

RESOLUTION NO. 22-9165

**A RESOLUTION OF THE CITY OF SANTA CLARA,
CALIFORNIA, TO APPROVE A REZONING FROM GENERAL
OFFICE (OG) TO PLANNED DEVELOPMENT (PD) TO ALLOW
A RESIDENTIAL DEVELOPMENT CONSISTING OF 108
DWELLING UNITS LOCATED AT 1601 CIVIC CENTER DRIVE,
SANTA CLARA**

PLN21-15206 (General Plan Amendment and Rezone)
SCH# 2022060217 (Mitigated Negative Declaration)

BE IT RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on September 2, 2021, Charities Housing (“Owner”) filed a development application for the 1.4 acre parcel located at 1601 Civic Center Drive (APN: 224-49-006), which is currently developed with a 28,950 square foot two-story office building, surface parking lot and landscaping (“Project Site”);

WHEREAS, the Owner simultaneously applied for a General Plan Amendment from Community Commercial to High Density Residential and Rezone of the Project Site from General Office (OG) to Planned Development (PD) to allow an affordable housing development consisting of 108 multifamily units in a five-story structure with resident amenities, 82 surface and garage parking spaces, landscaping, and public and private improvements (“Project”), as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, a rezone of the property from OG to PD is required to allow creative development standards for site and building design, that are not otherwise allowed in standard zoning districts, to construct 106 affordable housing units at 30 to 50 percent AMI and two market rate caretaker units for on-site management and security;

WHEREAS, in conformance with CEQA, the Mitigated Negative Declaration (MND) prepared for the Project was noticed and circulated for a 30-day public review period from June 13, 2022 to July 13, 2022;

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WHEREAS, the MND identified potential significant impacts of Project development that with implementation of the mitigation measures identified in the Mitigation Monitoring and Reporting Program (“MMRP”) will reduce potential mitigation measures to less than significant and will be incorporated into the Project;

WHEREAS, Santa Clara City Code (SCCC) Section 18.112.030 provides for the review and recommendation of the City’s Planning Commission of all rezoning requests before action is to be taken by the City Council;

WHEREAS, on August 3, 2022, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP and all pertinent information in the record, including public testimony, at the conclusion which the Planning Commission voted to recommend that the City Council adopt the MND and MMRP, approve the General Plan Amendment and rezoning to allow an affordable housing development consisting of 108 multifamily units in a five-story structure with resident amenities, 82 surface and garage parking spaces, landscaping, and public and private improvements;

WHEREAS, notices of the November 15, 2022 City Council hearing on the proposed rezoning were mailed to all property owners within 1,000 feet of the property, according to the most recent assessor’s roll, and posted in three conspicuous locations within 300 feet of the property, on November 3, 2022; and

WHEREAS, on November 15, 2022, the City Council held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor and in opposition to the Project.

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NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the City Council hereby rezones the Project Site from OG to PD to allow development of the Project, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.

3. Pursuant to SCCC Code Section 18.112.050, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow for residential development and the creation of housing opportunities envisioned by the 2010-2035 General Plan. A PD zoning of the Project Site to allow residential development would implement the General Plan's Land Use and Housing goals and policies to provide affordable housing in proximity to existing residential, neighborhood and community commercial uses, support services, local and regional transit facilities, outdoor open space and recreation areas.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area, in that the proposal redevelops an underutilized commercial parcel for residential development that incorporates Transition Policies of the General Plan for site and building design, on- and -off-site improvements to integrate into the community, and would implement project conditions of approval to avoid and reduce impacts of development.

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C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change would allow for high density residential development within a five-story structure, managed on-site parking and security, tenant private and common open space, and community space for outdoor public gathering and indoor meeting space. Construction of the project would contribute to the City's housing inventory and assist in production of affordable housing units to achieve RHNA targets as mandated by the State.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to minimize building footprint and increase building height to provide high density housing with tenant private and common open space that is significantly setback from neighboring residences, and that also provides common space that is available for public use.

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4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the City Council rezones the Project Site to allow a 108 multifamily dwelling units consisting of 106 affordable units at 30 to 50 percent AMI and two market rate caretaker units in a five-story structure with resident amenities, 82 surface and garage parking spaces, landscaping, and public and private improvements, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 15TH DAY OF NOVEMBER, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Becker, Hardy, Jain, Watanabe, and Mayor Gillmor
NOES:	COUNCILORS:	Chahal, and Park
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST:



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Conditions of Rezone Approval
2. Civic Center Family Housing – GPA Resubmission 2

CIVIC CENTER FAMILY HOUSING PROJECT

CONDITIONS OF REZONE APPROVAL

GENERAL

- G1. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.
- G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

- A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

BUILDING DIVISION

- BD1. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- Any building or structure that is demolished shall have its address retired and a new address/s shall be issued for the project.
- BD2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- FEMA Flood Zone map designations and requirements are based on the map in effect at date of Building Permit issuance.
- BD3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: <https://www.santaclaraca.gov/our-city/departments-g->

[z/public-works/environmental-programs/stormwater-pollution-prevention](#) and will be routed to a contract consultant for review.

- BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.
- During construction retaining a single company to install all fire rated penetrations is highly recommended.
 - The grade level lobbies shall be min.1 hour rated all sides and above.
 - All stair shafts shall be min. 1 hour rated.
 - All elevator shafts shall be min. 1 hour rated.
 - All trash chute shafts shall be min. 1 hour rated.
 - Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - Any trash rooms shall be min. 1 hour rated all sides and above.
- BD5. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.
- BD6. Informational: Temporary Certificates of Occupancy will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO.'s.
- BD7. See Title 15 of the Santa Clara City Code for any amendments to the California Building Codes.
- BD8. This project is subject to the provisions of the City of Santa Clara 2022 Reach Code, effective January 2022 See Ordinance No. 2034 and/or Title 15 of the Santa Clara City Code.
- Chp. 15.36 – Energy Code for “all electric” provisions for new construction.
 - i. Subject to CA Energy Commission acceptance and approval and on this project's entitlement date.
 - Chp. 15.38 – Green Building Code for additional Electric Vehicle Charging requirements for new construction.

HOUSING & COMMUNITY SERVICES DIVISION

- H1. The applicant's current housing development proposal of 106 affordable units meets the City's Affordable Housing Ordinance requirements. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the affordable rents and apply all terms and covenants guaranteeing the

prescribed affordability, to the satisfaction of the Director of Community Development. Satisfaction of the affordable housing obligation shall be memorialized in the AHA and subject to City Council approval. There will be a fee for the AHA preparation in the amount of \$5113 that will be due prior to execution of the AHA. Additionally, there is an annual monitoring fee per affordable unit in the amount \$119. Please note all fees are based on the current Municipal Fee Schedule in effect at the time the project is approved. The adopted fees for FY2022-23 are \$5,610 for the AHA preparation and \$122 for annual monitoring fee per affordable unit. The new fee will be effective July 1, 2022.

PLANNING DIVISION

- P1. It shall be the developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and storm water collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.
- P2. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.
- P3. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of one acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.
- P4. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- P5. Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
- P6. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- P7. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10' from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.

- P8. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
- P9. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.
- P10. The developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Planning and Inspection for review and approval prior to the issuance of demolition and building permits.
- P11. Construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays and Sundays for projects within 500 feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 500 feet of a residential use and prohibited on Sundays. Construction activity shall not be allowed on recognized State and Federal holidays.
- P12. The project shall comply with the mitigation measures identified in the Civic Center Family Housing Project Mitigated Negative Declaration and Mitigation Measures and Reporting Program.
- P13. Charities Housing to include transit pass upon request for each tenant.
- P14. Charities Housing to continue community outreach with neighbors with oversight program provided by Applicant to the satisfaction of Director of Community Development.
- P15. Designate a ride share area within the project site to the satisfaction of Director of Community Development.
- P16. Include venue for display of public art with consideration towards Native American artists.
- P17. Give serious consideration to establishing a shared parking arrangement with commercial and City buildings in area.
- P18. Failure by developer or any contractor to comply with mitigation measures or other conditions (including, but not limited to, emissions, noise, street cleaning, and dust control) will subject the developer to code enforcement under the City Code.
- P19. Charities shall install a security system approved by the Director of Community Development, with security to be recorded and monitored with approximately 50 cameras. At the Director's discretion, monitoring may be required to be conducted in real-time by security personnel.

FIRE

- F1. Fire apparatus access roadways shall be provided so that all portion of an exterior wall of the first story of the buildings are located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, or the project team will be required to mitigate the lack of compliance. If these conditions cannot be met the project team will be required to complete an Alternative materials, design and methods of construction and equipment application. The required mitigation measure will be determined by the Fire Department.
- F2. At time of Building Permit application provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75%

reduction in fire-flow is allowed with the installation of a automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.

- F3. At time of Building Permit application, the required number, location and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F4. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.
- F5. Prior to the start of construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F6. At time of Building Permit application, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:
 - a. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.
 - b. Fire apparatus access roadways shall have a "minimum" width of a fire apparatus access roadway for Engines is 20 feet. The "minimum" width of roadways for aerial apparatus is 26 feet. Aerial access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and the sides of the building requiring access shall be approved by the Fire Department. Trees, overhead wiring, etc. shall not conflict with any means of fire department access.
 - c. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
 - d. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
 - e. Fire apparatus access roadways shall have a "minimum" inside turning radius for fire department access roadways shall be 36 feet or greater.
 - f. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for turning around.
 - g. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
 - h. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, ingress/egress easements and/or City right-of-way.
 - i. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the

automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.

- F7. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F8. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental documents:
- a. **Step 1 – Hazardous Materials Closure (HMCP):** This is a permit issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled, or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled, or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.
 - b. **Step 2 – Site Mitigation:** Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.
 - Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
 - Department of Toxic Substances Control (DTSC)
 - State Water Resources Control Board
 - Santa Clara County, Department of Environmental Health.
 - c. **Step 3 – Community Development, Building Division Demolition Application:** For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

If the project intends to contract with a State or County Agency for onsite/offsite environmental remediation activities the following documentation shall be provided to the Fire Prevention & Hazardous Materials Division prior to issuance of a Building Permit for demolition or grading:

- Oversight agency case number; and
- Oversight managers contact name, phone number.

PARKS & RECREATION

PR1. This review assumes the Project is not a subdivision and the Mitigation Fee Act (MFA) provisions will apply. The project will generate an estimated 259 residents (2.4 persons/household x 108 units). Based on the MFA standard of 2.6 acres/1000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately .05728-acres with a 15% credit applied for

this 100% affordable project. The equivalent fee due in lieu of parkland dedication is therefore \$3,388,154 with a 15% credit applied for this 100% affordable project.

- PR2. In lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit.
- PR3. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.
- PR4. Dwelling Unit Tax. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 25 studio units, 28 one-bedroom units, 26 two-bedroom units, and 29 three-bedroom units for a total DUT of \$2,040.

POLICE

- PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.
- PD2. Address numbers should be a minimum of twelve (12) inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.
- PD3. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.
- PD4. Residences with rear alley entrance doors shall be numbered with the same address numbers or suite numbers as the front doors. Numbers that are a minimum height of 4" are recommended.
- PD5. There shall be positioned near the entrance an illustrative diagram of the complex, which shows the location of the viewer and unit designations within the complex, including separate building designations. This diagram shall be illuminated and should be protected by vandal and weather resistant covers.
- PD6. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.
- PD7. When there is an alley or driveway to the rear of the residential, business or commercial establishment that provides pedestrian or vehicle access, that area should be fenced and locked after hours. A 'Knox Box' or key coded system shall be used for police and fire emergency access.
- PD8. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.
- PD9. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:
white light source, pedestrian scale, full cut-off or shoebox design, unbreakable exterior tamperproof housings, wall mounted lights/10' high. These features increase natural

- surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.
- PD10. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see-thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.
- PD11. If the project includes any benches, these benches should not be longer than 5 feet in length and should have arm rests at both ends. If the benches are longer than 5 feet in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.
- PD12. The developer should install skate stoppers on any low clearance wall of 36 inches in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.
- PD13. All exterior doors should be adequately illuminated at all hours with their own light source.
- PD14. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.
- PD15. All elevators should be well lit and equipped with a security mirror to provide interior and exterior visibility prior to entry or exit.
- PD16. Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator or stairs. It is highly desirable to design an elevator shaft and cab to be transparent, making occupants of the cab visible from the outside. All elevators should be well lit and equipped with a security mirror to provide interior & exterior visibility prior to entry or exit.
- PD17. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.
- PD18. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.
- PD19. The parking structure/site should be equipped with a centrally located emergency panic alarm system that reports to a central office. If more than one button/call station is installed, the emergency system should always be in visual distance from another emergency call station. There should not be more than 300 feet separating each call station, which is the current industry standard.
- PD 20. Exterior stairs shall be open style whenever structurally possible. The stairs should be well lit.
- PD21. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.
- PD22. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.
- PD23. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance)
- PD24. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.

