



El Camino Real Mixed-Use

Santa Clara, California

April 6, 2018

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CA 92666 714.639.9860
#2016-287 WWW.ARCHITECTSORANGE.COM 04.06.2018



PROJECT TEAM:

CLIENT:
Prometheus Real Estate Group
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LANDSCAPE ARCHITECT:
PLACE
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CIVIL ENGINEER:
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224 Airport Parkway
Suite 525
San Jose, CA 95110
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Attn: Shane Adrian

PROJECT SUMMARY:

Multi-family residential project wrapped around a multi-level parking garage.
Type III-A Sprinklered construction (Residential).
Type I-A Sprinklered construction (Commercial & Parking Garage).

ADDRESS: 575 Benton Street, Santa Clara, CA (230-07-053)
A.P.N's: 230-07-002, 230-07-004, 230-07-009, 230-07-010,
230-07-013, 230-07-029, 230-07-031, 230-07-034,
230-07-038, 230-07-053, 230-07-059, 230-07-060

SITE AREA: 5.75 AC (250,291 SF)
EXISTING ZONING: PD (PLANNED DEVELOPMENT)
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
EXISTING USE: SANTA CLARA STATION AREA
PROPOSED USE: SANTA CLARA STATION REGIONAL MIXED USE
DENSITY: 61.7 DU/AC
BUILDING HEIGHT: MAXIMUM HEIGHT OF BUILDINGS IS 86 FEET
AND SUBJECT TO FEDERAL AVIATION
ADMINISTRATION (FAA) REGULATIONS PART
77 HEIGHT RESTRICTIONS

El Camino Real Mixed-Use

April 06, 2018



Parking Summary:			
Unit Type	Unit Count	Stalls/Unit	Stalls Req'd
1 Bedroom	152	1.50	228
2 Bedroom	93	1.50	139.5
Total (Assigned Tenant + Guest (including Leasing Office))			
Guest (Unassigned)	355 units x 0.18 = 64 stalls (part of 1.50 rate)		64
Single Family Home Parking	2	1.50	3
Retail/Restaurant/In-Store (per S.F.)	22,078	0.004	88
Retail/Rest.-Outdoor (1 per 3 chairs)	62	0.33	20
Live/Work Commercial Space (Units)	8	0.5	4
Total Non-Residential			
	113		
Total Required			
	649		
Total Non-Residential Parking Provided			
	650		
Total Provided			
	650		

Accessible Stalls:			
Unit Type	Unit Count	Stalls/Unit	Stalls Req'd
1 Bedroom	152	1.50	228
2 Bedroom	93	1.50	139.5
Total (Assigned Tenant + Guest (including Leasing Office))			
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Total Required			
	649		
Total Non-Residential Parking Provided			
	650		
Total Provided			
	650		

VICINITY MAP - EXPANDED - N.T.S.



VICINITY MAP - NEAR - N.T.S.



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APPLICABLE CODES:

City of Santa Clara Municipal Code and Ordinances
2016 CA Building Code
2016 CA Electrical Code
2016 CA Mechanical Code
2016 CA Plumbing Code
2016 Green Building Standards
2016 Energy Efficiency Standards

Bicycle Parking	CalGreen	Ratio	Count	Bicycles Req'd
Bicycle Parking Type				
Residential - Short Term (per visitor)	5%	64	3	
Residential - Long Term (per unit)	50%	355	178	
Total Residential Bicycles Required				
181				
Total Residential Bicycles Provided				
250				

Live/Work Commercial Area	Unit Count	SF per Unit	Square Ft.
Unit Type			
A2.1-L/W	1	249	249
A2.1-L/W	4	334	1,336
B1.1-L/W	1	245	245
B1.1-L/W	1	330	330
B2.1-L/W	1	284	284
Total L/W SF			
2,354			

Project Data	10/6/2017
SCENARIO	PD
PROJECTED USE	MF (R-2)
TOTAL RESIDENTIAL UNITS	245
TOTAL LIVE/WORK UNITS	8 (2,354 SF)
RETAIL S.F.	10,385
LEASING OFFICE	1,621
PUBLIC AMENITY SPACE	
THE ALAMARDA COURTYARD	6,219
SITE AREA (Acres)	5.75
DWELLING UNIT DENSITY	61.7

Res. Bldg Area - On-Grade (GSF)	
SST ON-GRADE TYPE BA CONST	
Level 1	75,156
Level 2	73,999
Level 3	73,999
Level 4	49,599
Level 5	13,566
SUB-TOTAL GROSS AREA	
286,259	

Res. Bldg Area - Podium (GSF)	
Level 1 (TYPE BA)	34,888
Level 2 (TYPE BA)	32,575
Level 3 (TYPE BA)	32,575
Level 4 (TYPE BA)	32,400
Level 5 (TYPE BA)	32,400
Level 6 (TYPE BA)	24,655
SUB-TOTAL GROSS AREA	
189,594	
TOTAL BUILDING AREA	
476,113	

Parking Structure (GSF)	
TYPE 1A CONST	
Level 1	39,765
Level 2	34,710
Level 3	39,765
Level 4	39,765
Level 5	39,765
Level 6	39,765
Level 7	39,765
Level 8 (AMENITY DECK)	17,662
TOTAL GROSS AREA	
290,962	

1 BEDD BA TOTAL 192 UNITS	Dwelling Unit Info		
	Unit	Unit SF	Qty
	A1	758	22
	A1.1	814	11
	A1.2	819	8
	A1.3	934	5
	A1.4	748	5
	A2	790	14
	A2.1	790	1
	A2.2	895	9
	A2.3	895	4
	A3	791	34
	A3.1	753	8
	A4	772	1
	A5	969	1
	A5	808	1
	A7	907	5
	A10	818	4
	2 BEDD BA TOTAL 163 UNITS	B1	1175
B1.1		1175	1
B1.1		1269	2
B1.1.1		1269	1
B2		1150	7
B2.1		1264	8
B2.1.1		1264	1
B2.2		1269	2
B2.3		1159	1
B2A		1321	5
B3		1072	2
B3.1		1269	4
B3.2		1330	10
B3.3		1185	4
B4		1389	4
B5		1287	3
B6		969	3
B7		1281	18
B8		1133	5
B9	1323	5	
B10	1169	5	
B11	1136	3	
B12	1476	5	
Total		355	

Building Coverage (S.F.)	
Site Area	260,291
Building Footprint	112,661 43.0%
Garage Footprint	29,765 11.9%
Total Coverage	152,426 60.90%

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GENERAL INFORMATION
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A-1.1



1. LOOKING NORTH-EAST TOWARDS SANTA CLARA POLICE DEPT. BLDG.



2. LOOKING NORTH-EAST TOWARDS SANTA CLARA POLICE DEPT. PARK'G



3. HISTORIC HOMES ON THE NORTH-WEST SIDE OF THE PROPOSED PROJECT



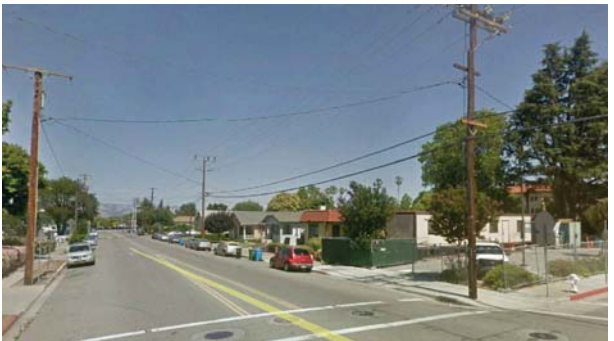
4. HISTORIC HOMES ON THE NORTH-WEST SIDE OF THE PROPOSED PROJECT



SITE PLAN VIEWS



5. RESIDENTIAL S.F.D. HOMES LOOKING WEST FROM THE PROPOSED PROJECT



6. BENTON ST AND ALAMADA (SOUTH-WEST CORNER OF SITE)



7. LOOKING WEST FROM SITE



8. EXISTING S.F.D. HOMES LOOKING SOUTH FROM SITE

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PLACE



EXISTING SITE PHOTOS

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A-1.2



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PLACE

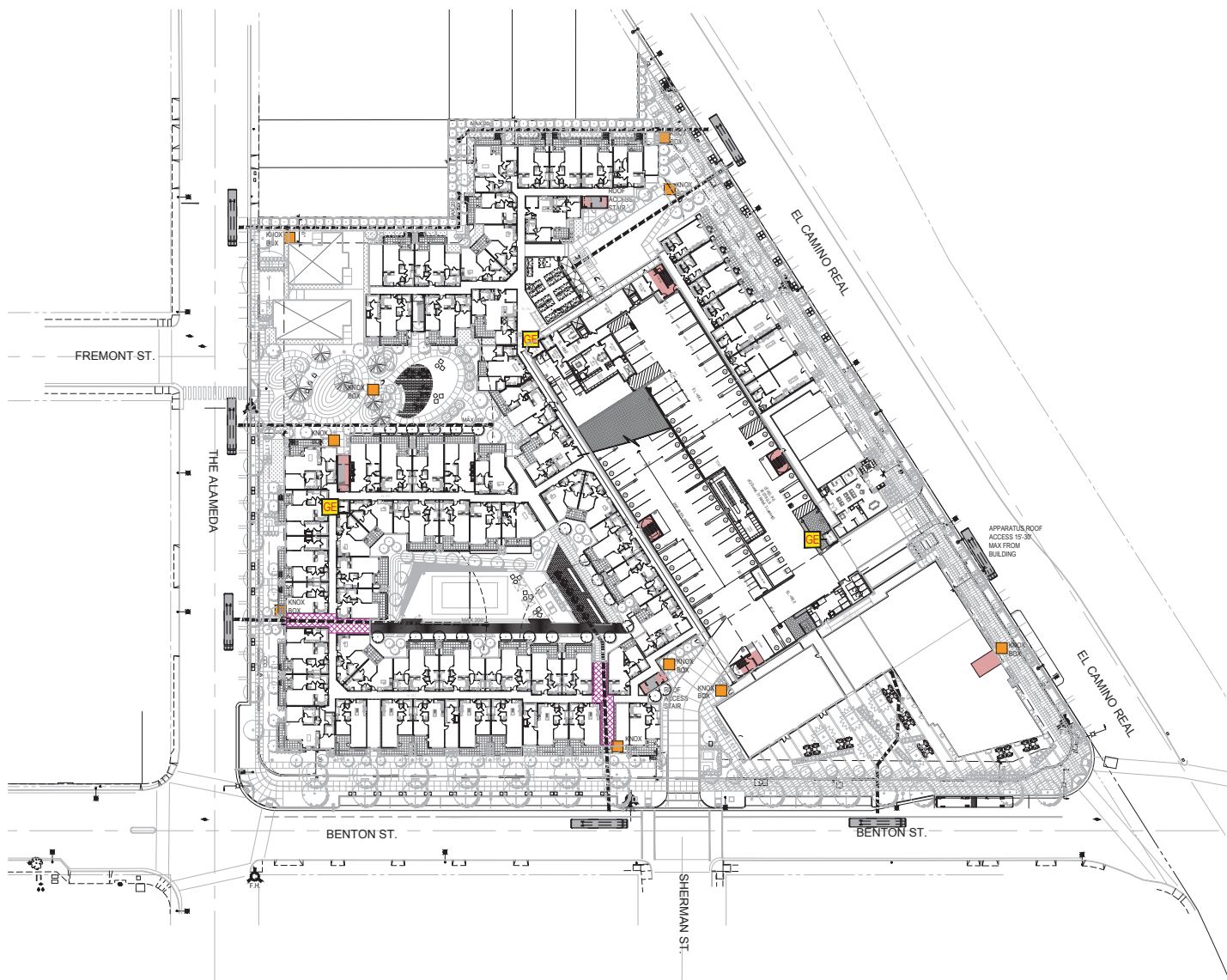


CONTEXTUAL SITE PLAN

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A-1.3



- VEHICULAR CIRCULATION
- PUBLIC PEDESTRIAN CIRCULATION
- PRIVATE PEDESTRIAN CIRCULATION
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE

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PLACE

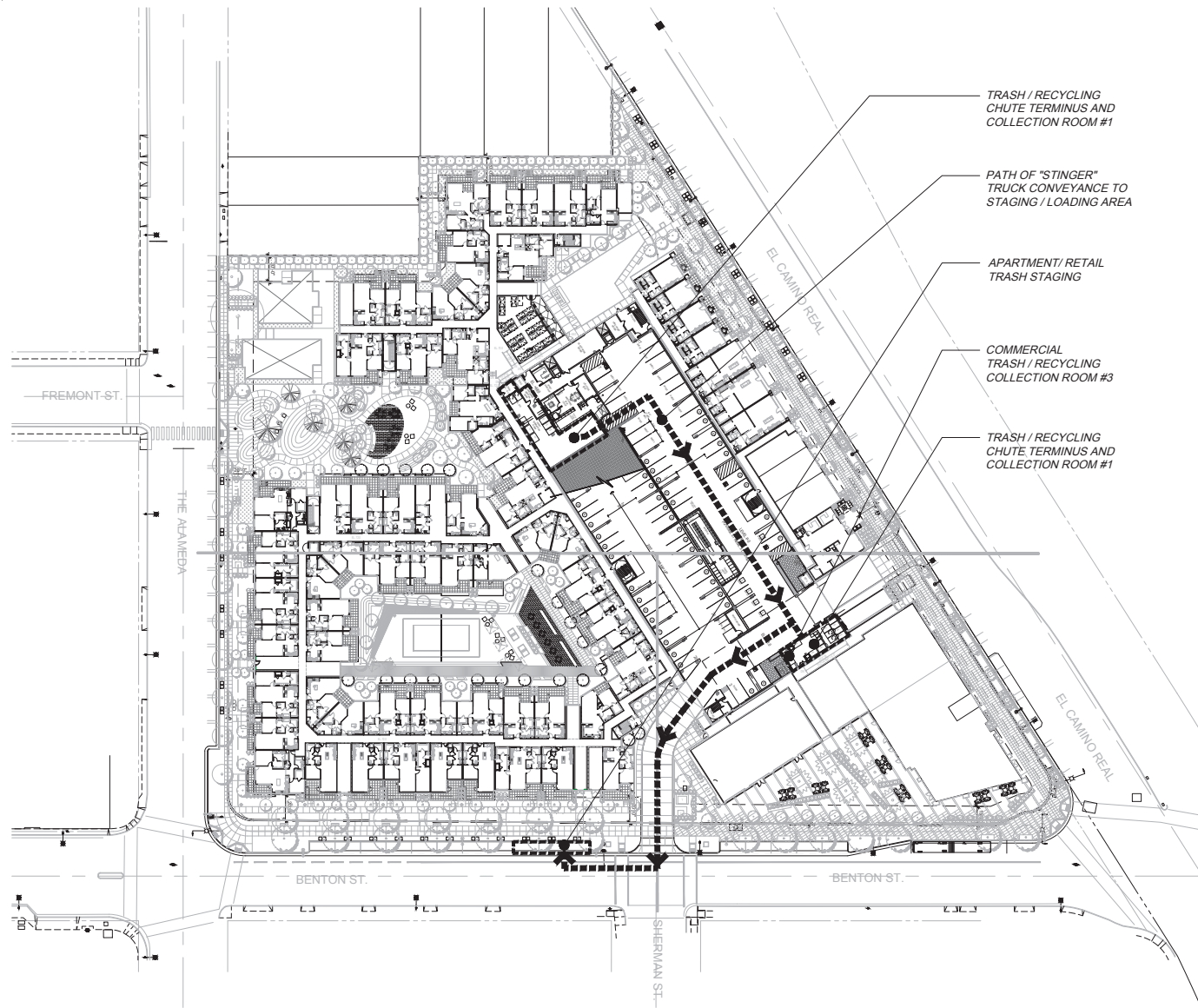


SCALE: 1" = 40'

SITE CIRCULATION
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A-1.4



RESIDENTIAL TRASH NARRATIVE

Residents will dispose of trash / waste and recycling via chutes for refuse and recycling (1 each) which are provided in a room at two locations on each level. Trash chutes convey trash to bins located in rooms on the first garage level (Chute Terminus and Collection Room), as shown on this sheet. Vertical Trash Compactors are provided within these rooms to directly compact refuse material only (Recyclables will not be compacted). Management personnel will bring bins (compacted for solid waste; uncompacted for recyclables) out of the Collection rooms for "stinger" truck "train-ing". The stinger truck will then transport bins to the staging area upon arrival of the trash truck on the designated pick-up day(s).

RESIDENTIAL TRASH COLLECTION SUMMARY

- NOTE: LARGE ITEMS DISPOSED OF BY RESIDENTS THAT WILL NOT FIT IN CHUTES WILL BE COLLECTED BY MANAGEMENT AND PRIVATELY REMOVED OFF-SITE.
- NOTE: ROLL AWAY BINS AND COMPACTOR WILL BE PROVIDED BY MANAGEMENT.
- BINS TO HAVE BOTTOM POCKET CHANNELS TO ALLOW FOR CONVENTIONAL DUMPING EQUIPMENT.
- ALL TRASH / RECYCLING CHUTE ACCESS DOORS ARE TO BE HANDICAP ACCESSIBLE ON ALL LEVELS.
- NOTE: 3 CUBIC YARD ROLL-AWAY BINS WILL BE DELIVERED TO COMPACTOR AT A FREQUENCY DERIVED FROM ONE (1) 3 CUBIC YARD BIN PER EVERY 12 DWELLING UNITS, OR A WEEKLY BIN CAPACITY CONSISTENT WITH REFERENCED CODE.
- TRASH CHUTES TO HAVE THE ABILITY TO BE CLOSED WHILE SERVICING BINS.

NOTE: A CONCRETE LOADING PAD AREA WILL BE PROVIDED IN FRONT OF THE SOLID WASTE COLLECTION AREAS (COLLECTION ROOMS AND STAGING / PICK-UP AREA) IN ACCORDANCE WITH THE CONSTRUCTION REQUIREMENTS OF THE CITY OF SANTA CLARA.

SOLID WASTE CALCULATIONS - RESIDENTIAL							
No. UNITS	Lbs/Week/Unit	Total Generation: Uncompacted (lbs)	Waste Bin Capacity lbs/cubic yd (uncompacted)	Total Cubic Yards: Uncompacted	Total Bins Required @ 3 CY each	Pick-ups per Week	Total Bins Required @ 3 CY each
355	34	12070	100	120.7	40	3	13
RECYCLING CALCULATIONS - RESIDENTIAL							
No. UNITS	Lbs/Week/Unit	Total Generation: Uncompacted (lbs)	Waste Bin Capacity lbs/cubic yd (uncompacted)	Total Cubic Yards: Uncompacted	Total Bins Required @ 3 CY each	Pick-ups per Week	Total Bins Required @ 3 CY each
355	7	2465	45	55.2	18	3	6

A total of two trash termination/collection rooms will be provided for this project as follows:

Trash Room #1 with 7 bins for solid waste and 3 bins for Recyclables
Trash Room #2 with 6 bins for solid waste and 3 bins for Recyclables

COMMERCIAL TRASH NARRATIVE

Commercial dispose of trash / waste and recycling will be taken through the back-corridor to the Commercial trash location in the main parking structure. Management personnel will bring the solid waste bins and recycle bins out of the Collection room 3 for "stinger" truck "train-ing". The stinger truck will then transport bins to the staging area upon arrival of the trash truck on the designated pick-up day(s).

