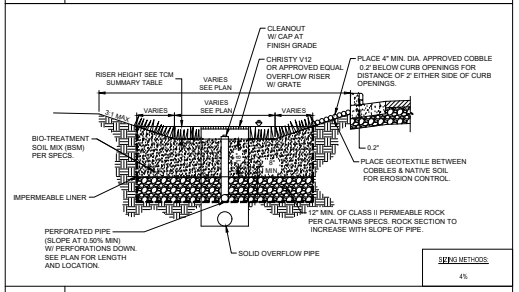
Accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the under drain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5-10 years of construction (LID, 2000).

The following schedule provides a summary of the recommended maintenance activities:

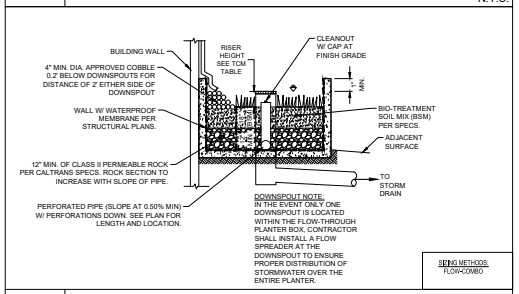
BIOTREATMENT MAINTENANCE SCHEDULE	
Activity	Schedule
→ Re-mulch void areas	As needed
→ Treat diseased trees and shrubs	As needed
→ Water plants daily for two weeks	At project completion
→ Inspect soil and repair eroded areas	Monthly
→ Remove litter and debris	Monthly
→ Remove and replace dead and diseased vegetation	Twice per year
→ Add additional mulch	Once per year
→ Replace tree stakes and wire	Once per year



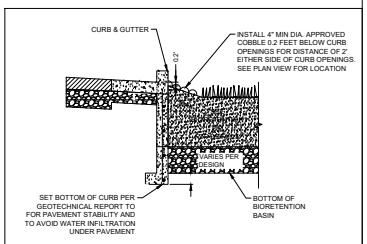
4 CURB OPENING N.T.S.



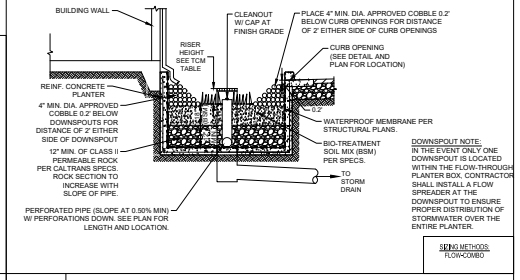
3 BIORETENTION BASIN W/ LINER N.T.S.



2 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



5 CURB ADJACENT TO BIORETENTION N.T.S.



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

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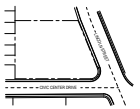

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SA / AK
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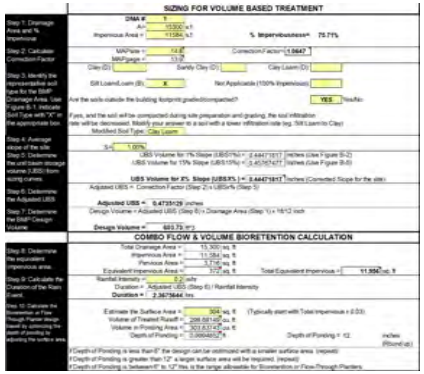
PROJECT TEAM MEMBERS
CHECK

COUNTY STAMP SPACE

TITLE
STORMWATER CONTROL NOTES & DETAILS
1927400
DATE
05/25/2022

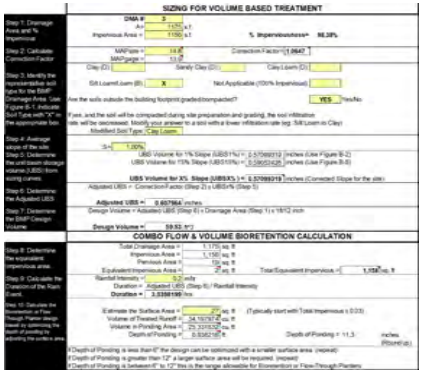
SHEET NUMBER
C4.02
GPA RESUBMISSION 2


SIZING FOR VOLUME BASED TREATMENT

DMA #: 7
A= 15300 s.f.
Impervious Area = 11584 s.f.
% Imperviousness= 75.71%
MAP/pipe = 14.8 Correction Factor= 1.0647
MAP/gage = 13.9
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? 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: Clay Loam
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 2.44471817 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 3.45767477 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 2.44471817 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 3)
Adjusted UBS = 0.4735129 inches
Design Volume = Adjusted UBS (Step 5) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 683.73 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

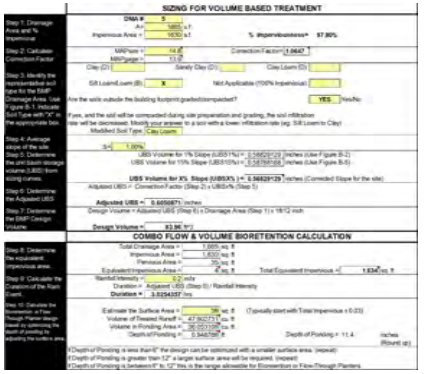
Total Drainage Area = 15,300 sq. ft
Impervious Area = 11,584 sq. ft
Pervious Area = 3,716 sq. ft
Equivalent Impervious Area = 712 sq. ft Total Equivalent Impervious = 11,584 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.3677644 hrs
Estimate the Surface Area = 304 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 288.68148 cu. ft
Volume in Ponding Area = 303.63147 cu. ft
Depth of Ponding = 0.9964827 ft Depth of Ponding = 12 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 #: 9
A= 1575 s.f.
Impervious Area = 1150 s.f.
% Imperviousness= 96.38%
MAP/pipe = 14.8 Correction Factor= 1.0647
MAP/gage = 13.9
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? 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: Clay Loam
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 2.57069319 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 3.59655426 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 2.57069319 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 3)
Adjusted UBS = 0.6079964 inches
Design Volume = Adjusted UBS (Step 5) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 59.53 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

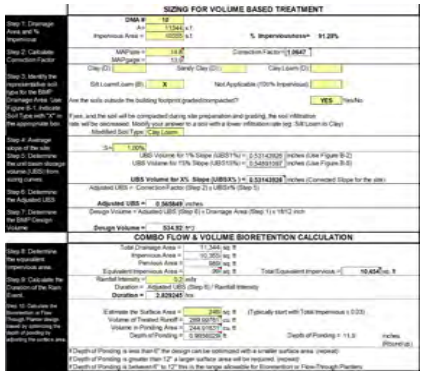
Total Drainage Area = 1,175 sq. ft
Impervious Area = 1,150 sq. ft
Pervious Area = 150 sq. ft
Equivalent Impervious Area = 25 sq. ft Total Equivalent Impervious = 1,154 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.0398198 hrs
Estimate the Surface Area = 27 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 34.193767 cu. ft
Volume in Ponding Area = 25.331532 cu. ft
Depth of Ponding = 0.9382160 ft Depth of Ponding = 11.3 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 #: 5
A= 1885 s.f.
Impervious Area = 1630 s.f.
% Imperviousness= 87.80%
MAP/pipe = 14.8 Correction Factor= 1.0647
MAP/gage = 13.9
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? 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: Clay Loam
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 2.56629129 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 3.58798168 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 2.56629129 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 3)
Adjusted UBS = 0.6050871 inches
Design Volume = Adjusted UBS (Step 5) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 83.96 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

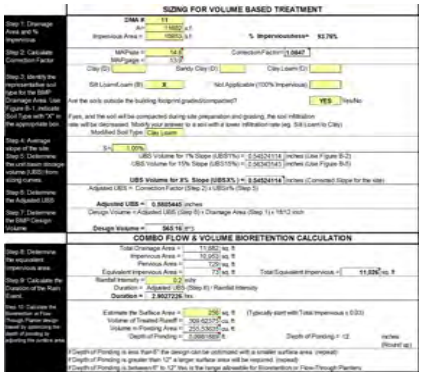
Total Drainage Area = 1,885 sq. ft
Impervious Area = 1,630 sq. ft
Pervious Area = 255 sq. ft
Equivalent Impervious Area = 41 sq. ft Total Equivalent Impervious = 1,634 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.0294357 hrs
Estimate the Surface Area = 49 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 47.8622713 cu. ft
Volume in Ponding Area = 36.057172 cu. ft
Depth of Ponding = 0.9482786 ft Depth of Ponding = 11.4 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 #: 12
A= 11344 s.f.
Impervious Area = 10339 s.f.
% Imperviousness= 91.29%
MAP/pipe = 14.8 Correction Factor= 1.0647
MAP/gage = 13.9
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? 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: Clay Loam
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 2.53142926 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 3.54893167 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 2.53142926 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 3)
Adjusted UBS = 0.5605449 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 524.92 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 11,344 sq. ft
Impervious Area = 10,353 sq. ft
Pervious Area = 980 sq. ft
Equivalent Impervious Area = 267 sq. ft Total Equivalent Impervious = 10,434 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.8292457 hrs
Estimate the Surface Area = 249 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 269.69757 cu. ft
Volume in Ponding Area = 244.91527 cu. ft
Depth of Ponding = 0.9834629 ft Depth of Ponding = 11.8 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 #: 11
A= 11662 s.f.
Impervious Area = 10853 s.f.
% Imperviousness= 93.06%
MAP/pipe = 14.8 Correction Factor= 1.0647
MAP/gage = 13.9
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? 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: Clay Loam
S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 2.54524114 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 3.56343143 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 2.54524114 inches (Corrected Slope for the site)
Adjusted UBS = Correction Factor (Step 2) x UBSX% (Step 3)
Adjusted UBS = 0.5605445 inches
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 565.16 ft³

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Total Drainage Area = 11,662 sq. ft
Impervious Area = 10,853 sq. ft
Pervious Area = 729 sq. ft
Equivalent Impervious Area = 274 sq. ft Total Equivalent Impervious = 11,324 sq. ft
Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 2.9027226 hrs
Estimate the Surface Area = 256 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 309.623705 cu. ft
Volume in Ponding Area = 255.536095 cu. ft
Depth of Ponding = 0.9881697 ft Depth of Ponding = 12 inches (Round up)
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
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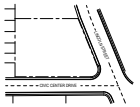

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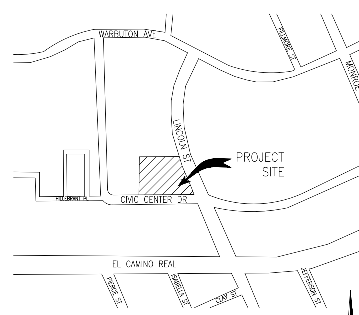
COUNTY STAMP SPACE

TITLE
STORMWATER CONTROL CALCULATIONS

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
C4.03
GPA RESUBMISSION 2



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY JOINT TRENCH

	SVP ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	○
ELECTRIC CABLE					
SUPPLY & INSTALL	●	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC SWITCHGEAR & TRANSFORMER					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	●	○	○
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	○
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT	○	○	○	○	○
EXCAVATION	○	○	○	○	○

● SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

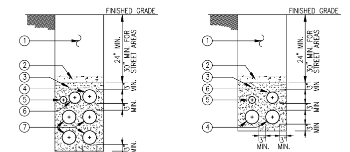
THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	05-20-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	05-23-2022	PRELIMINARY
APPLICANT DESIGN (GAS)		
SVP DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	05-25-2022	PRELIMINARY
LIGHT LOCATIONS		

VIZION UTILITY PARTNERS is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

SVP TRENCH SECTIONS



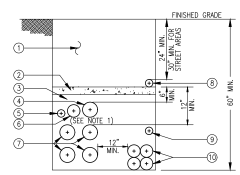
STANDARD TRENCH
1-S/L2, 1-U/E4, 1-S5, AND 4-P5 DUCTS

TYPICAL LOW VOLTAGE TRENCH
1-S/L2, 1-U/E4, 2-S5 DUCTS

LEGEND:
1. NATURAL BACKFILL
2. 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
3. SAND ENCASED
4. 5" SECONDARY CONDUIT
5. 2" STREET LIGHT CONDUIT
6. 4" UTILITY ELECTRIC CIRCUIT
7. 5" PRIMARY CONDUITS

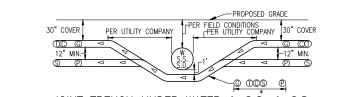
NOTES:
1. CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. USE A 3 SACK MINIMUM MIX FOR THE CONCRETE.
2. ALL DIMENSIONS SHOWN ARE MINIMUM REQUIRED. 30" MINIMUM COVER OVER PRIMARY DUCTS IS REQUIRED. NUMBER AND SIZES OF DUCTS TO BE SHOWN ON DETAILED SVP PROJECT DRAWINGS.
3. DUCTS SHALL BE SEPARATED, TIED TOGETHER, AND SUPPORTED WITH 3" NON-METALLIC SPACERS AT 5'-0" INTERVALS. NO METALLIC MATERIALS MAY BE USED TO PROVIDE CROSS SUPPORT OR BE PLACED ACROSS DUCT BANKS.
4. IF ADDITIONAL PRIMARY DUCTS ARE REQUIRED, ADD THEM TO THE BOTTOM OF THE TRENCH USING THE SAME CONFIGURATION AS SHOWN IN THE ADJACENT DETAILS.
5. BACKFILL IN ACCORDANCE WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT SPECIFICATIONS. SAND BACKFILL AROUND DUCTS WITH 90% MINIMUM COMPACTION. SEE "MATERIALS" SECTION IN UG-1000 FOR SAND REQUIREMENTS.

JOINT TRENCH CONFIGURATION



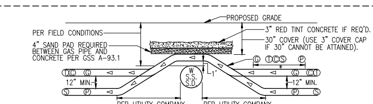
LEGEND:
1. NATURAL BACKFILL
2. 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)
3. SAND BACKFILL
4. 5" SECONDARY CONDUIT
5. 2" STREET LIGHT CONDUIT
6. 4" UTILITY ELECTRIC CIRCUIT
7. 5" PRIMARY CONDUITS
8. PG&E GAS
9. CATV CONDUIT
10. TELEPHONE CONDUITS

NOTES:
1. REFER TO "TRENCH CROSS-SECTIONS" FOR TYPICAL ELECTRIC TRENCH SECTIONS AND MINIMUM DUCT SPACING REQUIREMENTS.
2. MINIMUM DEPTH AND SEPARATION REQUIREMENTS BETWEEN GAS, CATV, AND TELEPHONE CONDUITS TO BE PROVIDED BY THE RESPECTIVE UTILITIES.
3. DEPTH AND BACKFILL REQUIREMENTS FOR JOINT TRENCHES IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
4. JOINT TRENCH CONSTRUCTION REQUIREMENTS APPLY WHEN ALL UTILITY SUBSTRUCTURES ARE INSTALLED AT THE SAME TIME.



JOINT TRENCH UNDER WATER & S.S. & S.D.

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



JOINT TRENCH OVER WATER & S.S. & S.D

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

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

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

GENERAL NOTES:

1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
6. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
7. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
8. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
9. SEPARATIONS SHALL BE MAINTAINED AT ABOVEGROUND TERMINATION POINTS.
10. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
11. FOR SVP ELECTRIC SUBSTRUCTURE BACKFILL REQUIREMENTS, SEE SVP STANDARD DOCUMENT UG-0345.
12. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 11.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
13. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
14. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
15. CONTRACTOR TO INCREASE GAS METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/VIZION UTILITY PARTNERS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

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

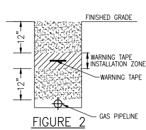


FIGURE 2
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0–350 0–600	0.25 2	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
400 TO 1000 CLASS	351–1,400 601–2,400	0.25 2	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
1.5M OR 3M ROTARY	1,401–3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001–7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001–16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

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

X
GM

PG&E PM#S:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE ____ PHONE NUMBER ____

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006) AND SILICON VALLEY POWER STANDARD DOCUMENT UG-1000.
2. ALL WORK MUST COMPLY WITH PG&E, SVP, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E/SVP REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, SVP, FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, SVP, TELEPHONE, CATV, IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, SVP, TELEPHONE, AND CATV PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E AND SVP FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. VIZION UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. VIZION UTILITY PARTNERS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.
THANK YOU

SIGNED ____
DATE ____

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
SVP ELECTRIC		
PG&E GAS		
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

FOR INTERNAL USE ONLY
QA REVIEW

PHASE	INITIALS	DATE
INTENT		
COMPOSITE		
PRE-CON		

DEVELOPER:
CHARITIES HOUSING
1400 PARKMOOR AVE
SAN JOSE, CA 95126
HAI NGUYEN
T: 408-550-8314
E: HNGUYEN@CHARITIESHOUSING.ORG

SHEET INDEX

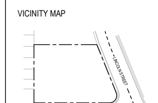
MITHŪN®
SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344
SAN FRANCISCO / 660 Market Street, #300 San Francisco, CA 94104 / 415.956.0688
LOS ANGELES / 5837 Adams Blvd Culver City, CA 90232 / 323.937.2150
mithun.com

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

COUNTY STAMP SPACE:

TITLE
JOINT TRENCH TITLE SHEET

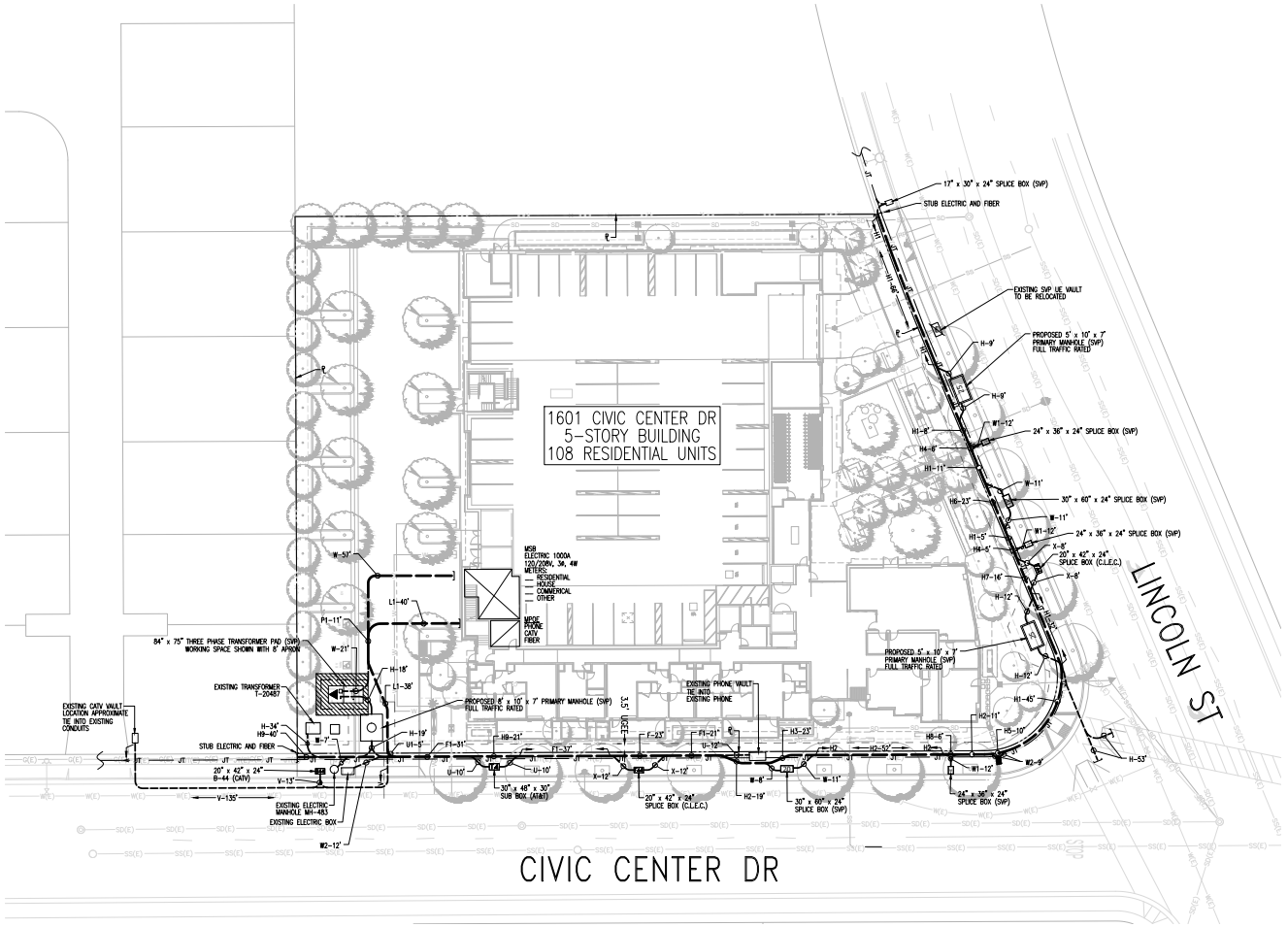
PROJECT NO.
21-086
DATE
05/25/2022

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
JT-1
DESIGN DEVELOPMENT

5/18/2022 9:42:55 AM

-PRELIMINARY-
NOT FOR CONSTRUCTION



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

LEGEND

- 84" x 75" THREE PHASE TRANSFORMER PAD (SVP) WORKING SPACE SHOWN WITH 8' APRON
- PROPOSED 8' x 10' x 7' PRIMARY MANHOLE (SVP) FULL TRAFFIC RATED
- PROPOSED 5' x 10' x 7' PRIMARY MANHOLE (SVP) FULL TRAFFIC RATED
- PROPOSED 30" x 60" x 24" SPLICE BOX (SVP)
- PROPOSED 24" x 36" x 24" SPLICE BOX (SVP)
- PROPOSED 17" x 30" x 24" SPLICE BOX (SVP)
- PROPOSED 30" x 48" x 30" SUB BOX (AT&T)
- PROPOSED 20" x 42" x 24" B-44 (CATV)
- PROPOSED 20" x 42" x 24" SPLICE BOX (C.L.E.C.)
- JT — EXISTING JOINT TRENCH
- G — EXISTING GAS LINE
- EXISTING ELECTRIC MANHOLE
- EXISTING SVP VAULT TO BE RELOCATED