- PD25. Consider storage, maintenance, and trash rooms within the parking garage having doors which cannot be locked from the inside and that close and lock quickly and automatically upon exit.
- PD26. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded keypad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects: 2585 El Camino Real (Coded keypad access) and 3555 Monroe Street (Knox box key access).
- PD 27. Public Safety Radio Systems Penetration Guidelines have been established by the City of Santa Clara Communications Department for radio signal penetration during emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5591 (for high rises).
- PD 28. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.
- PD29. Applicant shall contact the Santa Clara Police Department 'Permits' unit (408-615-4868) for regulated activity special licensing requirements.
- PD30. Applicant shall contact the Santa Clara Police Department 'Intelligence' unit (408-615-4849) for entertainment permit requirements.
- PD 31. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. For retail uses, especially where there is cash on hand, robbery and cash security protocols should be established. Applicants are encouraged to contact the Santa Clara Police Department's Community Services Unit (408-615-4859) for assistance.
- PD 32. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded keypad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects: 2585 El Camino Real (Coded keypad access) and 3555 Monroe Street (Knox box key access) ****KNOX Box/Coded keypad per building, gated parking garages, pool area etc...
- PD33. The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.
- PD34. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during

emergencies. The developer is advised that the project may be required to install equipment for adequate radio coverage for the City of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The developer should contact the director of communications at (408) 615-5571. (for high rises)

- PD35 Applicant shall install signage to prevent theft from vehicles in the parking lots. In addition, the use of quality lighting, installation of high-quality video cameras/recorders, and license plate readers are highly encouraged to prevent thefts from vehicles.

PUBLIC WORKS

ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be submitted within a Single Encroachment Permit to be reviewed and issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement/encroachment permit plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements directly to the Public Works Department. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.
- E4. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E5. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E6. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined that there should be enough SS conveyance capacity to accommodate the proposed development without adding it to the City's Sanitary Sewer Hydraulic Model (SSHM).
- E7. The sanitary sewer mains serving the site not included in the Sanitary Sewer Hydraulic Model were monitored in the field by the developer at developer's expense to evaluate proposed development impact to said sanitary sewer mains. The Sanitary Sewer Monitoring Report determined there should be sufficient SS conveyance capacity to accommodate the proposed development.
- E8. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.
- E9. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

- E10. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E11. Dedicate required on-site easements for any new sidewalk, public utilities and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.
- E12. Dedicate a sidewalk easement for the sidewalk and driveway portions within private property and pay the easement preparation fee. Sidewalk easement shall be 1' behind proposed back-of-walk if there is landscaping behind sidewalk and/or at the proposed back-of-walk with a cold joint if there is hardscape concrete behind sidewalk.
- E13. Entire width of Civic Center Drive and Lincoln Street shall be treated with minimum 2" overlay with dig-outs along the entire project frontage.
- E14. Developer shall locate the proposed CATV line shown on Civic Center adjacent and just to the north of the existing water line near the western driveway to the joint trench outside of the blacktop.
- E15. A transportation impact analysis is not required as the project is not expected to generate over 100 net new AM or PM peak hour trips.
- E16. A VMT analysis is not required as the project is 100% affordable housing.
- E17. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction.
- E18. Residential bicycle parking shall be 36 Class I spaces and 7 Class II spaces per 2007 VTA Bicycle Technical Guidelines. Class I and Class II bicycle parking, as defined in SCMC 18.74.075, shall be conveniently accessible from the street, within 200 feet of a building entrance and/or highly visible area.
- E19. Design and construct a minimum 5-foot wide sidewalk along Lincoln Street and Civic Center project frontages.
- E20. Improvements within 10 feet of a driveway must be less than 3 feet or greater than 10 feet per City Standard Detail TR-9. Please show intersection and driveway triangle of safety on site plan as shown in City Standard Detail TR-9.
- E21. All proposed driveways shall be ADA compliant per City Standard ST- 8.
- E22. Design and construct two curb ramps at Lincoln Street/Civic Center Drive in accordance with Caltrans Std Plan A88A, Case A. Only one Case A is currently being shown on the site plan, please revise.
- E23. Unused driveways in the public right-of-way shall be replaced with City standard curb, gutter, and sidewalk per City Standard Detail ST-12.
- E24. Provide ADA walkway connecting the proposed buildings to public sidewalk.
- E25. On-street parking shall not be counted toward on-site parking requirements.
- E26. A bulb-out shall be installed at the NW corner of Lincoln Avenue and Civic Center Drive.

STREETS DIVISION

Landscape

- L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
- L2. No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).

- L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

Solid Waste

- SW1. The applicant shall complete and provide the Solid Waste Management Report, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.
- SW2. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.
- SW3. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a Waste Management Plan and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at <http://santaclaraca.wastetracking.com/>.
- SW4. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.
- SW5. This property falls within the City's exclusive franchise hauling area. The applicant is required to use the City's exclusive franchise hauler and rate structure for solid waste services. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Acknowledgement portion of the Solid Waste Management Plan for New Development and Redevelopment form noting the service haulers used for this project.
- SW6. Prior to obtaining a Temporary or Final Certificate of Occupancy, weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.
- SW7. All refuse from all residential properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval.

Stormwater

- ST1. Stormwater treatment facilities shall be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook. Prior to City's issuance of Building or Grading Permits, the

- applicant shall develop a Final Stormwater Management Plan, update the [C.3 Data Form](#), and the Special Project narratives/worksheet (as appropriate).
- ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party review letter shall be submitted with the Plan.
- ST3. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the DPW Code Enforcement staff once per month during the wet season (October – April). The applicant shall prepare an Erosion and Sediment Control Plan.
- ST4. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Include the [SCVURPPP Countywide Construction BMPs Plan Sheet](#) with the plans.
- ST5. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the [SCVURPPP List of Qualified Consultants](#), and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or RPerkins@santaclaraca.gov
- ST6. Porous Pavement, Vaults, Interceptor Trees and Trash Full Capture Devices shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. The number, location and species of the interceptor trees shall be confirmed during the construction.
- ST7. Stormwater treatment facilities must be designed, installed, and maintained to achieve the site design measures throughout their life in accordance to the SCVURPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.
- ST8. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>. For porous pavement and underground vault, inspection of these facilities is to be done annually.
- ST9. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST10. Developer shall purchase and install full trash capture devices for all storm drain inlets downstream of a trash staging area, which must be maintained by the property owner

in perpetuity. Maintenance and inspection of full trash capture devices shall be addressed in the O&M Agreement.

- ST11. Developer shall install an appropriate stormwater pollution prevention message such as “No Dumping – Flows to Bay” on any storm drains located on private property.
- ST12. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City’s storm drain system.
- ST13. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

SILICON VALLEY POWER

SVP1. Clearances: **(Make sure job notes do not conflict with SVP clearance requirements)**

a. EQUIPMENT

- i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
- ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
- iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
- iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
 - 1. Thirty (30) inches from side of equipment sides.
 - 2. Forty Eight (48) inches in front of access doors.

a. Barrier Pipes in front of access doors shall be removable.

b. CONDUITS

- i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
- ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
- iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
- iv. Three (3) foot minimum clearance is required between sign posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
- v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
- vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
- vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5’ foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES

- i. Ten (10) foot minimum clearance is required between adjacent vaults or manholes.
- ii. Five (5) foot minimum clearance is required between adjacent conduits.
- iii. Minimum 36” from face of curb, or bollards required.

- d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
 - i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - e. Guy Anchors
 - i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
 - f. Trees
 - i. OH 1230 for Overhead Lines
 - ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities
- SVP2. Reference listed SVP standards for clearances.
- a. Installation of Underground Substructures by Developers
 - b. UG1250 – Encroachment Permit Clearances from Electric Facilities
 - c. UG0339 – Remote Switch Pad
 - d. OH1230 – Tree Clearances From Overhead Electric Lines
 - e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- SVP3. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a “Load Survey” form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a “Service Investigation Form” and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
- SVP4. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- SVP5. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- SVP6. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- SVP7. Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP8. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP9. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have it’s own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- SVP10. If transformer pads are required, City Electric Department requires an area of 17’ x 16’-2”, which is clear of all utilities, trees, walls, etc. This area includes a 5’-0” area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8’-0” apron to a 3’-0”, providing the apron is back of a 5’-0” min. wide sidewalk. Transformer pad must be a minimum of 10’-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.

- SVP11. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements
- SVP12. Any relocation of existing electric facilities shall be at Developer's expense.
- SVP13. Electric Load Increase fees may be applicable.
- SVP14. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).
- SVP15. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
- SVP16. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
- SVP17. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP18. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- SVP19. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- SVP20. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.
- SVP21. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements.

Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*

- SVP22. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.
- SVP23. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- SVP24. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.
- SVP25. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER & SEWER

- W1. Development Impact Analysis: A Development Impact Analysis request has been submitted for the project and the impacts are currently being analyzed. If there is a deficiency in the existing potable water distribution or storage infrastructure, the developer will be required to upgrade the potable water system as determined and approved by the City. The required potable water system upgrades will be at developer's expense. The evaluation may change based on pending development applications and future projects. The potable water hydraulic analysis does not guarantee or in any way reserves or holds distribution capacity until developer has Final Approval for the project.
- W2. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation, industrial processes, cooling, etc.) shall be designed for recycled water use and shall comply with all Recycled Water regulations.
- W3. Recycled Water Connection and Use: The project shall connect to the City's Recycled Water System at the time that a recycled water point of connection is available along any portion of the project site's frontage.
- W4. Potable Water Main: The applicant shall replace all the existing water mains along the project frontages with new 12" DIP pipe water main. The water main upgrade shall extend the entire length of the property's frontages or as required by the Development Impact Analysis.
- W5. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.
- W6. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if

sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

- W7. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W8. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W9. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W10. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W11. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W12. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W13. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

- W14. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W15. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.
- W16. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W17. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

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

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

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



CIVIC CENTER FAMILY HOUSING

1601 CIVIC CENTER DR.
SANTA CLARA, CA 95050

GPA RESUBMISSION 2
05/25/2022

MITHUN
ARCHITECTS
1601 CIVIC CENTER DRIVE
SANTA CLARA, CALIFORNIA 95050
TEL: 408.298.1100
WWW.MITHUN.COM

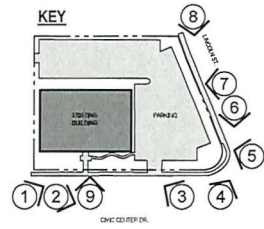
MITHUN
 1877450
 05/29/2022
 G1.01
 CPA RESUBMISSION 2
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PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR
 CHARITIES HOUSING



WOODLAND AVE WINDOW VIEW STREET EXTERIOR



DATE	DESCRIPTION
12.18.2021	PLANNING SUBMITTAL
02.11.2021	100% DESIGN SET DEVELOPMENT
03.11.2021	CPA SUBMITTAL
11.19.2021	100% DESIGN SET DEVELOPMENT
04.08.2022	CPA RESUBMISSION 1
05.25.2022	CPA RESUBMISSION 2

SITE & SURROUNDING AREA PHOTOS

Project No.: 1877450
 Date: 05/29/2022

PROJECT
 CIVIC CENTER FAMILY HOUSING
LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR




DATE	DESCRIPTION
12.18.2022	CPA REVISION 1
JUL 1, 2021	CPA REVISION 2
AUG 1, 2021	CPA REVISION 3
JUN 1, 2021	CPA REVISION 4
JUL 1, 2021	CPA REVISION 5
JUL 1, 2021	CPA REVISION 6
JUL 1, 2021	CPA REVISION 7
JUL 1, 2021	CPA REVISION 8
JUL 1, 2021	CPA REVISION 9
JUL 1, 2021	CPA REVISION 10
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JUL 1, 2021	CPA REVISION 100

AT
 PROJECT MANAGER
KB / SA
 PROJECT ARCHITECT
SA / AX
 PROJECT ARCHITECT
AP
 PROJECT ARCHITECT

RENDERINGS

1927400
 05/25/2022
G1.03
 CPA REVISION 2
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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 8', 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

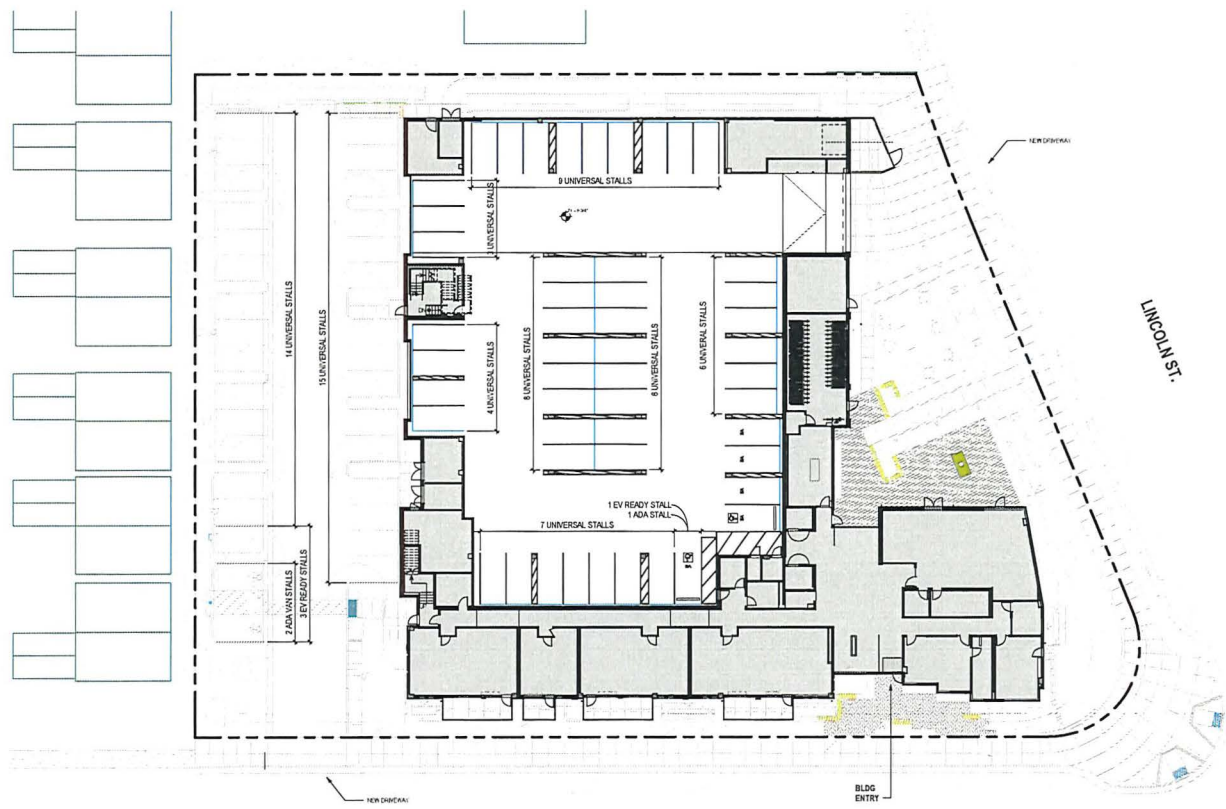
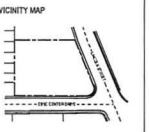
CIVIC CENTER STREET LEVEL PERSPECTIVE



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 MITHUN ARCHITECTS, INC. 1927400 05/25/2022

PROJECT: CIVIC CENTER FAMILY HOUSING
 LOCATION: 1601 CIVIC CENTER DR., SANTA CLARA, CA 95050

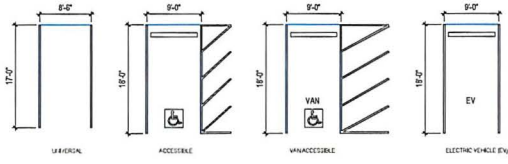
PREPARED FOR: CHARITIES HOUSING



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

CIVIC CENTER DR.

PARKING LEGEND



PARKING COUNT - EXTERIOR			
CATEGORY	PROPOSED	SIZE	COMMENTS
UNIVERSAL STALLS PROVIDED	29	9'-0" X 17'-0"	
VAN ACCESSIBLE	1	9'-0" (W/2' ACCESS AISLE) X 18'-0"	118-206.2.4 (1% of ADA stalls)
ADA STALLS REQ'D	1	9'-0" (W/2' ACCESS AISLE) X 18'-0"	118-206.2.3.1
EV PARKING**	3	9'-0" X 18'-0"	CAL Green 4, 105.6.2 (10% of total parking)
SUBTOTAL PARKING	33		CBC 118-206.3.2 Includes (1) Van Stall
PARKING COUNT - INTERIOR			
CATEGORY	PROPOSED	SIZE	COMMENTS
UNIVERSAL STALLS PROVIDED	45	9'-0" X 17'-0"	
VAN ACCESSIBLE REQ'D	1	9'-0" (W/2' ACCESS AISLE) X 18'-0"	CBC 118-206.2.4 (1% of ADA stalls)
ADA STALLS REQ'D	1	9'-0" (W/2' ACCESS AISLE) X 18'-0"	CBC 118-206.2.3.1
EV PARKING**	5	9'-0" X 18'-0"	CAL Green 4, 105.6.2 (10% of total parking)
SUBTOTAL PARKING	52		CBC 118-206.3.2 Includes (1) Van & (1) ADA Stall
TOTAL PARKING	85		

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

DATE	DESCRIPTION
11/14/2023	FOR ARCHITECT SUBMITTAL
08/23/2023	100% DEVELOPER REVIEW
08/23/2023	FOR SUBMITTAL
11/13/2023	50% DEVELOPER REVIEW
08/18/2023	FOR SUBMITTAL
08/18/2023	100% DEVELOPER REVIEW
08/18/2023	FOR SUBMITTAL

DATE: 11/14/2023
 FOR REVISION/ISSUE

PARKING PLAN

DATE: 10/27/2023
 DATE: 09/29/2023

MITHUN ARCHITECTS, INC. 1000 MARKET STREET, SUITE 200, SAN FRANCISCO, CA 94102
 TEL: 415.774.4000 FAX: 415.774.4001
 WWW.MITHUNARCHITECTS.COM
 DATE: 11/14/2023 10:03 AM

PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR
 **CHARITIES HOUSING**



DATE: 03.28.2022 BY: JESSICA GUNDEL
 03.28.2022 JESSICA GUNDEL
 03.28.2022 JESSICA GUNDEL
 03.28.2022 JESSICA GUNDEL
 03.28.2022 JESSICA GUNDEL
 03.28.2022 JESSICA GUNDEL
 03.28.2022 JESSICA GUNDEL

AT
 KB / SA
 SA / AK
 AP

UNIT COUNTS

PROJECT NO.
 1927400
 DATE
 05/25/2022

G1.07
 GFA RESUBMISSION 2
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UNIT COUNT - STUDIO

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

UNIT COUNT - 3BR

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

UNIT COUNT - 1BR

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

UNIT COUNT - TOTAL

UNIT TYPE	COUNT	AVERAGE SQ. FT.
SBR-A	24	279 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
2BR-D	4	1129 SF
3BR-A	12	1091 SF
3BR-B_2	4	1107 SF
3BR-B_3	4	1099 SF
3BR-C	4	1121 SF
3BR-D	1	997 SF
Grand Total	108	

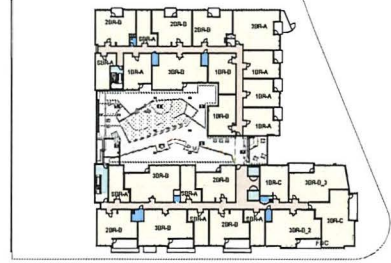
UNIT COUNT - 2BR

Level	Name	Count
LEVEL 01	2BR-A	2
2BR-B	2BR-B	6
LEVEL 02	2BR-B	5
LEVEL 03	2BR-B	6
LEVEL 04	2BR-B	6
LEVEL 05	2BR-B	6
2BR-C	2BR-C	1
LEVEL 03	2BR-C	1
25		

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.



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



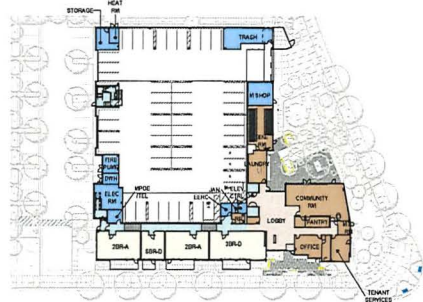
2 LEVEL-2 PODIUM - UNIT COUNT (26 UNITS)
 1" = 40'-0"



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

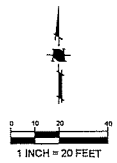
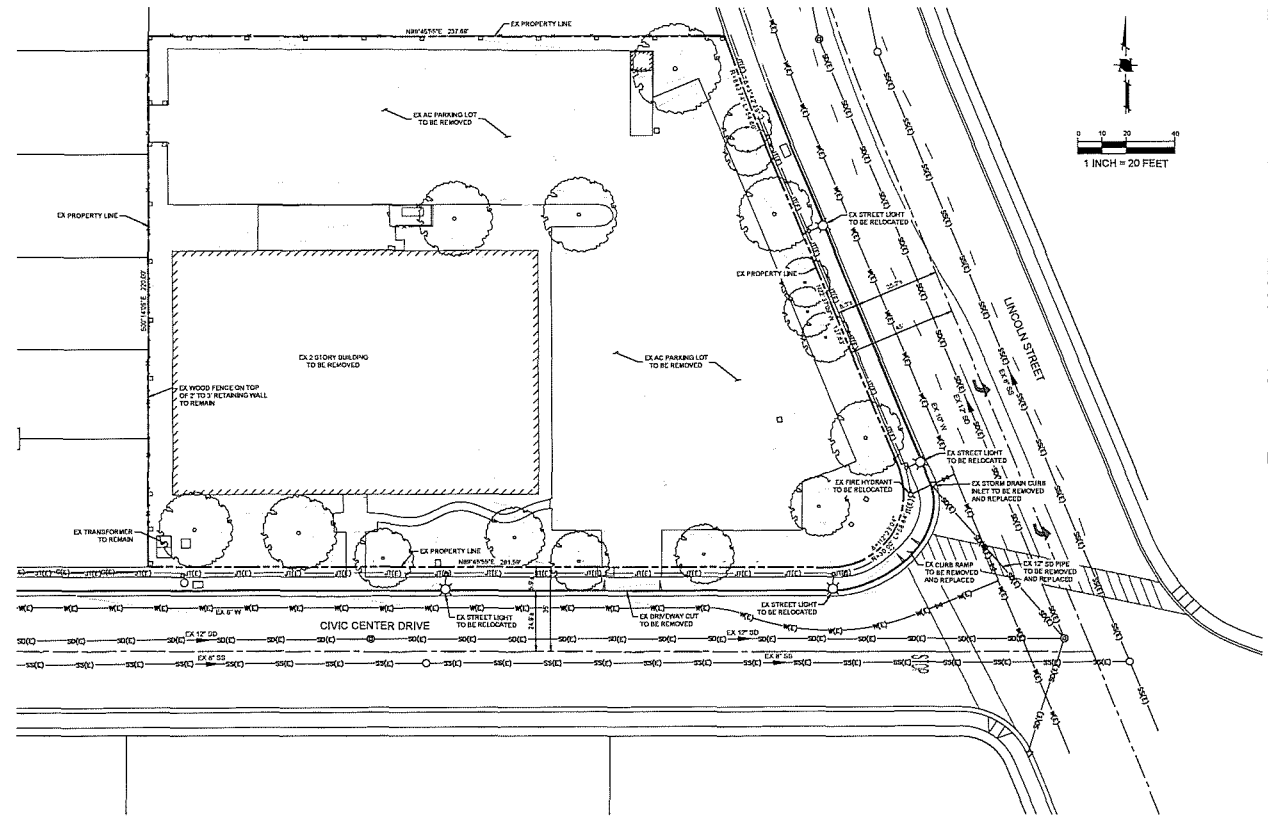


4 LEVEL-4 FLOOR PLAN - UNIT COUNT (26 UNITS)
 1" = 40'-0"



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

MITHUN ARCHITECTURE INC. 1801 CIVIC CENTER DRIVE, SUITE 1000, SAN FRANCISCO, CA 94103
 TEL: 415.774.2200 FAX: 415.774.2201 WWW.MITHUN.COM
 PROJECT NO. 1927400 DATE 05/25/2022
 SHEET NO. G1.07 OF 10
 GFA RESUBMISSION 2
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LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- WHEELCHAIR RAMP
- TREE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN INLET
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- ELECTROILER
- PULL BOX
- GENT TRENCH
- GAS

EXISTING

- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- WHEELCHAIR RAMP
- TREE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN OUT
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM DRAIN CURB INLET
- STORM DRAIN INLET
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- ELECTROILER
- PULL BOX
- GENT TRENCH
- GAS

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.