SOLID WASTE DISPOSAL - RETAIL*									
Area S.F.	Water Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	CY/week	Bins per week	Pick-ups per Week	Bins Required
13,530	67	1719	10	17190	331	5	2	3	1
RECYCLED DIVERSION - RETAIL*									
Area S.F.	Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	CY/week	Bins per week	Pick-ups per Week	Bins Required
13,530	100	1995	10	19950	384	4	1	3	0.4
SOLID WASTE DISPOSAL - FULL SERVICE RESTAURANT*									
Area S.F.	Water Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	CY/week	Bins per week	Pick-ups per Week	Bins Required
10,000	67	1402	20	28040	539	8	3	3	3
RECYCLED DIVERSION - FULL SERVICE RESTAURANT*									
Area S.F.	Density lbs/CY	Disposal Rate lbs/employee/year	Total Employees	lbs/year	lbs/week	CY/week	Bins per week	Pick-ups per Week	Bins Required
10,000	100	2034	20	40680	782	8	3	3	0.9

* Source: California Integrated Waste Management Board - Publication 341-06-006 (2006)

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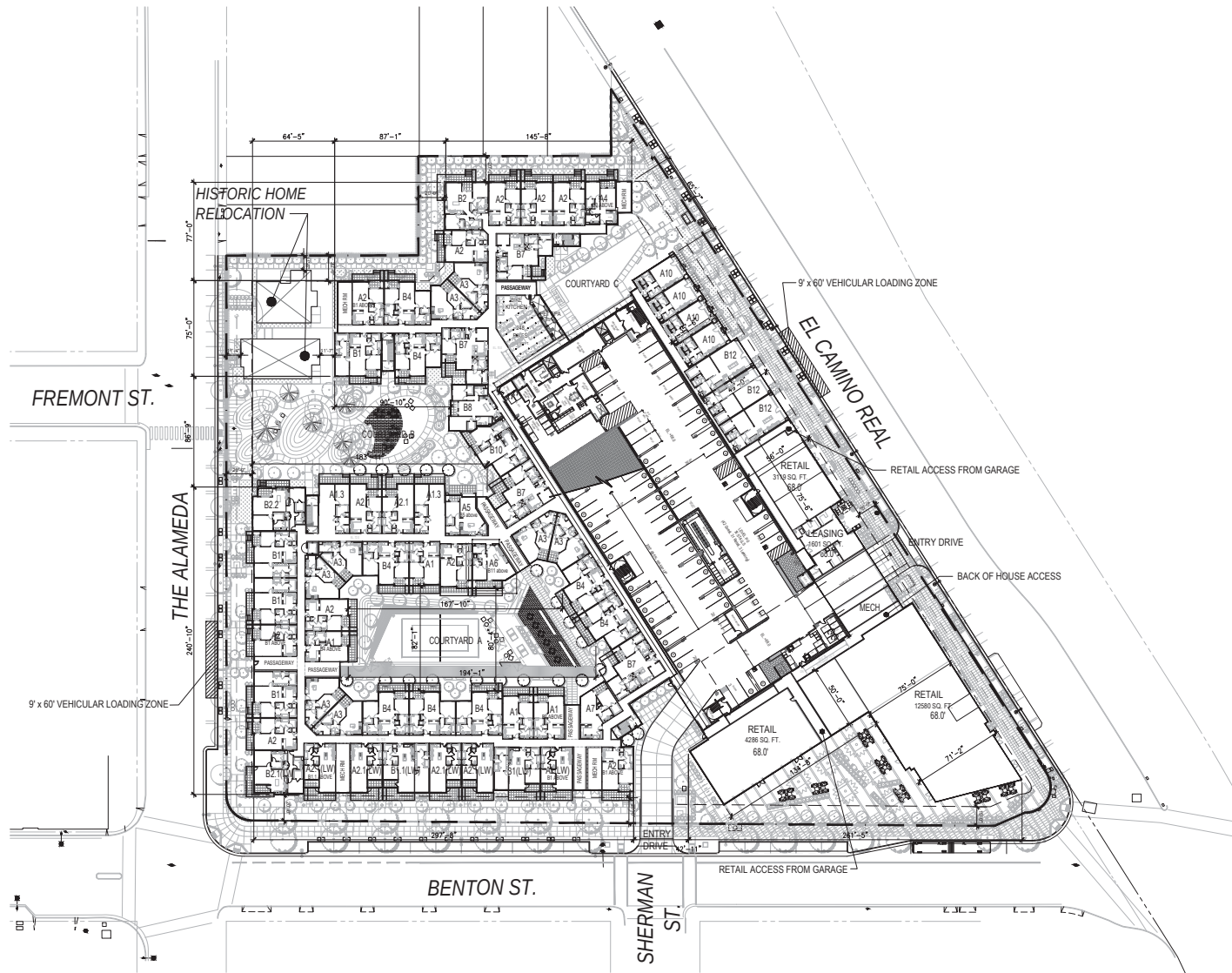
PLACE



SCALE: 1" = 40'

A-1.5
WASTE MANAGEMENT PLAN
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PLACE

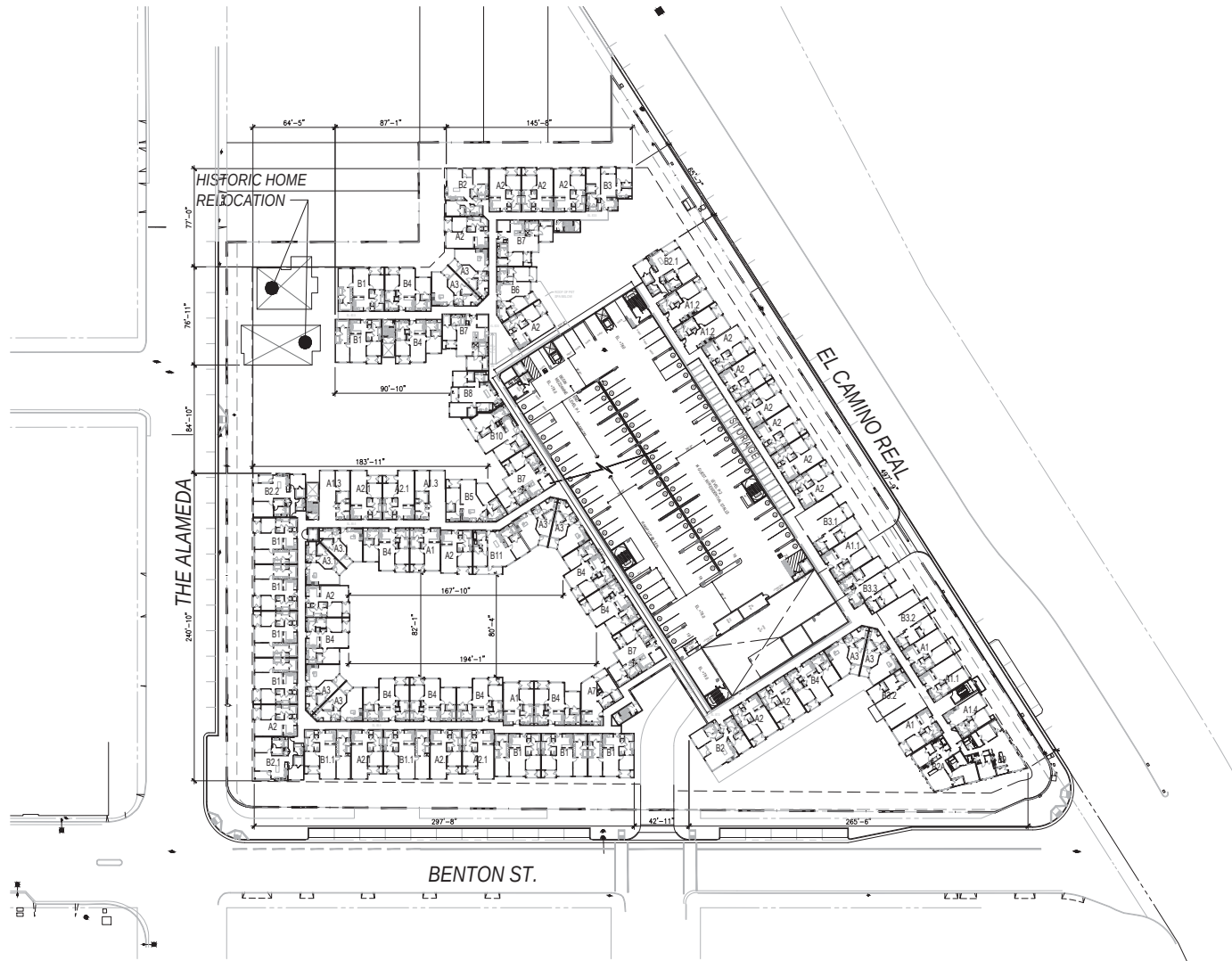


SCALE: 1" = 40'
0' 40' 80' 120'
SITE PLAN - 1st Flr. Bldg Plan
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A-2.1





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PLACE



SCALE: 1" = 40'
0' 40' 80' 120'



A-2.2

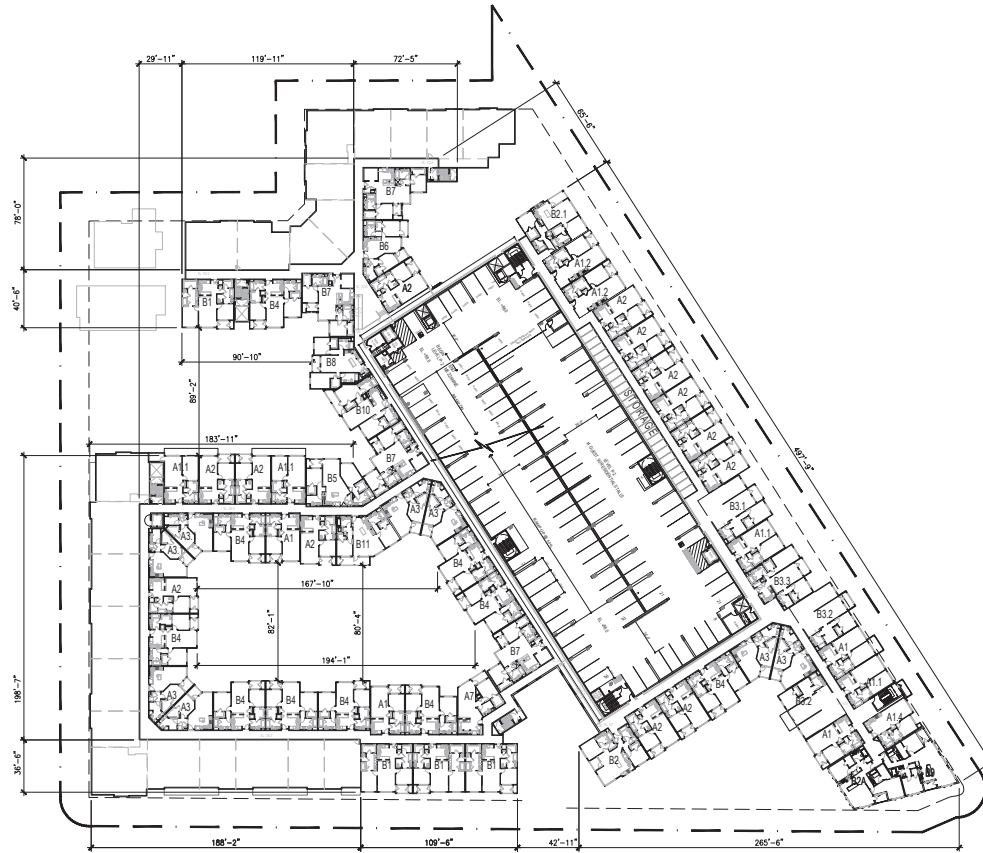
2nd Floor BUILDING PLAN

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PLACE



SCALE: 1" = 40'



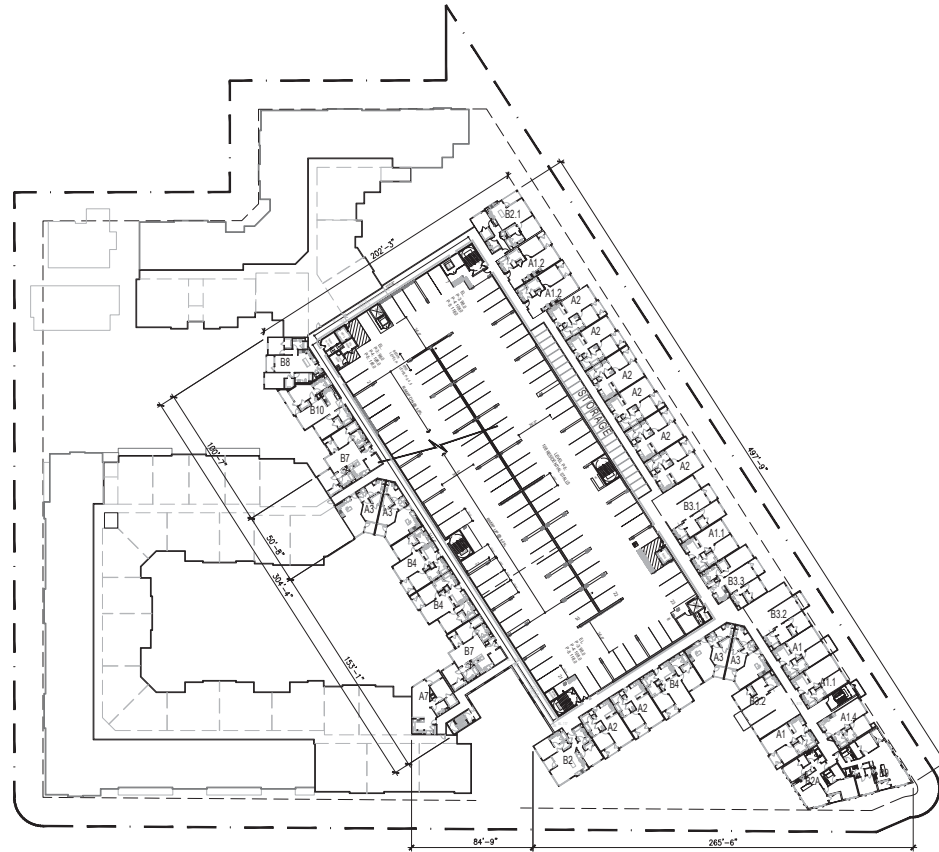
A-2.4

4th Floor BUILDING PLAN

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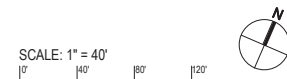




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PLACE



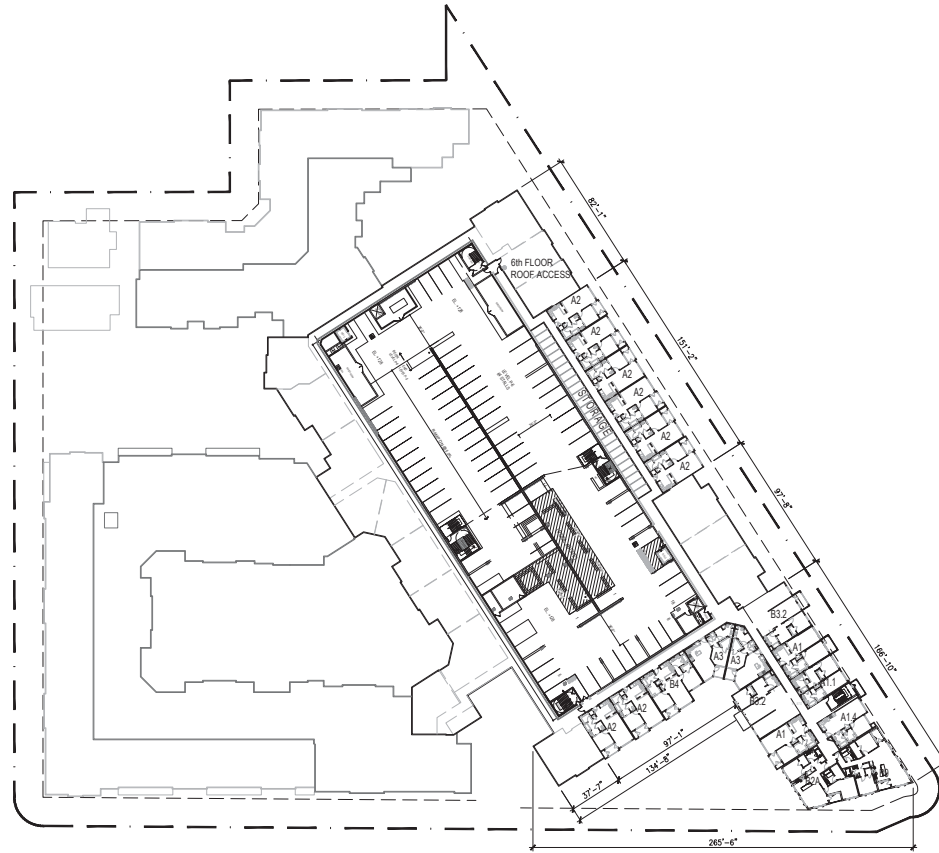
5th Floor BUILDING PLAN

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A-2.5



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PLACE



SCALE: 1" = 40'



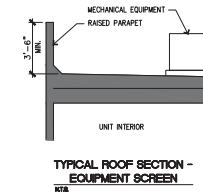
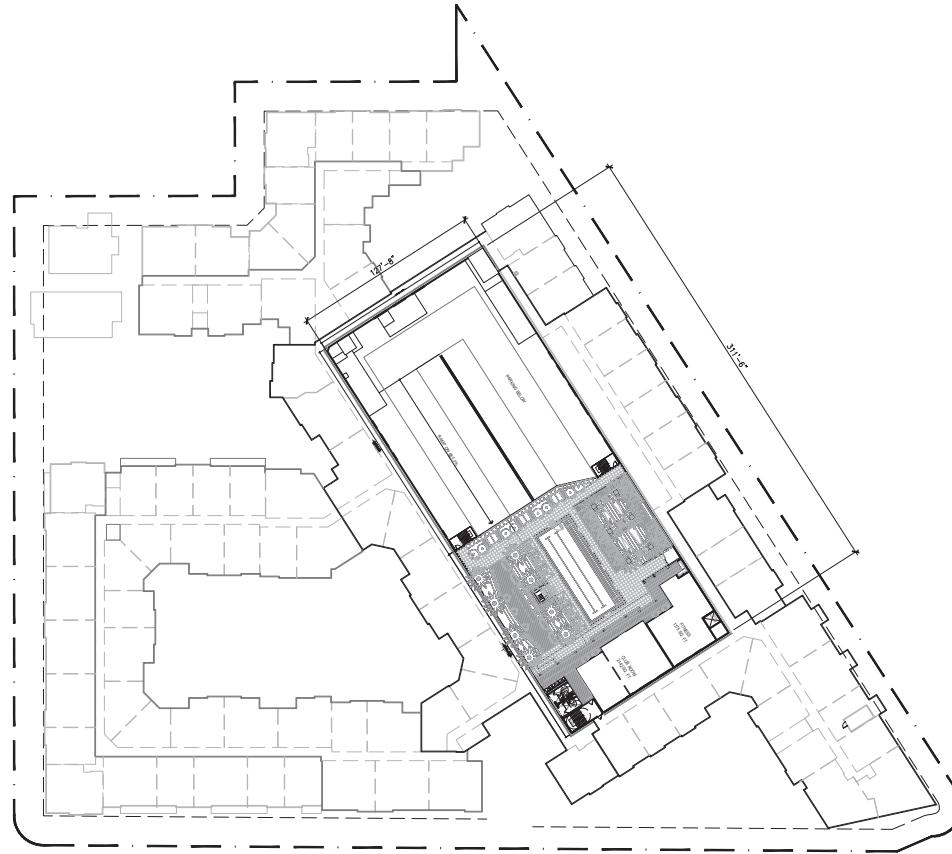
A-2.6

6th Floor BUILDING PLAN

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PLACE



SCALE: 1" = 40'

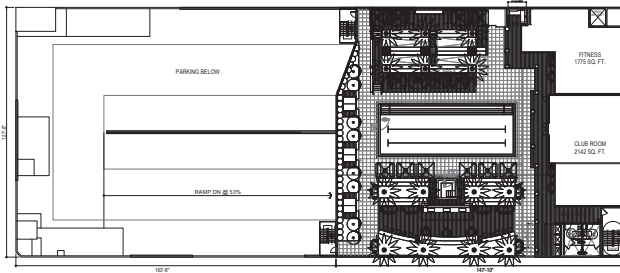
7th Floor Amenity Roof Deck

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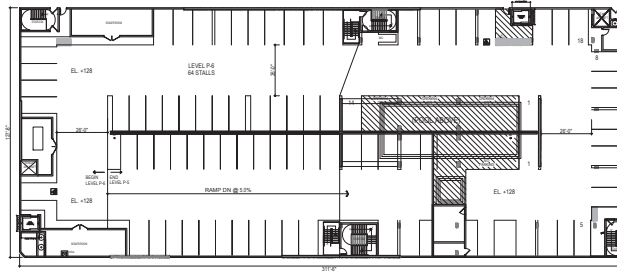


A-2.7

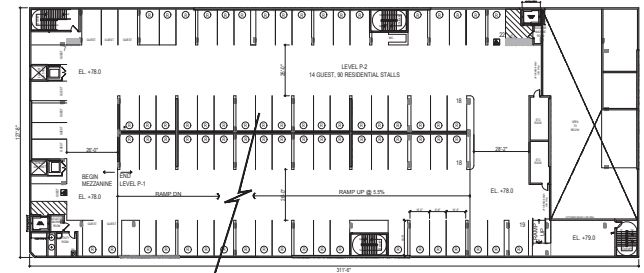
AMENITY DECK P-7



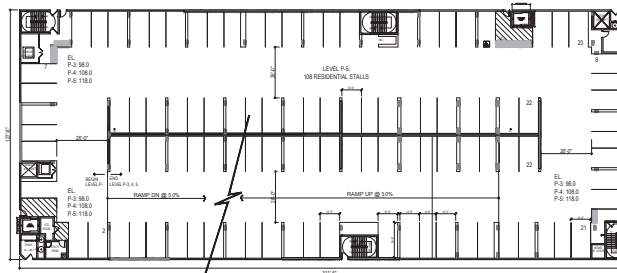
PARKING GARAGE P-6



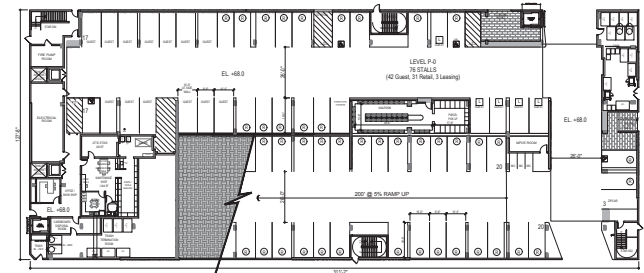
PARKING GARAGE P-2



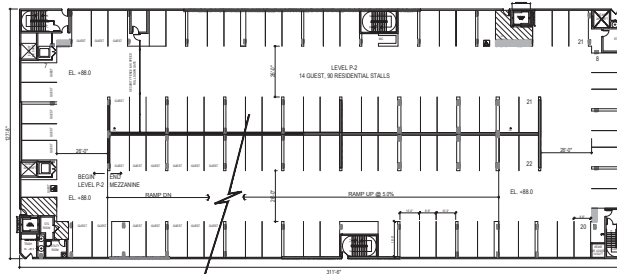
PARKING GARAGE P-5



PARKING GARAGE P-1



PARKING GARAGE P-3 THRU 4



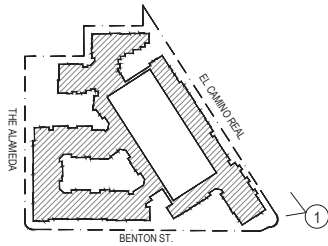
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SCALE: 1/30" = 1'-0"
 GARAGE PLANS
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A-2.8





KEY PLAN

SCALE: 1" = 150'

3

- | | |
|--------------------------|-----------------------|
| ① BRICK VENEER | ⑥ HORIZONTAL SIDING |
| ② EXTERIOR PLASTER | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW |
| ④ PORCELAIN TILE | ⑨ BALCONIES |
| ⑤ VERTICAL SIDING | ⑩ GLASS STOREFRONT |

MATERIALS

4



RENDERING - RETAIL ON ECR & BENTON ST.