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

SHEET INDEX

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0686

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP

DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

COUNTY STAMP SPACE

TITLE
JOINT TRENCH COMPOSITE

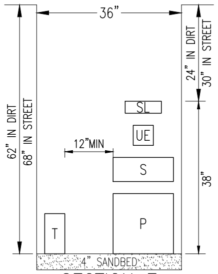
PROJECT NO.
21-086
DATE
05/25/2022

SHEET NUMBER
JT-2
DESIGN DEVELOPMENT

ORIGINAL SHEET SIZE: 24" x 36"

5/18/2022 9:42:55 AM

—PRELIMINARY—
NOT FOR CONSTRUCTION



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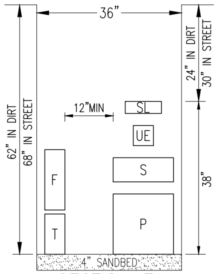

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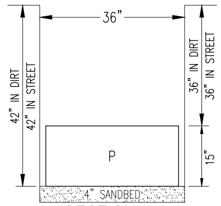

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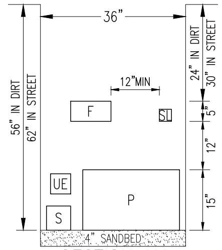

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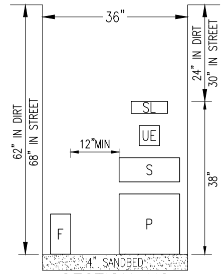

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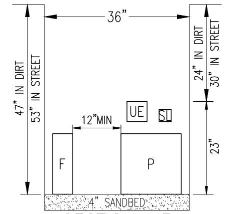

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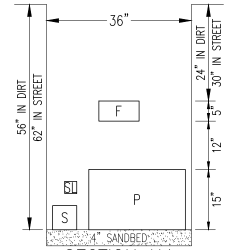

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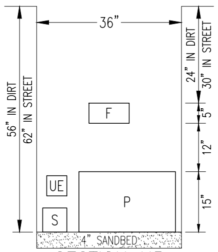

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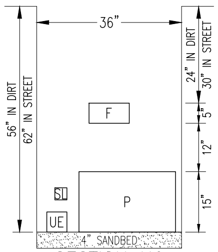

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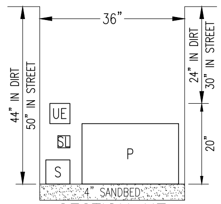

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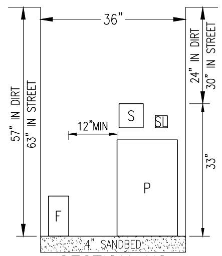

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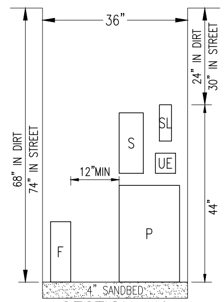

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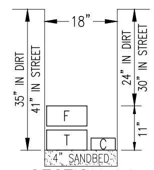

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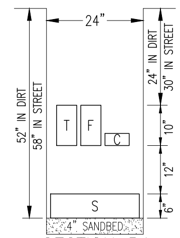

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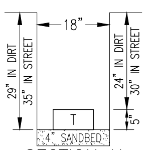

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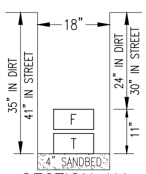

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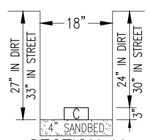

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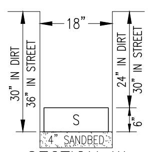

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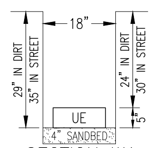

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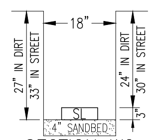

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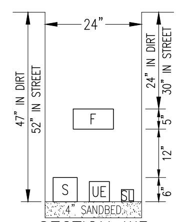

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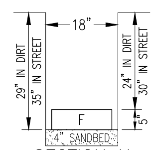

SECTION X

TRENCH OCCUPANCY GUIDE

SECTION	G	T	C	S	P	OTHER
A*	X	X	X	X	X	
B*	X	X		X	X	
C*	X		X	X	X	
D*		X	X	X	X	
E*	X			X	X	
F*		X		X	X	
G*			X	X	X	
H*				X	X	
I	X	X	X			
J	X	X				
K	X		X			
L		X	X			
M	X	X	X	X		
N	X	X		X		
O	X		X	X		
P		X	X	X		
Q	X			X		
R		X		X		
S			X	X		
T	X					
U		X				
V			X			
W				X		
X						X

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

CONTRACTOR NOTES:

1. THE SYMBOLS P S UE SL T C G FO INDICATE OCCUPANCY ONLY. SEE ELECTRIC, GAS, CATV, TELEPHONE, AND FIBER OPTIC PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS.
2. THIS PLAN IS TO BE USED AS A GUIDE FOR TRENCHING WIDTH AND DEPTH AND NOT CONDUIT INSTALLATION.
3. CONTRACTOR TO INCLUDE INCIDENTAL TRENCHING IN SPLICE BOX, VAULT, OR TRANSFORMER EXCAVATION IN AREAS WHERE NO ENTRANCE OR EXIT OF TRENCH IS SHOWN.
4. UTILITY COMPANIES RESERVE THE RIGHT TO MAKE FIELD ADJUSTMENTS AS NECESSARY.

SOILS NOTES:

1. VIZION UTILITY PARTNERS IS NOT RESPONSIBLE FOR ANY SOILS ENGINEERING TO DETERMINE THE ABILITY TO CONSTRUCT OR THE PROJECT CONDITIONS.
2. VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR ADDITIONAL WORK DUE TO ADVERSE JOB SITE CONDITIONS.

MINIMUM SEPARATION AND CLEARANCE REQUIREMENTS FOR JOINT TRENCHES

		G	DUCT T	DB T	C	SL	UE	S	P	FO	MIN. COVER
G	GAS	0"	12"	12"	12"	12"	12"	12"	12"	12"	24"; 30" IN STREET
T	TELEPHONE (DUCT)	12"	0"	1"	1"	12"	12"	12"	12"	1"	24"; 30" IN STREET
T	TELEPHONE (DIRECT BURY)	12"	1"	0"	1"	12"	12"	12"	12"	1"	24"; 30" IN STREET
C	C.A.T.V.	12"	1"	1"	0"	12"	12"	12"	12"	1"	24"; 30" IN STREET
SL	STREET LIGHT	12"	12"	12"	12"	3"	3"	3"	3"	12"	24"; 30" IN STREET
UE	UTILITY ELECTRIC	12"	12"	12"	12"	3"	3"	3"	3"	12"	24"; 30" IN STREET
S	ELECTRIC SECONDARY	12"	12"	12"	12"	3"	3"	3"	3"	12"	24"; 30" IN STREET
P	ELECTRIC PRIMARY	12"	12"	12"	12"	3"	3"	3"	3"	12"	36"; 36" IN STREET
FO	FIBER OPTIC (C.L.E.C.)	12"	1"	1"	1"	12"	12"	12"	12"	0"	24"; 30" IN STREET

ABBREVIATIONS:

- P PRIMARY (SVP)
- S SECONDARY (SVP)
- SL STREET LIGHT (SVP)
- C CATV (COMCAST)
- T PHONE (AT&T)
- G GAS (PG&E)
- F FIBER OPTIC (C.L.E.C.)

MITHŪN

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San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd
Culver City, CA 90232 / 323.937.2150

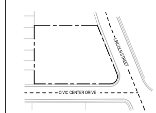
mithun.com

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

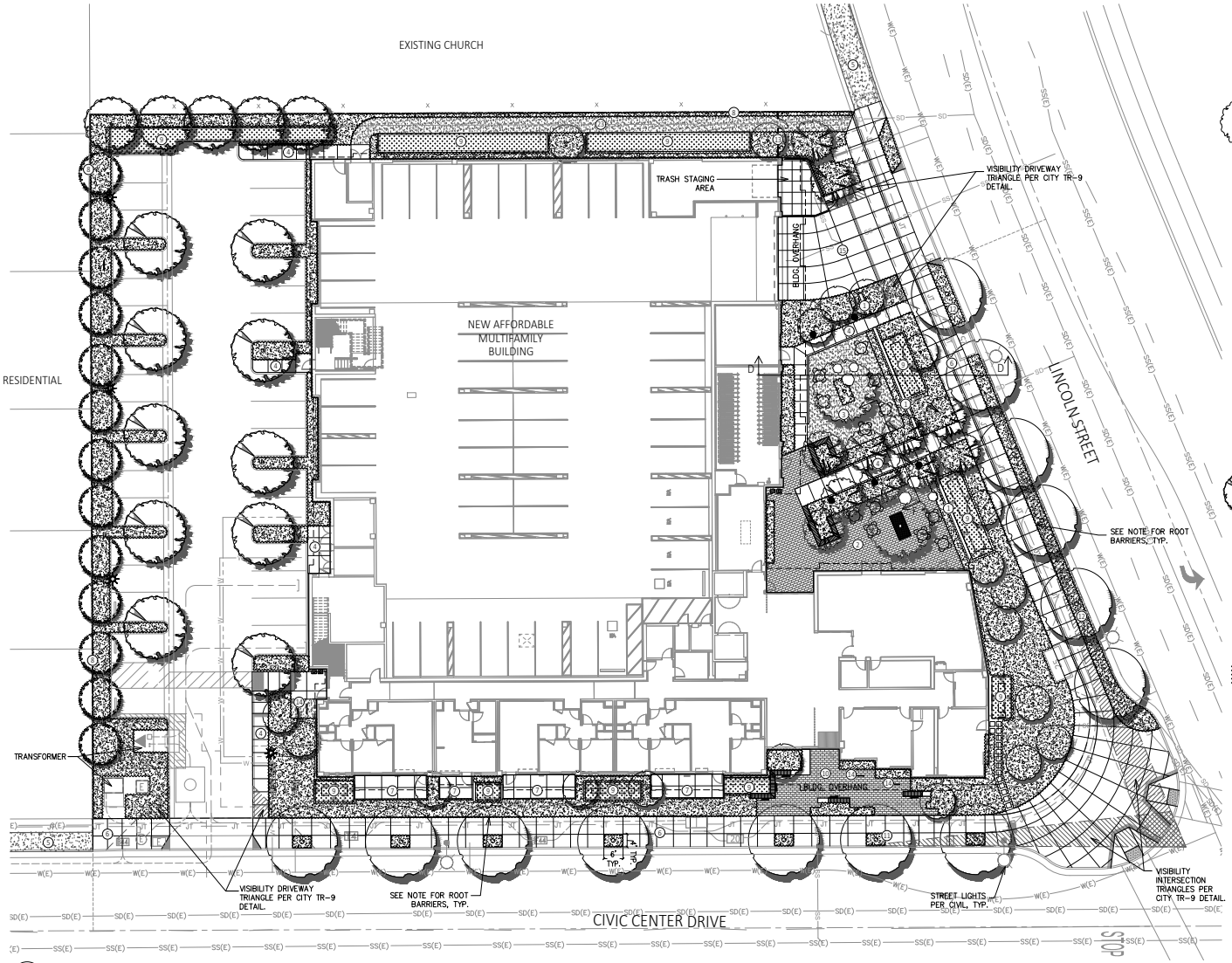
COUNTY STAMP SPACE:

TITLE
JOINT TRENCH SECTIONS

PROJECT NO.
21-086
DATE
05/25/2022

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
JT-3
DESIGN DEVELOPMENT



A CONCEPTUAL LANDSCAPE PLAN - LEVEL 1
1/16"=1'-0"

NORTH

CANDIDATE PLANT LEGEND

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS	HEIGHT (FT)
PROJECT STREET TREES:				
	LINCOLN STREET:			
	OLEA EUROPAEA 'SWAN HILL' (FRUITLESS OLIVE)	36" BOX	V.LOW	30
	CIVIC CENTER DRIVE:			
	CERCIS CANADENSIS (EASTERN REDBUD)	36" BOX	MOD	30
ENTRY COURT TREE (SUCH AS):				
	ZELKOVA S. 'CITY SPRITE' (DWARF ZELKOVA)	24" BOX	MOD	25
	OLEA EUROPAEA 'SWAN HILL' (FRUITLESS OLIVE)	36" BOX	V. LOW	30
	CERCIS OCCIDENTALIS (WESTERN REDBUD)	24" BOX	V. LOW	15-20
	PYRUS C. 'CAPITAL' (CAPITAL FLOWERING PEAR)	24" BOX	MOD	25-35
LEVEL 2 COURTYARD TREES (SUCH AS):				
	OLEA EUROPAEA 'SWAN HILL' (FRUITLESS OLIVE)	36" BOX	V. LOW	30
	AGONIS F. 'AFTER DARK' (AFTER DARK PEPPERMINT TREE)	24" BOX	LOW	15-20
	CHITALPA TASHKENTESIS (CHITALPA)	24" BOX	MOD	20-30
	PITTOSPORUM TENUIFOLIUM (KOHUHU)	15-GAL	MOD	15-25
	ROBINIA P. 'PURPLE ROBE' (PURPLE ROBE LOCUST)	24" BOX	LOW	30-34
	PRUNUS CAROLINIANA (CAROLINA CHERRY)	24" BOX	LOW	15-20
SECONDARY ACCENT TREES (SUCH AS):				
	ACER PALMATUM 'RHODE ISLAND RED' (JAPANESE MAPLE)	15-GAL	MOD	6
	ARBUTUS 'MARINA' (MARINA MADRONE)	15-GAL	LOW	20-30
	LOPHOSTEMON CONFERTUS (BRISBANE BOX)	15-GAL	MOD	35-45
	ACACIA STENOPHYLLA (SHOE-STRING ACACIA)	15-GAL	LOW	20-40
	COTINUS COGGYGRIA (SMOKETREE)	15-GAL	LOW	12-15
PARKING AREA TREES (SUCH AS):				
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	LOW	20-30
	GEIJERA PARVIFLORA (AUSTRALIAN WILLOW)	24" BOX	MOD	20-35
	PITTOSPORUM TENUIFOLIUM (KOHUHU)	15-GAL	MOD	15-25
STORMWATER TREATMENT PLANTINGS (SUCH AS):				
	CAREX SPP. (SEDGE)	1 GAL	MOD	
	MUHLENBERGIA SPP. (MUHLY)	1 GAL	LOW	
	JUNCUS SPP. (RUSH)	1 GAL	LOW	
	CAREX SUBFUSCA (RUSTY SEDGE)	1 GAL	LOW	
SHRUBS/SUCCULENTS/GROUNDCOVERS/VINES (SUCH AS):				
	LEPTOSPERMUM S. CVS (DWF TEA TREE)	5 GAL	MOD	
	WESTRINGIA FRUTICOSA (COAST ROSEMARY)	5 GAL	LOW	
	RHAMNUS C. 'EVE CASE' (DWF COFFEEBERRY)	5 GAL	LOW	
	LOMANDRA LONGIFOLIA 'TANIKA' (TANIKA LOMANDRA)	5 GAL	LOW	
	GREVILLEA 'NOELLII' (NOEL'S GREVILLEA)	5 GAL	LOW	
	ACACIA 'COUSIN ITT' (DWF RIVER WATTLE)	5 GAL	LOW	
	ARCTOSTAPHYLOS SPP. (MANZANITA)	5 GAL	LOW	
	ASPARAGUS D. 'MYERS' (MYER'S FERN)	1 GAL	MOD	
	DIETES BICOLOR (FORTNIGHT LILY)	1 GAL	LOW	
	CHONDROPETALUM TECTORUM (CAPE RUSH)	1 GAL	LOW	
	POLYSTICHUM MUNITUM (WESTERN SWORD FERN)	1 GAL	MOD	
	MYOPORUM SPP. (CREEPING MYOPORUM)	1 GAL	LOW	
	LANTANA SELLOWIANA (TRAILING LANTANA)	1 GAL	LOW	
	ERIGERON KARVINSKIANUS (SANTA BARBARA DAISY)	1 GAL	LOW	
	ROSEMARINUS SPP. (ROSEMARY)	1 GAL	LOW	

UTILITY & TREE PROTECTION NOTES:

MIN 5' OF SEPARATION IS PROVIDED BETWEEN TREES AND UTILITIES. WHEN LOCATED WITHIN 5' A ROOT BARRIER WILL BE PROVIDED.
ROOT BARRIERS FOR SIDEWALK PROTECTION WILL BE 16' LONG OR EXTEND TO DRIP LINE OF THE MATURE TREE, AND WILL BE 1.5' DEEP, AND CENTERED ON TREES.

STREET TREES:

STREET TREES FRONTING THE PROJECT SITE ALONG THE PUBLIC R.O.W. WILL BE COORDINATED WITH STREET DEPARTMENT AND CITY ARBORIST FOR THE TYPE, LOCATION, INSTALLATION AND MAINTENANCE.

CONCEPTUAL SITE LIGHTING KEY

- 12' POLE LIGHT
- BOLLARD LIGHT
- RECESSED STEP LIGHT

LANDSCAPE ELEMENTS KEY

1. LOW DECORATIVE GARDEN WALL (36" MAX).
2. ACTIVE FORECOURT WITH ENHANCED PAVING, SEATING, LANDSCAPE BOULDERS & TREE GRATE.
3. PASSIVE FORECOURT WITH TREE GRATE, SEATING, LANDSCAPE BOULDERS & SOFTER PAVING MATERIALS (D.G. /DECORATIVE PEA-GRAVEL PAVING).
4. CONCRETE WALKWAY.
5. EXISTING PUBLIC SIDEWALK TO REMAIN.
6. NEW PUBLIC SIDEWALK.
7. PRIVATE RESIDENT PATIOS.
8. EXISTING FENCE TO REMAIN.
9. STORMWATER TREATMENT BASIN: SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
10. PRIMARY ENTRY COURT WITH ENHANCED PAVING AND CONCRETE SEATWALLS WITH WOOD SLATS.
11. TREE WELLS IN SIDEWALK @ CIVIC CENTER DRIVE.
12. CONTIGUOUS LANDSCAPED PARKWAY @ LINCOLN STREET.
13. NEW 6-FT PERFORATED METAL PANEL FENCE (WITH MAINTENANCE ACCESS) TO MATCH TRASH ENCLOSURE AND OTHER BUILDING GUARDRAILS. SEE ARCH. DRAWINGS FOR MORE INFO.
14. SHORT-TERM BIKE PARKING (QTY: 8 BIKES).
15. DRIVEWAY.
16. STEPPED CONCRETE PERIMETER.
17. RAISED RECREATIONAL AREA WITH SYNTHETIC TURF.
18. RAISED PLANTERS.
19. LANDSCAPE BOULDERS OR SMOOTH CONCRETE FAUX BOULDERS.
20. DINING COURT WITH BBQ COUNTER.
21. RECREATION AREA WITH OUTDOOR PING PONG TABLE & SEATING.
22. BREAK-OUT SPACE WITH SEATING.
23. D.G. PATHWAY (EMERGENCY ACCESS).