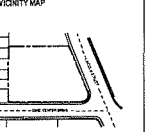
EXISTING CONDITIONS

DATE: 12/27/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]

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 CPA RESUBMISSION 2
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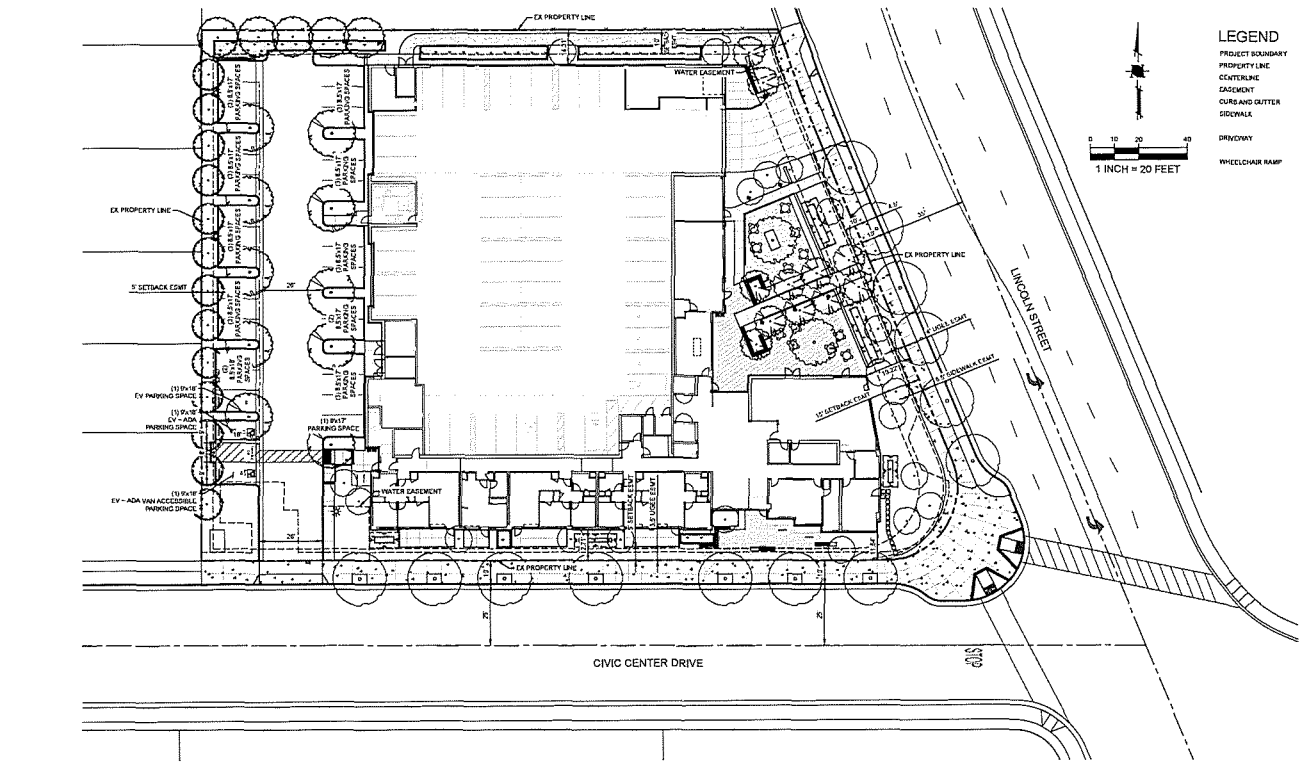
PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
1601 CIVIC CENTER DR. SANTA CLARA, CA 95050

PREPARED FOR

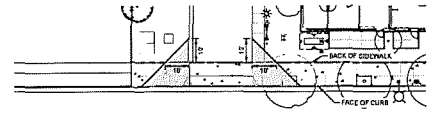
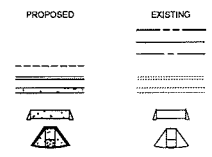
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05.05.2022	PRELIMINARY DESIGN
06.05.2022	PRELIMINARY DESIGN
07.05.2022	PRELIMINARY DESIGN
08.05.2022	PRELIMINARY DESIGN
09.05.2022	PRELIMINARY DESIGN
10.05.2022	PRELIMINARY DESIGN
11.05.2022	PRELIMINARY DESIGN
12.05.2022	PRELIMINARY DESIGN
01.06.2023	PRELIMINARY DESIGN
02.06.2023	PRELIMINARY DESIGN
03.06.2023	PRELIMINARY DESIGN
04.06.2023	PRELIMINARY DESIGN
05.06.2023	PRELIMINARY DESIGN
06.06.2023	PRELIMINARY DESIGN
07.06.2023	PRELIMINARY DESIGN
08.06.2023	PRELIMINARY DESIGN
09.06.2023	PRELIMINARY DESIGN
10.06.2023	PRELIMINARY DESIGN
11.06.2023	PRELIMINARY DESIGN
12.06.2023	PRELIMINARY DESIGN
01.07.2024	PRELIMINARY DESIGN
02.07.2024	PRELIMINARY DESIGN
03.07.2024	PRELIMINARY DESIGN
04.07.2024	PRELIMINARY DESIGN
05.07.2024	PRELIMINARY DESIGN
06.07.2024	PRELIMINARY DESIGN
07.07.2024	PRELIMINARY DESIGN
08.07.2024	PRELIMINARY DESIGN
09.07.2024	PRELIMINARY DESIGN
10.07.2024	PRELIMINARY DESIGN
11.07.2024	PRELIMINARY DESIGN
12.07.2024	PRELIMINARY DESIGN

AP
 KB / SA
 SA / AK



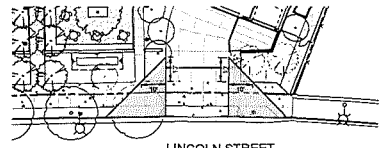
LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- CENTERLINE
- SETBACK
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- WHEELCHAIR RAMP



CIVIC CENTER DRIVE

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



LINCOLN STREET

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

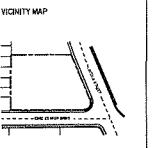
SITE PLAN

1927400
 02/25/2022

C1.02
 CPA RESUBMISSION 2
 © 2018 MITHUN INC.

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

PREPARED FOR



DATE	DESCRIPTION
11.28.2011	EX. APPROVED SUBMITTAL
12.23.2011	100% EX. APPROVED SUBMITTAL
01.13.2012	0% EX. APPROVED SUBMITTAL
01.18.2012	50% EX. APPROVED SUBMITTAL
02.08.2012	100% EX. APPROVED SUBMITTAL
02.08.2012	100% EX. APPROVED SUBMITTAL
02.25.2012	100% EX. APPROVED SUBMITTAL

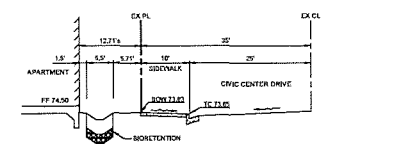
DATE: 02/25/2012
 TIME: 10:00 AM
 PROJECT: CIVIC CENTER FAMILY HOUSING

BY: [Signature]
 FOR: [Signature]
 SA / FAX: [Signature]
 PROJECT NUMBER: [Signature]
 JOB: [Signature]

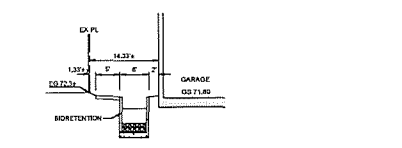


DATE: 02/25/2012
 TIME: 10:00 AM
 PROJECT: CIVIC CENTER FAMILY HOUSING

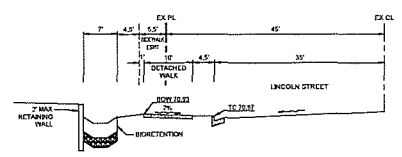
C2.02
 C/P: RESUBMISSION 2
 © 2011 MITHUN, INC.



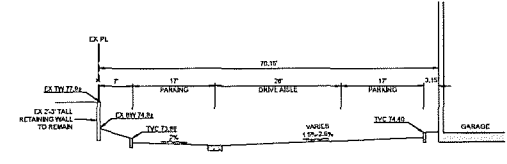
D SECTION
 NTS



B SECTION
 NTS



C SECTION
 NTS



A SECTION
 NTS



Sheet 1: Stormwater Calculations for Volume Based Treatment. Includes input data for impervious area (11,742 sq ft), % imperviousness (67.7%), and calculations for runoff volume (1,000 cu ft) and detention volume (1,000 cu ft).

Sheet 2: Stormwater Calculations for Volume Based Treatment. Includes input data for impervious area (11,742 sq ft), % imperviousness (67.7%), and calculations for runoff volume (1,000 cu ft) and detention volume (1,000 cu ft).

Sheet 3: Stormwater Calculations for Volume Based Treatment. Includes input data for impervious area (11,742 sq ft), % imperviousness (67.7%), and calculations for runoff volume (1,000 cu ft) and detention volume (1,000 cu ft).

Sheet 4: Stormwater Calculations for Volume Based Treatment. Includes input data for impervious area (11,742 sq ft), % imperviousness (67.7%), and calculations for runoff volume (1,000 cu ft) and detention volume (1,000 cu ft).

Sheet 5: Stormwater Calculations for Volume Based Treatment. Includes input data for impervious area (11,742 sq ft), % imperviousness (67.7%), and calculations for runoff volume (1,000 cu ft) and detention volume (1,000 cu ft).

Sheet 6: Stormwater Calculations for Volume Based Treatment. Includes input data for impervious area (11,742 sq ft), % imperviousness (67.7%), and calculations for runoff volume (1,000 cu ft) and detention volume (1,000 cu ft).

Table with 2 columns: Date and Description. Contains dates from 12/18/2010 to 01/26/2012 and corresponding descriptions of design and review stages.