1



NORTH EAST ELEVATION - EL CAMINO REAL

2

SCALE: 1" = 20'

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SCALE: 1" = 20'

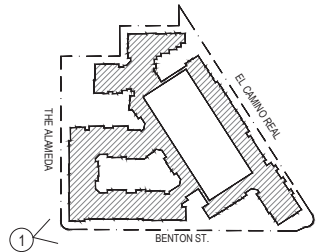
BUILDING ELEVATIONS

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A-3.1





KEY PLAN

SCALE: 1" = 150'

3

- | | |
|--------------------------|-----------------------|
| ① BRICK VENEER | ⑥ HORIZONTAL SIDING |
| ② EXTERIOR PLASTER | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW |
| ④ PORCELAIN TILE | ⑨ BALCONIES |
| ⑤ VERTICAL SIDING | ⑩ GLASS STOREFRONT |

MATERIALS

4



RENDERING - BENTON ST.

1



SOUTH EAST ELEVATION - BENTON

2

SCALE: 1" = 20'

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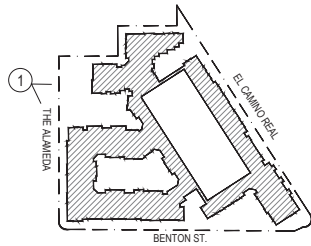


SCALE: 1" = 20'

A-3.2
BUILDING ELEVATIONS

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KEY PLAN

SCALE: 1" = 150'

3

- | | |
|--------------------------|-----------------------|
| ① BRICK VENEER | ⑥ HORIZONTAL SIDING |
| ② EXTERIOR PLASTER | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW |
| ④ PORCELAIN TILE | ⑨ BALCONIES |
| ⑤ VERTICAL SIDING | ⑩ GLASS STOREFRONT |

MATERIALS

4



RENDERING - COURTYARD ON THE ALAMEDA

1



SOUTH WEST ELEVATION - THE ALAMEDA

2

SCALE: 1" = 20'

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PLACE



SCALE: 1" = 20'

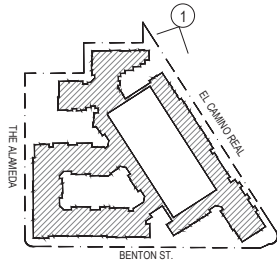


A-3.3

BUILDING ELEVATIONS

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KEY PLAN

SCALE: 1" = 150'

3

- | | |
|--------------------------|-----------------------|
| ① BRICK VENEER | ⑥ HORIZONTAL SIDING |
| ② EXTERIOR PLASTER | ⑦ WOOD PATTERN SIDING |
| ③ CORRUGATED METAL PANEL | ⑧ VINYL WINDOW |
| ④ PORCELAIN TILE | ⑨ BALCONIES |
| ⑤ VERTICAL SIDING | ⑩ GLASS STOREFRONT |

MATERIALS

4



RENDERING - NORTH EAST VIEW

1



NORTH WEST ELEVATION

SCALE: 1" = 20'

2

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PLACE



SCALE: 1" = 20'

0' 20' 40' 60'



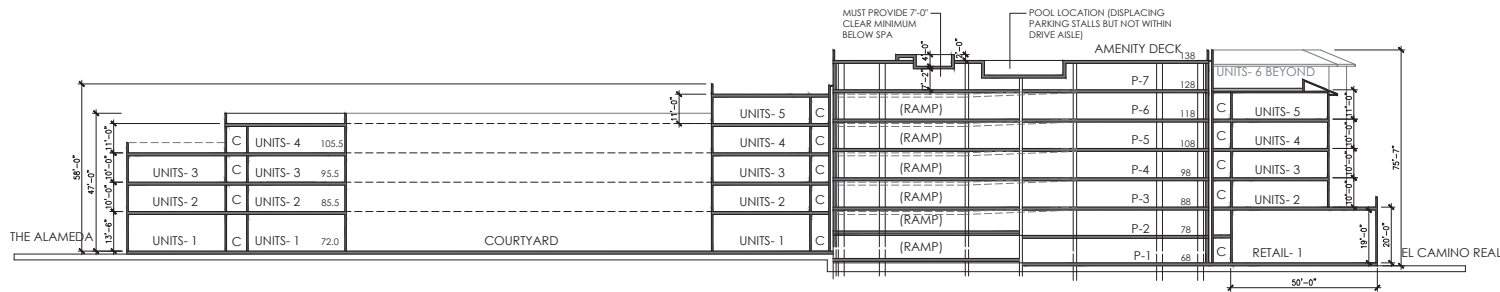
A-3.4

BUILDING ELEVATIONS

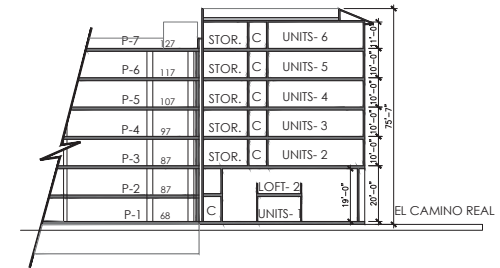
ARCHITECTS ORANGE

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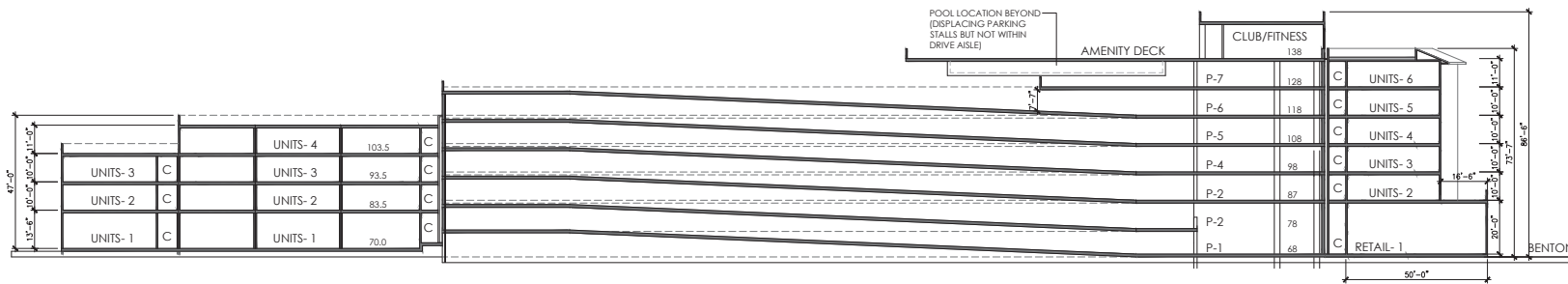




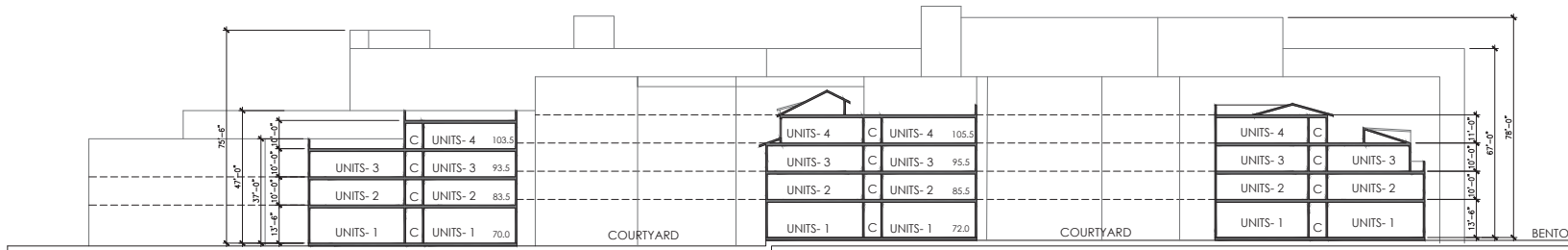
A GARAGE SECTION @ EL CAMINO REAL



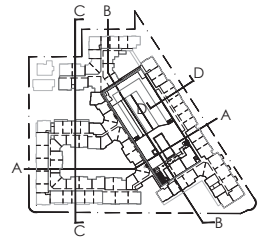
D SECTION @ EL CAMINO REAL



B GARAGE SECTION @ BENTON



C BUILDING SECTION THROUGH COURTYARDS @ BENTON



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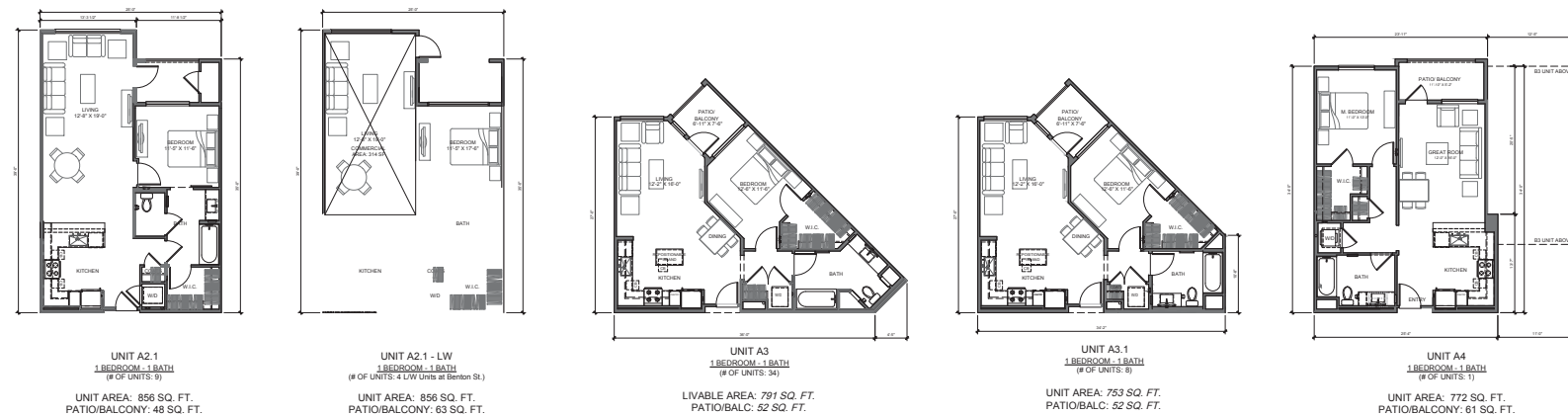
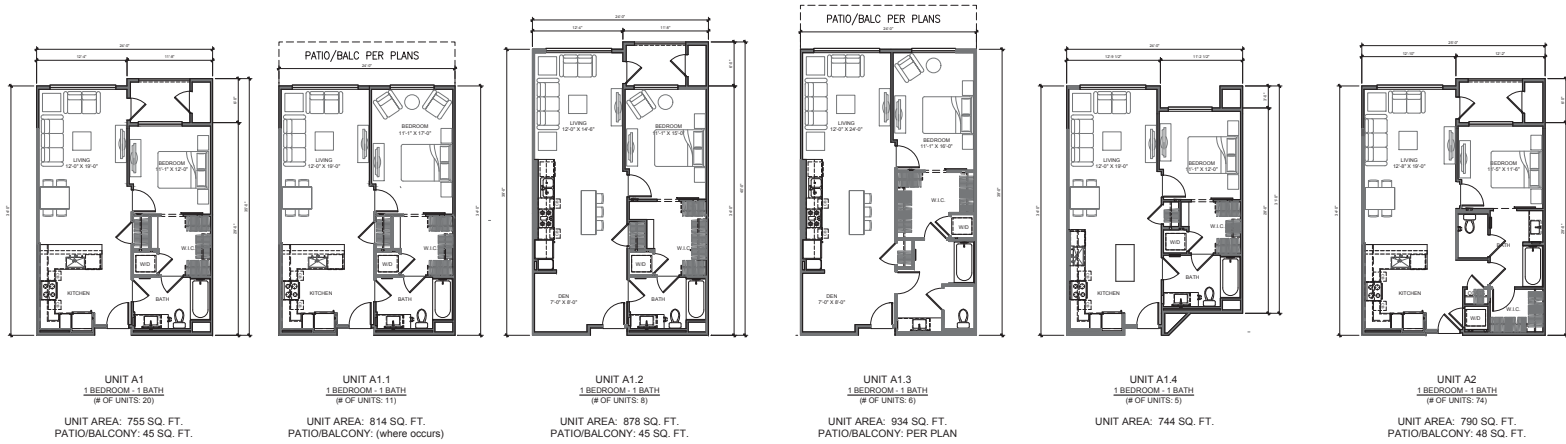
SCALE: 1" = 20'

BUILDING SECTIONS

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A-4.1



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PLACE



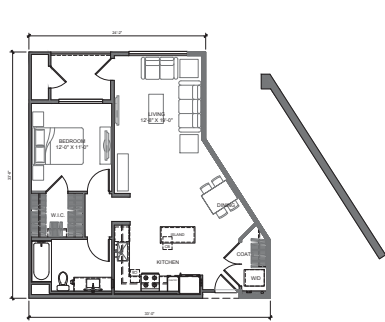
SCALE: 1/8" = 1'-0"
0' 8' 16' 24'

UNIT PLANS

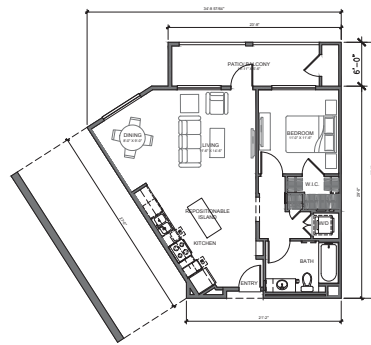
ARCHITECTS ORANGE
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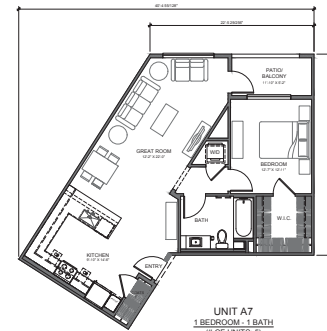
A-5.1



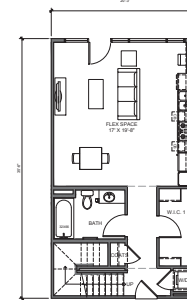
UNIT A5
1 BEDROOM - 1 BATH
(# OF UNITS: 1)
UNIT AREA: 868 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.



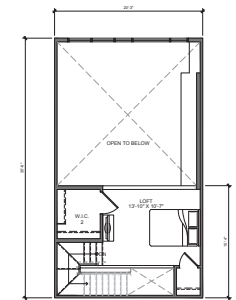
UNIT A6
1 BEDROOM - 1 BATH
(# OF UNITS: 1)
LIVABLE AREA: 809 SQ. FT.
PATIO/BALC: 112 SQ. FT.



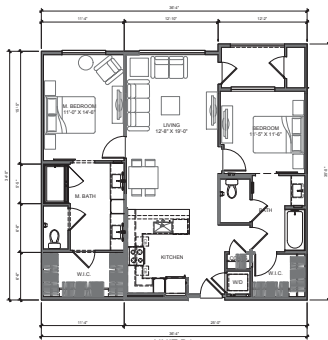
UNIT A7
1 BEDROOM - 1 BATH
(# OF UNITS: 5)
LIVABLE AREA: 907 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.



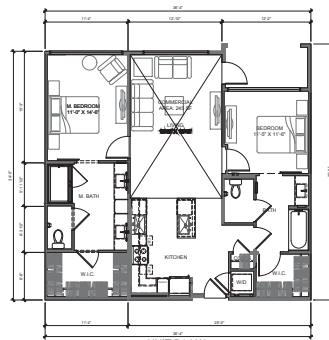
UNIT A10-L1
1 BEDROOM - 1 BATH
(# OF UNITS: 4)
LIVABLE AREA: 679 SQ. FT. + 139 SQ. FT. LOFT
= 818 SQ. FT. TOTAL



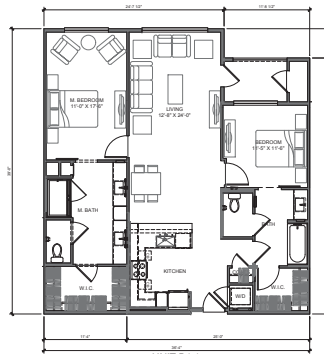
UNIT A10-L2
1 BEDROOM - 1 BATH
LIVABLE AREA: 139 SQ. FT. LOFT



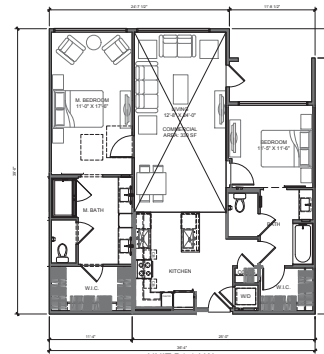
UNIT B1
2 BEDROOM - 2 BATH
(# OF UNITS: 29)
UNIT AREA: 1175 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



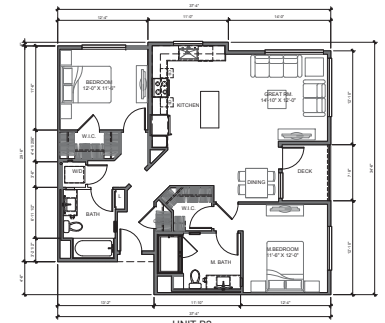
UNIT B1-LW
2 BEDROOM - 2 BATH
(# OF UNITS: 1)
UNIT AREA: 1175 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



UNIT B1.1
2 BEDROOM - 2 BATH
(# OF UNITS: 2)
UNIT AREA: 1298 SQ. FT.
PATIO/BALCONY: 48 SQ. FT.



UNIT B1.1-LW
2 BEDROOM - 2 BATH
(# OF UNITS: 1)
UNIT AREA: 1298 SQ. FT.
PATIO/BALCONY: 62 SQ. FT.



UNIT B2
2 BEDROOM - 2 BATH
(# OF UNITS: 7)
UNIT AREA: 1150 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.

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PLACE



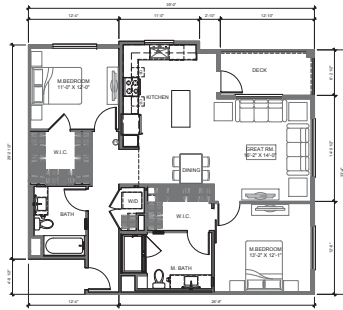
SCALE: 1/8" = 1'-0"

UNIT PLANS

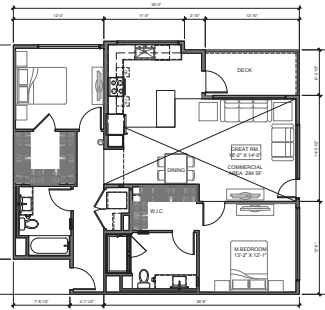
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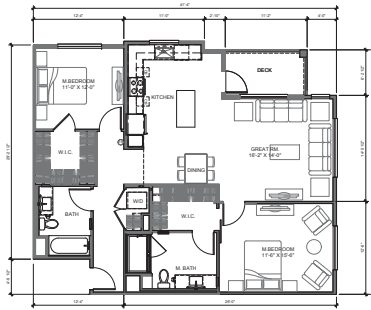
A-5.2



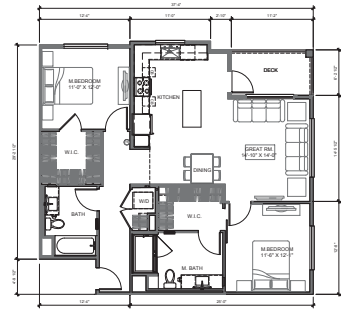
UNIT B2.1
2 BEDROOM - 2 BATH
(# OF UNITS: 6)
UNIT AREA: 1204 SQ. FT.
PATIO/BALCONY: 80 SQ. FT.



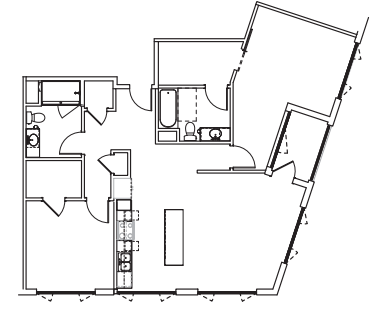
UNIT B2.1-LW
2 BEDROOM - 2 BATH
(# OF UNITS: 1)
UNIT AREA: 1204 SQ. FT.
PATIO/BALCONY: 80 SQ. FT.