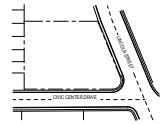
form/work
2585 UNIVERSITY AVE.
SAN DIEGO, CA 92104
T: 619.280.4423
LANDSCAPE ARCHITECTURE

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



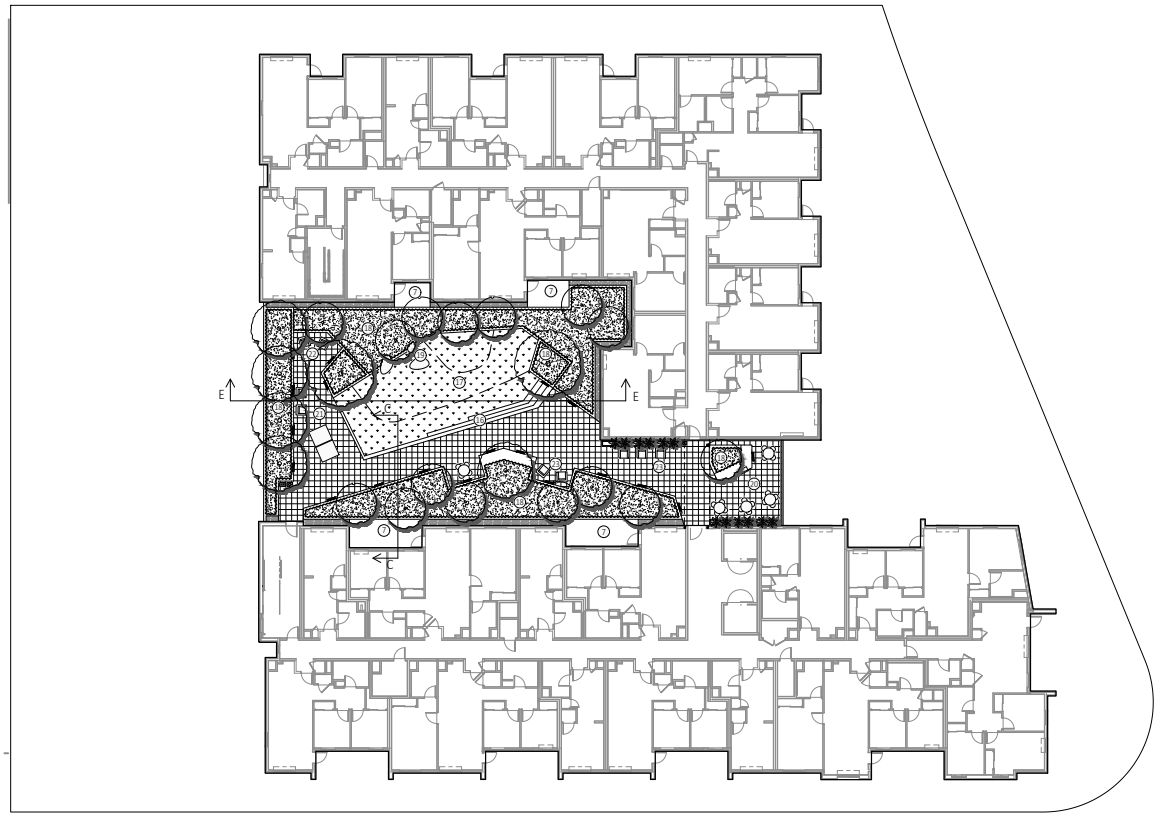
DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
08.23.2021	GPA APPLICATION SET
04.08.2022	GPA RESUBMISSION 1
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
04.08.2022		GPA RESUBMISSION 1

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

TITLE
CONCEPTUAL LANDSCAPE PLAN - LEVEL 1

PROJECT NO.
1927400
DATE
05/25/2022
SHEET NUMBER
L1.0
GPA RESUBMISSION 2



A CONCEPTUAL LANDSCAPE PLAN - LEVEL 2
1/16"=1'-0"

NORTH

LANDSCAPE WATER EFFICIENCY CHECKLIST

IRRIGATION FIGURES

TOTAL AREA: 13829 SF
STORMWATER AREA: 1689 SF
ALL OTHER LANDSCAPE AREAS: 12140 SF

MAWA

(49.4)(0.62)(0.58 x 13829 SF)= 245,662 GAL/YR

ETWU

(49.4)(0.62)(0.3 x 12140 SF)/0.9= 123,941 GAL/YR
(49.4)(0.62)(0.5 x 1689 SF)/0.9=28,739 GAL/YR

TOTAL=152,680 GAL/YR

IRRIGATION DESIGN STATEMENT

THE IRRIGATION SYSTEM WILL BE DESIGNED TO REDUCE THE OVERALL WATER REQUIRED FOR SUPPLEMENTAL IRRIGATION. ALONG WITH THE RESPONSIBLE SELECTION OF PLANT MATERIALS, CURRENT IRRIGATION TECHNOLOGIES WILL BE UTILIZED IN ORDER TO COMPLY BOTH WITH THE STATE AND CITY WATER CONSERVATION ORDINANCES. THESE INCLUDE ET-BASED "SMART" CONTROLLERS, FLOW AND RAIN SENSORS, AND LOW-VOLUME SUB-SURFACE DRIP IRRIGATION AND DEEP-ROOT TREE BUBBLERS.

IRRIGATION EQUIPMENT STANDARDS

- PRESSURIZED MAINLINE PIPING WILL BE CL. 315 PVC. & BURIED MINIMUM 18".
- NON-PRESSURIZED LATERALS WILL BE SCH. 40 PVC OR CL. 315 PVC & BURIED MINIMUM 12".
- AN 'RP'-TYPE BACKFLOW PREVENTER WILL BE INSTALLED NEAR THE PROJECT POINT-OF-CONNECTION.
- SUBSURFACE IN-LINE DRIP IRRIGATION SHALL BE TORO DL2000, NETAFIM, OR APPROVED EQUIVALENT.
- NO OVERHEAD OR SPRAY IRRIGATION WILL BE UTILIZED.

TURF AREA

- NO IRRIGATED LAWN AREAS ARE PLANNED FOR THIS PROJECT.

IRRIGATION DESIGN FOR RECYCLED WATER:

ALL ONSITE IRRIGATION WILL BE DESIGNED FOR RECYCLED WATER USE AND WILL COMPLY WITH ALL RECYCLED WATER REGULATIONS BY CITY OF SANTA CLARA, SBWR AND DEPARTMENT OF DRINKING WATER.

SEE L1.0 FOR PLANT LEGEND

CONCEPTUAL SITE LIGHTING KEY

- 12' POLE LIGHT
- BOLLARD LIGHT
- RECESSED STEP LIGHT

LANDSCAPE ELEMENTS KEY

1. LOW DECORATIVE GARDEN WALL (36" MAX).
2. ACTIVE FORECOURT WITH ENHANCED PAVING, SEATING, LANDSCAPE BOULDERS & TREE GRATE.
3. PASSIVE FORECOURT WITH TREE GRATE, SEATING, LANDSCAPE BOULDERS & SOFTER PAVING MATERIALS (D.G. /DECORATIVE PEA-GRAVEL PAVING).
4. CONCRETE WALKWAY.
5. EXISTING PUBLIC SIDEWALK TO REMAIN.
6. NEW PUBLIC SIDEWALK.
7. PRIVATE RESIDENT PATIOS.
8. EXISTING FENCE TO REMAIN.
9. STORMWATER TREATMENT BASIN: SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
10. PRIMARY ENTRY COURT WITH ENHANCED PAVING AND CONCRETE SEATWALLS WITH WOOD SLATS.
11. TREE WELLS IN SIDEWALK @ CIVIC CENTER DRIVE.
12. CONTIGUOUS LANDSCAPED PARKWAY @ LINCOLN STREET.
13. NEW 6-FT PERFORATED METAL PANEL FENCE (WITH MAINTENANCE ACCESS) TO MATCH TRASH ENCLOSURE AND OTHER BUILDING GUARDRAILS. SEE ARCH. DRAWINGS FOR MORE INFO.
14. SHORT-TERM BIKE PARKING (QTY: 8 BIKES).
15. DRIVEWAY.
16. STEPPED CONCRETE PERIMETER.
17. RAISED RECREATIONAL AREA WITH SYNTHETIC TURF.
18. RAISED PLANTERS.
19. LANDSCAPE BOULDERS OR SMOOTH CONCRETE FAUX BOULDERS.
20. DINING COURT WITH BBQ COUNTER.
21. RECREATION AREA WITH OUTDOOR PING PONG TABLE & SEATING.
22. BREAK-OUT SPACE WITH SEATING.
23. D.G. PATHWAY (EMERGENCY ACCESS).

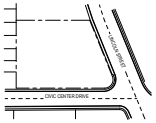
form/work
2585 UNIVERSITY AVE.
SAN DIEGO, CA 92104
T: 619.260.4423
f/w LANDSCAPE ARCHITECTURE

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
08.23.2021	GPA APPLICATION SET
04.08.2022	GPA RESUBMISSION 1
05.25.2022	GPA RESUBMISSION 2

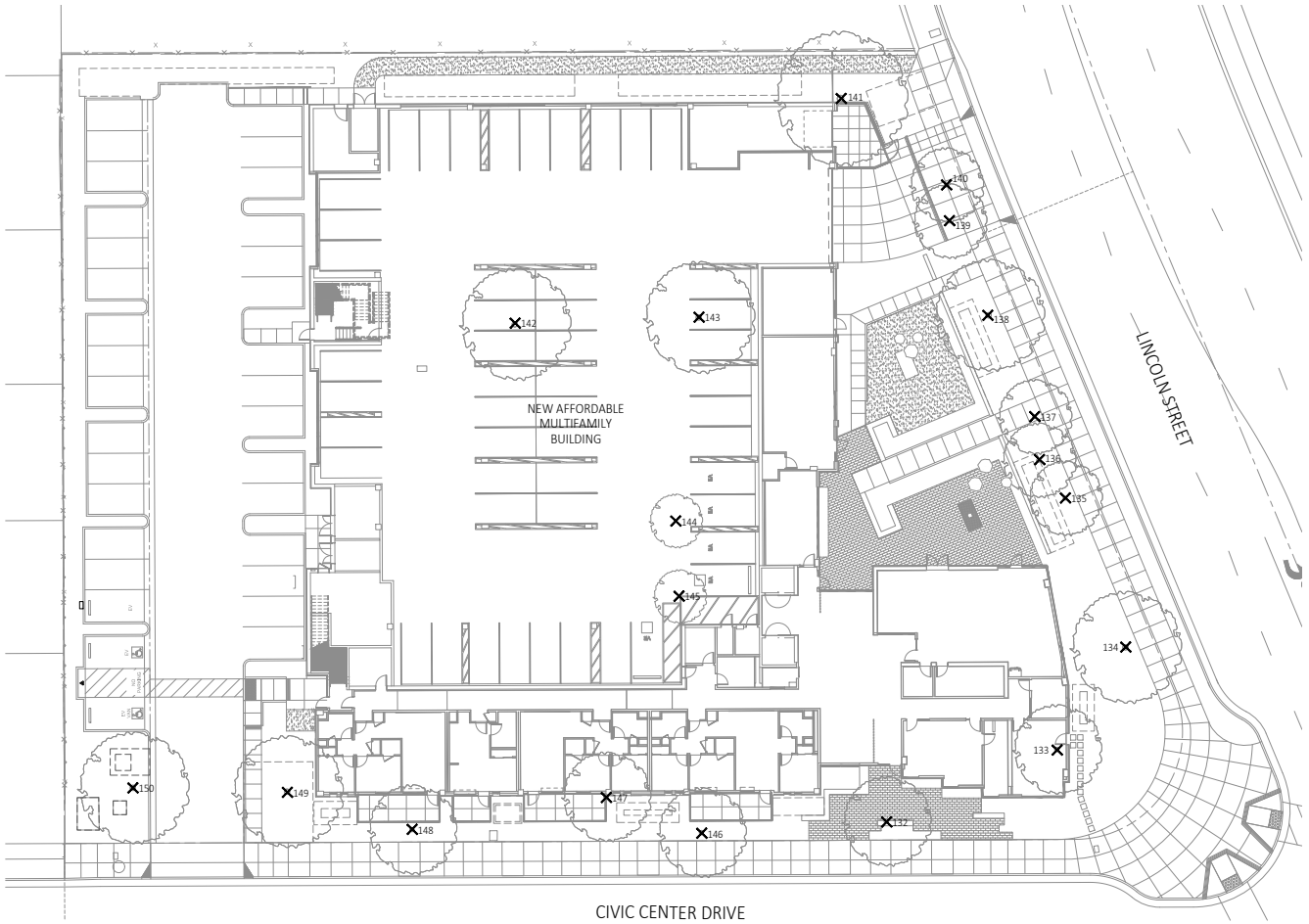
NO.	DATE	REVISION
	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

TITLE
CONCEPTUAL LANDSCAPE PLAN - LEVEL 2

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
L2.0
GPA RESUBMISSION 2



A EXISTING TREE PLAN
1/16"=1'-0"

NORTH

EXISTING TREE KEY

=PROTECT IN PLACE

=TO BE REMOVED

EXISTING TREE LEGEND

#	TREE TYPE	DIA.(IN)	PROTECTED?	CONDITION 1-POOR 5-EXCELLENT	ACTION
132	OLIVE	15	YES	2	REMOVE
133	OLIVE	11, 7, 7	NO	2	REMOVE
134	OLIVE	16, 9	YES	3	REMOVE
135	SWEETGUM	8	NO	2	REMOVE
136	SWEETGUM	8	NO	2	REMOVE
137	SWEETGUM	8	NO	2	REMOVE
138	OLIVE	16, 9, 5	YES	3	REMOVE
139	SWEETGUM	7	NO	2	REMOVE
140	SWEETGUM	8	NO	3	REMOVE
141	OLIVE	16, 15	YES	3	REMOVE
142	PURPLE LEAF PLUM	11, 7, 7, 4	NO	3	REMOVE
143	OLIVE	13, 10	YES	3	REMOVE
144	AFRICAN FERNPINE	4, 3, 3, 2	NO	3	REMOVE
145	AFRICAN FERNPINE	5, 4	NO	3	REMOVE
146	OLIVE	16	YES	3	REMOVE
147	OLIVE	16, 15	YES	3	REMOVE
148	OLIVE	10, 10, 9	NO	3	REMOVE
149	OLIVE	17, 14	YES	3	REMOVE
150	OLIVE	12, 10, 10, 9	YES	3	REMOVE

EXISTING TREE NOTES

1. INFORMATION CONTAINED HERE IS TAKEN FROM ARBORIST'S REPORT PREPARED BY HORT SCIENCE/BARTLETT CONSULTING (325 RAY ST., PLEASANTON, CA 94566) DATED 03-06-2020.
2. TREE NUMBERING CONVENTION USED SO AS TO ALIGN WITH NUMBERING USED IN ARBORIST'S REPORT.
3. WHERE TREES HAD MORE THAN TRUNK, THE DIAMETERS OF INDIVIDUAL TRUNKS WERE ADDED TOGETHER TO ESTABLISH THE DIAMETER CLASS FOR MITIGATION PURPOSES.
4. TREES IN LEGEND MARKED WITH ASTERISK (*): NOT INCLUDED IN PRELIMINARY ARBORIST'S REPORT.

SUMMARY:

TOTAL TREES REMOVED:	19
MIN 24" BOX TREES PROVIDED*:	38

*TREES PERMITTED BY THE CITY FOR REMOVAL WILL BE REPLACED AT A MINIMUM 2:1 RATIO WITH 24-INCH BOX SPECIMEN TREES.

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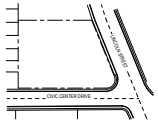
LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



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NO.	DATE	REVISION
	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT DESIGNER

PROJECT TEAM MEMBERS

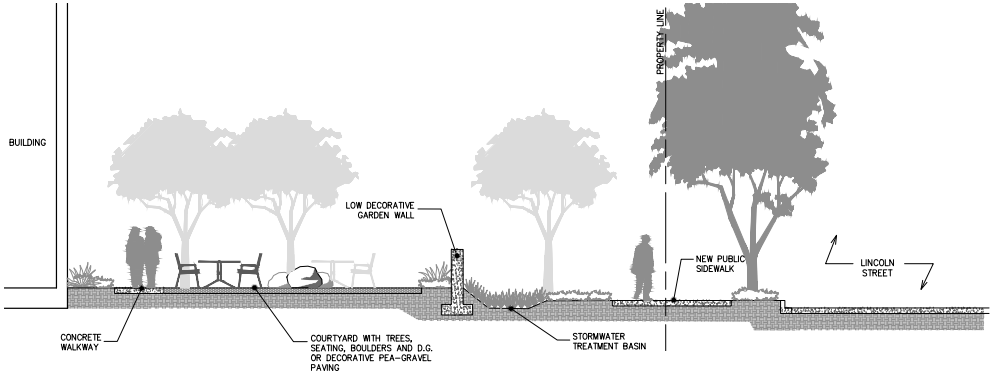
CHECK

TITLE
EXISTING TREE PLAN

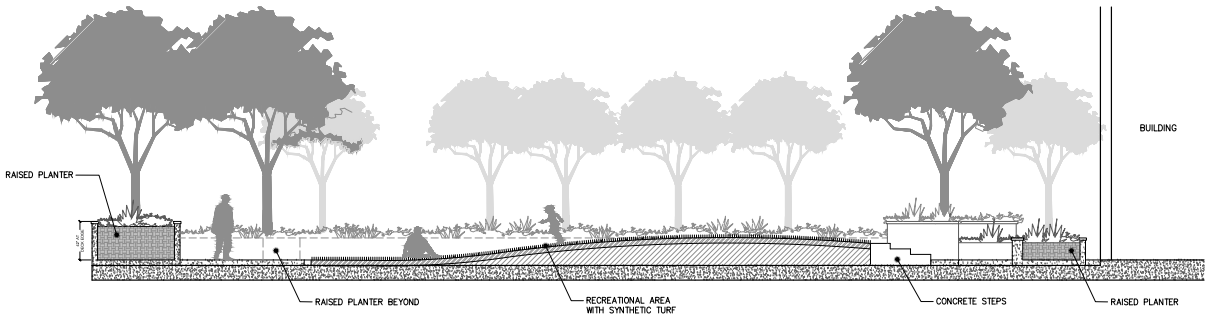
PROJECT NO.
1927400

DATE
05/25/2022

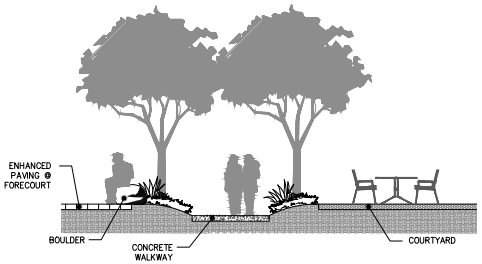
SHEET NUMBER
L3.0
GPA RESUBMISSION 2



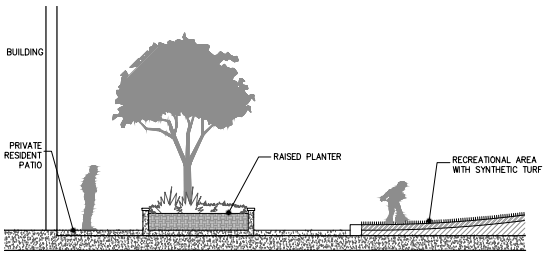
D CROSS-SECTION THROUGH LEVEL 1 COURTYARD
3/16"=1'-0"



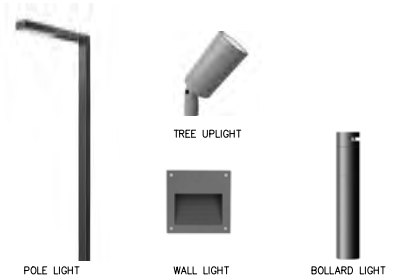
E CROSS-SECTION THROUGH LEVEL 2 COURTYARD
3/16"=1'-0"



F CROSS-SECTION @ FORECOURT & COURTYARD
3/16"=1'-0"

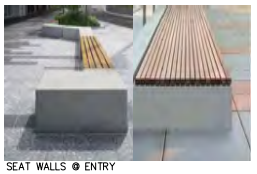


C CROSS-SECTION THROUGH LEVEL 2 COURTYARD
3/16"=1'-0"



A CONCEPTUAL LIGHTING IMAGERY


LINEAR STORMWATER TREATMENT @ CIVIC CENTER DRIVE FRONTAGE

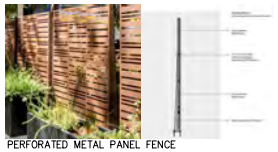

SEAT WALLS @ ENTRY


LOW DECORATIVE GARDEN WALL SURROUNDED BY PLANTING; IMPLIED BARRIER BUT NOT RESTRICTIVE


DECORATIVE LINEAR UNIT PAVERS


PASSIVE FORECOURT AREA: CASUAL, QUIET, SOFT PAVING MATERIALS


REAL OR FAUX BOULDERS @ LEVEL 2


PERFORATED METAL PANEL FENCE


RAISED RECREATIONAL TURF AREA @ LEVEL 2


BIKE RACK

B LANDSCAPE ELEMENT IMAGERY

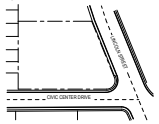
form/work
2585 UNIVERSITY AVE.
SAN DIEGO, CA 92104
T: 619.269.4623
f/w
LANDSCAPE ARCHITECTURE