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

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DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

DATE: 01/26/2012

DESCRIPTION: GFA REVIEW

STORMWATER CONTROL CALCULATIONS

PROJECT: 1927400

DATE: 05/25/2022

SCALE: C4.03

DATE: 05/25/2022

SCALE: C4.03

DATE: 05/25/2022

SCALE: C4.03

DATE: 05/25/2022

SCALE: C4.03

DATE: 05/25/2022

SCALE: C4.03

DATE: 05/25/2022

SCALE: C4.03

DATE: 05/25/2022

SCALE: C4.03

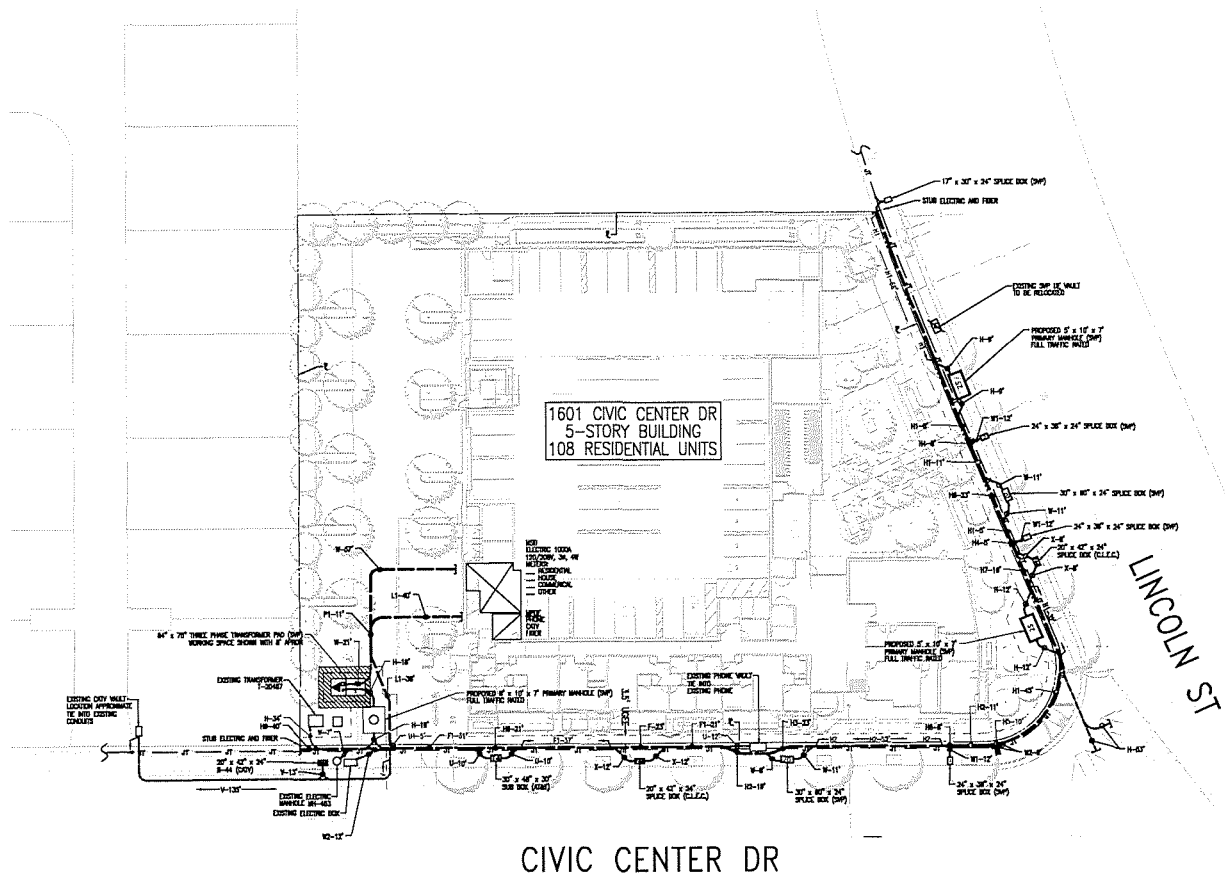
DATE: 05/25/2022

SCALE: C4.03

DATE: 05/25/2022

SCALE: C4.03

—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 4' APRON
- PROPOSED 6" x 10" x 7" PRIMARY MANHOLE (SVP) FULL TRAFFIC RATED
- PROPOSED 5" x 15" 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.)
- EXISTING JOINT TRENCH
- 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.

PROJECT
CIVIC CENTER FAMILY HOUSING
LOCATION
1601 CIVIC CENTER DR.
SANTA CLARA, CA
95050

PREPARED FOR



DATE	DESCRIPTION
02/28/2022	PLANNING SUBMITTAL
03/02/2022	10% DESIGN DEVELOPMENT
03/20/2022	30% DESIGN DEVELOPMENT
04/08/2022	60% DESIGN DEVELOPMENT
05/23/2022	100% DESIGN DEVELOPMENT

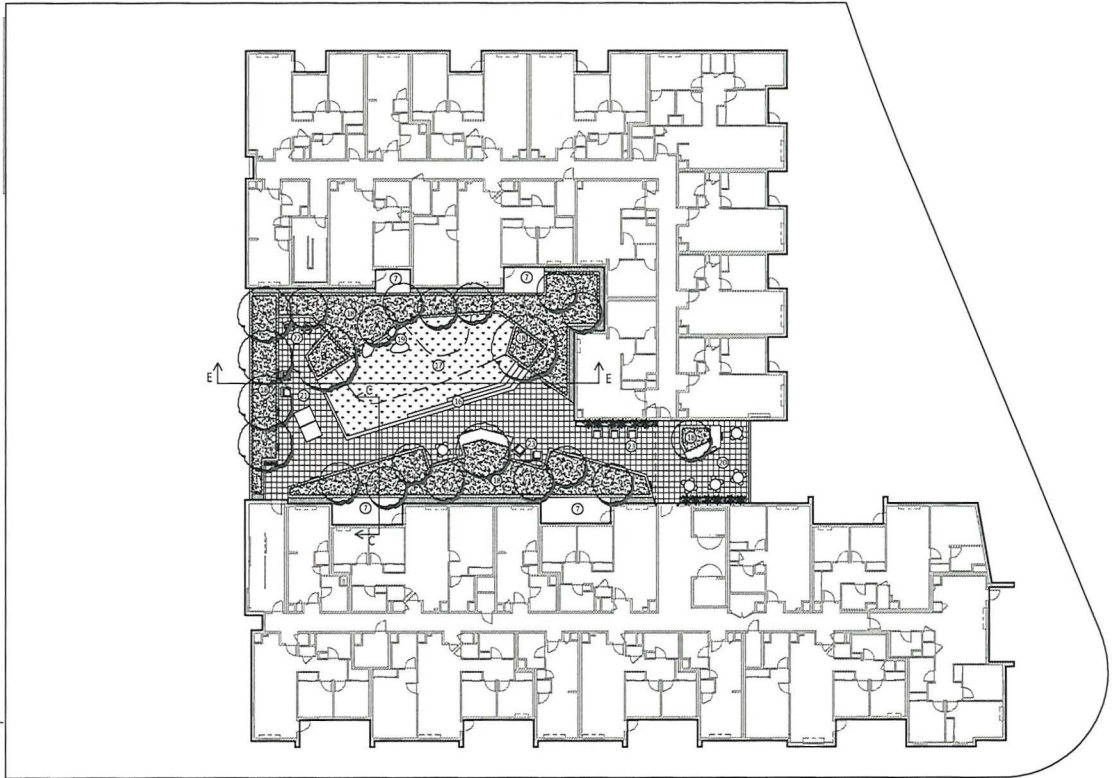
APPROVED BY
AP: [Signature]
RB/SA: [Signature]
SA/AX: [Signature]



JOINT TRENCH COMPOSITE
PROJECT NO. JT-2
DATE 05/23/2022

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH COMPOSITE
JT-3	JOINT TRENCH SECTIONS



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



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 (311): 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).

LANDSCAPE WATER EFFICIENCY CHECKLIST

IRRIGATION FIGURES

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

MAWA
 (48.4)(0.62)(0.58 x 13829 SF)= 245,662 GAL/YR

ETWU
 (49.4)(0.62)(0.3 x 12140 SF)/0.9= 123,841 GAL/YR
 (48.4)(0.62)(0.3 x 1689 SF)/0.9= 28,739 GAL/YR

TOTAL=152,600 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 ON-SITE IRRIGATION WILL BE DESIGNED FOR RECYCLED WATER USE AND WILL COMPLY WITH ALL RECYCLED WATER REGULATIONS BY CITY OF SANTA CLARA, SENR AND DEPARTMENT OF DRINKING WATER.

SEE L1.0 FOR PLANT LEGEND



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

PREPARED FOR



DATE	DESCRIPTION
03.04.2024	PLANNING SUBMITTAL
03.27.2024	GPA APPLICATION SET
04.04.2024	GPA RESUBMISSION 1
05.23.2024	GPA RESUBMISSION 2

NO.	DATE	ISSUES
01	04.04.2024	GPA RESUBMISSION 1

DESCRIPTION
PROJECT MANAGER
PROJECT ARCHITECT
PROJECT ENGINEER
PROJECT TEAM LEADER
OWNER

NO
**CONCEPTUAL LANDSCAPE
 PLAN - LEVEL 2**

PROJECT NO.
1927400
 DATE
05/25/2024

DATE PLOTTED
L2.0
 GPA RESUBMISSION 2



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

PREPARED FOR



DATE	DESCRIPTION
12.02.2021	PLANNING DEPARTMENT
02.23.2021	GPA APPLICATION SET
04.02.2022	GPA BY SUBMISSION 1
05.23.2022	GPA BY SUBMISSION 2

NO. DATE PROJECT

01.02.2022 GPA RESUBMISSION 1

PROJECT NUMBER
 PROJECT SHEET
 PROJECT NUMBER
 PROJECT NUMBER
 CHECK

EXISTING TREE PLAN

PROJECT NO.
 1927409
 DATE
 05/25/2022

PROJECT NO.
L3.0
 GPA RESUBMISSION 2

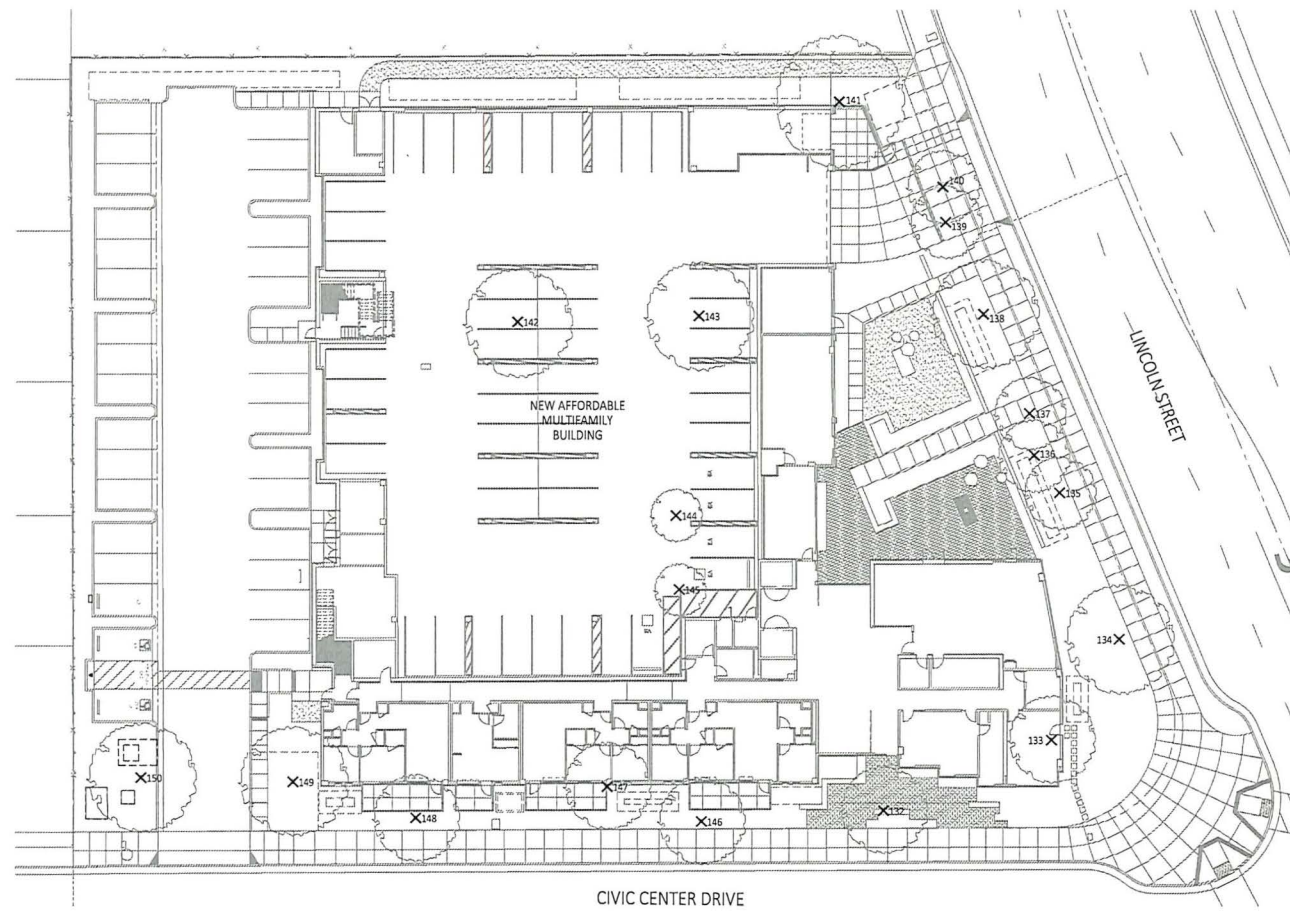
EXISTING TREE LEGEND		DIA.(N)	PROTECTED?	CONDITION		ACTION
#	TREE TYPE			1-POOR	5-EXCELLENT	
132	OLIVE	15	YES	2		REMOVE
133	OLIVE	11, 7, 7	NO	2		REMOVE
134	OLIVE	16, 9	YES	3		REMOVE
135	SWEETGUM	8	NO	2		REMOVE
136	SWEETGUM	8	NO	2		REMOVE
137	SWEETGUM	8	NO	2		REMOVE
138	OLIVE	16, 9, 5	YES	3		REMOVE
139	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 HORTY SCIENCE/HARTLETT 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:

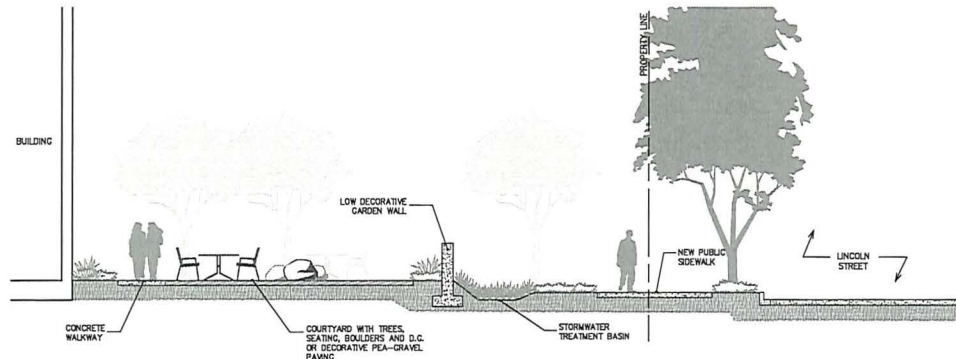
TOTAL TREES REMOVED:	19
MIN 24" BOX TREES PROVIDED:	38

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

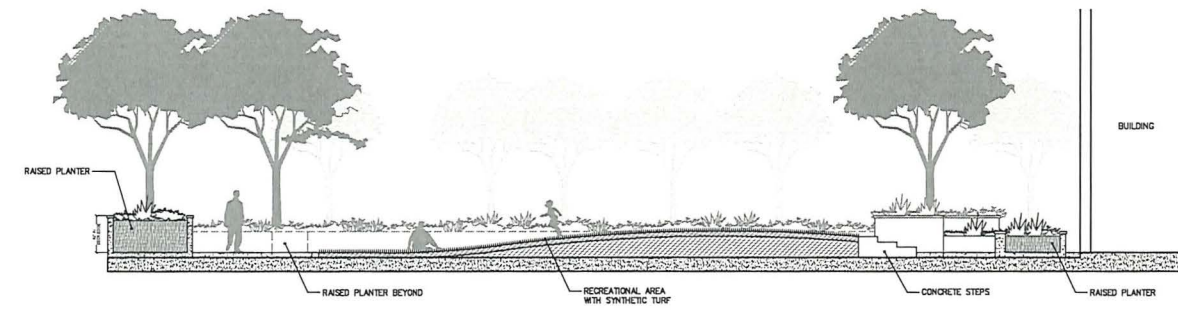


A EXISTING TREE PLAN
 1/16"=1'-0"
 NORTH

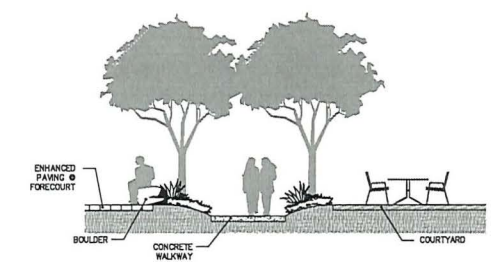
EXISTING TREE KEY
 ○ = PROTECT IN PLACE
 ✕ = TO BE REMOVED



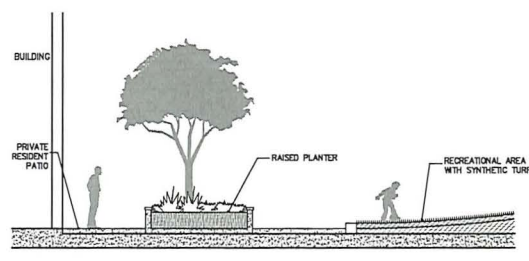
D CROSS-SECTION THROUGH LEVEL 1 COURTYARD
3/16"=1'-0"



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

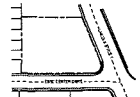


B LANDSCAPE ELEMENT IMAGERY



DATE	DESCRIPTION
02.28.2024	PLANNING SUBMITTAL
04.23.2021	GPA APPLICATION SET
04.08.2022	GPA BY SUBMISSION 1
05.23.2022	GPA BY SUBMISSION 2

NO.	DATE	DESCRIPTION
01	04.08.2022	GPA BY SUBMISSION 1

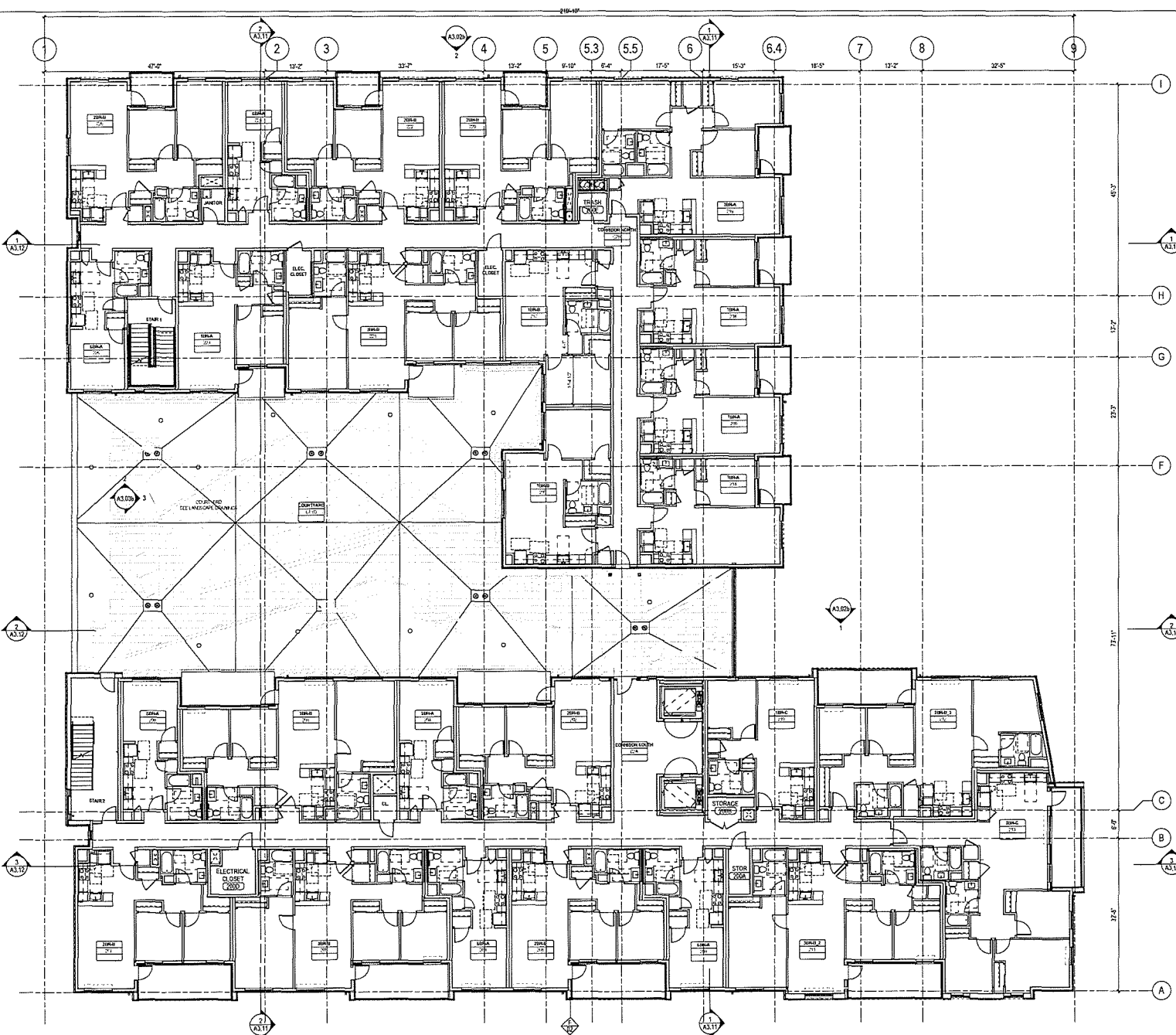


FLOOR PLAN NOTES

1. SEE B SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS. NOT SHOWN IN OVERALL PLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES.
2. SEE EXISTING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS.
3. FOR TYP. PLANTERS AND RECREATION PLANTERS INFORMATION, S.I.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

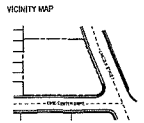
- HYDRANT LINE
- SECTION LINE
- FIRE ACCESS CONTROL PANEL



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



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DATE	DESCRIPTION
02.28.2022	PLANNING SUBMITTAL
03.23.2022	PERMITS SUBMITTAL
04.29.2022	PERMITS SUBMITTAL
05.25.2022	PERMITS SUBMITTAL
06.29.2022	PERMITS SUBMITTAL
07.25.2022	PERMITS SUBMITTAL