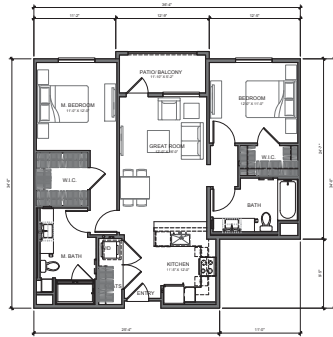
UNIT B2.2
2 BEDROOM - 2 BATH
(# OF UNITS: 2)
UNIT AREA: 1268 SQ. FT.
PATIO/BALCONY: 69 SQ. FT.



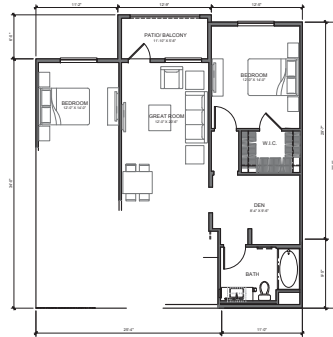
UNIT B2.3
2 BEDROOM - 2 BATH
(# OF UNITS: 1)
UNIT AREA: 1159 SQ. FT.
PATIO/BALCONY: 69 SQ. FT.



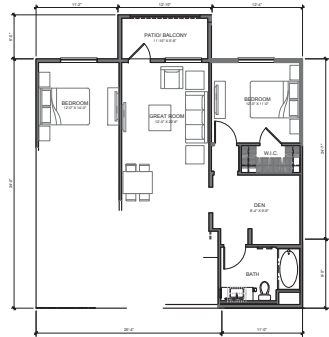
UNIT B2A
2 BEDROOM - 2 BATH
(# OF UNITS: 5)
UNIT AREA: *****
PATIO/BALCONY: *****



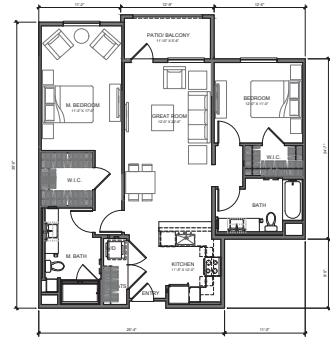
UNIT B3
2 BEDROOM - 2 BATH
(# OF UNITS: 2)
UNIT AREA: 1072 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



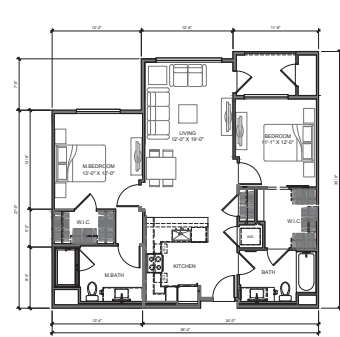
UNIT B3.1
2 BEDROOM - 2 BATH + DEN
(# OF UNITS: 4)
UNIT AREA: 1295 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



UNIT B3.2
2 BEDROOM - 2 BATH + DEN
(# OF UNITS: 10)
UNIT AREA: 1230 SQ. FT.
PATIO/BALCONY: 66 SQ. FT.



UNIT B3.3
2 BEDROOM - 2 BATH
(# OF UNITS: 4)
UNIT AREA: 1185 SQ. FT.
PATIO/BALCONY: 65 SQ. FT.



UNIT B4
2 BEDROOM - 2 BATH
(# OF UNITS: 44)
UNIT AREA: 1089 SQ. FT.
PATIO/BALCONY: 45 SQ. FT.

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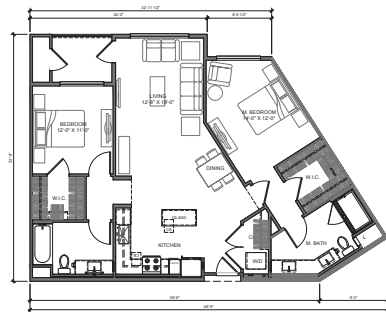
SCALE: 1/8" = 1'-0"

UNIT PLANS

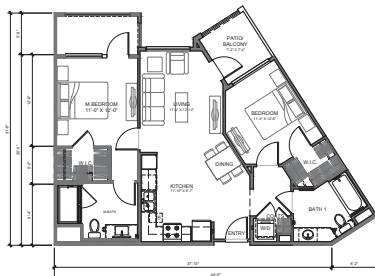
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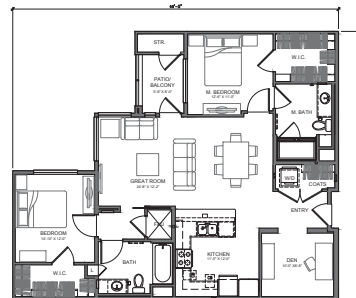
A-5.3



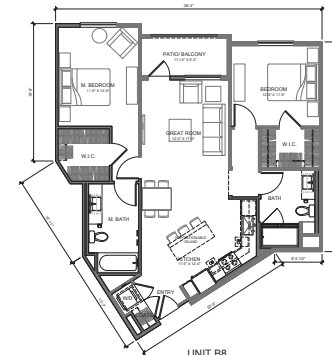
UNIT B5
2 BEDROOM - 2 BATH
(# OF UNITS: 3)
UNIT AREA: 1267 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.



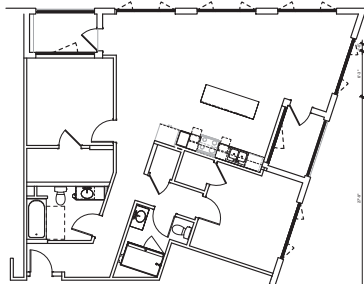
UNIT B6
2 BEDROOM - 2 BATH
(# OF UNITS: 3)
UNIT AREA: 966 SQ. FT.
PATIO/BALCONY: 58 SQ. FT., 53 SQ. FT.



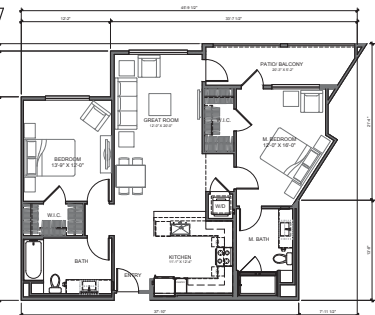
UNIT B7
2 BEDROOM - 2 BATH
(# OF UNITS: 18)
LIVABLE AREA: 1281 SQ. FT.
PATIO/BALCONY: 49 SQ. FT.



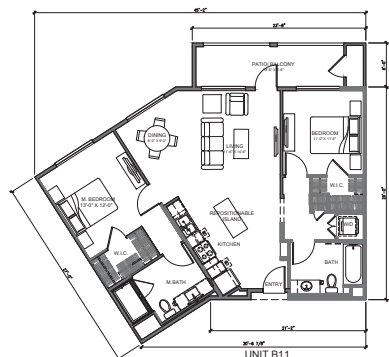
UNIT B8
2 BEDROOM - 2 BATH
(# OF UNITS: 5)
UNIT AREA: 1133 SQ. FT.
PATIO/BALCONY: 61 SQ. FT.



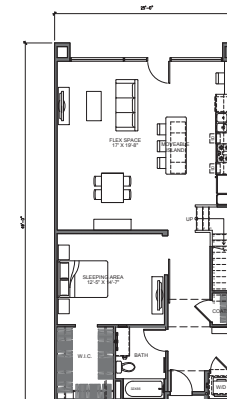
UNIT B9
2 BEDROOM - 2 BATH
(# OF UNITS: 5)
UNIT AREA: #####
BALC: #####



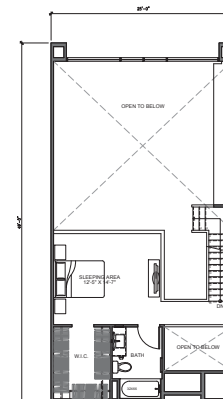
UNIT B10
2 BEDROOM - 2 BATH
(# OF UNITS: 5)
UNIT AREA: 1198 SQ. FT.
PATIO/BALCONY: 101 SQ. FT.



UNIT B11
2 BEDROOM - 2 BATH
(# OF UNITS: 3)
LIVABLE AREA: 1136 SQ. FT.
PATIO/BALC: 112 SQ. FT.



UNIT B12-L1 A
1 BEDROOM - 1 BATH
(# OF UNITS: 3)
LIVABLE AREA: 1114 SQ. FT. + 362 SQ. FT. LOFT
= 1476 SQ. FT. TOTAL



UNIT B12-L2 A
1 BEDROOM - 1 BATH
LIVABLE AREA: 362 SQ. FT.

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PLACE



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

UNIT PLANS

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A-5.4

Fire Flow Information

Building	Height	Fire Area	Fire Flow	Duration	Min. Hydrants	Hyd. Spacing	Max dist. to Hyd.	Sprinklers
1	70'	774,000 SF	1500 gpm	4 hours	1	500' avg.	250'	NFPA 13

Footnotes:

- Measured from lowest point of fire dept. access to finished floor of highest occupiable floor. (75' Max. allowed)
- Includes total gross sf of residential, retail and structured parking
- Indicates 75% allowed reduction where equipped with NFPA 13 sprinklers (CFC Table B105.2)
- Per CFC Table C105.1. Also, fire hydrants shall consist of a minimum 6" barrel with one 2-1/2" outlet and a 4" outlet.
- Reduce by 100' for dead-end streets or roads per CFC 105.1 footnote 'a'
- Reduce by 50' for dead-end streets or roads per CFC 105.1 footnote 'd'

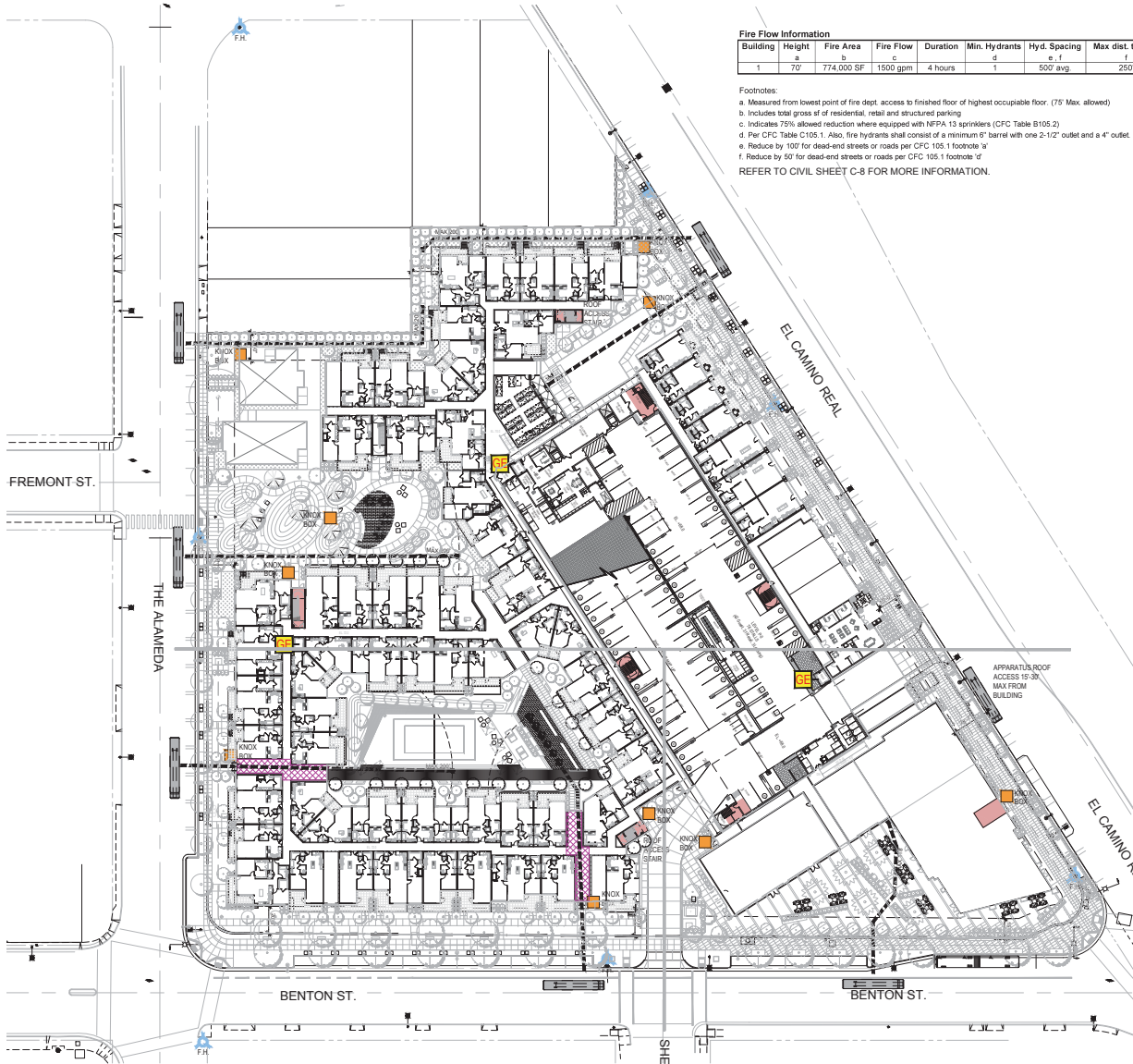
REFER TO CIVIL SHEET C-8 FOR MORE INFORMATION.

2016 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA

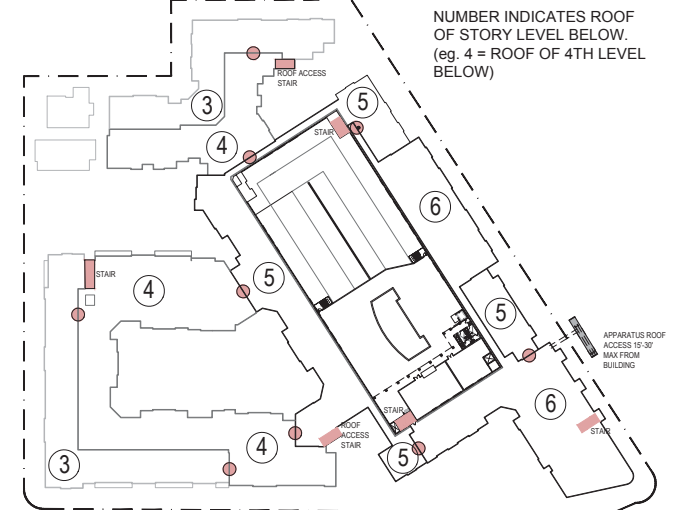
Building Use	Occup. Group	Const. Type	Sprinklers (903.1.1)	Allowable Ht / Stories	Height Provided	Allowable Building Area		Max Bldg Area per Bldg Section	Avg. Bldg Area per Story (5- St)
						Tab. 506.2	Fr. Inc. (506.3)		
Parking Structure	S-2	I-A	NFPA 13	UL	8 Tiers	UL	-	UL	-
Retail (Below Podium)	M	I-A	NFPA 13	UL	2 St.	UL	-	UL	-
Res. Dwelling Units (Below Podium)	R-2	I-A	NFPA 13	UL	2 St.	UL	-	UL	-
Leasing Office (Below Podium)	B	I-A	NFPA 13	UL	2 St.	UL	-	UL	-
Recreation/Fitness (Over I-A Deck)	A-3	III-A	NFPA 13	85' / 5 St.	2 St.	42,000	+	2	84,000
Residential Dwelling Units	R-2	III-A	NFPA 13	85' / 5 St.	2 St.	(24,000 + 6,000) x	2	48,000	9,600
Residential Dwelling Units	R-2	III-A	NFPA 13	85' / 5 St.	2 St.	(24,000 + 12,000) x	2	72,000	14,400

NOTES:

- Approved sprinklers (NFPA 13) used for Height and Story increase, NOT area increase
- Frontage Increase $(F/P) \leq 0.25W/35$, (0-1 side = 0 of increase, 2 sides = 6,000 of increase, 3 sides = 12,000 of increase)
- 2016 CBC Section 510.2 & 510.4 allow multiple stories below a horizontal assembly (podium)
- Highest occupiable floor level is less than 75' above lowest level of fire department access and therefore building is not considered a High-rise per Section 202
- Building corridors shall comply with the requirements of CBC Section 1020
- Building Exit Passageways shall comply with the requirements of CBC Section 1024
- Where an exit enclosure is extended to an exit discharge or a public way by an exit passageway, the exit enclosure shall be separated from the exit passageway by a fire barrier constructed in accordance with CBC Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
- 50' max. dead-end corridor where the building is equipped with an approved automatic fire sprinkler system (NFPA 13) per CBC Section 1020.4



FIRE ACCESS DIAGRAM



ROOF ACCESS DIAGRAM

SCALE: 1" = 60'

- FIRE HOSE PULL LENGTH
- FIRE HYDRANT (PROP & EXT'G)
- GURNEY SIZED ELEVATOR
- 2-HR RATED PASSAGE
- STAIR (ROOF ACCESS WHERE NOTED)
- KNOX BOX
- FIRE APPARATUS ACCESS 15'-30' MAX FROM BUILDING
- ROOF LADDER BETWEEN LEVELS

SCALE: 1" = 40' UNLESS NOTED
0' 40' 80' 120'



A-6.1

FIRE ACCESS DIAGRAM

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PLACE



SCALE: 1" = 40'
0' 40' 80' 120'

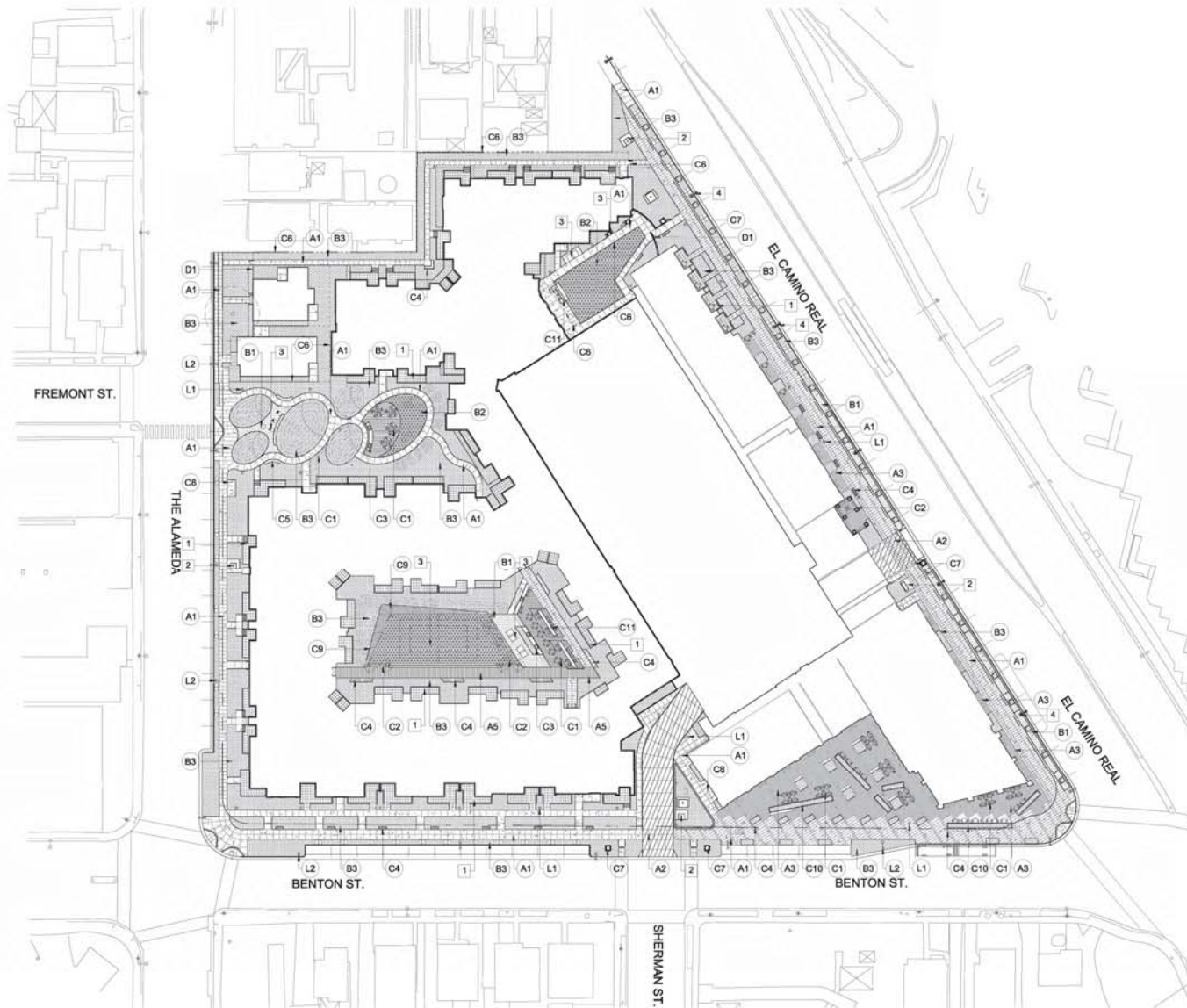


L-1.0

LANDSCAPE SITE PLAN

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MATERIALS LEGEND

PAVEMENTS AND PLANTING

- A1 CONCRETE - PEDESTRIAN
- A2 CONCRETE - VEHICULAR
- A3 LINEAR CONCRETE UNIT PAVERS - PEDESTRIAN
- A4 LINEAR CONCRETE UNIT PAVERS - VEHICULAR
- A5 WOOD DECKING
- B1 DECOMPOSED GRANITE
- B2 ARTIFICIAL TURF
- B3 PLANTING AREA