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

VICINITY MAP



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NO.	DATE	REVISION
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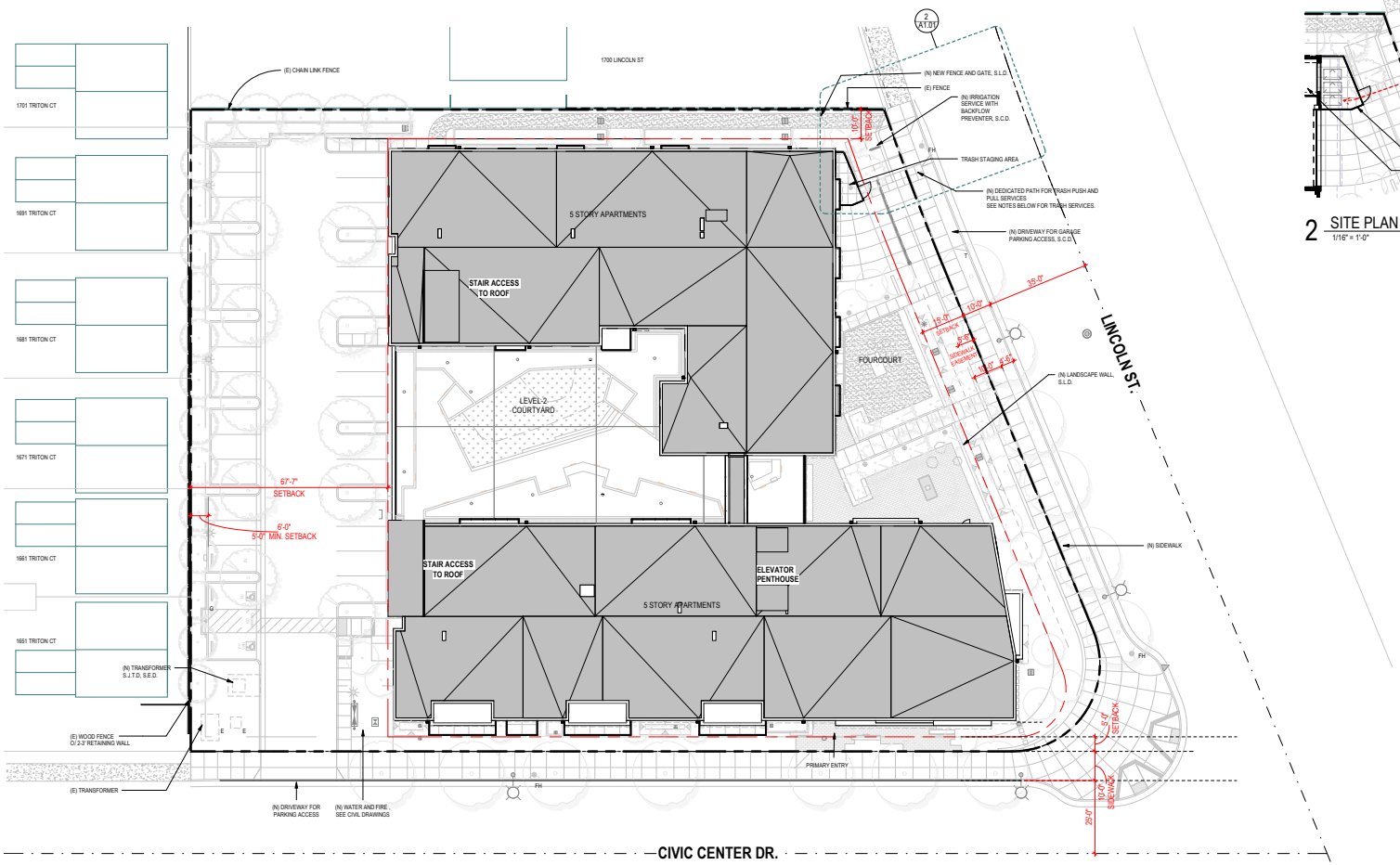
DESIGN PARTNER
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT DESIGNER
PROJECT TEAM MEMBERS
CHECK

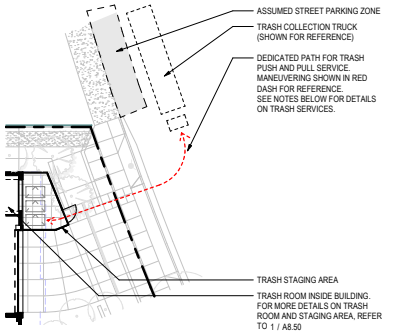
TITLE
SUPPLEMENTAL LANDSCAPE EXHIBITS

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
L4.0
GPA RESUBMISSION 2



1 SITE PLAN
1/16" = 1'-0"



2 SITE PLAN -TRASH COLLECTION
1/16" = 1'-0"

NOTES:

1. FOR TRASH PICK UP, PLEASE NOTE THE FOLLOWING:
   A. A DEDICATED PATH ADJACENT TO THE GARAGE DRIVEWAY IS PROVIDED FOR PUSH AND PULL SERVICES.
   B. COLLECTION TRUCK WILL PARK ON THE STREET, AND WORKER WILL ACCESS THE STAGING AREA VIA THE DEDICATED PATH, WILL ROLL THE BINS OUT TO THE STREET TO BE SERVICED BY THE TRUCK, THEN RETURN TO THE STAGING AREA. BINS WILL NOT REMAIN ON THE STREET.
   C. COLLECTION FOR RECYCLING AND GARBAGE WILL OCCUR ON SEPARATE DAYS.
   D. BINS WILL BE MAXIMUM 3 CUBIC YARD.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- FIRE HYDRANT
- STREET LIGHT
- PROPOSED TREE, SEE LANDSCAPE DRAWINGS

PROJECT NORTH

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

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San Francisco, CA 94104 / 415.956.0888

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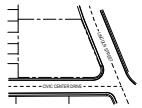
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

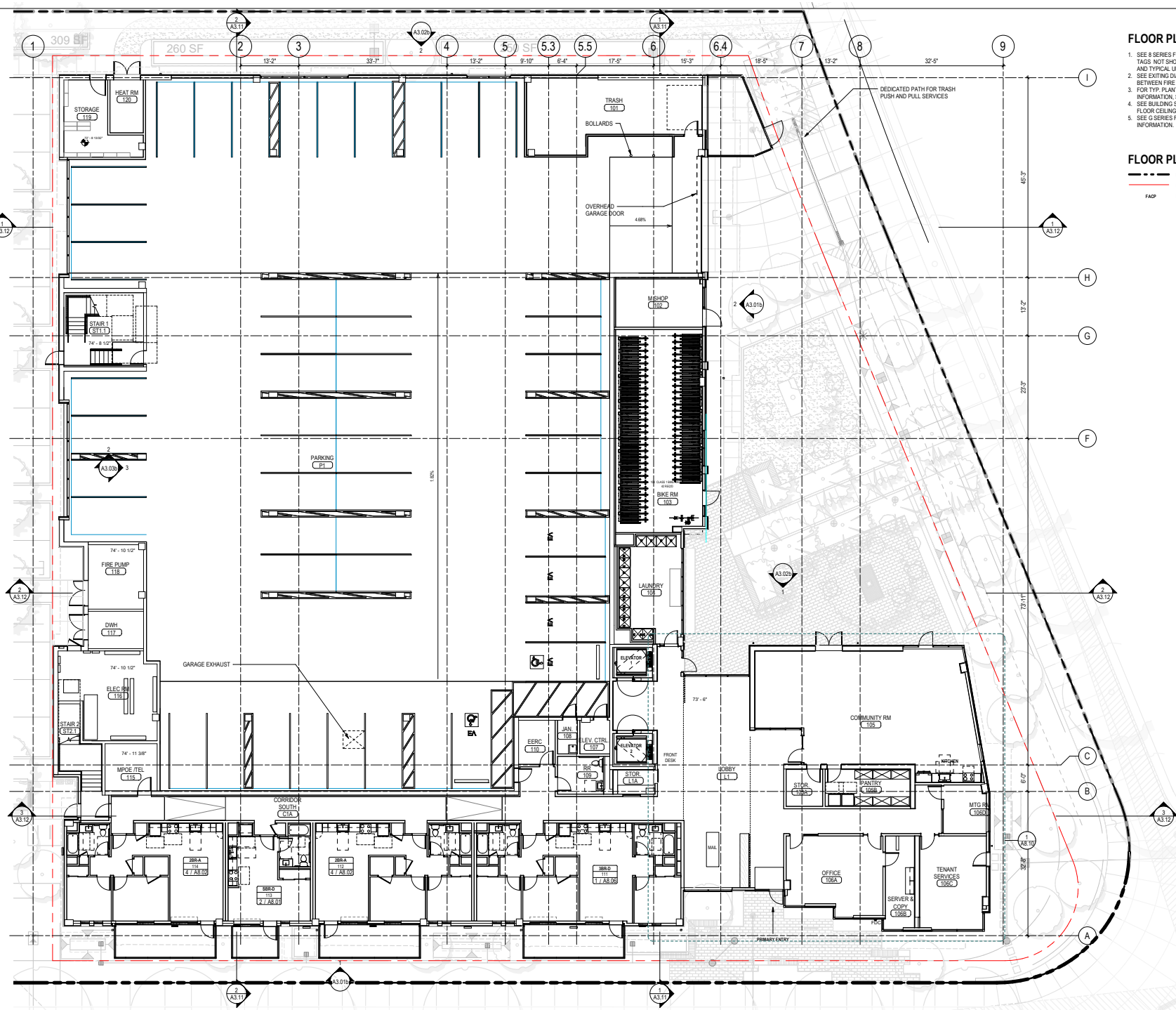
DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

ARCHITECTURAL SITE PLAN

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A1.01
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



FLOOR PLAN NOTES

1. SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALLPLAN. INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES.
2. SEE EXITING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS.
3. FOR TYP. PLANTERS AND BIORETENTION PLANTERS INFORMATION, S.L.D. AND S.C.D.
4. SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS.
5. SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

PROPERTY LINE

SETBACK LINE

FACP FIRE ACCESS CONTROL PANEL

1 LEVEL 1 FLOOR PLAN - GROUND
1/8" = 1'-0"

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LOS ANGELES / 5857 Adams Blvd Culver City, CA 90232 / 323.937.2150

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP

DATE	ISSUE
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05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT START STAMP

TITLE
LEVEL-1

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A2.01
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

1 LEVEL 2 FLOOR PLAN - PODIUM
1/8" = 1'-0"

FLOOR PLAN NOTES

1. SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALLPLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES.
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4. SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS.
5. SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

PROPERTY LINE
SETBACK LINE
FACP FIRE ACCESS CONTROL PANEL

PROJECT NORTH

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS

CHECK

TITLE
LEVEL-2 PODIUM

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A2.02
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE 30" x 42"

6/27/2022 2:23:13 PM

1 LEVEL 3-4 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

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FLOOR PLAN LEGEND

PROPERTY LINE
SETBACK LINE
FACP FIRE ACCESS CONTROL PANEL

PROJECT NORTH

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Seattle, WA 98101 / 206.623.3344

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San Francisco, CA 94104 / 415.956.0888

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PROJECT
CIVIC CENTER FAMILY HOUSING

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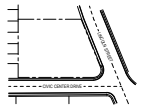
VICINITY MAP



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05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
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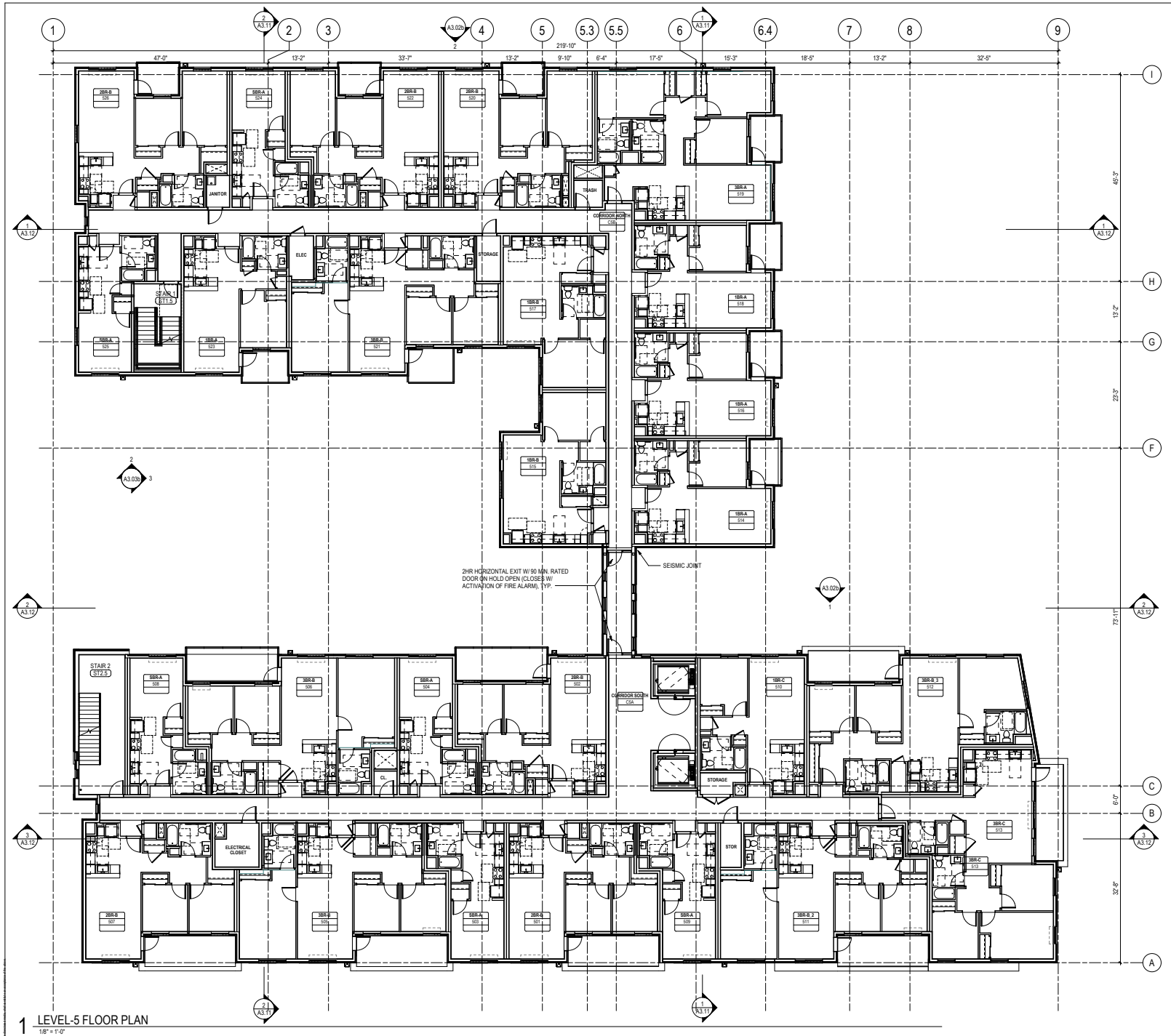
DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT STAMP (IF USED)

TITLE
LEVEL-3-4

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A2.03
GPA RESUBMISSION 2



1 LEVEL-5 FLOOR PLAN
1/8" = 1'-0"

FLOOR PLAN NOTES

1. SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALLPLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES.
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4. SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS.
5. SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

PROPERTY LINE

SETBACK LINE

FACP FIRE ACCESS CONTROL PANEL

PROJECT NORTH

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
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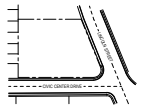
PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

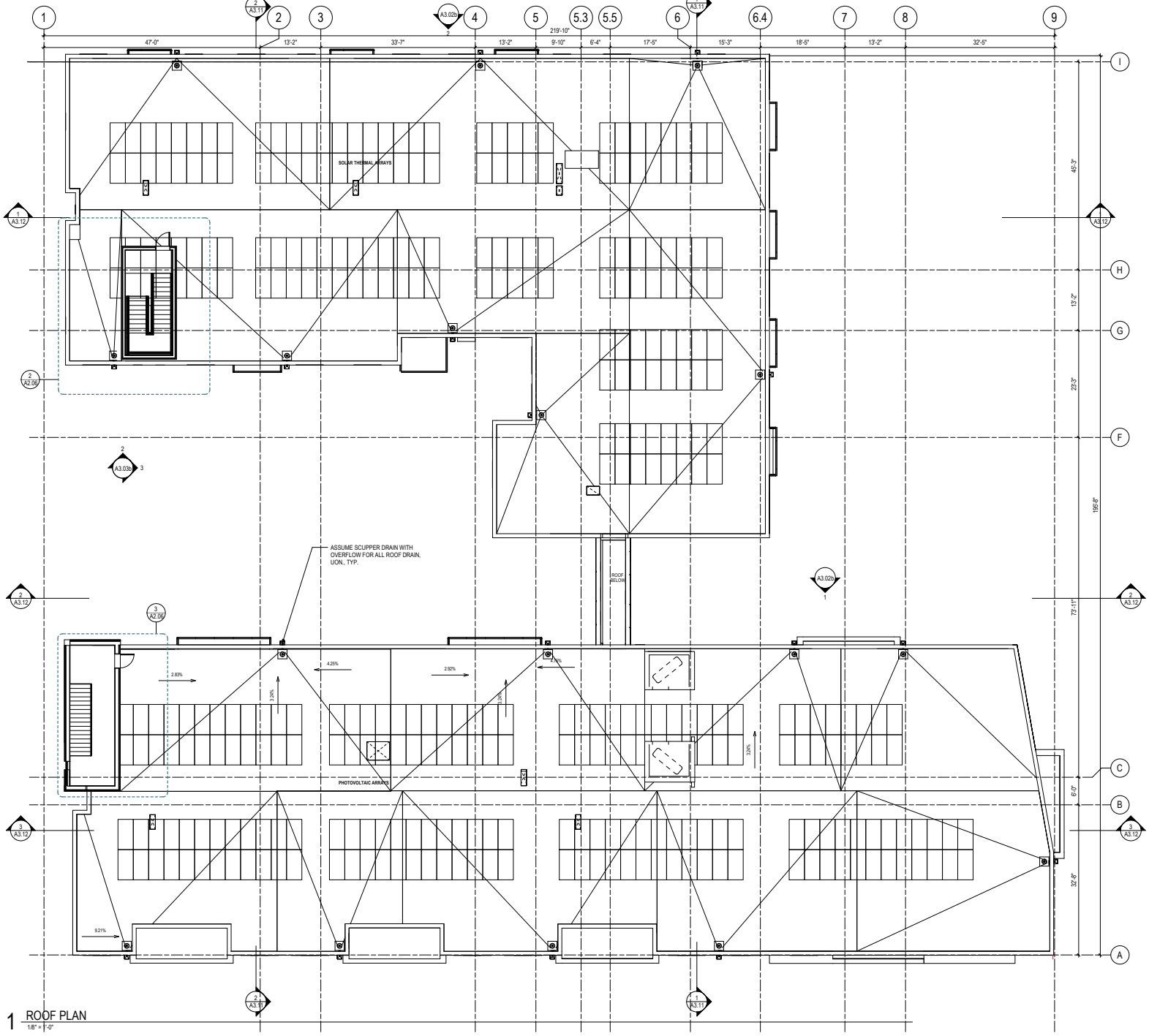
DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT START STAMP

TITLE
LEVEL-5

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A2.05
GPA RESUBMISSION 2



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

FLOOR PLAN NOTES

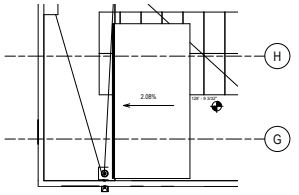
1. SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALLPLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES.
2. SEE EXITING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS.
3. FOR TYP. PLANTERS AND BIORETENTION PLANTERS INFORMATION, S.L.D. AND S.C.D.
4. SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS.
5. SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