DATE	DESCRIPTION
01.24.2022	PERMITS SUBMITTAL

LEVEL-5

PROJECT NO. 1927400
DATE 05/25/2022

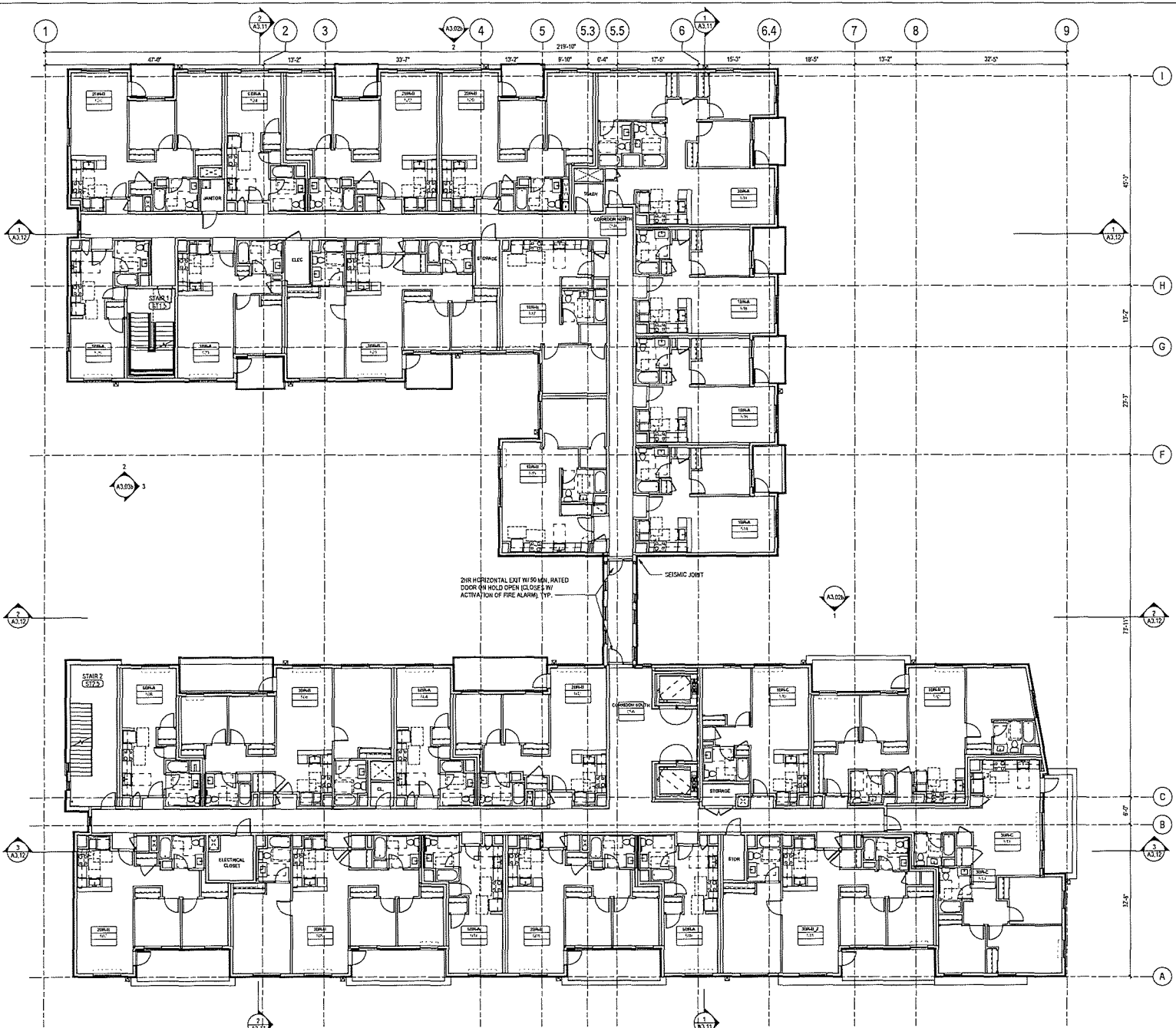
A2.05
CFA REVISION 2
©2019 MITHUN INC.

FLOOR PLAN NOTES

- SEE G SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TAGS NOT SHOWN IN OVERALL PLANS, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES.
- SEE CUTTING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS.
- FOR TYP. PLANTERS AND BIORETENTION PLANTERS INFORMATION, SEE S.D. AND S.C.D.
- SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING TAGS.
- SEE G SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

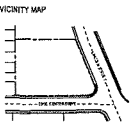
- PROPERTY LINE
- SETBACK LINE
- FACP
- FIRE/EXCCS CONTROL PANEL



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



MITHUN ARCHITECTURE INC. 1601 CIVIC CENTER DR. SANTA CLARA, CA 95050
 TEL: (408) 253-1234 FAX: (408) 253-1234
 WWW.MITHUN.COM
 PROJECT NO. 1927400
 DATE 05/25/2022
 SHEET NO. A2.05 OF 100
 DESIGNER: J. SMITH
 CHECKER: M. JONES
 APPROVER: K. BROWN
 PLOT DATE: 05/25/2022
 PLOT SCALE: 1/8" = 1'-0"
 PLOT SIZE: 36" x 48"



DATE	DESCRIPTION
01.14.2022	PERMITS SUBMITTED
01.13.2021	PERMITS RECEIVED
01.13.2021	PERMITS RECEIVED
01.13.2021	PERMITS RECEIVED
01.13.2021	PERMITS RECEIVED
01.13.2021	PERMITS RECEIVED
01.13.2021	PERMITS RECEIVED

DATE	DESCRIPTION
01.14.2022	PERMITS RECEIVED

DESIGNED BY
 AT
 CHECKED BY
 KB/SA
 SA/FAK
 AP



ROOF PLAN

PROJECT NO.
 1927400
 DATE
 05/29/2022

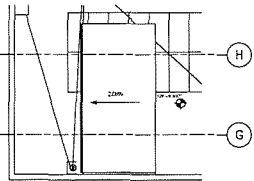
PROJECT NO.
A2.06
 CDR. REVISION 2
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FLOOR PLAN NOTES

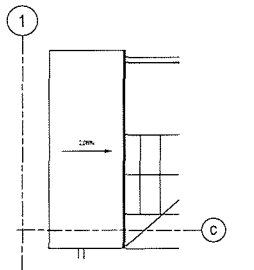
- SEE 8 SERIES FOR ENLARGED PLANS WITH INTERIOR WALL TYPES NOT SHOWN IN OVERALL PLAN, INTERIOR ELEVATIONS AND TYPICAL UNIT TYPES.
- SEE EXISTING DIAGRAMS FOR DISTANCE REQUIREMENTS BETWEEN FIRE EXTINGUISHER CABINETS.
- FOR TYP. PLANTERS AND BIOTENTION PLANTERS INFORMATION, SEE I.D. AND S.C.D.
- SEE BUILDING SECTIONS AND WALL SECTIONS FOR TYPICAL FLOOR CEILING JAWS.
- SEE 0 SERIES FOR RATING DIAGRAMS FOR FIRE RATED WALL INFORMATION.

FLOOR PLAN LEGEND

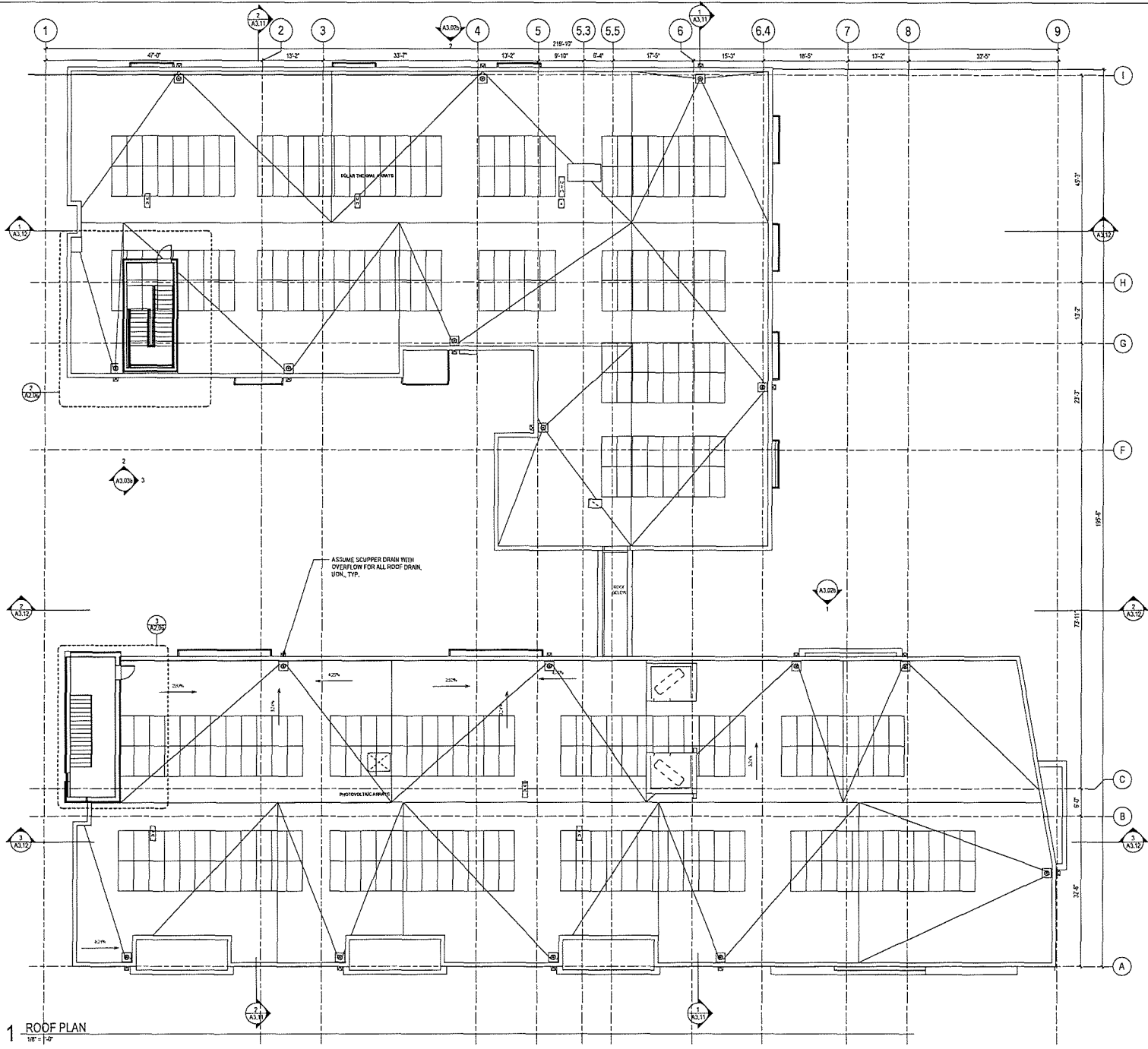
- PROPERTY LINE
- SETBACK LINE
- FACP
- FIRE ACCESS CONTROL PANEL



2 ROOF PLAN - PENTHOUSE N
 18'0" x 14'0"



3 ROOF PLAN - PENTHOUSE S
 18'0" x 14'0"



1 ROOF PLAN
 18'0" x 14'0"

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PROJECT
CIVIC CENTER FAMILY HOUSING
 LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR
 CHARITIES HOUSING



REVISIONS

NO.	DATE	DESCRIPTION
1	02/20/2022	CPA REVISION 1
2	02/20/2022	CPA REVISION 2
3	02/20/2022	CPA REVISION 3
4	02/20/2022	CPA REVISION 4
5	02/20/2022	CPA REVISION 5
6	02/20/2022	CPA REVISION 6
7	02/20/2022	CPA REVISION 7
8	02/20/2022	CPA REVISION 8
9	02/20/2022	CPA REVISION 9
10	02/20/2022	CPA REVISION 10