SITE FURNISHINGS

- C1 CAFE TABLES, CHAIRS & UMBRELLAS
- C2 LOUNGE FURNISHINGS (TYPES T.B.D.)
- C3 OUTDOOR BBQ W/ COUNTER
- C4 BENCHES (WOOD)
- C5 SEATWALLS (PRECAST CONCRETE)
- C6 SCREEN FENCE & GATES (8' HT. ORNAMENTAL METAL @ PL) (4' HT. AT COURTYARD 'C')
- C7 PYLON MARKER (W/ PROJECT IDENTITY SIGNAGE)
- C8 BICYCLE RACKS (2 SPACES PER RACK)
- C9 LOUNGE NET
- C10 RAISED PLANTERS (2' HT., WEATHERING STEEL)
- C11 BAR-HEIGHT COUNTER AND STOOLS

SITE LIGHTING

- L1 LIGHT FIXTURE - PEDESTRIAN POLE
- L2 STREET LIGHT FIXTURE - CITY STANDARD

- 1 RESIDENTIAL PATIOS - SEE ARCH DWGS.
- 2 TRANSFORMER & PAD - SEE UTIL DWGS.
- 3 RECREATION COURT / GAMES AREA
- 4 EXISTING STREETLIGHT TO REMAIN AT ECR

SCALE: 1" = 40'

0' 40' 80' 120'



L-2.0

MATERIALS PLAN

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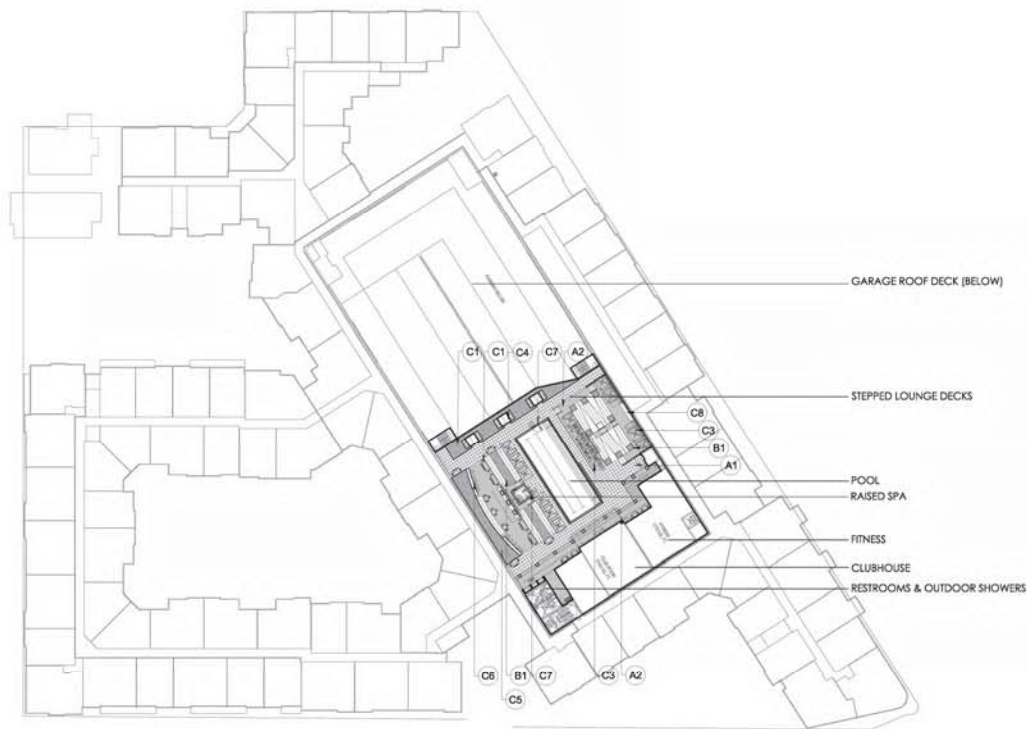


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PLACE





POOL DECK / AMENITY TERRACE (7TH FLOOR)

MATERIALS LEGEND

PAVEMENTS AND PLANTING

- A1 PEDESTAL CONCRETE UNIT
PAVERS
(LINEAR PLANK PAVERS)
- A2 WOOD DECKING
- B1 RAISED PLANTING BEDS

SITE FURNISHINGS

- C1 DINING TABLES & CHAIRS
- C2 LOUNGE FURNISHINGS
(TYPES & LOCATIONS T.B.D.)
- C3 POOL CHAISE LOUNGES & UMBRELLAS
- C4 POOL CABANAS
(SHADE TENTS)
- C5 OUTDOOR BBQ W/ COUNTER
- C6 BAR STOOLS & COUNTER
- C7 POOL / SPA ADA LIFT
- C8 BENCH

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PLACE



SCALE: 1" = 40'

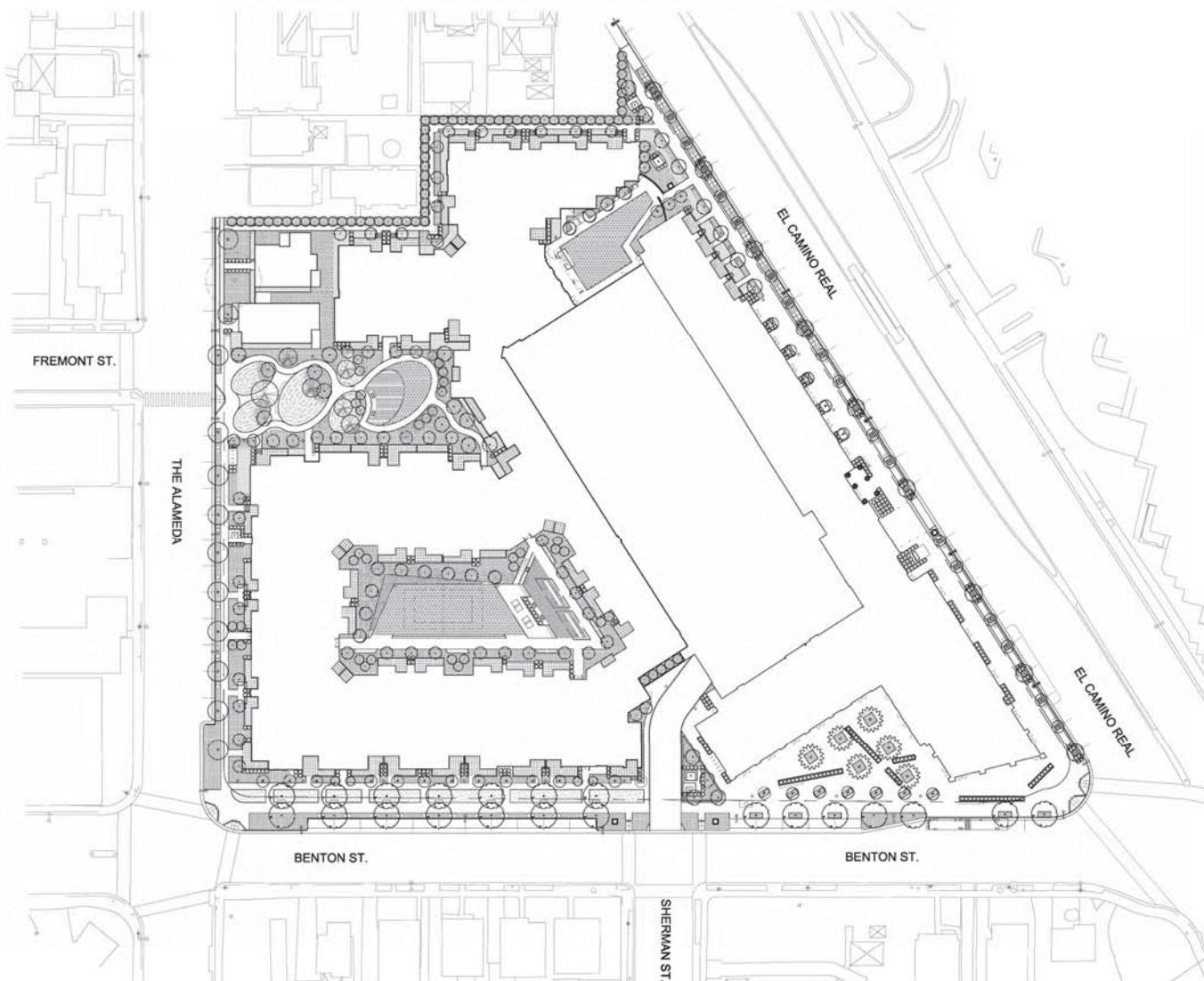


L-2.1

MATERIALS PLAN ROOF DECK

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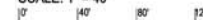
EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: 1" = 40'

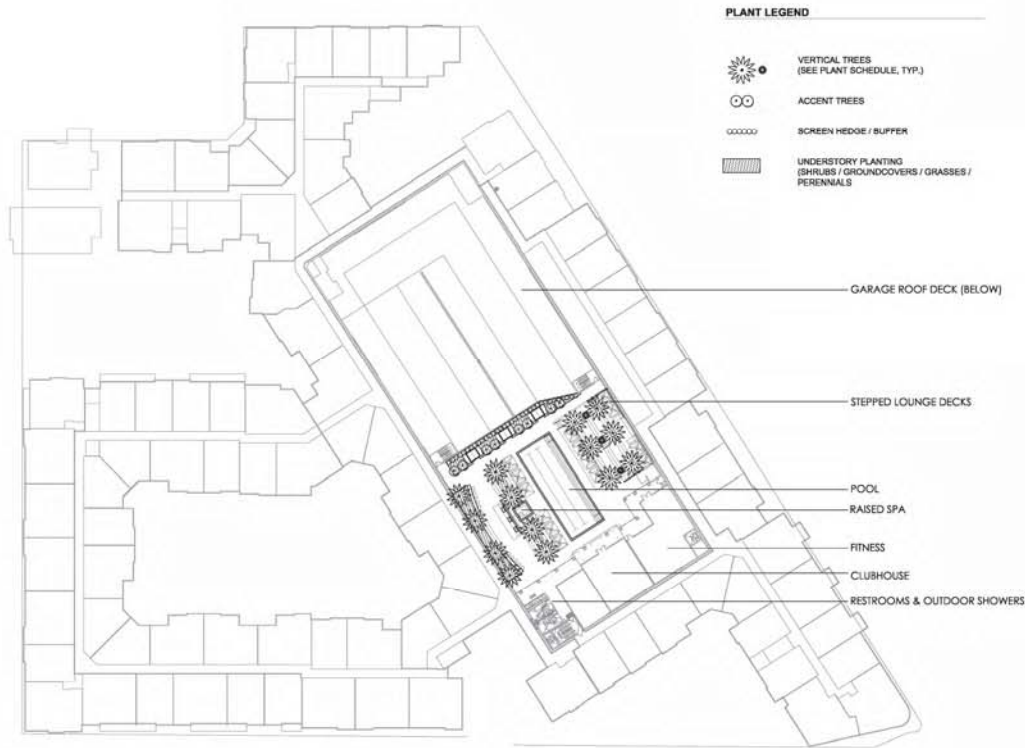


L-3.0

PLANTING PLAN

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POOL DECK / AMENITY TERRACE (7TH FLOOR)

LANDSCAPE DESIGN CRITERIA AND GENERAL NOTES

- DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES AS WELL AS CITY STANDARD SPECIFICATIONS.
- PLANTING WILL BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR RESIDENTS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
- THE OVERALL LANDSCAPE CHARACTER WILL HELP DEFINE AND ENHANCE ARCHITECTURAL ELEMENTS THROUGH THE CAREFUL USE OF FLOWER AND LEAF COLOR, TEXTURE, PLANT FORMS AND PLANT MASSES.
- PLANTING WILL BE DESIGNED TO SCREEN UNDESIRABLE VIEWS (AUTOMOBILES, TRASH COLLECTION, STORAGE AREAS, ETC.) AND ADD INTEREST TO THE SITE.
- PLANT MATERIAL SHALL COMPLY WITH THE CITY OF SANTA CLARA REQUIREMENTS AND BE APPROPRIATE FOR THE PROJECT CLIMATE AND SOIL CONDITIONS.
- BROAD PLANT MASSES AND CONSISTENCY OF LANDSCAPE CHARACTER SHALL BE EMPLOYED TO AVOID COMPLEX PLANT MIXES AND VISUAL CONFUSION.
- THE LANDSCAPE WILL PROVIDE A VARIETY OF SPACES FOR PROJECT USERS AND RESIDENTS. THESE AREAS WILL INCLUDE DISTINCTIVE PROGRAM ELEMENTS THAT ALLOW USERS OPTIONS DEPENDING ON THEIR DESIRED ACTIVITY.
- ENTRANCES WILL BE IDENTIFIED AND ACCENTED WITH LANDSCAPE AND SIGNAGE.
- ELEMENTS SUCH AS LANDSCAPE LIGHTING SITE FURNITURE AND MOVEABLE PLANT POTS WILL ALSO BE USED TO COMPLEMENT THE OVERALL DESIGN CHARACTER OF THE COMMUNITY.
- ON SITE LIGHTING TO BE PROVIDED BY ORNAMENTAL POLES, WALL SCONCES, STEP LIGHTS AND BOLLARDS.
- LANDSCAPE PLANTINGS AND FEATURES SHALL BE EMPLOYED TO MINIMIZE WATER USE, MINIMIZE RUNOFF AND PROMOTE SURFACE INFILTRATION OF STORM WATER.
- ALL PLANTING SHALL BE ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.

PLANTING NOTES

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES INDICATED TO REMAIN.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- FINISH GRADING SHALL PROVIDE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO CIVIL GRADING PLANS FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
- ALL PLANTING AREAS SHALL HAVE THE EXISTING TOPSOIL TESTED, TILLED AND AMENDED TO CONFORM TO RECOMMENDATIONS MADE BY AN AGRONOMIC SOIL TESTING LAB IN ORDER TO ASSURE HEALTHY PLANT GROWTH. PROVIDE 2" MINIMUM OF BARK MULCH.
- UNLESS OTHERWISE INDICATED, ALL PLANTINGS SHALL BE TRIANGULARLY SPACED.

PUBLIC & PRIVATE LANDSCAPE MAINTENANCE

- STREET TREES, TREE WELLS AND PARKWAY STRIP PLANTINGS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE PUBLICALLY-MAINTAINED LANDSCAPE AREAS.
- ALL OTHER LANDSCAPE AREAS ARE TO BE PRIVATELY-MAINTAINED BY THE PROJECT OWNER FOLLOWING INDUSTRY STANDARDS.

IRRIGATION NOTES

- ALL LANDSCAPE AREAS WILL BE PERMANENTLY IRRIGATED USING A PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- IF AVAILABLE, ALL IRRIGATION IMPROVEMENTS WILL UTILIZE SUSTAINABLE, NON-POTABLE RECYCLED WATER AVAILABLE FROM THE SANTA CLARA VALLEY WATER DISTRICT (SCVWD) OR SOUTH BAY WATER RECYCLING (SBWR).
- ALL IRRIGATION IMPROVEMENTS WILL UTILIZE HIGH EFFICIENCY DESIGN AND EQUIPMENT COMPONENTS IN CONFORMANCE WITH CITY, SCVWD AND SBWR REQUIREMENTS.
- IRRIGATION IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY WILL CONFORM WITH THE CITY OF SANTA CLARA'S STANDARDS AND REQUIREMENTS.
- THE IRRIGATION SYSTEM DESIGN WILL COMPLY WITH ABA 1881 REQUIREMENTS, FOLLOW THE STATEWIDE MODEL ORDINANCE GUIDELINES AND CITY REQUIREMENTS WITH THE USE OF WATER-EFFICIENT LANDSCAPE AND LOW WATER USE PLANTS.
- THE IRRIGATION SYSTEM WILL PROVIDE 100% HEAD TO HEAD COVERAGE AND WILL BE DESIGNED TO MINIMIZE OVERSPRAY. ALL REMOTE CONTROL AND QUICK-COUPLING VALVES WILL BE INSTALLED WITHIN SHRUB / GROUND COVER PLANTING AREAS WHENEVER POSSIBLE.
- IRRIGATION SYSTEM PLANS AND DESIGN WILL BE PROVIDED AT A LATER DATE.
- THE FINAL IRRIGATION PLANS WILL ACCURATELY AND CLEARLY IDENTIFY:
 - LOCATION, TYPE AND SIZE OF THE WATER METERS FOR THE LANDSCAPE.
 - LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM.
 - STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
 - FLOW RATE (GALLONS PER MINUTE) AND REMOTE CONTROL VALVE SIZE.
- IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS WILL INCLUDE:
 - SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
 - CONTROLLERS WITH MULTIPLE PROGRAMS.
 - WATERING SCHEDULES EMPLOYING SHORT CYCLES.
 - RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
 - SUB-SURFACE DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES.
 - SUB-SURFACE DRIP IRRIGATION FOR GROUND COVER AREAS.
 - USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALKS, STREETS AND DRIVEWAYS.

SHEET NOTES

FOR PLANT SCHEDULE, SEE SHEET L-3.2

EL CAMINO REAL MIXED USE SANTA CLARA, CA



SCALE: 1" = 40'



L-3.1

PLANTING PLAN-ROOF DECK

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UNDERSTORY PLANTS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES	
SCREEN HEDGE / BUFFER						
	<i>Dodonaea viscosa</i> 'Purpurea' <i>Escallonia 'Tridentata'</i> <i>Ligustrum japonicum</i> 'Tanganika' <i>Pittosporum tobira</i> 'Variegata' <i>Raphiophora indica</i> var. <i>Pittosporum tenuifolium</i>	PURPLE HOPSEED BUSH ESCALLONIA EXCERPT DWARF ROCK ORANGE INDIAN HAWTHORN VAR. KOHLEH	3'-4' O.C.	15 Gal.	5% OF UNDERSTORY PLANTING	
EVALUATE						
	<i>Abelia grandifolia</i> <i>Arctostaphylos 'Pacific Mist'</i> <i>Ceanothus 'Dark Star'</i> <i>Cistus purpureus</i> <i>Echinium fastuosum</i> <i>Escallonia 'Newport Dwarf'</i> <i>Loropetalum chinense</i> <i>Myrtus communis 'Compacta'</i> <i>Olea europaea 'Little Olla'</i> <i>Philodendron 'Xanadu'</i> <i>Punica granatum 'Nana'</i> <i>Raphiophora 'Clara'</i> <i>Raphiophora 'White Enchantress'</i> <i>Sarcococca ruscifolia</i> <i>Westringia fruticosa 'Blue Gem'</i> <i>Xylosma congestum</i>	GLOSSY ABELIA PACIFIC MIST MANZANITA CALIFORNIA LILAC ORCHID ROCKROSE PRIDE OF MADRID DWARF ESCALLONIA CHINESE FRINGE FLOWER DWARF MYRTLE DWARF OLIVE (Fruitless) XANADU PHLOEDENDRON DWARF POMEGRANATE INDIAN HAWTHORN INDIAN HAWTHORN FRAGRANT SWEET BOX COAST ROSEMARY SHINY XYLISMA	3' O.C. 4' O.C. 6' O.C. 3' O.C. 6' O.C. 3' O.C. 4' O.C. 4' O.C. 4' O.C. 3' O.C. 3' O.C. 4' O.C. 4' O.C. 3' O.C. 4' O.C.	5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal. 5 Gal.	15% OF UNDERSTORY PLANTING	

UNDERSTORY PLANTS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES	
STORMWATER TREATMENT / BIOFILTRATION / BIORETENTION PLANTS						
	<i>Carex tumida</i> <i>Carex pens.</i> <i>Chondropetalum tectorum</i> <i>Juncus patens</i> <i>Fragaria chiloensis</i> <i>Iris PCH var.</i> <i>Polypodium monium</i> <i>Rhynchospora 'Mound San Bruno'</i> <i>Sagittaria bellum</i>	BERKLEY SEDGE CALIFORNIA MEADOW SEDGE DWARF CAPE RUSH CALIFORNIA GREY RUSH SAND STRAWBERRY PACIFIC COAST HYBRID IRIS WESTERN SWORD FERN DWARF COFFEEBERRY BLUE-EYED GRASS	2' O.C. 2' O.C. 3' O.C. 2' O.C. 1' O.C. 1' O.C. 2' O.C. 4' O.C. 1' O.C.	1 Gal. 1 Gal. 1 Gal. 1 Gal. 4" Pot 1 Gal. 1 Gal. 1 Gal. 5 Gal. 1 Gal.	5% OF UNDERSTORY PLANTING	