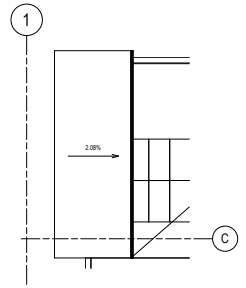
PROPERTY LINE

SETBACK LINE

FACP FIRE ACCESS CONTROL PANEL



2 ROOF PLAN - PENTHOUSE N
1/8" = 1'-0"



3 ROOF PLAN -PENTHOUSE S
1/8" = 1'-0"

PROJECT NORTH

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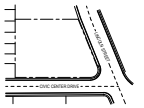
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
12.02.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
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05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

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PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS

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PROJECT STAMP (IF NEEDED)

ROOF PLAN

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A2.06
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

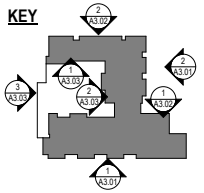
1 SOUTH ELEVATION - CIVIC CENTER DR
1/8" = 1'-0"

2 EAST ELEVATION - LINCOLN ST.
1/8" = 1'-0"

MATERIAL LEGEND

- 1A STUCCO - WHITE
- 1B STUCCO - BLUE
- 1C STUCCO - LIGHT GREY
- 2 FIBER CEMENT PLANK - DARK GREY
- 3 THERMALLY MODIFIED WOOD SIDING; ALT. FIBER CEMENT PLANK
- 4 NOT USED
- 5 BRAKE METAL PANEL -DARK BRONZE
- 6A DARK BRONZE ALUM. WINDOW W/ SUNSHADE WHERE NOTED
- 6B DARK BRONZE ANODIZED ALUM. STOREFRONT
- 7 METAL ROLL UP DOOR
- 8 PERFORATED METAL PANEL; FENCE / GUARDRAIL
- 9 (NOT USED)
- 10 LOUVERS -PAINTED TO MATCH WINDOW

KEY



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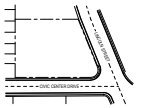
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
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05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT STAMP SPACE

TITLE
BUILDING ELEVATIONS

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A3.01b
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

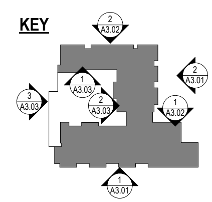
1 NORTH ELEVATION - AT FORECOURT/COURTYARD
1/8" = 1'-0"

2 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- (1A) STUCCO - WHITE
- (1B) STUCCO - BLUE
- (1C) STUCCO - LIGHT GREY
- (2) CEMENT BOARD - DARK GREY
- (3) THERMALLY MODIFIED WOOD SIDING; ALT. CEMENTITIOUS PANEL
- (4) NOT USED
- (5) BRAKE METAL PANEL -DARK BRONZE
- (6A) DARK BRONZE ALUM. WINDOW W/ SUNSHADE WHERE NOTED
- (6B) DARK BRONZE ANODIZED ALUM. STOREFRONT
- (7) METAL ROLL UP DOOR
- (8) PERFORATED METAL PANEL; FENCE / GUARDRAIL
- (9) (NOT USED)
- (10) LOUVERS -PAINTED TO MATCH WINDOW

KEY



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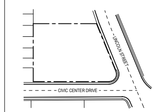
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS

CHECK

COUNTY STAMP SPACE

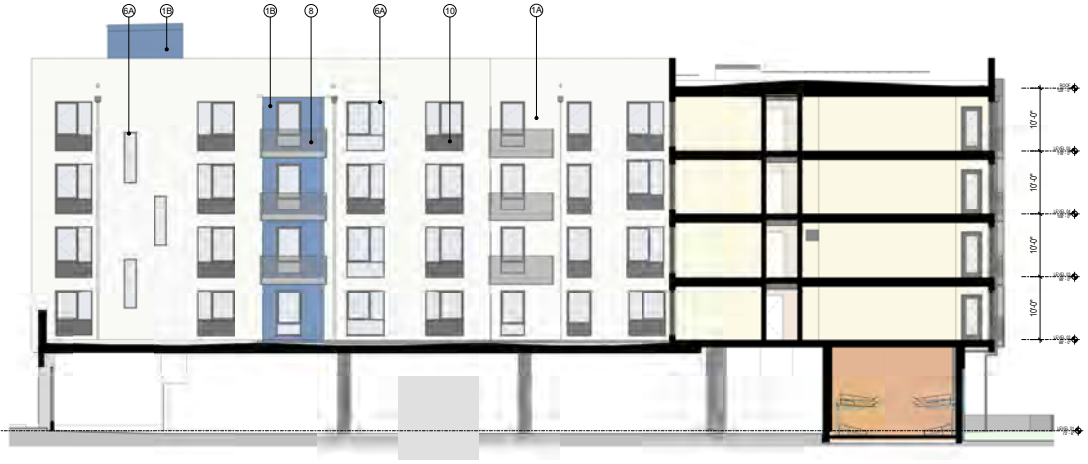
TITLE
BUILDING ELEVATIONS

PROJECT NO.
1927400
DATE
05/25/2022

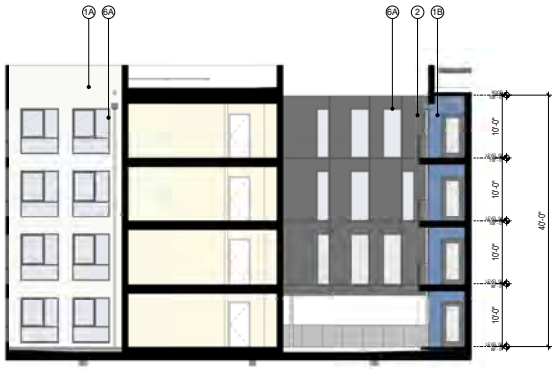
SHEET NUMBER
A3.02b
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE 30" x 42"

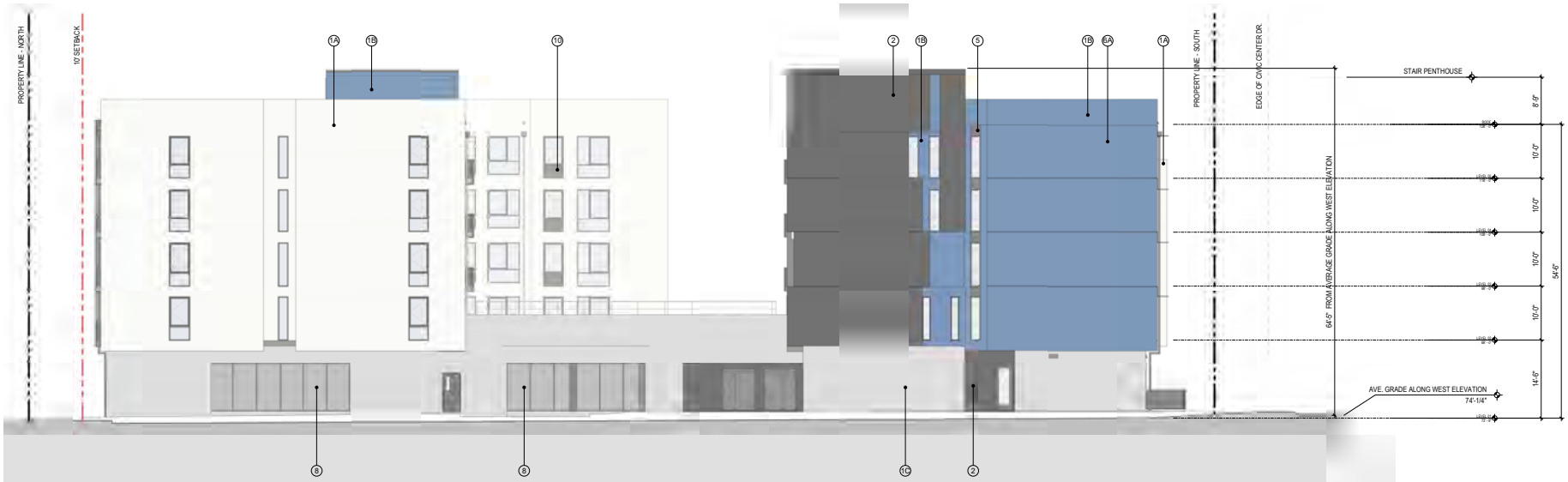
5/25/2022 2:12:06 PM



2 COURTYARD SOUTH ELEVATION
1/8" = 1'-0"



3 COURTYARD WEST ELEVATION
1/8" = 1'-0"

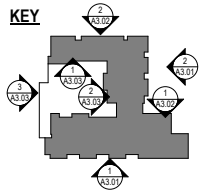


1 WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

1A STUCCO - WHITE
1B STUCCO - BLUE
1C STUCCO - LIGHT GREY
2 CEMENT BOARD - DARK GREY
3 THERMALLY MODIFIED WOOD SIDING; ALT. CEMENTITIOUS PANEL
4 NOT USED
5 BRAKE METAL PANEL -DARK BRONZE
6A DARK BRONZE ALUM. WINDOW W/ SUNSHADE WHERE NOTED
6B DARK BRONZE ANODIZED ALUM. STOREFRONT
7 METAL ROLL UP DOOR
8 PERFORATED METAL PANEL; FENCE / GUARDRAIL
9 (NOT USED)
10 LOUVERS -PAINTED TO MATCH WINDOW

KEY



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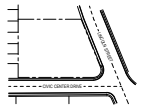
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
12.02.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

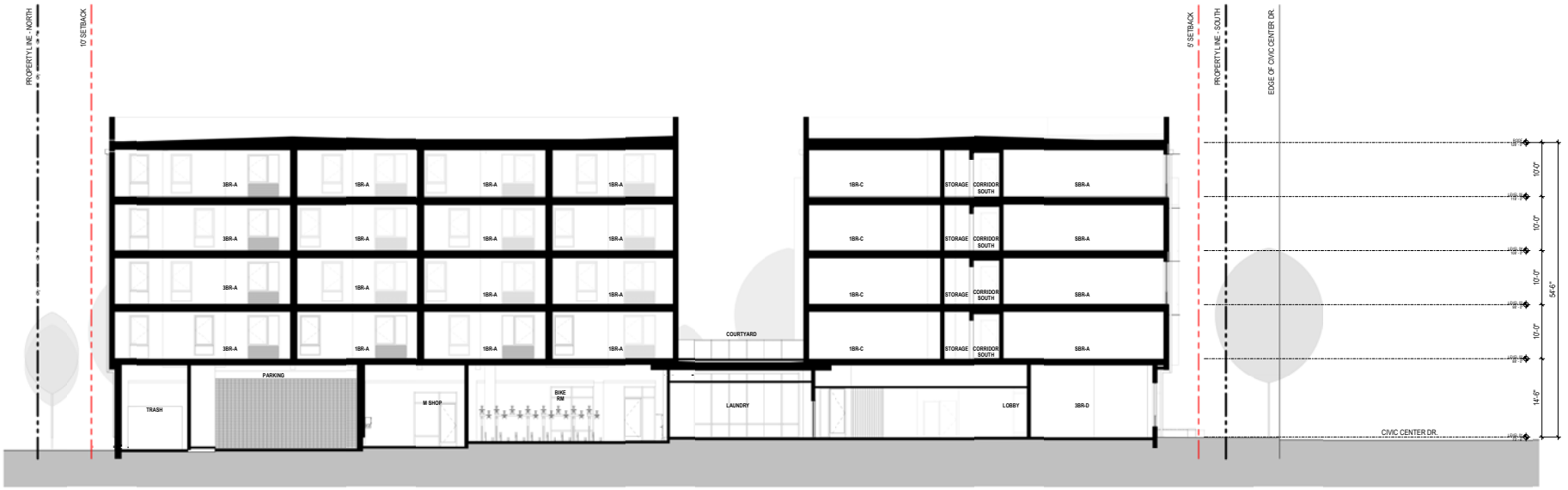
PROJECT START STAMP

TITLE
BUILDING ELEVATIONS

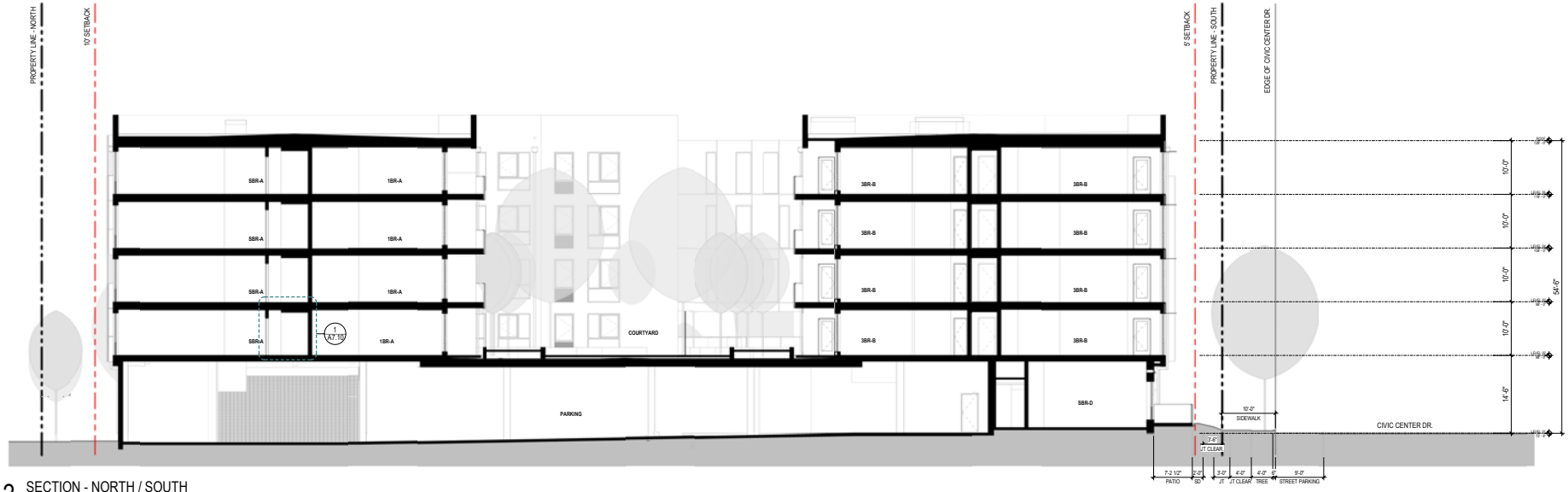
PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A3.03b
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



1 SECTION - NORTH / SOUTH AT LOBBY
1/8" = 1'-0"



2 SECTION - NORTH / SOUTH
1/8" = 1'-0"

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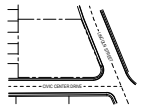
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
**1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050**

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
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8.23.2021	GPA SUBMITTAL
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04.08.2022	GPA RESUBMISSION 1
05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
AP
PROJECT TEAM MEMBERS
CHECK

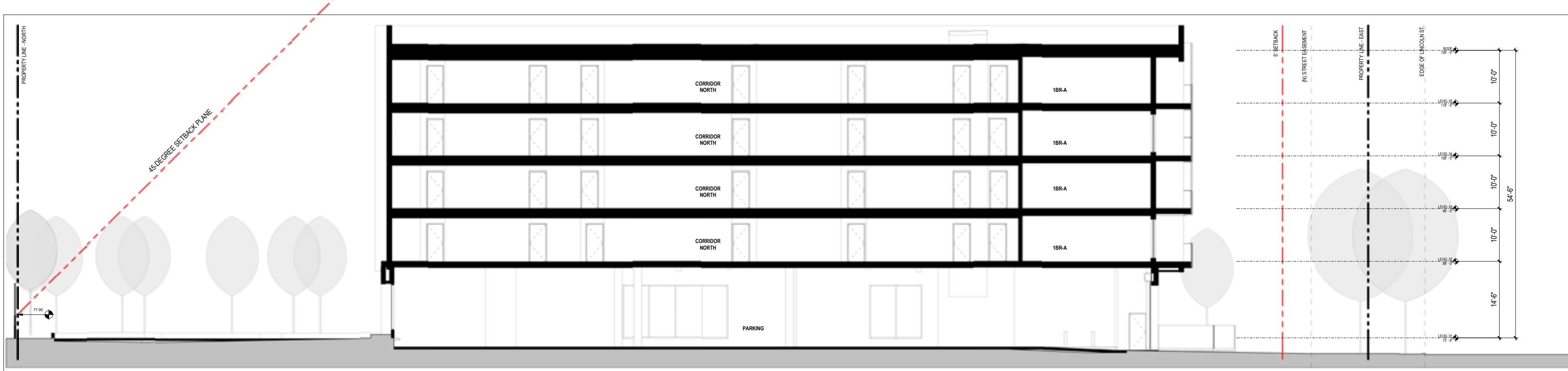
PROJECT START STAGE

TITLE
BUILDING SECTIONS

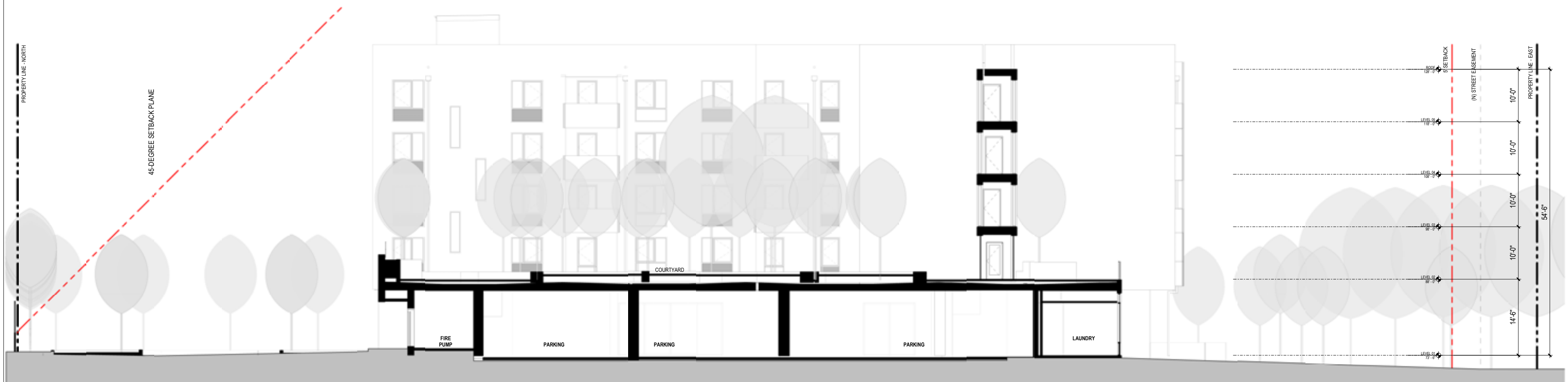
PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A3.11
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



1 SECTION - THROUGH GARAGE ENTRY
1/8" = 1'-0"



2 SECTION - COURTYARD & CONNECTING WALKWAY
1/8" = 1'-0"

3 SECTION - THROUGH CORRIDOR AT LEVEL 1
1/8" = 1'-0"

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PROJECT
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LOCATION
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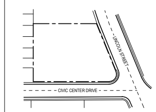
VICINITY MAP



DATE	ISSUE
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05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
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SA / AK
PROJECT DESIGNER
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PROJECT TEAM MEMBERS

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COUNTY STAMP SPACE

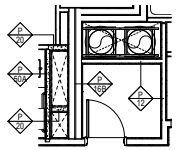
TITLE
BUILDING SECTIONS

PROJECT NO.
1927400
DATE
05/25/2022

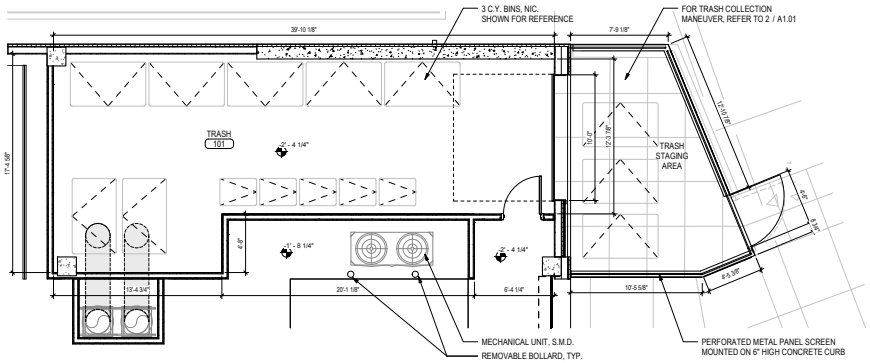
SHEET NUMBER
A3.12
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

5/25/2022 2:13:19 PM



10 TYPICAL TRASH CHUTE ROOM
1/4" = 1'-0"



1 TRASH ROOM - GROUND LEVEL
1/4" = 1'-0"

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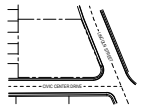
PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
**1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050**

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AT
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER
AP
PROJECT TEAM MEMBERS
CHECK

PROJECT STAMP (IF NEED)

TITLE
ENLARGED PLANS -TRASH ROOM AND CHUTES

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
A8.50
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