UNDERSTORY PLANTS						
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	NOTES	
GROUND COVERS, PERENNIALS, GRASSES & VINES						
	Agapanthus 'Peter Pan'	DWARF LILY-OF-THE-VALLEY	1' O.C.	1 Gal.	75% OF UNDERSTORY PLANTING	
	Anagallis var.	DWARF KANGAROO PAW	3' O.C.	1 Gal.		
	Bougainvillea ssp.	BOUGAINVILLEA (Red)	---	5 Gal.		
	Ceanothus gris. hartz.'Yankee Point'	YANKEE POINT CEANOTHUS	4' O.C.	5 Gal.		
	Dietes bicolor	FORTNIGHT LILY (Yellow)	3' O.C.	1 Gal.		
	Erigeron karwinskianus var.	SANTA BARBARA DAISY	2' O.C.	1 Gal.		
	Ficus pumila	CREEPING FIG	---	1 Gal.		
	Fragaria chiloensis	SAND STRAWBERRY	1' O.C.	4" Pot		
	Hardenbergia violacea 'Happy Wanderer'	PURPLE VINE LILAC	---	5 Gal.		
	Heucrea 'Canyon Duet'	CORAL BELLS	1' O.C.	1 Gal.		
	Heucrea 'Palace Purple'	PALACE PURPLE CORAL BELLS	2' O.C.	1 Gal.		
	Lavandula stoechas 'Otto Quast'	SPANISH LAVENDER	2' O.C.	1 Gal.		
	Lavandula x intermedia 'Provence'	FRENCH LAVENDER	3' O.C.	1 Gal.		
	Limonium pernyi	SEA LAVENDER	2' O.C.	1 Gal.		
	Liriope muscari 'Majestic'	LILYTURF	2' O.C.	1 Gal.		
	Muhlenbergia capillaris 'Recall Mist'	PINK MUHLY GRASS	4' O.C.	5 Gal.		
	Ophiopogon japonicus 'Nigra'	BLACK MONDO GRASS	1' O.C.	1 Gal.		
	Parthenocissus tricuspidata	BOSTON IVY	---	1 Gal.		
	Pharbitis tenax var.	DWARF NEW ZEALAND FLAX	3' O.C.	5 Gal.		
	Rosa 'Iceberg	ICEBERG ROSE (White)	4' O.C.	5 Gal.		
	Rosemarinus offic. 'Huntington Carpet'	PROSTRATE ROSEMARY	4' O.C.	1 Gal.		
	Salvia leucantha 'Santa Barbara'	MEXICAN SAGE	4' O.C.	1 Gal.		
	Sesleria autumnalis	AUTUMN MOOR GRASS	2' O.C.	1 Gal.		
	Trachelospermum jasminoides	STAR JASMINE	2' O.C.	1 Gal.		
	Tulbaghia violacea 'Silver Lace'	VARIEGATED SOCIETY GARLIC	1' O.C.	1 Gal.		
Wisteria sinensis	CHINESE WISTERIA	---	5 Gal.			
---	SOD LAWN / TURF	---	---	SEE SPECS		
---	ARTIFICIAL TURF	---	---	SEE SPECS		

TREES						
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	QTY	NOTES
RETAIL PLAZA TREE						
	<i>Phoenix canariensis</i>	CANARY ISLAND DATE PALM	AS SHOWN	25' BTH		MATCHED SPECIMENS
					8	
ALAMITA COURTYARD SPECIMEN TREE						
	<i>Quercus agrifolia</i>	COAST LIVE OAK	---	96" Box Min.		HIGH-BRANCHED SPECIMEN; STANDARD TRUNK
					1	
ALAMEDA COURTYARD SHADE TREE						
	<i>Quercus agrifolia</i>	COAST LIVE OAK	AS SHOWN	48" Box Min.		MULTI-TRUNK SPECIMENS
					5	
EL CAMINO REAL STREET TREE						
	<i>Platanus acerifolia 'Columbia'</i> <i>Lagerstroemia x faurei</i> TUSOCKS	LONDON PLANE TREE W/ TUSOCKS ORANGE MYRTLE	AS SHOWN	24" Box Min.		IN POTS ON E.C.R.; MATCHED SPECIMENS
					9+16	
BENTON STREET TREE (Options)						
	<i>Ulmus parvifolia 'Emer II'</i> <i>Lagerstroemia x faurei</i> FUNKY AMERICAN 'AUTUMN PURPLE' DWARF BLOOM 'AUTUMN GOLD' RUSTICA CHINESE	ALLEE CHINESE ELM ORANGE CHINESE ELM AUTUMN PURPLE ASH MAIDENHAIR TREE CHINESE PISTACHE	AS SHOWN	36" Box Min.		MATCHED SPECIMENS
					21	
BENTON ACCENT TREE (Options)						
	<i>Lagerstroemia x faurei 'Zuni'</i> <i>Arbutus unedo 'Compacta'</i> <i>Tibouchina urvilleana</i> <i>Olea europaea 'Swan Hill'</i> <i>Cotinus coccinea 'Royal Purple'</i>	CRAPPE MYRTLE VAR. DWARF STRAWBERRY TREE PRINCESS FLOWER FRUITLESS OLIVE SMOKE TREE	AS SHOWN	36" Box Min.		MATCHED SPECIMENS
					13	
THE ALAMEDA STREET TREE (Options)						
	<i>Lophostemon confertus</i> <i>Pittosporum undulatum</i> <i>Podocarpus gracilior</i> <i>Melaleuca quinquenervia</i> <i>Olea europaea 'Swan Hill'</i>	BRISBANE BOX VICTORIAN BOX FERN PINE CALEPUIT TREE FRUITLESS OLIVE	AS SHOWN	36" Box Min.		MATCHED SPECIMENS
					12	
COURTYARD TREES / ACCENT TREES (Options)						
	<i>Acer rubrum 'Bowhall'</i> <i>Arbutus unedo 'Compacta'</i> <i>Cercis occidentalis</i> <i>Ginkgo biloba 'Princeton Sentry'</i> <i>Lagerstroemia x faurei var.</i> <i>Olea europaea 'Swan Hill'</i>	COLUMBIAN RED MAPLE DWARF STRAWBERRY TREE WESTERN REDBUD COLUMBIAN MAIDENHAIR TREE CRAPPE MYRTLE VAR. FRUITLESS OLIVE	AS SHOWN	24"-36" Box Min.		
					91	
ROOF DECK / AMENITY TERRACE - VERTICAL TREES (Options)						
	<i>Phoenix dactylifera</i> <i>Trachycarpus fortunei</i>	MEDJOL DATE PALM WINDMILL PALM	AS SHOWN	16"-18" BTH		MATCHED SPECIMENS
					14	
ROOF DECK / AMENITY TERRACE - ACCENT TREES (Options)						
	<i>Arbutus unedo 'Compacta'</i> <i>Chamaecyparis humilis</i> <i>Lagerstroemia x faurei 'Zuni'</i> <i>Olea europaea 'Swan Hill'</i> <i>Cotinus coccinea 'Royal Purple'</i> <i>Tibouchina urvilleana</i>	STRAWBERRY TREE MEDITERRANEAN FAN PALM CRAPPE MYRTLE VAR. FRUITLESS OLIVE SMOKE TREE PRINCESS FLOWER	AS SHOWN	24"-36" Box Min.		
					8	
PERIMETER / VERTICAL SCREEN TREES (Options)						
	<i>Lophostemon laurina</i> <i>Laurus nobilis</i> <i>Pittosporum tenuifolium</i> <i>Podocarpus gracilior</i> <i>Prunus caroliniana var.</i>	WATER GUM SWEET BAY FAMING FERN PINE CAROLINA CHERRY LAUREL	AS SHOWN	24"-36" Box Min.		MATCHED SPECIMENS
					97	
Total Proposed New Trees To Be Installed:					285	

EL CAMINO REAL MIXED USE SANTA CLARA, CA



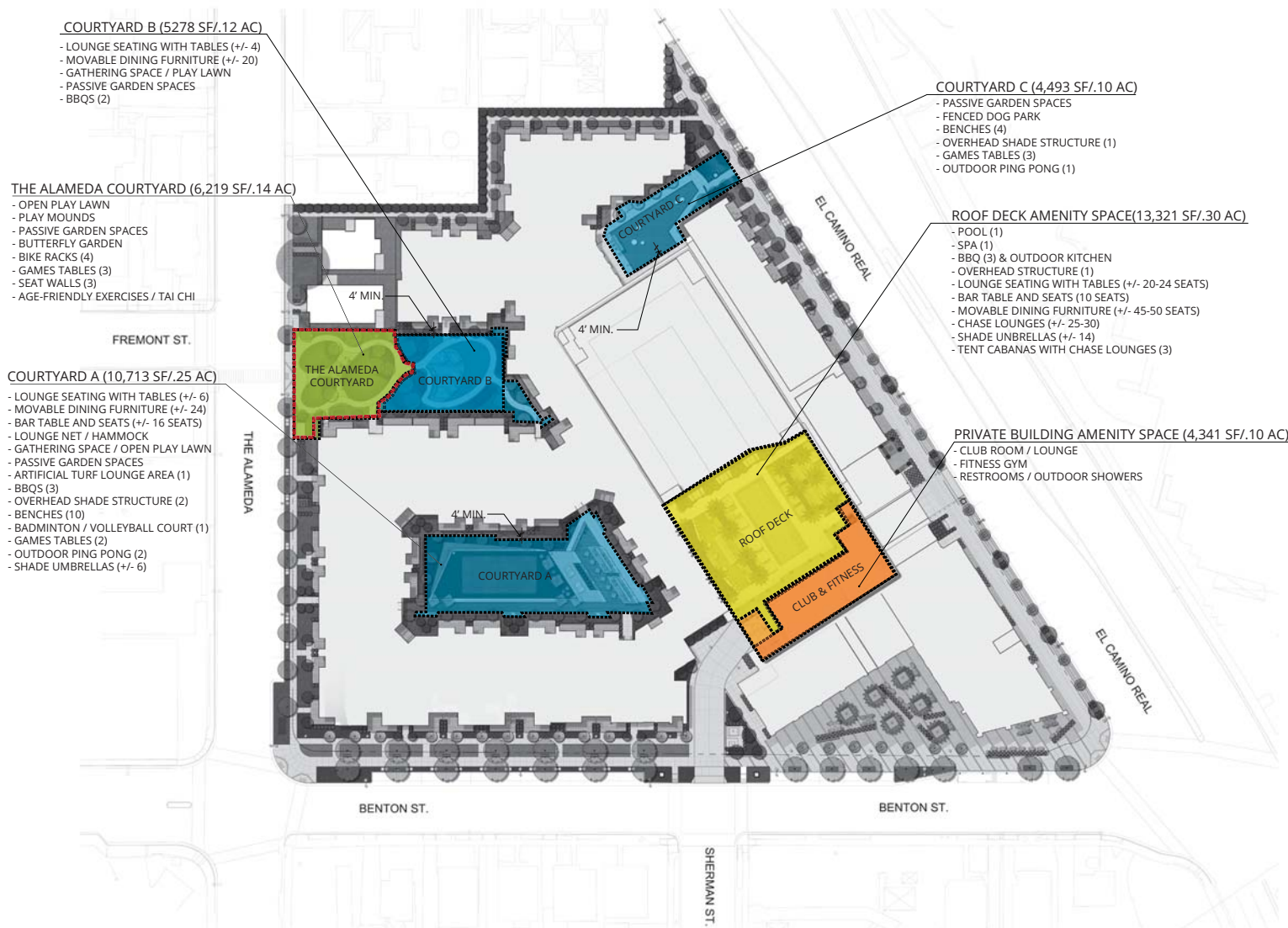
SCALE: 1" = 40'
0' 40' 80' 120'

PLANTING SCHEDULE

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L-3.2



PARK CREDIT LEGEND / CALCULATIONS

PUBLIC PARK LAND DEDICATION

■ PUBLIC OPEN SPACE	
- THE ALAMEDA COURTYARD	6,219 SF (.14 AC)
PUBLIC OPEN SPACE TOTAL	6,219 SF (.14 AC)

PRIVATE RECREATION AREAS

■ PRIVATE LANDSCAPE AMENITY SPACES	
- COURTYARD A	10,713 SF (.25 AC)
- COURTYARD B	5,278 SF (.12 AC)
- COURTYARD C	4,493 SF (.10 AC)
SUB TOTAL	20,484 SF (.47 AC)

■ PRIVATE ROOF DECK AMENITY SPACE	
- ROOF DECK - 7TH FLOOR	13,321 SF (.30 AC)
SUB TOTAL	13,321 SF (.30 AC)

■ PRIVATE BUILDING AMENITY SPACE	
- CLUB ROOM / LOUNGE	2,142 SF (.05 AC)
- FITNESS GYM	1,775 SF (.04 AC)
- RESTROOMS / SHOWERS	424 SF (.01 AC)
SUB TOTAL	4,341 SF (.10 AC)

PRIVATE RECREATION TOTAL 38,146 SF (.88 AC)

GRAND TOTAL 44,365 (01.02 AC)

PRIVATE OPEN SPACE CREDITS: QUALIFYING ELEMENTS

CITY OS CREDIT ELEMENT	PROVIDED	SITE LOCATIONS
1 ONE-HALF ACRE OF PLAY FIELD	NO / N.A.	N.A.
2 CHILDREN'S PLAY APPARATUS	NO / N.A.	N.A.
3 LANDSCAPED AND FURNISHED PARK-LIKE QUIET AREA	YES	COURTYARDS A,B,C
4 RECREATIONAL COMMUNITY GARDEN	NO / N.A.	N.A.
5 FAMILY PICNIC AREAS	YES	COURTYARDS A & B
6 GAME, FITNESS OR SPORT COURT AREAS	YES	COURTYARD A, ROOF DECK CLUB & FITNESS BUILDING
7 ACCESSIBLE SWIMMING POOL (MIN SIZE 42' X 75')	NO / N.A.	N.A.
8 RECREATION CENTER BUILDING AND GROUNDS	YES	ROOF DECK CLUB & FITNESS BUILDING

NOTES:

- DASHED OUTLINES OF PRIVATE RECREATION AREAS REFLECT A BUFFER STRIP / SETBACK OF 4'-0" MIN. BETWEEN BUILDINGS / PRIVATE TERRACES AND PUBLIC PARKLAND / AMENITIES

- THESE SETBACK AREAS HAVE BEEN DEDUCTED FROM THE PARK CREDIT AREA CALCULATIONS

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PLACE



SCALE: 1" = 40'



L-4.0

PRIVATE RECREATION PLAN

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PRIVATE COURTYARDS

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PLACE



SCALE: NTS



L-5.0

CONCEPT IMAGERY

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PLAZA & ROOF DECK

EL CAMINO REAL MIXED USE SANTA CLARA, CA



PLACE



SCALE: NTS



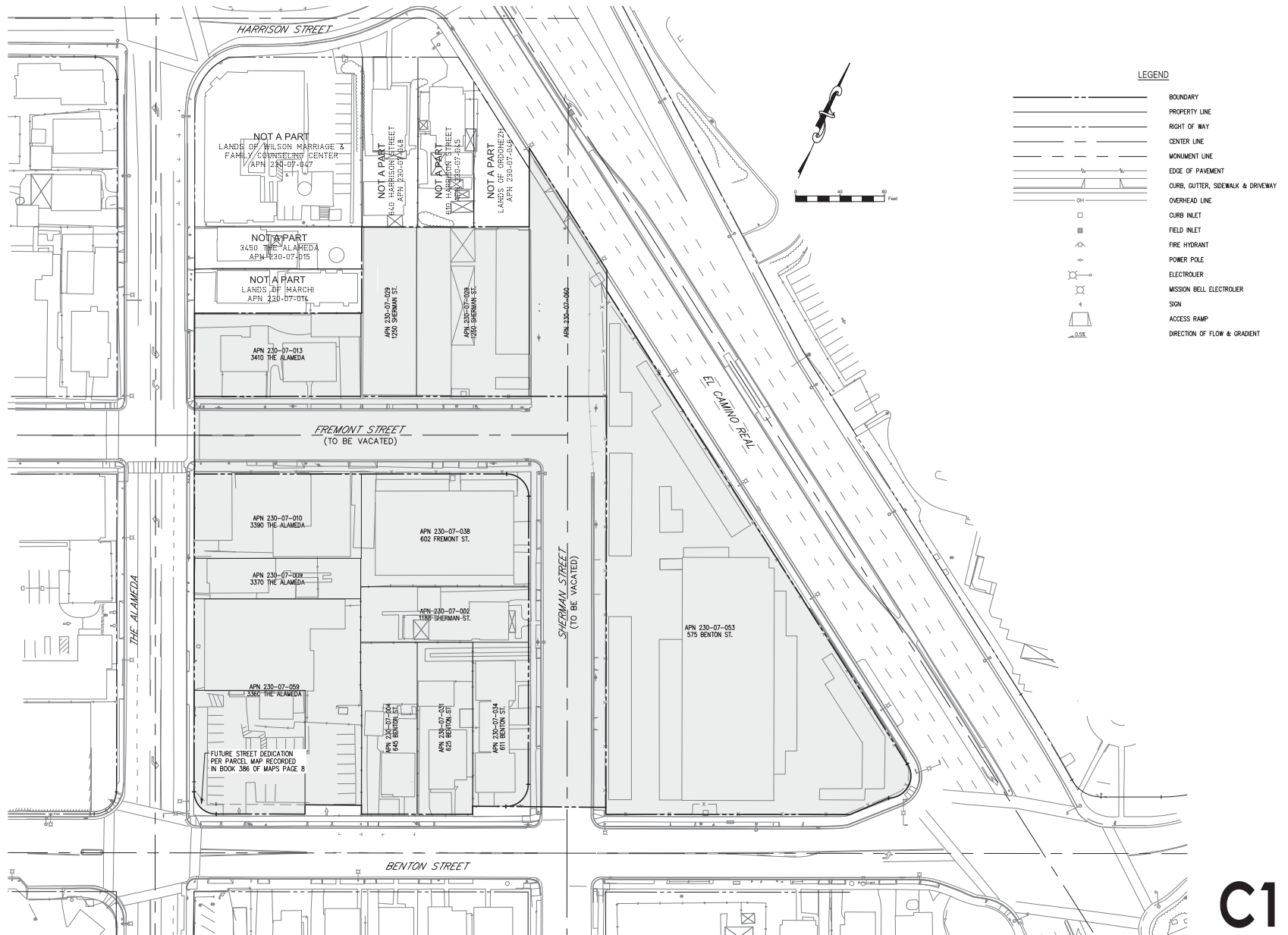
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CONCEPT IMAGERY

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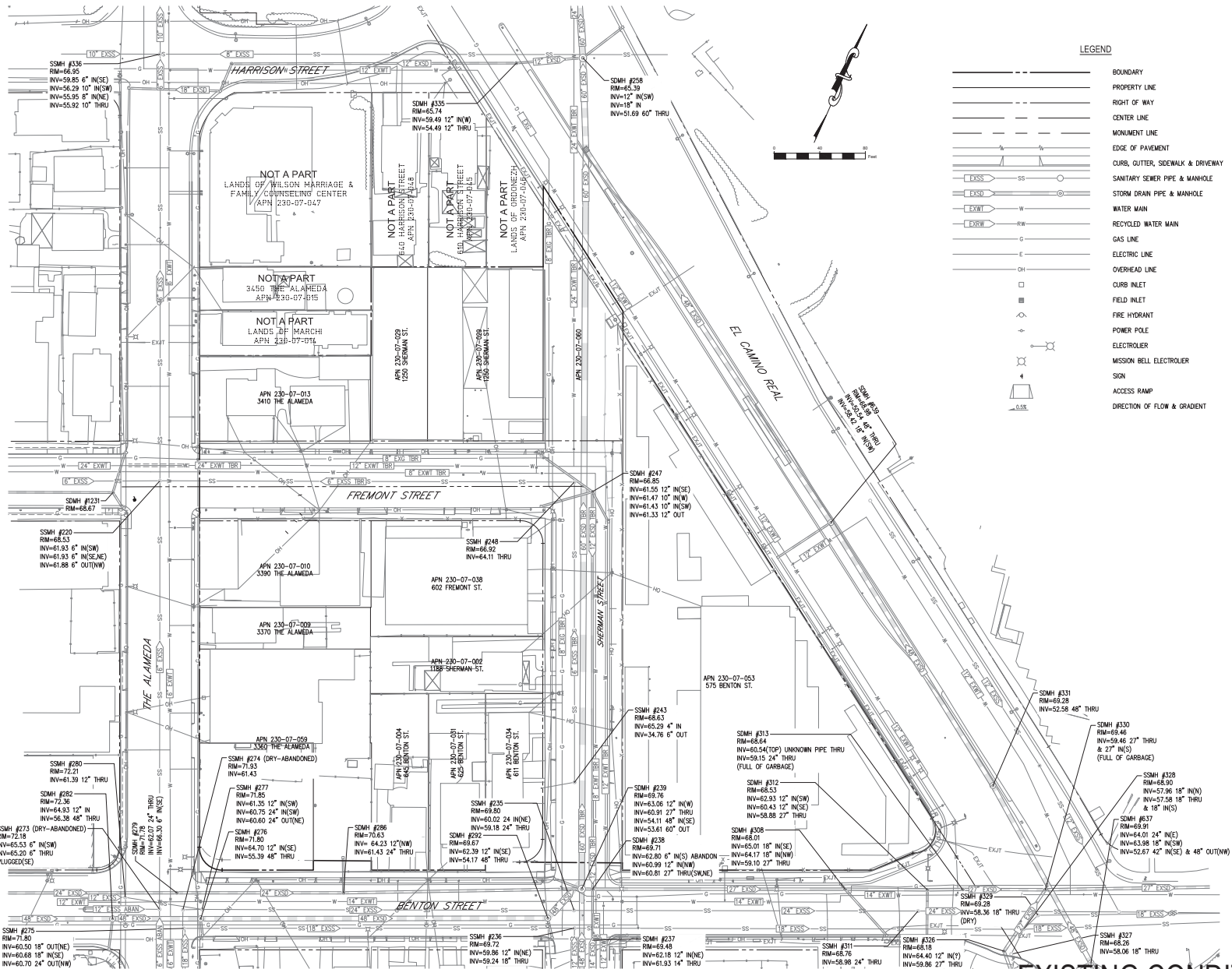
C1 EXISTING PARCEL MAP.dwg Apr 06, 2018

C1
EXISTING PARCEL MAP
APRIL 6, 2018

JOB NO. 16-111

6 Civil
Engineering
Associates

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LEGEND

	BOUNDARY
	PROPERTY LINE
	RIGHT OF WAY
	CENTER LINE
	MONUMENT LINE
	EDGE OF PAVEMENT
	CURB, GUTTER, SIDEWALK & DRIVEWAY
	SANITARY SEWER PIPE & MANHOLE
	STORM DRAIN PIPE & MANHOLE
	WATER MAIN
	RECYCLED WATER MAIN
	GAS LINE
	ELECTRIC LINE
	OVERHEAD LINE
	CURB INLET
	FIELD INLET
	FIRE HYDRANT
	POWER POLE
	ELECTRODE
	MISSION BELL ELECTRODE
	SIGN
	ACCESS RAMP
	DIRECTION OF FLOW & GRADIENT

ABBREVIATIONS

AC	ASPHALT CONCRETE
APN	ASSESSORS PARCEL NUMBER
B/W	BACK OF WALK
BFP	BACK FLOW PREVENTOR
BLDG	BLDG BUILDING
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EX	ELECTRODE
EX	EXISTING
FC	FACE OF CURB
FEN	FENCE
FL	FLOWLINE
FDC	FIRE DEPARTMENT CONNECTION
CH	FIRE HYDRANT
CV	GAS VALVE
ORT	ORATE
H/C	HANDICAP
INV	INVERT
MH	MANHOLE
MON	MONUMENT
PP	POWER POLE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SS	SANITARY SEWER
SD	STORM DRAIN
STB	STREET LIGHT BOX
TC	TOP OF CURB
VLT	Vault
WAT	WATER BOX
WM	WATER METER
WV	WATER VALVE

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C3 EXISTING CONDITIONS.dwg Apr 06, 2018

EXISTING CONDITIONS

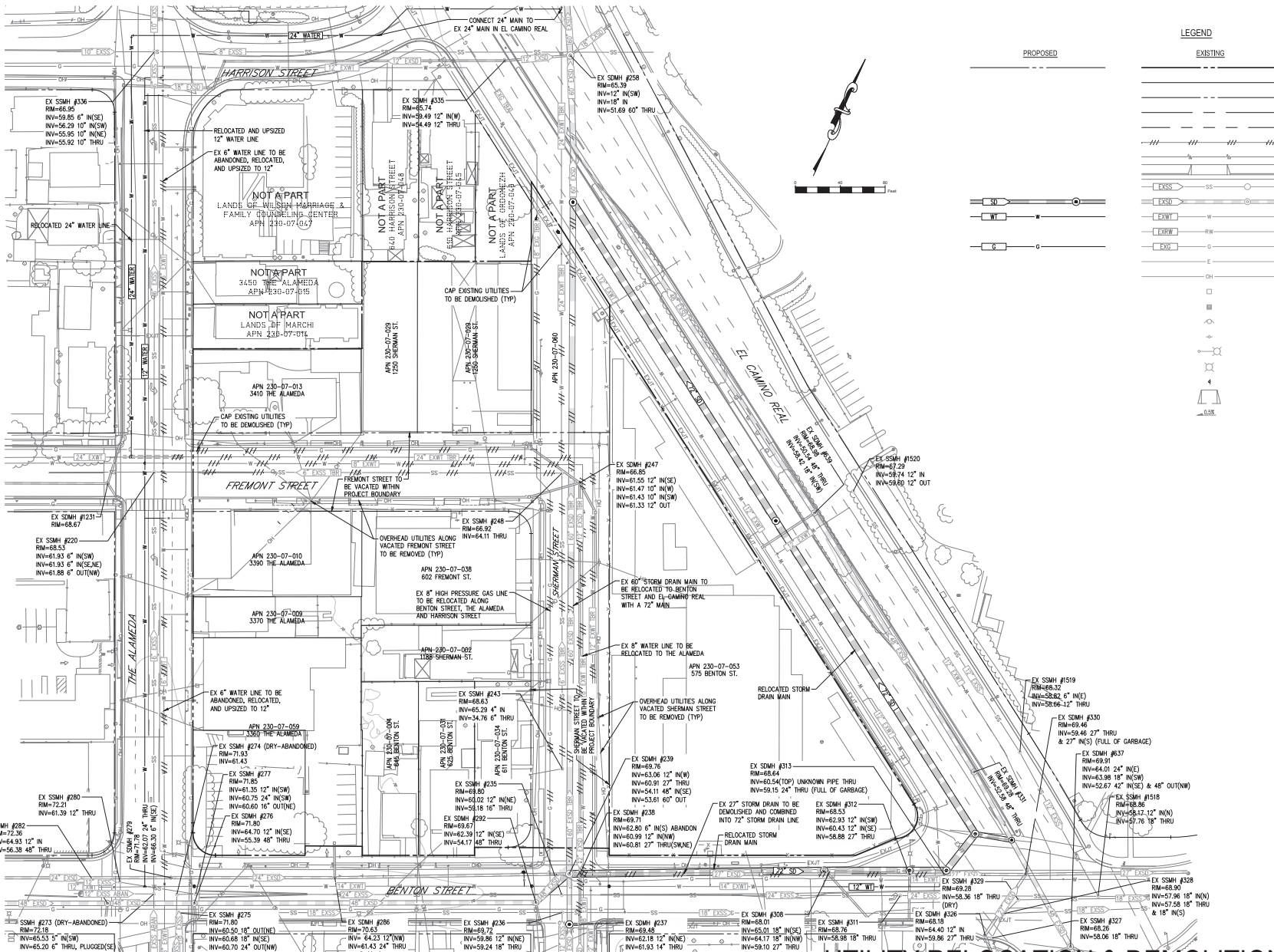
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APRIL 6, 2018



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LEGEND

PROPOSED	EXISTING	
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RIGHT OF WAY
---	---	CENTER LINE
---	---	MONUMENT LINE
---	---	TO BE DEMOLISHED/ABANDONED
---	---	EDGE OF PAVEMENT
---	---	CURB, GUTTER, SIDEWALK & DRIVEWAY
---	---	SANITARY SEWER PIPE & MANHOLE
---	---	STORM DRAIN PIPE & MANHOLE
---	---	WATER MAIN
---	---	RECYCLED WATER MAIN
---	---	GAS LINE
---	---	ELECTRIC LINE
---	---	OVERHEAD LINE
---	---	CURB INLET
---	---	FIELD INLET
---	---	FIRE HYDRANT
---	---	POWER POLE
---	---	ELECTROLER
---	---	MISSION BELL ELECTROLER
---	---	SIGN
---	---	ACCESS RAMP
---	---	DIRECTION OF FLOW & GRADIENT

EL CAMINO REAL MIXED USE SANTA CLARA, CA

UTILITY RELOCATION & DEMOLITION PLAN

JOB NO. 16-111

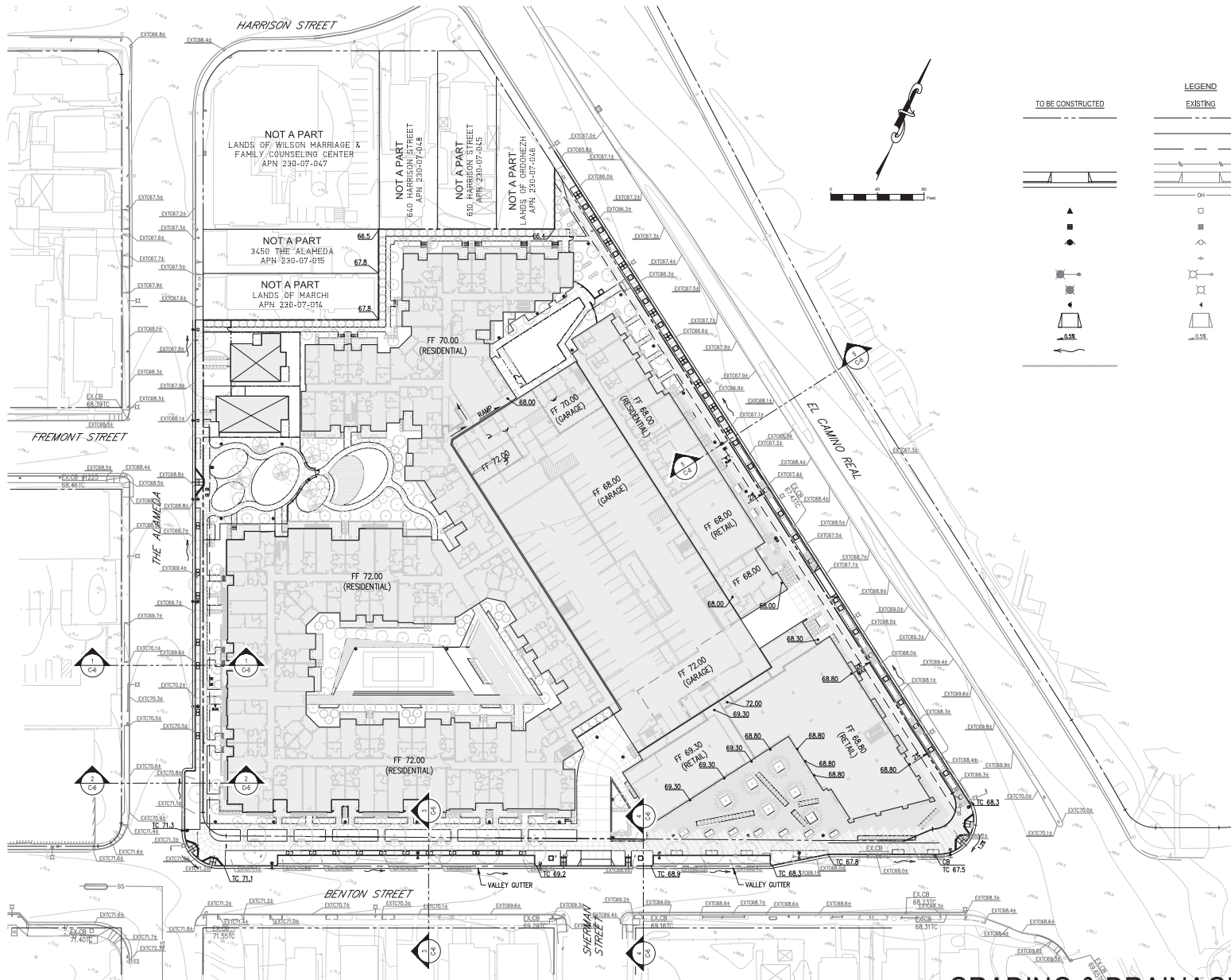
APRIL 6, 2018

PROMETHEUS

CA UTILITY RELOCATION & DEMOLITION PLAN.dwg APR 06, 2018

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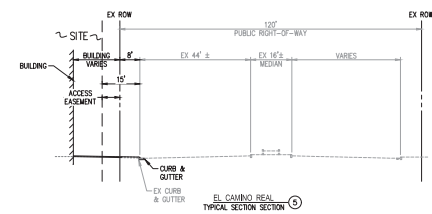
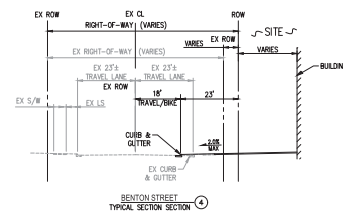
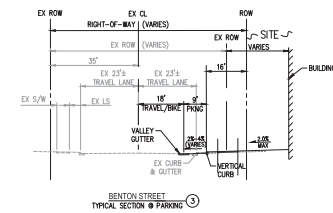
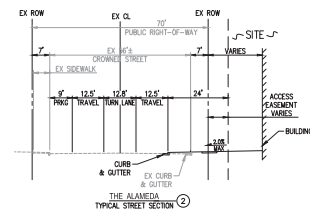
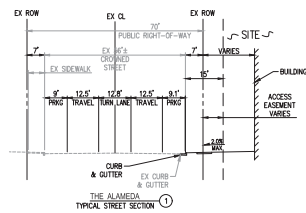


C5 GRADING & DRAINAGE PLAN April 06, 2018

C5
GRADING & DRAINAGE PLAN
 JOB NO. 16-111
 APRIL 6, 2018



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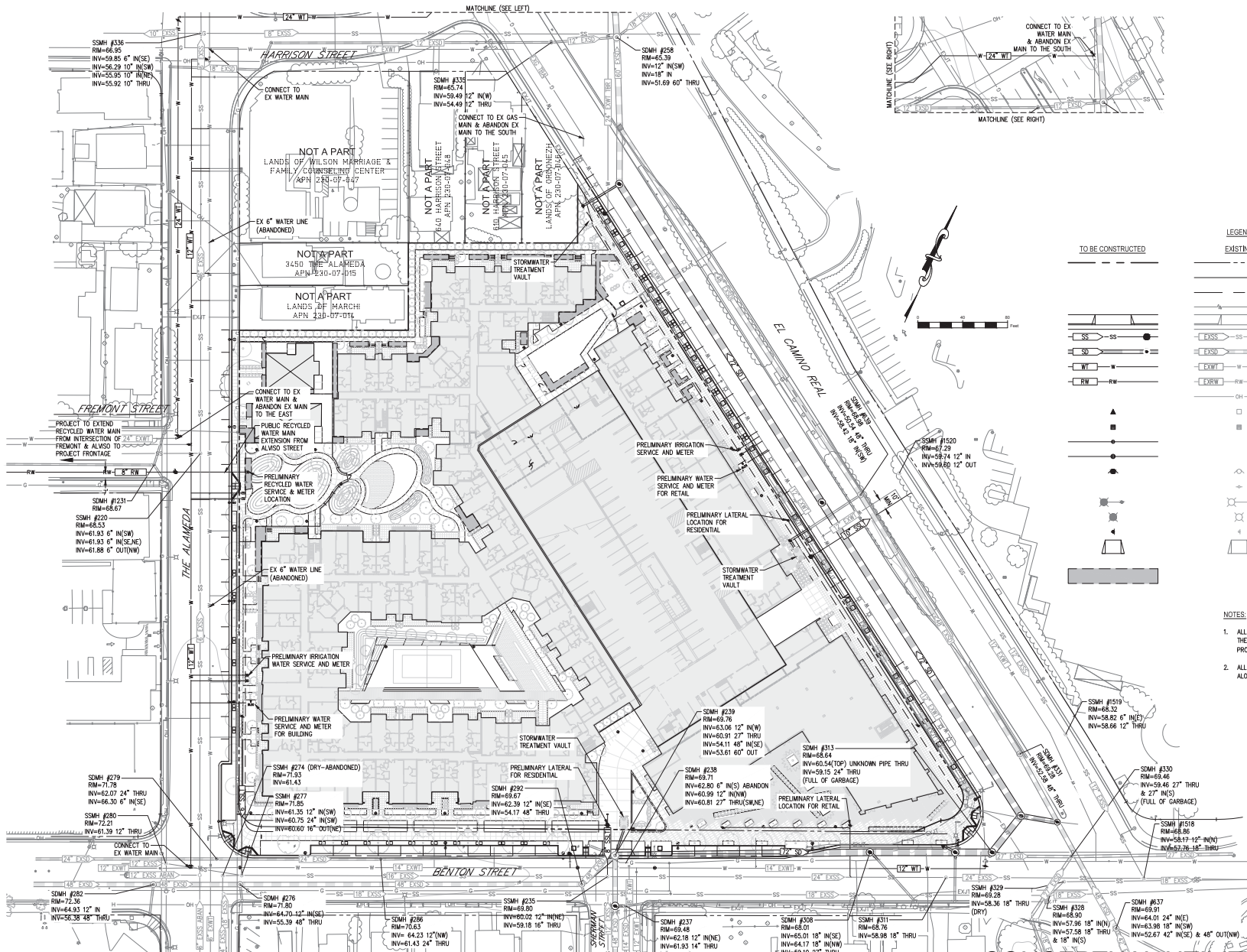


06 STREET SECTIONS.dwg Apr 06, 2018

C6
STREET SECTIONS
JOB NO. 16-111 APRIL 6, 2018


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C7 CONCEPTUAL UTILITY PLAN.dwg Apr 06, 2018

CONCEPTUAL UTILITY PLAN

JOB NO. 16-111

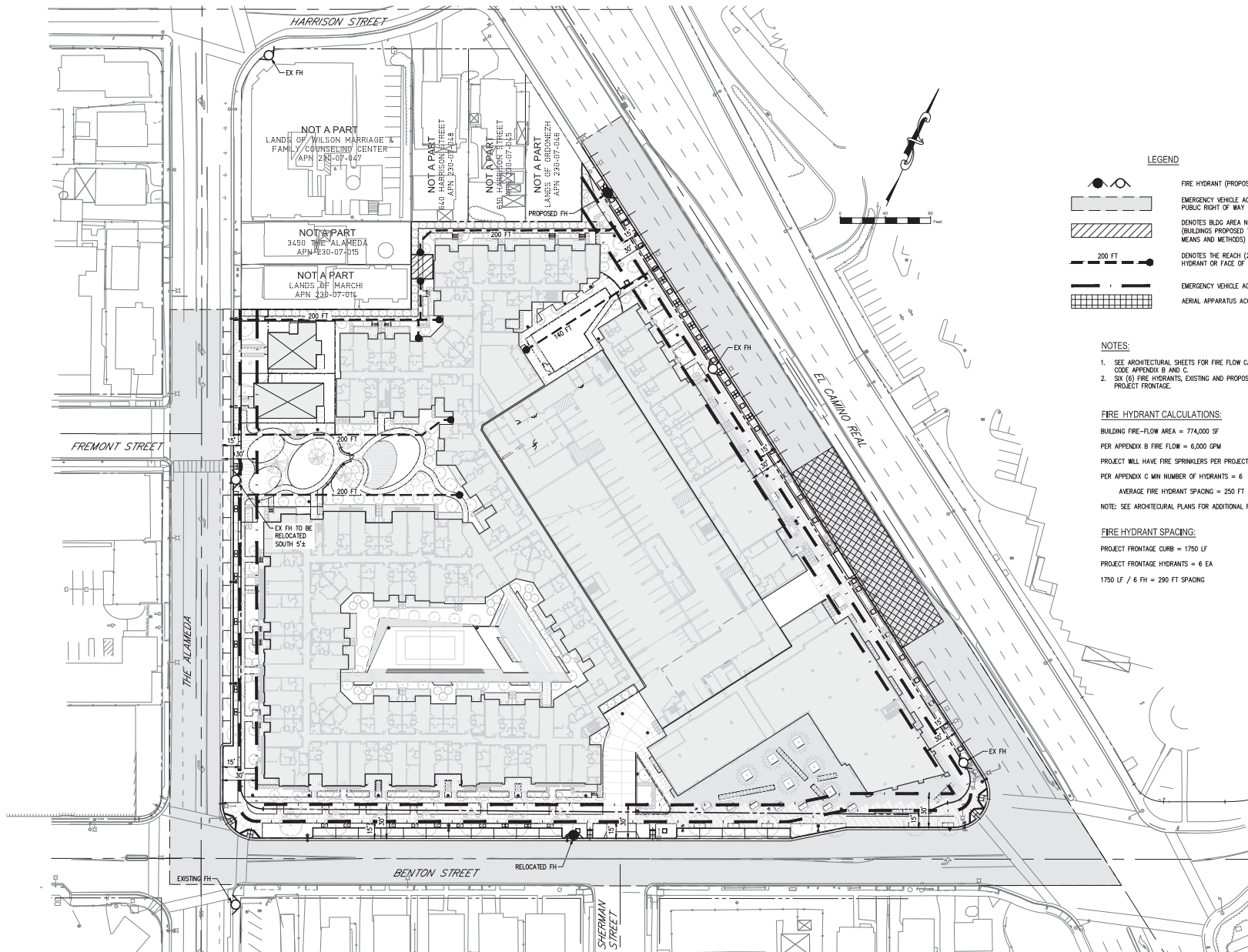
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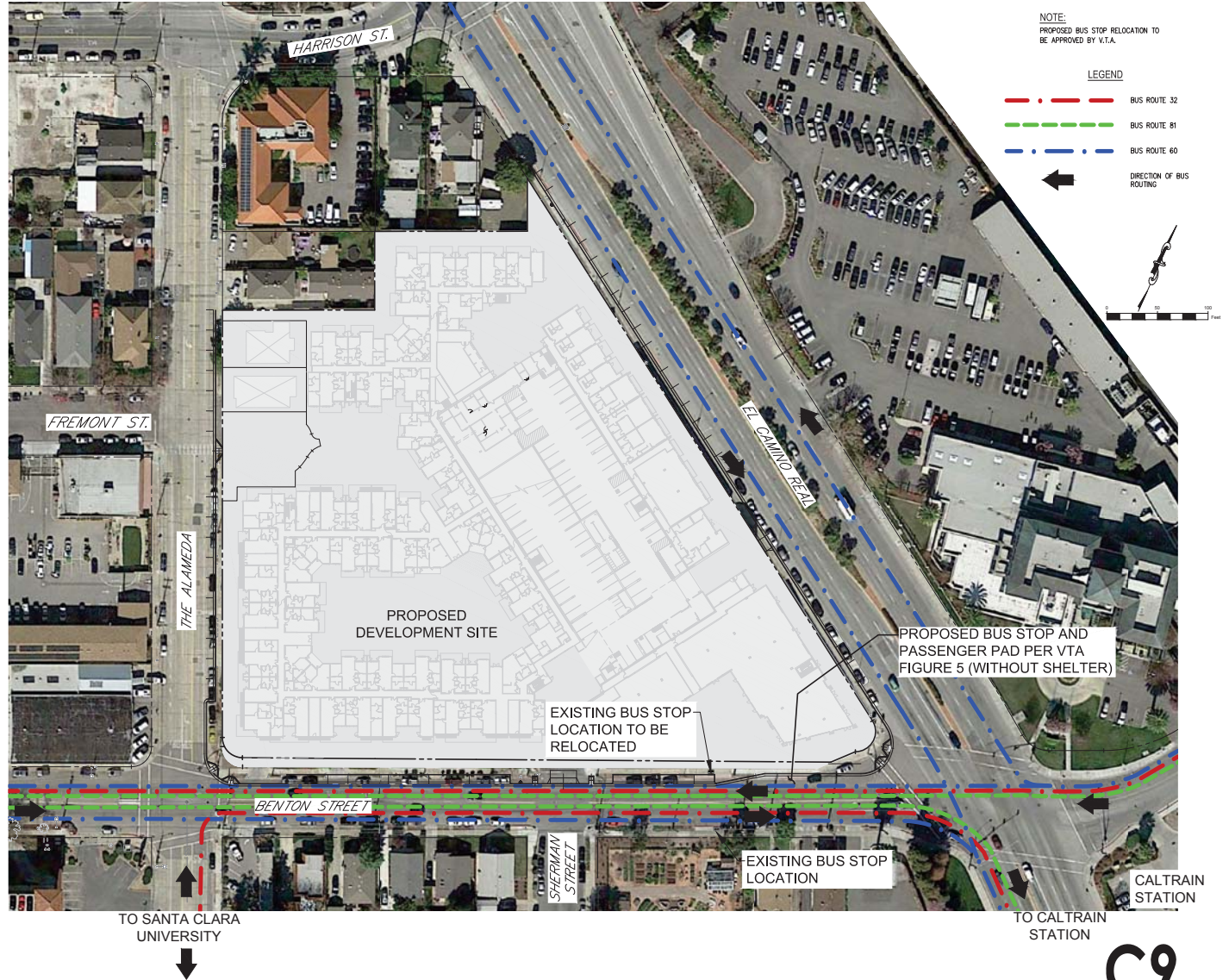
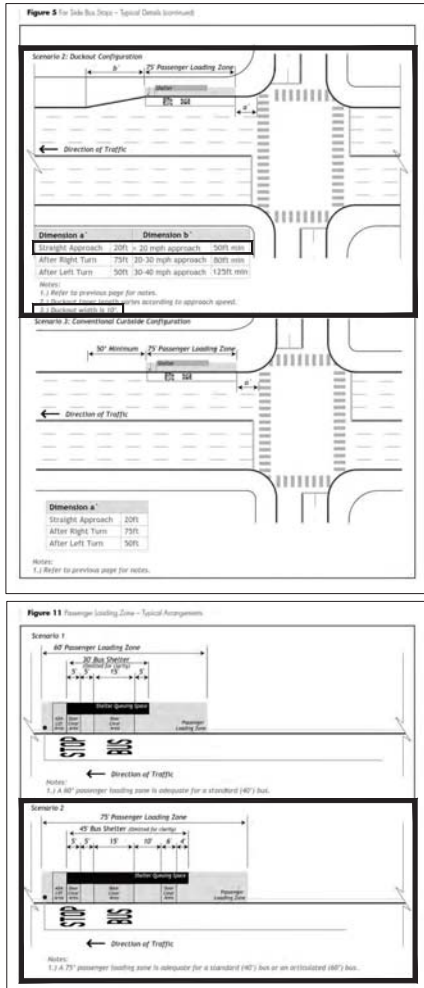