POWER LEGEND

	SINGLEPLEX RECEPTACLE OUTLET: 125V, 20A, MOUNT AT 18"AFF TO CENTER OF OUTLET, TYP. UON
	DUPLEX RECEPTACLE OUTLET: 125V, 20A, MOUNT AT 18"AFF TO CENTER OF OUTLET, TYP. UON
	QUADRIPLEX RECEPTACLE OUTLET: 125V, 20A MOUNT AT 18"AFF TO CENTER OF OUTLET, TYP. UON
	CONTROLLED DUPLEX RECEPTACLE OUTLET: 125V, 20A, TOP HALF SWITCHED VIA OCCUPANCY SENSOR OR VIA TIME SWITCH IN OPEN OFFICES. (PLUG LOAD CONTROL) MOUNT AT 18"AFF TO CENTER OF OUTLET, UON
	HALF-CONTROLLED QUADRUPLEX RECEPTACLE OUTLET: 125V, 20A, (ONE DUPLEX CONTROLLED, ONE DUPLEX UNCONTROLLED). MOUNT AT 18"AFF TO CENTER OF OUTLET, UON
	COMBINATION 120V/USB DUPLEX RECEPTACLE
	FLOOR MOUNTED POWER OUTLET. FIELD VERIFY EXACT LOCATION AND TYPE. 125V, 20A
	FLOOR MOUNTED POWER QUADRUPLEX OUTLET. FIELD VERIFY EXACT LOCATION AND TYPE. 125V, 20A
	FLUSH FLOOR MOUNTED POWER OUTLET. FIELD VERIFY EXACT LOCATION AND TYPE. 125V, 20A
T/V/D	COMBINATION POWER, TELE/DATA & AUDIO VISUAL FLUSH FLOOR MOUNTED SPLIT WIRED DUPLEX OUTLET. FIELD VERIFY EXACT LOCATION AND TYPE. 125V, 20A
T/V/D	COMBINATION POWER, TELE/DATA & AUDIO VISUAL FLUSH FLOOR MOUNTED HALF CONTROLLED QUADRUPLEX OUTLET. FIELD VERIFY EXACT LOCATION AND TYPE. 125V, 20A
	CEILING MOUNTED DUPLEX RECEPTACLE OUTLET: 125V, 20A
	CEILING MOUNTED QUADRUPLEX RECEPTACLE OUTLET: 125V, 20A
	SPECIAL PURPOSE RECEPTACLE OUTLET: RATING AS INDICATED
	POWER/TELECOM WIREMOLD SURFACE RACEWAY, LENGTH APPROXIMATELY AS SHOWN
$a	CONTROL SWITCH, SUBSCRIPT(S) INDICATES ASSOCIATED LIGHT FIXTURE(S) / EQUIPMENT CONTROLLED. NO SUBSCRIPT INDICATES ALL LIGHT FIXTURE(S) / EQUIPMENT CONTROLLED INSIDE ROOM. MOUNT AT +42" AFF, TYP. UNLESS OTHERWISE NOTED.
$K	KEYED TYPE SWITCH
$3	THREE WAY SWITCH
$OV	OVERRIDE CONTROL SWITCH. PROVIDE LABEL INDICATING "OVERRIDE LTG/REC CONTROL".
	DIMMER SYSTEM LIGHT CONTROL
$3	DIMMER SYSTEM LIGHT CONTROL - 3 WAY
	ADA DOOR PUSHPAD
	PUSHBUTTON
	BELL

RECEPTACLE SUBSCRIPT LEGEND

a	C	=	ABOVE COUNTER
	#	=	SPECIAL MOUNTING HEIGHT
	D	=	DEDICATED CIRCUIT
	G	=	GROUND FAULT CIRCUIT INTERRUPTER
	IG	=	ISOLATED GROUND
	WP	=	WEATHERPROOF
	a	=	SUBSCRIPT(S) INDICATES SWITCH CONTROL
	6	=	NUMBER INDICATES CIRCUIT NUMBER
	T	=	TAMPER RESISTANT TYPE OUTLET

LIGHTING LEGEND

	LIGHTING FIXTURE DOWNLIGHT, CEILING MOUNTED
	LIGHTING FIXTURE, WALL MOUNTED
	LIGHTING FIXTURE LINEAR, LENGTH AS SHOWN, CEILING MOUNTED
	LIGHTING FIXTURE, LENGTH AS SHOWN, WALL MOUNTED
OR EM EM	EMERGENCY LIGHTING FIXTURE
	WALL WASHER, CEILING MOUNTED
	LIGHTING FIXTURE(S), POLE MOUNTED
F1 1a 2	FIXTURE DESIGNATION: - LIGHTING FIXTURE TYPE - INDICATES SWITCH CONTROL - INDICATES CIRCUITING
DZP	DZP = DAYLIGHTING ZONE PRIMARY DZS = DAYLIGHTING ZONE SECONDARY SZ = DAYLIGHTING ZONE SKYLIGHT
	EXIT SIGN, WALL MOUNTED SHADING = ILLUMINATED FACE ARROWS AS SHOWN
	EXIT SIGN, CEILING MOUNTED P = PENDANT MOUNTED SHADING = ILLUMINATED FACE ARROWS AS SHOWN
P	EXIT SIGN, CEILING MOUNTED P = PENDANT MOUNTED SHADING = ILLUMINATED FACE ARROWS AS SHOWN
	EXIT SIGN, LOW LEVEL, RECESSED IN WALL SHADING = ILLUMINATED FACE ARROWS AS SHOWN
a	OCCUPANCY SENSOR, WALL MOUNTED. DUAL OR SINGLE RELAY PER PLANS. SUBSCRIPT(S) INDICATES FIXTURE(S) CONTROLLED.
D	COMBINATION DIMMER & OCCUPANCY SENSOR, WALL MOUNTED
H x	OCCUPANCY SENSOR, CEILING MOUNTED. SUBSCRIPT(S) INDICATES FIXTURE(S) CONTROLLED. H - INDICATES HALLWAY TYPE SENSOR.
x	DAYLIGHTING PHOTOCELL. SUBSCRIPT(S) INDICATES LIGHTING CONTROLLED.
PC	OUTDOOR PHOTOCELL SENSOR.
S	INTEGRATED LUMINAIRE OCCUPANCY SENSOR AND CONTROL UNIT FOR WIRELESS LIGHTING CONTROL SYSTEM. HB = HIGH BAY TYPE.
GW	GATEWAY CONTROLLER FOR WIRELESS CONNECTIVITY.
PLUG	PLUG LOAD CONTROLLER FOR POWER RECEPTACLES.

DATA AND AV DEVICE LEGEND

	TELEPHONE/DATA OUTLET, MOUNT AT 18" AFF TO CENTER OF OUTLET, TYP. UON, PROVIDE DOUBLE-GANG BOX WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE. PROVIDE PULL CORD.
C	DATA OUTLET AT CEILING, PROVIDE SINGLE-GANG BOX/SINGLE GANG MUD RING/STRING WITH 1" C
	DATA OUTLET, MOUNT AT 18" AFF TO CENTER OF OUTLET, TYP. UON. PROVIDE DOUBLE-GANG BOX/SINGLE EXTENDED GANG MUDRING/STRINGS WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE.
W	TELEPHONE OUTLET, "W" INDICATES WALL PHONE. MOUNT AT 45" AFF TO TOP OF OUTLET, UON. PROVIDE SINGLE-GANG BOX/SINGLE-GANG MUD-RING/STRING WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE.
TV	TELEVISION OUTLET, MOUNT AT 18" AFF TO CENTER OF OUTLET, PROVIDE SINGLE-GANG BOX WITH 1"C TO ABOVE ACCESSIBLE CEILING SPACE.

POWER AND SIGNAL DEVICE LEGEND

	ELECTRICAL EQUIPMENT
	CONTROL PANEL SURFACE MOUNTED EXAMPLES: LCP, SECURITY, BMS
	CONTROL PANEL RECESSED MOUNTED EXAMPLES: LCP, SECURITY, BMS
	PANELBOARD SURFACE MOUNTED
	PANELBOARD RECESSED MOUNTED
	BUSWAY RISER WITH PLUG IN UNIT
	BUSWAY HORIZONTAL
	CABLE TAP BOX
T	STEP DOWN TRANSFORMER
	HEAVY DUTY DISCONNECT SWITCH
	HEAVY DUTY DISCONNECT SWITCH WITH FUSE
	MOTOR STARTER
	COMBINATION MOTOR STARTER/DISCONNECT SWITCH
V	VARIABLE FREQUENCY DRIVE
G	GENERATOR
CR	ACCESS CONTROL CARD READER BACK BOX
$xx	MS = MOTORIZED SHADE CONTROLLER (FBO) PS = PROJECTION SCREEN CONTROLLER (FBO)
$T	THERMAL OVERLOAD/DISCONNECT SWITCH
EPO	RED PUSH BUTTON MUSHROOM TYPE WITH CLEAR LEXAN PROTECTIVE SHROUD COVER. EPO = EMERGENCY POWER OFF
M	MOTOR CONNECTION
J J	JUNCTION BOX, WALL / CEILING MOUNTED
	J-HOOK PATHWAY
	GROUND BUS BAR
	GROUND ROD
	CIRCUIT BREAKER
	SWITCH AND FUSE
	DRAWOUT TYPE CIRCUIT BREAKER
	DRAWOUT TYPE SWITCH AND FUSE
CB	CIRCUIT BREAKER IN ENCLOSURE
M	CURRENT TRANSFORMER AND KWH METER
GFP	GROUND FAULT PROTECTION RELAY
SPD	SURGE PROTECTIVE DEVICE
	NORMALLY OPEN CONTACT
	NORMALLY CLOSED CONTACT
	TRANSFORMER
NO NC	AUTOMATIC TRANSFER SWITCH

ABBREVIATIONS

AC	ABOVE COUNTER	JB	JUNCTION BOX
AIC	AMPERES INTERRUPTING CAPACITY	KV	KILOVOLT
ANN	ANNUNCIATOR	KVA	KILOVOLT - AMPERE
AM	AMMETER	KW	KILOWATT
A OR AMP	AMPERE	LTG	LIGHTING
AFCI	ARC FAULT CURRENT INTERUPT	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MCC	MOTOR CONTROL CENTER
APPROX	APPROXIMATELY	MCP	MOTOR CIRCUIT PROTECTOR
ARCH	ARCHITECTURAL	MECH	MECHANICAL
ATS	AUTOMATIC TRANSFER SWITCH	MTD	MOUNTED
AUTO	AUTOMATIC	MTG	MOUNTING
AUX	AUXILIARY	NEUT	NEUTRAL
AV	AUDIO VISUAL	NC	NORMALLY CLOSED
BLDG	BUILDING	NIC	NOT IN CONTRACT
C	CLOCK OR CONDUIT	No	NUMBER
CAB	CABINET	NO	NORMALLY OPEN
CAP	CAPACITOR	NOM	NOMINAL
CAT	CATALOG	NP	NAMEPLATE
CB	CIRCUIT BREAKER	NTS	NOT TO SCALE
CCTV	CLOSED CIRCUIT TELEVISION	OC	+6" OVERCOUNTER OR BACKSPLASH
CLF	CURRENT LIMITING FUSE	OD	OUTSIDE DIAMETER
CLG	CEILING	OL	OVERLOAD
CKT	CIRCUIT	P	POLE
COMB	COMBINATION	PA	PUBLIC ADDRESS
CONC	CONCRETE	PB	PULL BOX or PUSHBUTTON
CONN	CONNECTION	PF	POWER FACTOR
CONT	CONTACTOR	PH	PHASE
CONTR	CONTRACTOR	PL	PILOT LIGHT
CT	CURRENT TRANSFORMER	PNL	PANEL
DB	DECIBEL	PR	PAIR
DC	DIRECT CURRENT	PRI	PRIMARY
DET	DETAIL	PVC	POLYVINYL CHLORIDE
DIA	DIAMETER	REC	RECESSED or RECEPTACLE
DIAG	DIAGRAM	REF	REFERENCE
DIM	DIMENSION	REG	REGULATOR
DISC	DISCONNECT	REQD	REQUIRED
DIST	DISTRIBUTION	REV	REVISION
DIV	DIVISION	RM	ROOM
DM	DAMPER MOTOR	RR	REMOVE AND REINSTALL
DN	DOWN	SCHED	SCHEDULE
DPDT	DOUBLE POLE DOUBLE THROW	SD	SMOKE DETECTOR
DPST	DOUBLE POLE SINGLE THROW	SEC	SECONDARY or SECURITY
DWG	DRAWING	SN	SOLID NEUTRAL
DZP	DAYLIGHTING ZONE PRIMARY	SOL	SOLENOID
DZS	DAYLIGHTING ZONE SECONDARY	SP	SPARE
EA	EACH	SPC	SPACE
EC	ELECTRICAL CONTRACTOR	SPDT	SINGLE POLE DOUBLE THROW
ELECT	ELECTRICAL	SPST	SINGLE POLE SINGLE THROW
EL	ELEVATION	SPEC	SPECIFICATION
EM	EMERGENCY	SUPV	SUPERVISORY
ENCL	ENCLOSURE	SQ.FT.	SQUARE FOOT
EQUIP	EQUIPMENT	STA	STATION
EWC	ELECTRIC WATER COOLER	STD	STANDARD
EWH	ELECTRIC WATER HEATER	SUSP	SUSPENDED
(E)	EXISTING	SW	SWITCH
EXP	EXPOSED	SWBD	SWITCHBOARD
FA	FIRE ALARM	SWGR	SWITCHGEAR
FC	FOOTCANDLE	SYNC	SYNCHRONIZATION
FIXT	FIXTURE	SYST	SYSTEM
FIG	FIGURE	SZ	DAYLIGHTING ZONE SKYLIGHT
FL	FLOOR	T or TEL	TELEPHONE
FLA	FULL LOAD AMPERE	TEMP	TEMPERATURE
FLEX	FLEXIBLE	TOL	THERMAL OVERLOAD
FLUOR	FLUORESCENT	TPS	TWISTED PAIR SHIELDED
FT	FOOT OR FEET	TTC	TELEPHONE TERMINAL CABINET
FUT	FUTURE	TV	TELEVISION
GEN	GENERATOR	(TYP.)	TYPICAL
GFI	GROUND FAULT CIRCUIT INTERRUPTER	UH	UNIT HEATER
		UV	UNIT VENTILATOR
HGT	HEIGHT	V	VOLT
HID	HIGH INTENSITY DISCHARGE	VA	VOLT AMPERE
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HORSEPOWER	VEST	VESTIBULE
HTR	HEATER	VM	VOLTMETER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	VR	VERMIN RESISTANT
		VOL	VOLUME
HV	HIGH VOLTAGE	W	WATT
HZ	HERTZ	WP	WEATHER PROOF
IMP	IMPEDANCE	XP	EXPLOSION PROOF
IN	INCH OR INCHES	XFMR	TRANSFORMER

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP

NO.	DATE	ISSUE
	12.02.2020	PLANNING SUBMITTAL
	02.5.2021	100% SCHEMATIC DESIGN
	8.23.2021	GPA SUBMITTAL
	11.19.2021	50% DESIGN DEVELOPMENT
	04.08.2022	GPA RESUBMISSION 1
	05.06.2022	100% DESIGN DEVELOPMENT
	05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
PROJECT TEAM MEMBERS
CHECK

PROJECT COMP. STAGE

TITLE
LEGEND, SYMBOLS, GENERAL NOTES & DRAWING LIST

PROJECT NO.
1927400
DATE
05/25/2022

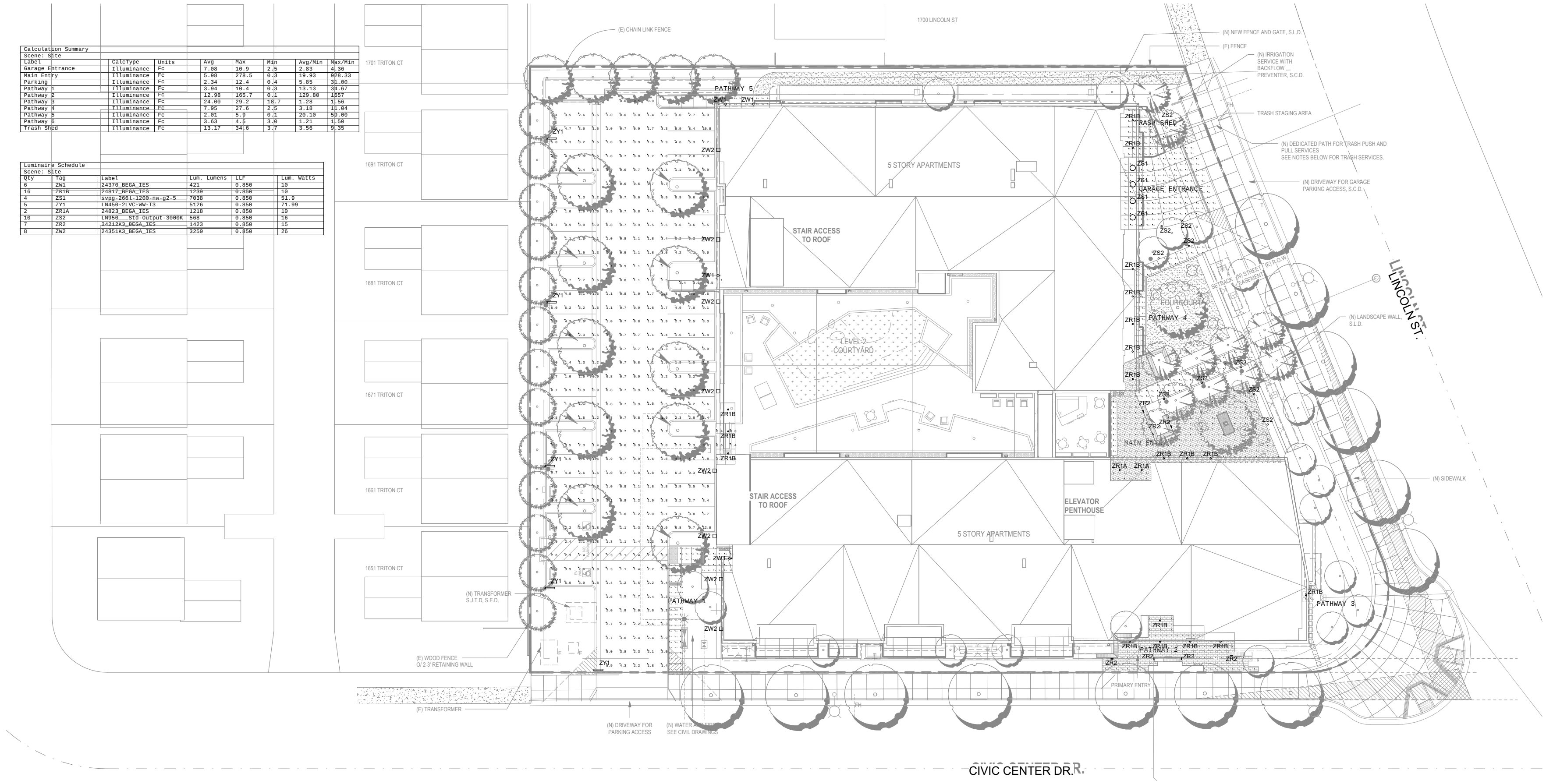
SHEET NUMBER
E0.01
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

5/25/2022 1:32:54 PM

Calculation Summary							
Scene: Site							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Garage Entrance	Illuminance	Fc	7.08	10.9	2.5	2.83	4.36
Main Entry	Illuminance	Fc	5.98	278.5	0.3	19.93	928.33
Parking	Illuminance	Fc	2.34	12.4	0.4	5.85	31.00
Pathway 1	Illuminance	Fc	3.94	10.4	0.3	13.13	34.67
Pathway 2	Illuminance	Fc	12.98	165.7	0.1	129.80	1657
Pathway 3	Illuminance	Fc	24.00	29.2	18.7	1.28	1.56
Pathway 4	Illuminance	Fc	7.95	27.6	2.5	3.18	11.04
Pathway 5	Illuminance	Fc	2.01	5.9	0.1	20.10	59.00
Pathway 6	Illuminance	Fc	3.63	4.5	3.0	1.21	1.50
Trash Shed	Illuminance	Fc	13.17	34.6	3.7	3.56	9.35

Luminaire Schedule					
Scene: Site					
Qty	Tag	Label	Lum. Lumens	LLF	Lum. Watts
6	ZW1	24370_BEGA_IES	421	0.850	10
16	ZR1B	24817_BEGA_IES	1239	0.850	10
4	ZS1	svpg-266l-1200-nw-g2-5	7038	0.850	51.9
5	ZY1	LN450-2LVC-WW-T3	5126	0.850	71.99
2	ZR1A	24823_BEGA_IES	1218	0.850	10
10	ZS2	LN950___Std-Output-3000K	568	0.850	16
7	ZR2	24212K3_BEGA_IES	1423	0.850	15
8	ZW2	24351K3_BEGA_IES	3250	0.850	26