CR FIRE ACCESS PLAN.dwg Apr 06, 2018

C8
FIRE ACCESS PLAN
 APRIL 6, 2018
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C9 BUS STOP RELOCATION PLAN.dwg April 06, 2018

C9
BUS STOP RELOCATION PLAN

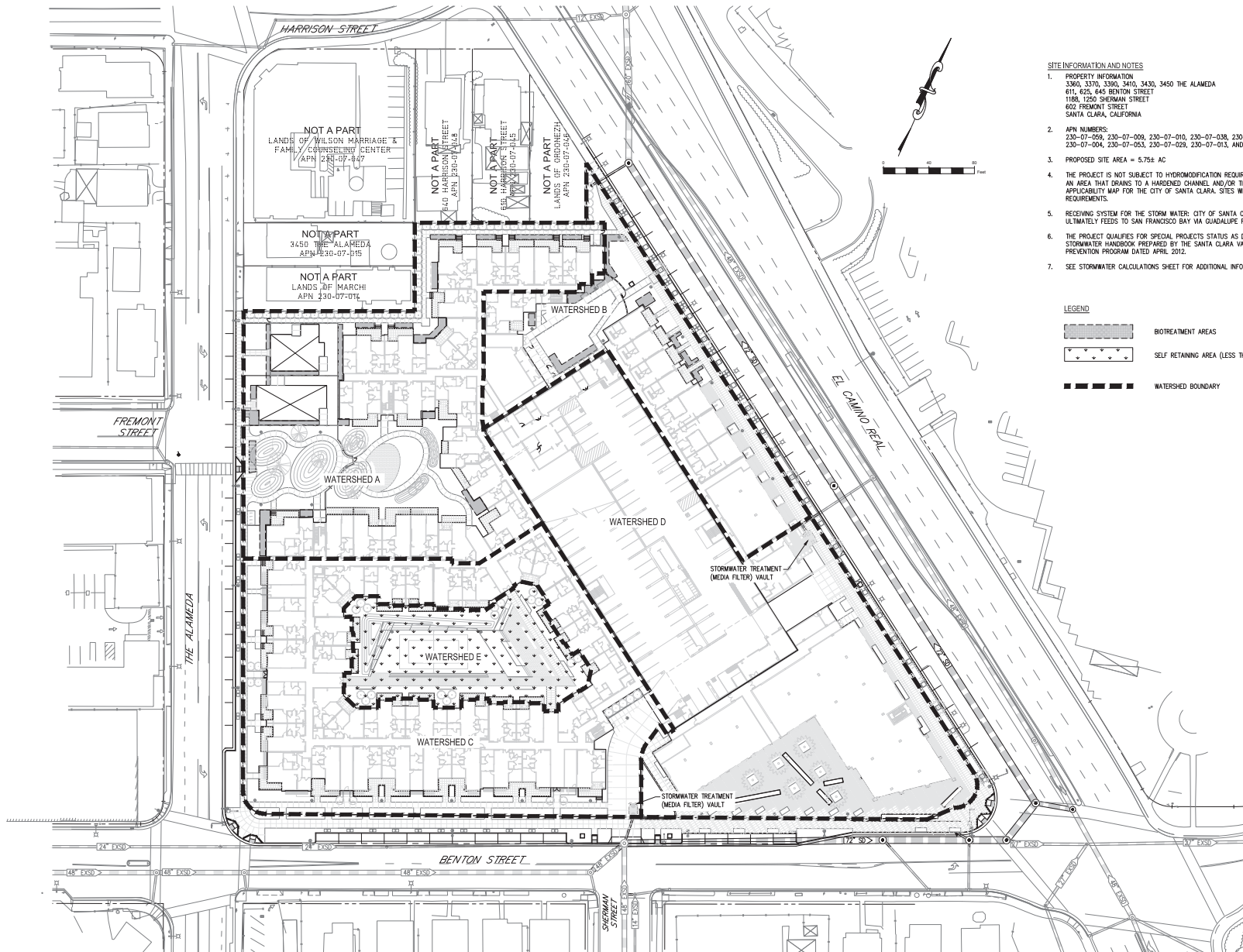
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SITE INFORMATION AND NOTES

1. PROPERTY INFORMATION
3340, 3370, 3390, 3410, 3430, 3450 THE ALAMEDA
611, 625, 645 BENTON STREET
1188, 1250 SHERMAN STREET
602 FREMONT STREET
SANTA CLARA, CALIFORNIA
2. APN NUMBERS:
230-07-009, 230-07-009, 230-07-010, 230-07-038, 230-07-002, 230-07-031, 230-07-034,
230-07-004, 230-07-053, 230-07-029, 230-07-013, AND 230-07-060
3. PROPOSED SITE AREA = 5.75± AC
4. THE PROJECT IS NOT SUBJECT TO HYDROMODIFICATION REQUIREMENTS. THE PROJECT IS LOCATED WITHIN AN AREA THAT DRAINS TO A HARDENED CHANNEL AND/OR TIDAL AREA AS SHOWN ON THE HMP APPLICABILITY MAP FOR THE CITY OF SANTA CLARA. SITES WITHIN THESE AREAS ARE EXEMPT FROM HM REQUIREMENTS.
5. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SANTA CLARA PUBLIC STORM DRAIN SYSTEM WHICH ULTIMATELY FEEDS TO SAN FRANCISCO BAY VIA GUADALUPE RIVER.
6. THE PROJECT QUALIFIES FOR SPECIAL PROJECTS STATUS AS DEFINED IN APPENDIX J OF THE C.3 STORMWATER HANDSON PREPARED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM DATED APRIL 2012.
7. SEE STORMWATER CALCULATIONS SHEET FOR ADDITIONAL INFORMATION.

LEGEND

- BIOTREATMENT AREAS
- SELF RETAINING AREA (LESS THAN 2:1 RATIO OF IMPERVIOUS TO PERVIOUS AREA)
- WATERSHED BOUNDARY

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C10 STORMWATER MANAGEMENT PLAN.dwg Apr 06, 2018

STORMWATER MANAGEMENT PLAN

JOB NO. 16-111

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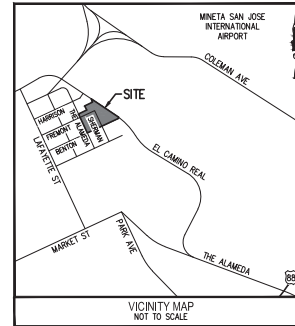
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C10

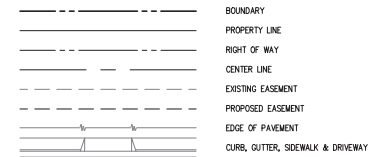
- C:\11 STORMWATER CALCULATIONS & DETAILS.dwg Apr 06, 2018

VESTING TENTATIVE MAP EL CAMINO REAL MIXED USE

CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA



LEGEND



GENERAL NOTES

- OWNER: J.J. VISO PROPERTIES, LLC
186 COWINGTON ROAD
LOS ALTOS, CA 94024
- THE CITY OF SANTA CLARA
1500 WASHINGTON AVENUE
SANTA CLARA, CA 95050
- SUBDIVIDER: PROMETHEUS REAL ESTATE GROUP, LLC
1900 SOUTH NORFOLK STREET, SUITE 150
SAN MATEO, CA 94403
- ENGINEER: CIVIL ENGINEERING ASSOCIATES, INC.
224 AIRPORT PARKWAY, SUITE 525
SAN JOSE, CA 95110
- EXISTING ZONING: PLANNED DEVELOPMENT (PD)
PREVIOUS ZONING: ML (LIGHT INDUSTRIAL)
R1-RL (SINGLE FAMILY)
CT (THOROUGHFARE COMMERCIAL)
R2-7L (DUPLICATE)
 - EXISTING GP DESIGNATION: SANTA CLARA STATION HIGH DENSITY RESIDENTIAL/MIXED USE
 - EXISTING USE: INDUSTRIAL / COMMERCIAL / RESIDENTIAL
 - PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 - PROPOSED USE: RESIDENTIAL APARTMENTS AND RETAIL USE
 - PROPOSED IMPROVEMENTS: DEMOLISH EXISTING BUILDINGS AND PARKING LOTS TO CONSTRUCT APARTMENT BUILDINGS AND PARKING GARAGE. THE BUILDING WILL INCLUDE RETAIL SPACES. CONSTRUCT STREET INFRASTRUCTURE AND PROVIDE UTILITY SERVICES INCLUDING STORM, SANITARY SEWER, WATER AND JOINT TRENCH TO SERVE THE PROJECT.
 - VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
 - TENTATIVE PARCEL MAP: THIS VESTING TENTATIVE MAP CONFORMS TO THE REQUIREMENTS OF THE CITY OF SANTA CLARA CITY CODE.
 - BOUNDARY: BOUNDARY INFORMATION IS BASED ON RECORD AND FIELD DATA, "ALTA/ACSM LAND TITLE SURVEY - 1250 SHERMAN STREET".
 - EASEMENTS: PUBLIC UTILITY EASEMENTS, PUBLIC ACCESS EASEMENTS, AND PRIVATE ACCESS EASEMENTS WILL BE PROVIDED AS NEEDED FOR THE PROJECT.
 - TITLE: BOUNDARIES AND EASEMENTS DEPICTED HEREON HAVE BEEN TRANSCRIBED FROM THE DOCUMENTS REFERENCED BELOW. PORTIONS OF THESE MAY HAVE BEEN REORIENTED TO FIT TOGETHER. THIS MAY NOT BE COMPLETE OR ACCURATE. SEE COMMENTARY BELOW.
TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY:
COMMITMENT NO: NCS-798198-CC AMENDED JUNE 27, 2016
 - BASIS OF BEARINGS: THE BEARING OF NORTH 63°37'15" EAST ALONG THE MONUMENT LINE OF FREMONT STREET AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 388 OF MAPS AT PAGE 8 SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
 - BENCHMARK: CITY OF SANTA CLARA NUMBER K-4 AT BENTON STREET AND SHERMAN STREET, SOUTHEAST CORNER, TOP OF LETTER "C" IN WORD "CAL" ON TOP OF CATCH BASIN HOOD, 7 FEET EAST OF RETURN ON BENTON STREET. ELEVATION = 69.16.
 - FEMA: THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 060850227H, DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X".
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
 - ASSESSOR'S PARCEL NO.: 230-07-002, -004, -009, -010, -013, -029, -031, -034, -038, -053, -059 & -060

- STORM SEWER: SERVICED BY CITY OF SANTA CLARA
- WATER: PROVIDED BY CITY OF SANTA CLARA
- SANITARY SEWER: PROVIDED BY CITY OF SANTA CLARA
- FIRE PROTECTION: PROVIDED BY CITY OF SANTA CLARA
- GAS: PROVIDED BY PG&E
- ELECTRIC: PROVIDED BY SILICON VALLEY POWER
- TELEPHONE: PROVIDED BY AT&T
- CABLE TV: PROVIDED BY COMCAST
- EXISTING LOTS: 12 EXISTING APNs AND PORTIONS OF 2 CITY OWNED STREETS
- PROPOSED LOTS: 4 LOTS (1 APARTMENT BUILDING, 2 RESIDENTIAL HOMES, 1 PUBLIC PARK)
- TOTAL AREA: 5.75+ ACRES
- MULTIPLE SUBDIVISION MAPS MAY BE FILED PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP.
- THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDANCE OF THE FINAL MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT SUBDIVISION MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY GEOCADD AERIAL SURVEYS, INC. DATED OCTOBER 15, 2014.
- ANY EXISTING SANITARY SEWER LATERALS PROPOSED TO BE REUSED MUST BE TELEVIEWED BY CITY OF SANTA CLARA AND APPROVED BY THE CITY BEFORE REUSE. A SANITARY LATERAL CLEAN-OUT SHALL BE INSTALLED AT THE PROPERTY LINE, IF ONE DOES NOT ALREADY EXIST WITHIN TWO (2) FEET OF THE PROPERTY LINE. ANY TRENCHING WITHIN THE BOUNDARY OF ALL TREES SHALL BE HAND DUG AND SO NOTED ON THE PLANS. ALL UTILITIES SERVING THE SITE SHALL BE UNDERGROUND.
- ALL EXISTING BUILDINGS ARE TO BE REMOVED EXCEPT AS NOTED.
- ALL EXISTING EASEMENTS ARE TO BE VACATED UNLESS NOTED OTHERWISE.
- PORTIONS OF FREMONT STREET, SHERMAN AVENUE AND APN 230-07-060 WITHIN THE PROJECT TO BE VACATED.

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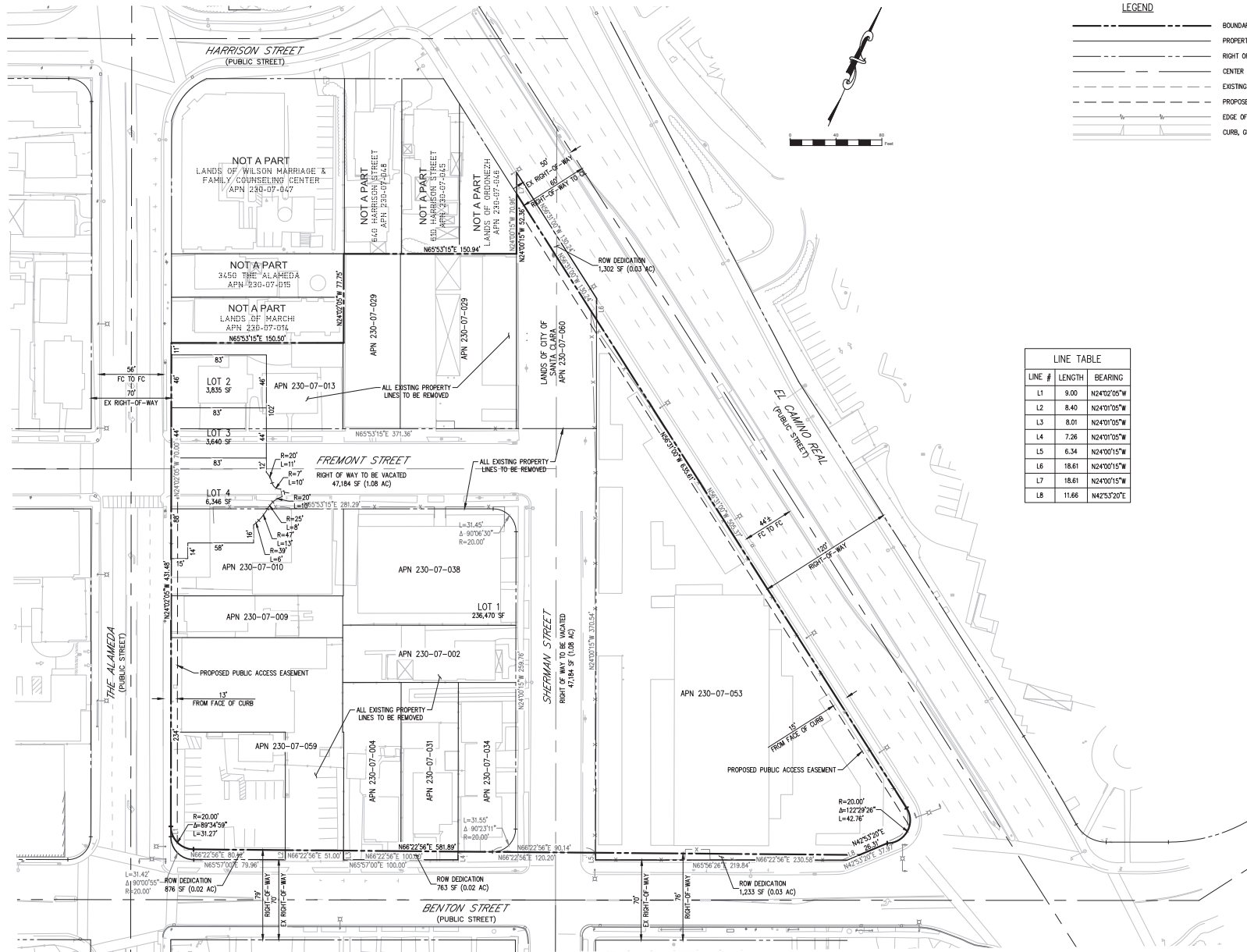
TM1 TENTATIVE MAP.dwg Apr 06, 2018

TM1
TENTATIVE MAP
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JOB NO. 16-111



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LEGEND

	BOUNDARY
	PROPERTY LINE
	RIGHT OF WAY
	CENTER LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EDGE OF PAVEMENT
	CURB, GUTTER, SIDEWALK & DRIVEWAY

LINE TABLE

LINE #	LENGTH	BEARING
L1	9.00	N24°02'05"W
L2	8.40	N24°01'05"W
L3	8.01	N24°01'05"W
L4	7.26	N24°01'05"W
L5	6.34	N24°00'15"W
L6	18.61	N24°00'15"W
L7	18.61	N24°00'15"W
L8	11.66	N42°53'20"E

EL CAMINO REAL MIXED USE SANTA CLARA, CA



TWO TENTATIVE MAP.dwg Apr 06, 2018

TM2
TENTATIVE MAP
APRIL 6, 2018
JOB NO. 16-111

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