1 **SITE PLAN - LIGHTING**
1/16" = 1'-0"

SHEET NOTES:

①

GENERAL NOTES:

1. +++++

PROJECT NORTH

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PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
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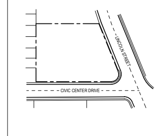
PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



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04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER

PROJECT TEAM MEMBERS

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COUNTY STAMP SPACE:

TITLE
SITE PLAN - LIGHTING

PROJECT NO.
1927400
DATE
05/25/2022

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
E1.01
GPA RESUBMISSION 2

5/25/2022 1:33:23 PM

Calculation Summary							
Scene: Podium							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Podium Walkway	Illuminance	Fc	12.84	120.6	0.1	128.40	1206
Path of Travel	Illuminance	Fc	17.00	120.6	1.0	17.00	120.60

Luminaire Schedule					
Scene: Podium					
Qty	Tag	Label	Lum. Lumens	LLF	Lum. Watts
3	ZR1B	24817_BEGA_IES	1239	0.850	10
5	ZW3	24502_BEGA_IES	1217	0.850	17
23	ZR2	24212K3_BEGA_IES	1423	0.850	15

1 PODIUM LEVEL FLOOR PLAN - LIGHTING
1/16" = 1'-0"

SHEET NOTES:

①

GENERAL NOTES:

1. *****

PROJECT NORTH

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LOCATION
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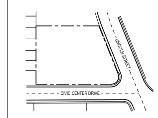
PREPARED FOR

VICINITY MAP



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05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

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PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER

PROJECT TEAM MEMBERS

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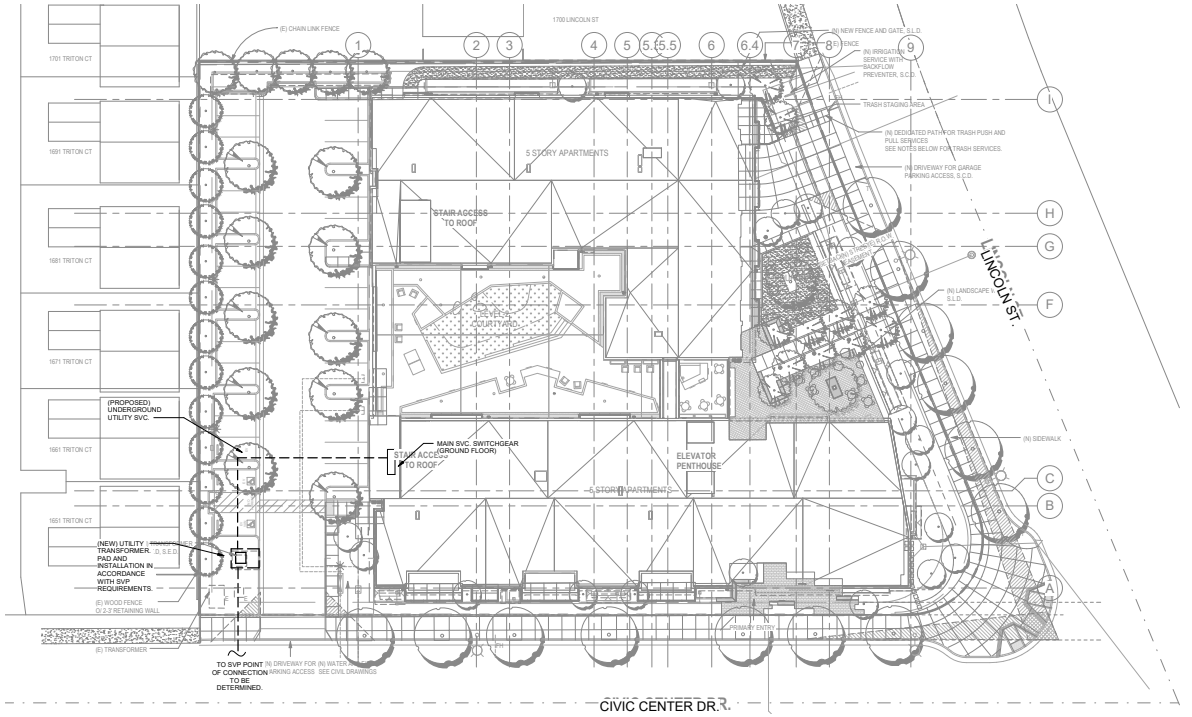
COUNTY STAMP SPACE

TITLE
PODIIUM LEVEL FLOOR PLAN - LIGHTING

PROJECT NO.
1927400
DATE
05/25/2022

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
E1.02
GPA RESUBMISSION 2



1 SITE PLAN - POWER
1" = 20'-0"

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PROJECT
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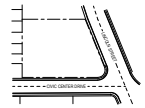
VICINITY MAP



DATE	ISSUE
02.28.2020	PLANNING SUBMITTAL
06.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

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PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
PROJECT TEAM MEMBERS
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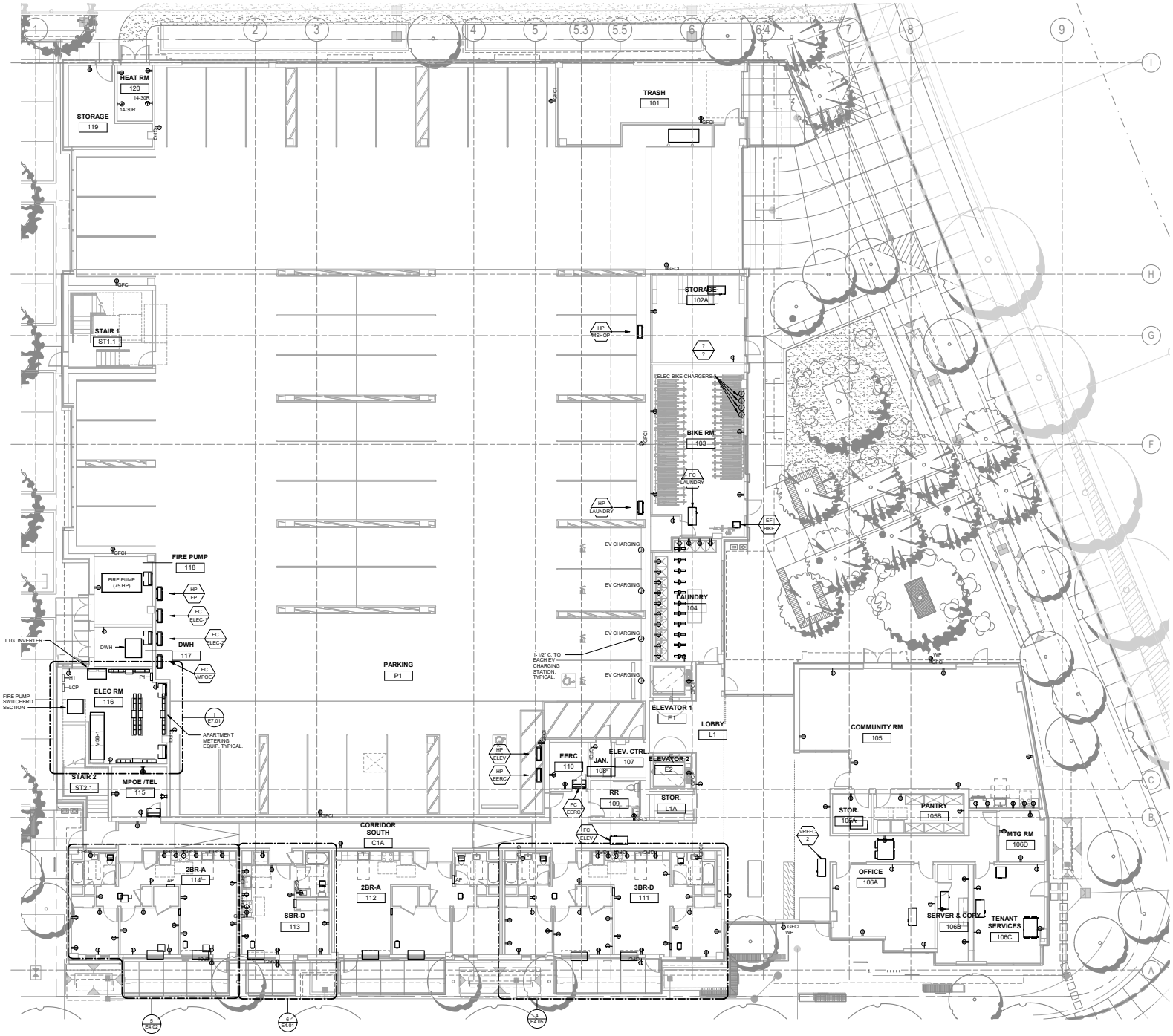
PROJECT COMP. STAGE

TITLE
SITE PLAN - POWER

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
E1.03
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"



1 LEVEL 1 FLOOR PLAN - GROUND - POWER
1/8" = 1'-0"

GENERAL NOTES:

1. +++++

SHEET NOTES:

1

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NO.	DATE	REVISION

DESIGN PARTNER
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KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
PROJECT TEAM MEMBERS
CHECK

PROJECT COMP. STAGE

LEVEL 1 FLOOR PLAN - GROUND - POWER

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
E3.01
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

WIRING SCHEDULE - COPPER CONDUCTORS											
TAG	CIRCUIT RATING	CONDUIT SIZE (INCHES)							PHASE/ NEUTRAL	GND	
		NONE	G	N	NG	NGI	NNG	NNGI			
015	15	0.5	0.5	0.5	0.5	0.5	0.5	0.5	12	12	
020	20	0.5	0.5	0.5	0.5	0.5	0.5	0.5	12	12	
030	30	0.5	0.5	0.5	0.5	0.5	0.75	0.75	10	10	
040	40	0.75	0.75	0.75	0.75	0.75	1	1	8	10	
050	50	1	1	1	1	1.25	1.25	1.25	6	10	
060	60	1	1.25	1.25	1.25	1.25	1.5	1.5	4	10	
070	70	1	1.25	1.25	1.25	1.5	1.5	1.5	4	8	
080	80	1.25	1.25	1.25	1.5	2	2	2	3	8	
090	90	1.25	1.25	1.25	1.5	2	2	2	2	8	
100	100	1.25	1.5	1.5	2	2	2	2.5	1	8	
110	110	1.25	1.5	1.5	2	2	2.5	2.5	1	8	
125	125	1.25	2	2	2	2	2.5	2.5	1/0	8	
150	150	1.5	2	2	2	2.5	2.5	3	2/0	6	
200	200	2	2	2	2.5	2.5	3	3	3/0	6	
225	225	2	2.5	2.5	2.5	3	3	3	4/0	4	
250	250	2.5	2.5	2.5	3	3	3	3.5	250	4	
300	300	2.5	3	3	3.5	3.5	3.5	4	350	2	
350	350	3	3.5	3.5	4	4	4	5	500	2	
400	400	3(2)	3(2)	3(2)	3(2).5	3(2).5	3(2).5	3(2)	3/0	2	
450	450	3(2)	3(2)	3(2)	3(2).5	3(2)	3(2)	3(2).5	4/0	2	
500	500	3(2).5	3(2).5	3(2).5	3(2)	3(2)	3(2).5	3(2).5	250	2	
600	600	3(2).5	3(2).5	3(2).5	3(2).5	3(2).5	3(2).5	3(2).5	350	1	
700	700	3(2)	3(2).5	3(2).5	3(2).5	3(2).5	4(2)	4(2)	500	1/0	
800	800	3(2).5	3(2)	3(2)	3(2)	3(2).5	3(2).5	3(2).5	300	1/0	
1000	1000	4(2)	3(2)	3(2)	3(2).5	4(2)	4(2).5	4(2)	400	2/0	
1200	1200	4(2).5	4(2)	4(2)	4(2).5	4(2).5	4(2).5	4(2).5	350	3/0	
1600	1600	4(2).5	4(2).5	4(2).5	4(2).5	4(2).5	4(2).5	4(2).5	400	3/0	
2000	2000	4(2).5	4(2).5	4(2).5	4(2).5	4(2).5	4(2).5	4(2).5	500	3/0	
2500	2500	5(2).5	5(2).5	5(2).5	5(2)	5(2)	5(2)	5(2).5	350	300	
3000	3000	5(2).5	5(2).5	5(2).5	5(2).5	5(2).5	5(2).5	5(2).5	500	400	

SUBSCRIPT KEY	
SUBSCRIPT	CONDUCTORS PER CONDUIT
NONE	3 PHASE CONDUCTORS, CONDUIT GROUND
G	3 PHASE CONDUCTORS, 1 GROUNDING CONDUCTOR
N	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, CONDUIT GROUND
NG	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 1 GROUNDING CONDUCTOR
NGI	3 PHASE CONDUCTORS, 1 NEUTRAL CONDUCTOR, 1 GROUNDING CONDUCTOR, 1 ISOLATED GROUNDING CONDUCTOR
NNG	3 PHASE CONDUCTORS, 2 NEUTRAL CONDUCTORS*, 1 GROUNDING CONDUCTOR
NNGI	3 PHASE CONDUCTORS, 2 NEUTRAL CONDUCTORS*, 1 GROUNDING CONDUCTOR, 1 ISOLATED GROUNDING CONDUCTOR

* SINGLE NEUTRAL CONDUCTOR SIZES FOR CIRCUIT RATING 125 AND LESS

CIRCUIT RATING	15	20	30	40	50	60
SINGLE NEUTRAL CONDUCTOR SIZE	10	8	6	4	1	1/0
CIRCUIT RATING	70	80	90	100	125	
SINGLE NEUTRAL CONDUCTOR SIZE	2/0	3/0	4/0	250	250	

EXAMPLES

1 SINGLE LINE DIAGRAM

MITHUN

SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 600 Market Street, #300
San Francisco, CA 94104 / 415.956.0888

LOS ANGELES / 5857 Adams Blvd
Culver City, CA 90232 / 323.937.2150

mithun.com

GUTTMANN& BLAEVOET
CONSULTING ENGINEERS
2351 Powell Street
San Francisco, CA 94133-1449
P 415 655 4000 F 415 655 4001
E gba@gb-eng.com

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP

DATE	ISSUE
12.02.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.06.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION
1	04.08.2022	GPA RESUBMISSION 1

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT MANAGER
PROJECT TEAM MEMBERS
CHECK

PROJECT STAMP (PE/GE)

TITLE
SINGLE LINE DIAGRAM

PROJECT NO.
1927400
DATE
05/25/2022

SHEET NUMBER
E5.01
GPA RESUBMISSION 2

ORIGINAL SHEET SIZE: 30" x 42"

PLUMBING GENERAL NOTES

1. ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF THE 2019 EDITION OF CALIFORNIA PLUMBING CODE AND BUILDING CODE, ADOPTED EDITIONS OF NATIONAL FIRE PROTECTION CODES, ALL OTHER APPLICABLE CODES AND REGULATIONS, AND AUTHORITIES HAVING JURISDICTIONS.
2. COORDINATE PLUMBING SYSTEMS WITH WORK OF OTHER TRADES PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE ALL FITTINGS, OFFSETS, AND TRANSITIONS AS REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
3. COORDINATE LOCATIONS OF ALL ROOF OPENINGS WITH STRUCTURAL, MECHANICAL, AND ARCHITECTURAL PLANS PRIOR TO ANY INSTALLATION.
4. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES. PROVIDE ALL FITTINGS, TRANSITIONS, VALVES, AND OTHER DEVICES REQUIRED FOR A COMPLETE WORKABLE INSTALLATION.
5. MAINTENANCE LABELS SHALL BE AFFIXED TO ALL PLUMBING EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED TO OWNER.
6. PIPES SHALL BE SUPPORTED AND BRACED PER 2019 CBC SECTION 1613A GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS OF NONSTRUCTURAL COMPONENTS.
7. HOUSEKEEPING PADS SHALL BE MINIMUM 4 INCHES HIGH WITH A MINIMUM OF 6 INCHES CLEAR AROUND EQUIPMENT.
8. ALL CLEANOUTS SHALL BE INSTALLED PER CALIFORNIA PLUMBING CODE, 2019 EDITION.
9. VERTICAL AND HORIZONTAL OFFSETS SHOWN IN PIPES INDICATE THE GENERAL RELATIONSHIP OF THE SYSTEMS. PROVIDE ADDITIONAL OFFSETS SIMILAR TO THOSE SHOWN AS REQUIRED TO SUIT CONSTRUCTION AND WORK DONE BY TRADES.
10. DRAWINGS ARE ESSENTIALY DIAGRAMMATIC TO THE EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTINGS AND EXACT LOCATIONS ARE NOT INDICATED. EXAMINE DRAWINGS AND PREMISES IN ORDER TO DETERMINE BEST METHODS, EXACT LOCATIONS, ROUTES AND BUILDING CONSTRUCTIONS. INSTALL APPARATUS AND EQUIPMENT IN ACCESSIBLE LOCATIONS.
11. FOLLOW AS CLOSE AS POSSIBLE LAYOUT INDICATED ON DRAWINGS.
12. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ELEVATIONS OF PLUMBING FIXTURES.
13. ALL PIPING IN FINISHED AREAS SHALL BE CONCEALED. EXPOSED PIPING, WHERE NECESSARY, SHALL BE RUN AS HIGH AS POSSIBLE AND TIGHT TO THE WALLS.
14. LOCATIONS OF PIPING, FIXTURES AND EQUIPMENT INDICATED ON DRAWINGS ARE APPROXIMATE ONLY, AND SHALL BE CHANGED TO MEET THE ARCHITECTURAL AND STRUCTURAL CONDITIONS AS REQUIRED, AT NO EXTRA COST TO THE OWNER.
15. ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ISOLATING VALVES, ACCESSIBLE SHUT-OFF VALVE ON ALL WATER SUPPLY LINES
16. CONTRACTOR TO VERIFY EXACT LOCATION AND INVERT ELEVATION OF UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY UNDERGROUND PIPING.
17. INSTALL ALL VALVES, CONTROLS, ETC, IN ACCESSIBLE LOCATIONS. PROVIDE ADEQUATELY SIZED ACCESS DOORS WHERE REQUIRED.
18. PLUMBING CONTRACTOR SHALL FILL FLOOR DRAINS WITH WATER UPON COMPLETION OF WORK AND TESTING.
19. INSULATE ALL WATER PIPING PER TITLE 24 REQUIREMENTS AND PROJECT SPECIFICATIONS.
20. ABSOLUTE ACCURACY OF DRAWING AND SPECIFICATIONS CANNOT BE GUARANTEED. DESIGN DRAWINGS ARE DIAGRAMMATIC IN NATURE. WHILE EVERY EFFORT HAS BEEN MADE TO COORDINATE THE LOCATION OF EQUIPMENT, PIPING, ETC., WITH OTHER TRADES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE EXACT REQUIREMENTS GOVERNED BY ACTUAL JOB CONDITIONS.
21. PENETRATION OF RATED ASSEMBLY SHALL BE FIRE-STOPPED. STOPPING SYSTEM (MATERIAL AND DESIGN) SHALL CONFORM TO BOTH FLAME (F) AND TEMPERATURE(T) RATING AS REQUIRED BY LOCAL BUILDING CODE AND AS TESTED BY NATIONALLY ACCEPTED TEST AGENCIES PER ASTM E814 OR REPRESENTABLE OF FIELD CONDITION.
22. COMBINE ALL VERTICAL VENTS WHERE PRACTICAL PRIOR TO ROOF PENETRATION.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL WORK TO MEET OR EXCEED MINIMUM REQUIREMENTS STIPULATED IN CURRENT ISSUE OF APPLICABLE STANDARDS, CODES, OR REGULATIONS.
24. ALL PLUMBING WORK SHALL COMPLY WITH LEAD FREE REQUIREMENTS OF SECTION 116875 OF CALIFORNIA HEALTH AND SAFETY CODE.
25. INSTALL ALL PIPING TO AVOID ARCHITECTURAL FRAMING, STRUCTURAL MEMBERS AND OTHER CONSTRUCTION. COORDINATE PIPING LAYOUT WITH ALL OTHER CONTRACT DIVISIONS OF WORK BEFORE FABRICATION AND INSTALLATION.
26. PROVIDE VALVED DRAINS AT THE LOW POINTS IN EACH PIPING SYSTEM.

MP COMPONENT ANCHORAGE NOTES

ALL PLUMBING COMPONENTS SHALL BE ANCHORED AND INSTALLED PER THE DETAILS ON THE DSA APPROVED CONSTRUCTION DOCUMENTS. WHERE NO DETAIL IS INDICATED, THE FOLLOWING COMPONENTS SHALL BE ANCHORED OR BRACED TO MEET THE FORCE AND DISPLACEMENT REQUIREMENTS PRESCRIBED IN THE 2016 CBC, SECTIONS 1616A.1.17 THROUGH 1616A.1.26, 1705A 13.3 AND ASCE-7-10 CHAPTER 13, 26 AND 30.

1. ALL PERMANENT EQUIPMENT AND COMPONENTS.
2. TEMPORARY OR MOVABLE EQUIPMENT THAT IS PERMANENTLY ATTACHED TO THE BUILDING UTILITY SERVICES SUCH WATER.
3. MOVABLE EQUIPMENT WHICH IS STATIONED IN ONE PLACE FOR MORE THAN 8 HOURS AND HEAVIER THAN 400 POUNDS ARE REQUIRED TO BE ANCHORED WITH TEMPORARY ATTACHMENTS.

THE FOLLOWING PLUMBING COMPONENTS SHALL BE POSITIVELY ATTACHED TO THE STRUCTURE, BUT THE ATTACHMENT NEED NOT BE DETAILED ON THE PLANS. THESE COMPONENTS SHALL HAVE FLEXIBLE CONNECTIONS PROVIDED BETWEEN THE COMPONENT AND ASSOCIATED PIPING.

A. COMPONENTS WEIGHING LESS THAN 400 POUNDS AND HAVE A CENTER OF MASS LOCATED 4 FEET OR LESS ABOVE THE ADJACENT FLOOR OR ROOF LEVEL THAT DIRECTLY SUPPORT THE COMPONENT.
B. COMPONENTS WEIGHING LESS THAN 20 POUNDS, OR IN THE CASE OF DISTRIBUTED SYSTEMS, LESS THAN 5 POUNDS PER FOOT, WHICH ARE SUSPENDED FROM A ROOF OR FLOOR OR HUNG FROM A WALL.

FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE OR STRUCTURAL ENGINEER DELEGATED RESPONSIBILITY AND THE DSA DISTRICT STRUCTURAL ENGINEER. THE PROJECT INSPECTOR WILL VERIFY THAT ALL COMPONENTS AND EQUIPMENT HAVE BEEN ANCHORED IN ACCORDANCE WITH THE ABOVE REQUIREMENTS.

PIPING DISTRIBUTION SYSTEM BRACING NOTE

PIPING DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENT PRESCRIBED IN ASCE-7-10 SECTION 13.3 AS DEFINED IN ASCE-7-10 SECTION 13.6.5.6, 13.6.7, 13.6.8 AND 2016 CBC, SECTIONS 1616A.1.23, 1616A.1.24, 1616A.1.25, 1616A.1.26 AND 1705A13.3. THE METHOD OF SHOWING BRACING AND ATTACHMENTS TO THE STRUCTURE FOR THE IDENTIFIED DISTRIBUTION SYSTEM ARE AS NOTED BELOW. WHEN BRACING AND ATTACHMENTS ARE BASED ON A PREAPPROVED INSTALLATION GUIDE (E.G., SMACNA OR OSHPD OPM), COPIES OF THE BRACING SYSTEM INSTALLATION GUIDE OR MANUAL SHALL BE AVAILABLE ON THE JOBSITE PRIOR TO THE START OF AND DURING THE HANGING AND BRACING OF THE DISTRIBUTION SYSTEMS. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS.

PLUMBING PIPING (PP):

PP [X] OPTION 1: DETAILED ON THE APPROVED DRAWINGS WITH PROJECT SPECIFIC NOTES AND DETAILS.

PP [X] OPTION 2: SHALL COMPLY WITH THE APPLICABLE OSHPD PRE-APPROVED DETAILS (CONTRACTOR SHALL SUBMIT APPLICABLE OPM NUMBERS). OPM-0052-13 DATED 8/17/2017

PP [X] OPTION 3: WHERE ANCHORAGE, SUPPORT AND BRACING ARE NOT FULLY DETAILED ON THE DRAWINGS AND PRE-APPROVED SYSTEMS ARE NOT USED, CONTRACTOR SHALL SUBMIT DESIGNS AND CALCULATIONS OF PROPOSED SYSTEMS IN ACCORDANCE WITH SPECIFICATION SECTION 220548, PARAGRAPH 1.6.B.2.

SYMBOLS

Some of the symbols shown may not be used on this project.

GENERAL

- EXISTING TO REMAIN
- TO BE REMOVED
- NEW WORK
- POINT OF CONNECTION

TAGS

- EQ-# — EQUIPMENT TAG
- EQ / # — EQUIPMENT TAG
- EQ-# EQ-# — KITCHEN EQUIPMENT TAGS
- ABC / # — PLUMBING RISER TAG
- # — SHEET NOTE TAG
- # — ALTERNATE SHEET NOTE TAGS
- WV / # — SANITARY/VENT RISER DESIGNATION
- CH / # — COLD&HOT WATER RISER DESIGNATION
- SD / # — STORM DRAIN RISER DESIGNATION
- CD / # — CONDENSATE DRAIN RISER DESIGNATION
- F / # — FIRE STANDPIPE RISER DESIGNATION

PUMPS

- PUMP - GENERIC
- PUMP

SENSORS & SWITCHES

- FM — FLOW METER
- FS — FLOW SWITCH
- FS — FLOW SWITCH/ SENSOR
- PG — PRESSURE GAUGE
- PS — PRESS SWITCH/ SENSOR
- TS — TEMP SWITCH/ SENSOR
- TH — THERMOMETER

PIPING & FITTINGS

- DIRECTION AND FLOW
- PIPE UP - TEE & ELBOW
- PIPE DOWN - TEE & ELBOW
- BJ — BALL JOINT
- CAP OR PLUGGED FITTING
- CO — CLEANOUT
- EJ — EXPANSION JOINT
- FLANGE
- FLEXIBLE CONNECTION
- PETE'S PLUG
- PIPE ANCHOR
- PIPE GUIDE
- POINT OF CONNECTION
- P-TRAP
- REDUCER
- STRAINER
- UNION

DRAINS & CLEANOUTS

- AD — AREA DRAIN
- FCO — FLOOR CLEANOUT
- FD — FLOOR DRAIN
- GCO — GRADE CLEANOUT
- PD — PLANTER DRAIN
- RD — ROOF DRAIN
- OF — OVERFLOW DRAIN
- RR — ROOF RECEPTOR
- FS — FLOOR SINK
- WCO — WALL CLEANOUT

FIRE PROTECTION

- F — FIRE MAIN
- SP — FIRE SPRINKLER
- WSP — WET STANDPIPE

VALVES

- ANGLE OR STOP CHECK VALVE
- BFP — BACKFLOW PREVENTER
- RPBP — REDUCE PRESSURE BACKFLOW PREVENTER
- BV — BALANCING VALVE
- BLV — BALL VALVE
- BFV — BUTTERFLY VALVE
- CHECK VALVE
- CV — CONTROL VALVE, TWO WAY
- CV — CONTROL VALVE, THREE WAY
- GAS COCK
- GV — GATE VALVE
- GLV — GLOBE VALVE
- HB — HOSE BIBB
- NEEDLE VALVE
- PRV — PRESSURE REDUCING VALVE ASSEMBLY
- RELIEF VALVE
- S — SOLENOID VALVE

DOMESTIC

- C — DOMESTIC COLD WATER
- H — DOMESTIC HOT WATER
- HWR — DOMESTIC HOT WATER RETURN
- G — NATURAL GAS
- L — LEADER (ARCHITECTURAL DOWNSPOUT, SEE ARCH. DWGS.)
- OF — OVERFLOW DRAIN
- SD — STORM DRAIN
- SS — SANITARY SEWER - EXPOSED
- SS — SANITARY SEWER - BELOW FLOOR
- V — VENT
- W — WASTE

INDUSTRIAL

- SHW — SOLAR HOT WATER
- SHWR — SOLAR HOT WATER RETURN

PLUMBING LEGEND

(SOME OF THE ABBREVIATIONS AND SYMBOLS SHOWN MAY NOT BE USED ON THIS PROJECT.)

A(*)	COMPRESSED AIR (*PSI WHERE REQUIRED)
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
AV	ACID VENT
AVTR	ACID VENT THRU ROOF
AW	ACID WASTE
BD	BOILER BLOW DOWN
BF	BOILER FEED
BFP	BACKFLOW PREVENTER
BFV	BUTTERFLY VALVE
BHP	BRAKE / BOILER HORSEPOWER
BLDG	BUILDING
BLV	BALL VALVE
BMS	BUILDING MANAGEMENT SYSTEM
BT	BATH TUB
BV	BALANCING VALVE
BWV	BACKWATER VALVE
C	DOMESTIC COLD WATER
CD	CONDENSATE DRAIN
CF	CHEMICAL FEED
CFF	CAP FOR FUTURE
CFH	CUBIC FEET PER HOUR
CI	CAST IRON
CLG	CEILING
CO	CLEANOUT
CO2	CARBON DIOXIDE
COND	CONDENSER/CONDENSING/CONDENSATE
CP	CHROME PLATED
CPVC	CHLORINATED POLYVINYL CHLORIDE
CRP	CONDENSATE RETURN PUMP
CS	DOMESTIC COLD WATER (SOFT)
CSK	CLINICAL SINK
CTE	CONNECT TO EXISTING
CV	CONTROL VALVE
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
CWV	COMBINATION WASTE & VENT
DB	DRY BULB TEMPERATURE
DE	DEIONIZED WATER
DF	DRINKING FOUNTAIN
DI	DISTILLED WATER
DN	DOWN
DR	DRAIN
DSP	DRY STANDPIPE
DT	DRIP TRAP
DWG	DRAWING
(E)	EXISTING
ET	EXPANSION TANK
EWT	ENTERING WATER PRESSURE
FC	FLEXIBLE CONNECTION
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDR	FIRE DAMPER
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISHED
FL	FIRE LINE
FLG	FLANGE
FLR	FLOOR
FM	FLOW METER
FO	FUEL OIL
FOF	FUEL OIL FILL
FOG	FUEL OIL GAUGE
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FOV	FUEL OIL VENT
FPM	FEET PER MINUTE
FS	FLOW SWITCH
FSK	FLOOR SINK
FUT	FUTURE
GA	GAUGE
GCO	GRADE CLEANOUT
GPH	GALLONS PER HOUR
GR	GRADE
GV	GATE VALVE
H(*)	DOMESTIC HOT WATER (*TEMP)
HB	HOSE BIBB
HU	HUMIDIFIER
HV	HEATING AND VENTILATING
AC	AIR CONDITIONING
HWR	DOMESTIC HOT WATER RETURN
HZ	HERTZ
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IFS	IN FURRED SPACE
IPS	IRON PIPE SIZE
IRRW	IRRIGATION WATER
IW	INDIRECT WASTE
L	RAINWATER
LA	LABORATORY COMPRESSED AIR
LAT	LEAVING AIR TEMPERATURE/LATENT
LP	LOW PRESSURE
LPDT	LOW PRESSURE DRIP TRAP
LPG	LIQUID PETROLEUM GAS
LPR	LOW PRESSURE CD RETURN
LPS	LOW PRESSURE STEAM
LV	LAVATORY
LVG	LEAVING
LWCO	LOW WATER CUT-OFF
LWT	LEAVING WATER TEMPERATURE
MA	MEDICAL COMPRESSED AIR
MBH	THOUSAND BRITISH THERMAL UNITS PER HOUR
MFR	MANUFACTURER
(N)	NEW
NC	NORMALLY CLOSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NW	NON-POTABLE WATER
OD	OUTSIDE DIMENSION
OSY	OUTSIDE STEM AND YOKE
OV	OUTLET VELOCITY
PCHS	PRIMARY CHILLED WATER SUPPLY
PCHR	PRIMARY CHILLED WATER RETURN
PD	PUMP DISCHAGE/PRESSURE DROP
PFF	PLUG FOR FUTURE
PG	PRESSURE GAUGE
PIV	POST INDICATOR VALVE
PLBG	PLUMBING
PR	PUMP RETURN
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
PTS	PNEUMATIC TUBE SYSTEM
PW	PUMP WASTE
RD	ROOF DRAIN
RIC	ROUGH IN AND CONNECT
RIO	ROUGH IN ONLY
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
RV	RELIEF VENT/ROOF VENTILATOR
RVV	RELIEF VALVE VENT
SD	SIGHT DRAIN
SH	SHOWER
SK	SINK
SM	SHEET METAL
SP	FIRE SPRINKLER
SPD	SPRINKLER DRAIN
ST	STEAM TRAP
STD	STANDARD
TD	TRENCH DRAIN
TH	THERMOMETER
V	SANITARY VENT
VTR	VENT THRU ROOF
VV	VAPOR VENT
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WT	WEIGHT

DOMESTIC WATER AND DRAINAGE CALCULATIONS

DOMESTIC SUPPLY LOAD CALCULATIONS / SANITARY WASTE DRAINAGE LOAD CALCULATIONS

2019 CALIFORNIA PLUMBING CODE: APPENDIX A, TABLE A103.1 — 2019 CALIFORNIA PLUMBING CODE: TABLE 702.1

APARTMENT TYPE	TAGS	1st FLOOR	2nd FLOOR	3rd FLOOR	4th FLOOR	5th FLOOR	ROOF	TOTAL	WATER SUPPLY INFORMATION: WATER SUPPLY SIZE	SYSTEM WSFU / UNIT	TOTAL WSFU / UNIT				
STUDIO APT	SBR	1	6	6	6	6	0	25	3/4" C / UNIT	8.5 COLD / 6 HOT	11				
1 BEDROOM APT	1BR	0	7	7	7	7	0	28	3/4" C / UNIT	8.5 COLD / 6 HOT	11				
2 BEDROOM APT	2BR	2	6	6	6	6	0	26	3/4" C / UNIT	8.5 COLD / 6 HOT	11				
3 BEDROOM APT	3BR	1	7	7	7	7	0	29	1" C / UNIT	14.75 COLD / 9.75...	18				
APARTMENT FIXTURE LABEL									**MIN SUPPLY BRANCH SIZE**	**WSFU PRIVATE**	**TOTAL WSFU / FIXTURE**	**MIN SIZE TRAP**	**DFU PRIVATE**	**TOTAL DFU**	**TOTAL GPM**
Bathtub (or Combo Bath/Shower)	BT	5	33	33	33	33	0	137	1/2	4	548	1 1/2	2	274	79.8
Dishwasher, domestic	DW	4	26	26	26	26	0	108	1/2	1.5	162	1 1/2	2	216	68.2
Lavatory	LV	5	33	33	33	33	0	137	1/2	1	137	1 1/2	1	137	52.5
Kitchen, domestic	KS	4	26	26	26	26	0	108	1/2	1.5	162	1 1/2	2	216	68.2
Water Closet, 1.6 GPF Gravity Tank	WC	5	33	33	33	33	0	137	1/2	2.5	342.5	3	3	411	105.5
COMMON AREAS FIXTURE LABEL									**MIN SUPPLY BRANCH SIZE (IN)**	**WSFU PUBLIC**	**TOTAL WSFU / FIXTURE**	**MIN SIZE TRAP**	**DFU PUBLIC**	**TOTAL DFU**	**TOTAL GPM**
Clothes Washer, domestic	WM	14	0	0	0	0	0	14	1/2	4	56	2	3	42	26
Dishwasher, domestic	DW	1	0	0	0	0	0	1	1/2	1.5	1.5	1 1/2	2	2	2
Floor Drain (2")	FD	3	0	0	0	0	0	3	-	-	-	2	2	6	6
Hose Bibb	HB	1	0	0	0	0	1	2	1/2	2.5	5	-	-	-	-
Hose Bibb, each additional (same branch)	HB	3	0	0	0	0	3	6	1/2	1	6	-	-	-	-
Lavatory	LV	1	0	0	0	0	0	1	1/2	1	1	1 1/2	1	1	1
Kitchen, domestic	KS	1	0	0	0	0	0	1	1/2	1.5	1.5	1 1/2	2	2	2
Service or Mop Basin	MS	1	1	1	1	1	0	5	1/2	3	15	3	3	15	14
Water Closet, 1.6 GPF Flushometer Valve	WC	1	0	0	0	0	0	1	1	5	5	3	4	4	4
										TOTAL BUILDING WSFU:	1,443			1,326	285

PROJECT NUMBER	MIT-002
PROJECT NAME	CIVIC CENTER
LOCATION	Santa Clara, CA
LAST EDITED	3/23/2022
EDITED BY	JT/RJ

TOTAL WATER SUPPLY DEMAND

2019 CALIFORNIA PLUMBING CODE: APPENDIX A

TOTAL WATER DEMAND (WSFU)	1443.00
TOTAL WATER DEMAND - FLUSH VALVE (GPM)	270.00
PIPE MATERIAL	COPPER TYPE L
TOTAL DEVELOPED LENGTH (FEET)	600
TOTAL DEVELOPED HEIGHT (FEET)	100
VELOCITY (FT/S)	7.25
PRESSURE LOSS (PSI/100 FT)	5.81
MAIN PIPE SIZE (INCHES)	4"

TOTAL SANITARY WASTE DRAINAGE SIZING

2019 CALIFORNIA PLUMBING CODE: TABLE 703.2

TYPE	WASTE		VENT
ORIENTATION	VERTICAL	HORIZONTAL	VERTICAL / HORIZONTAL
MAIN SANITARY PIPE SIZE	6"	8"	6"
MAX. LENGTH (FT)	510	UNLIMITED	510

FIRE HYDRANT FLOW TEST DATA

APPLICANT INFORMATION (BY APPLICANT)

APPLICANT NAME: Peter Smith	DATE: 7/22/20
APPLICANT COMPANY: Charles W. Davidson Co.	
APPLICANT ADDRESS: 255 W. Julian St Suite 200	
APPLICANT PHONE NO: 408-316-5567	ALTERNATE PHONE NO: 408-491-7709
APPLICANT EMAIL: psmith@cwdco.com	

PROJECT INFORMATION (BY APPLICANT)

PROJECT NAME: Civic Center Apartments	
PROJECT ADDRESS: 1601 Civic Center Dr.	
PROJECT DESCRIPTION:	Approximately 119 affordable apartments 5 stories over a podium garage
APN: 224-49-006	BUILDING TYPE (CALIFORNIA BUILDING CODE):
NO. OF HYDRANT(S) TO BE FLOWED: 3	
FLOW HYDRANT (S) NO.: 2043, 429, 1641	STATIC & RESIDUAL HYDRANT (S) NO.: 429

PROJECT MODELING DATA (CITY TO PROVIDE TO APPLICANT)

FLOW HYDRANT (S) NO.: 429	STATIC & RESIDUAL HYDRANT (S) NO.: 1641
RESIDUAL PRESSURE (PSI): 38 AT 5 AM	STATIC PRESSURE (PSI): 46 AT 5 AM
AVAILABLE FLOW AT 20 PSI (GPM):	TEST FLOW (GPM): 2020 FOR 120 MIN

MITHŪN®

SEATTLE / Pier 56, 1201 Alaskan Way, #200 Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300 San Francisco, CA 94104 / 415.956.0688

LOS ANGELES / 5837 Adams Blvd Culver City, CA 90232 / 323.937.2150

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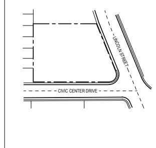
GUTTMANN& BLAEVOET
CONSULTING ENGINEERS
2351 Powell Street
San Francisco, CA. 94133-1449
P 415 655 4000 F 415 655 4001
E g&b@gb-eng.com

PROJECT
CIVIC CENTER FAMILY HOUSING

LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR
CHARITIES HOUSING

VICINITY MAP



DATE	ISSUE
12.08.2020	PLANNING SUBMITTAL
02.5.2021	100% SCHEMATIC DESIGN
8.23.2021	GPA SUBMITTAL
11.19.2021	50% DESIGN DEVELOPMENT
04.08.2022	GPA RESUBMISSION 1
05.09.2022	100% DESIGN DEVELOPMENT
05.25.2022	GPA RESUBMISSION 2

NO.	DATE	REVISION

DESIGN PARTNER
AP
PROJECT MANAGER
KB / SA
PROJECT ARCHITECT
SA / AK
PROJECT DESIGNER

PROJECT TEAM MEMBERS

CHECK

COUNTY STAMP SPACE:

TITLE
LEGEND, SYMBOLS, GENERAL NOTES & DRAWING LIST

PROJECT NO.
1927400
DATE
05/25/2022

ORIGINAL SHEET SIZE 30" x 42"

SHEET NUMBER
P0.01
GPA RESUBMISSION 2