DATE: 02/20/2022
 DRAWN BY: SA/IAK
 CHECKED BY: AP
 PROJECT: CIVIC CENTER FAMILY HOUSING

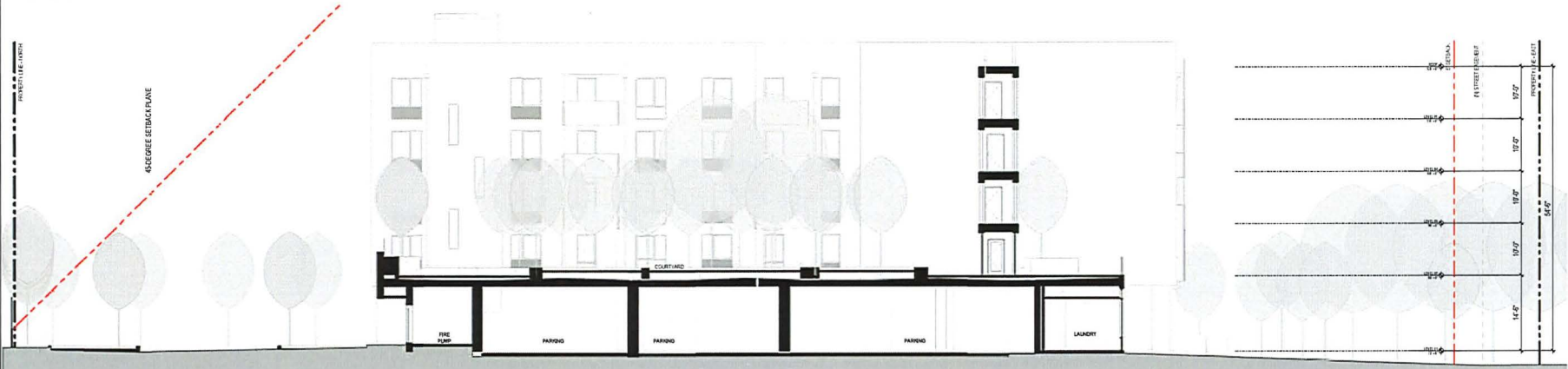
BUILDING SECTIONS

PROJECT NO.
 1927400
 DATE
 02/20/2022

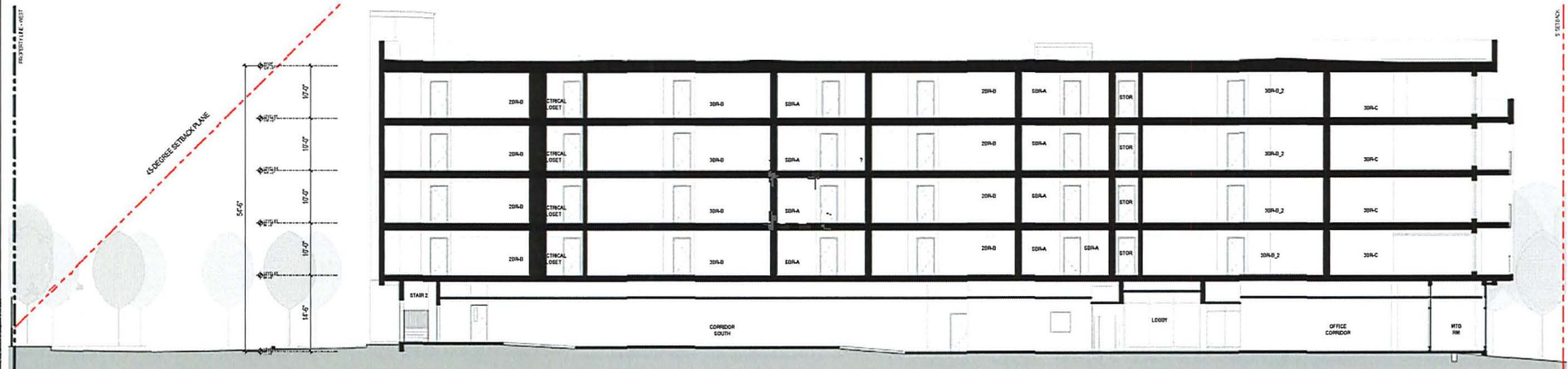
SCALE: AS SHOWN
A3.12
 CPA REVISION 2
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1 SECTION - THROUGH GARAGE ENTRY
 1/8" = 1'-0"



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



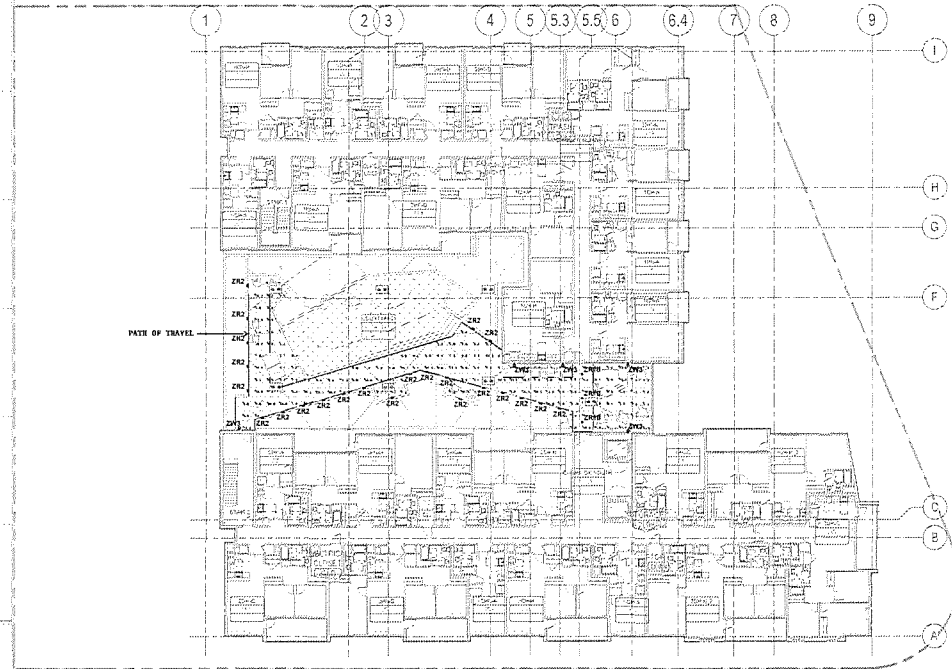
3 SECTION - THROUGH CORRIDOR AT LEVEL 1
 1/8" = 1'-0"

MITHUN ARCHITECTURE, INC. 1927400-02/20/2022
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 DATE: 02/20/2022
 DRAWN BY: SA/IAK
 CHECKED BY: AP
 PROJECT: CIVIC CENTER FAMILY HOUSING

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Calculation Summary							
Design Pathing	Path Type	Scale	Path	Start	End	Length	Notes
1	1	1:100	100.00	100.00	100.00	100.00	
2	2	1:100	100.00	100.00	100.00	100.00	
3	3	1:100	100.00	100.00	100.00	100.00	
4	4	1:100	100.00	100.00	100.00	100.00	
5	5	1:100	100.00	100.00	100.00	100.00	
6	6	1:100	100.00	100.00	100.00	100.00	
7	7	1:100	100.00	100.00	100.00	100.00	
8	8	1:100	100.00	100.00	100.00	100.00	
9	9	1:100	100.00	100.00	100.00	100.00	

Material Schedule							
Item	Quantity	Unit	Material	Notes	Start	End	Notes
1	100	sq ft	Concrete		100.00	100.00	
2	100	sq ft	Steel		100.00	100.00	
3	100	sq ft	Paint		100.00	100.00	
4	100	sq ft	Insulation		100.00	100.00	
5	100	sq ft	Glazing		100.00	100.00	
6	100	sq ft	Roofing		100.00	100.00	
7	100	sq ft	Interior		100.00	100.00	
8	100	sq ft	Exterior		100.00	100.00	



1 PODIUM LEVEL FLOOR PLAN - LIGHTING
1/8" = 1/4"

SHEET NOTES:

1.

GENERAL NOTES:

1.



MITHUN

1601 CIVIC CENTER DR. 4TH FLOOR
 SANTA CLARA, CA 95050
 TEL: (408) 253-1000
 FAX: (408) 253-1001
 WWW.MITHUN.COM



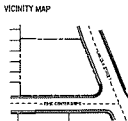
GUTTMANN BLAEVOET
 CONSULTING ENGINEERS
 225 River Drive
 San Francisco, CA 94107
 PH: (415) 774-1000
 FAX: (415) 774-1001

PROJECT
 CIVIC CENTER FAMILY HOUSING

LOCATION
 1601 CIVIC CENTER DR.
 SANTA CLARA, CA
 95050

PREPARED FOR

 MITHUN



DATE	DESCRIPTION
02.28.2010	PLANNING PERMITAL
03.19.2010	CONCEPT DESIGN
04.13.2010	SCHEMATIC
04.13.2010	SCHEMATIC
04.13.2010	SCHEMATIC
04.13.2010	SCHEMATIC

DATE	DESCRIPTION
02.28.2010	CONCEPT DESIGN
03.19.2010	SCHEMATIC
04.13.2010	SCHEMATIC
04.13.2010	SCHEMATIC
04.13.2010	SCHEMATIC

AP
 KBI/CA
 CA/AX

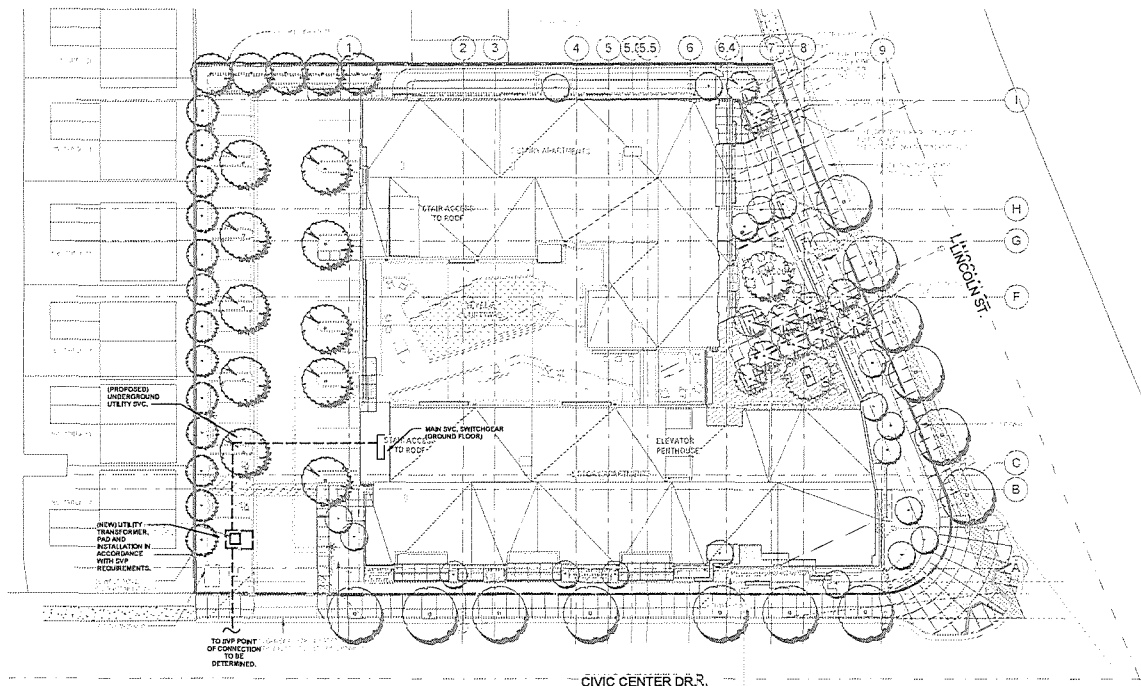
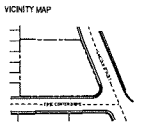


PODIUM LEVEL FLOOR PLAN - LIGHTING

1927400
 05/25/2012

E1.02
 CIVIL RESUBMISSION 2
 © 2010 MITHUN, INC.

06/08/2022 13:17:04
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1 SITE PLAN - POWER
 T-200

DATE	DESCRIPTION
11/20/2020	PLANNING SUBMITTAL
08/20/2021	10% DEVELOPMENT REVIEW
03/23/2021	CPA SUBMITTAL
11/10/2021	10% DEVELOPMENT REVIEW
04/08/2022	CPA SUBMITTAL
06/20/2022	CPA SUBMITTAL

AP: []
 KB/SA []
 CA/AK []



SITE PLAN - POWER

1927400
 02/25/2022

E1.03
 CPA SUBMISSION 2
 © 2014 MITHUN, INC.

PLUMBING GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTING PLUMBING AND ELECTRICAL SYSTEMS TO BE INSTALLED AND REPORT TO THE ARCHITECT ANY DISCREPANCIES OR DEFICIENCIES.
2. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UPC AND THE LATEST EDITIONS OF THE IFPE.
3. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
4. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
5. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
6. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
7. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
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16. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
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MP COMPONENT ANCHORAGE NOTES

1. ALL PERMANENT ANCHORAGE AND COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
2. ALL PERMANENT ANCHORAGE AND COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.
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20. ALL PERMANENT ANCHORAGE AND COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IPC AND THE LATEST EDITIONS OF THE IFPE.

SYMBOLS

SYMBOLS	VALUES	PLUMBING LEGEND
	1/2"	1/2" PIPING
	3/4"	3/4" PIPING
	1"	1" PIPING
	1 1/2"	1 1/2" PIPING
	2"	2" PIPING
	3"	3" PIPING
	4"	4" PIPING
	6"	6" PIPING
	8"	8" PIPING
	10"	10" PIPING
	12"	12" PIPING
	14"	14" PIPING
	16"	16" PIPING
	18"	18" PIPING
	20"	20" PIPING
	24"	24" PIPING
	30"	30" PIPING
	36"	36" PIPING
	42"	42" PIPING
	48"	48" PIPING
	60"	60" PIPING
	72"	72" PIPING
	84"	84" PIPING
	96"	96" PIPING
	108"	108" PIPING
	120"	120" PIPING
	144"	144" PIPING
	168"	168" PIPING
	192"	192" PIPING
	216"	216" PIPING
	240"	240" PIPING
	264"	264" PIPING
	288"	288" PIPING
	312"	312" PIPING
	336"	336" PIPING
	360"	360" PIPING
	384"	384" PIPING
	408"	408" PIPING
	432"	432" PIPING
	456"	456" PIPING
	480"	480" PIPING
	504"	504" PIPING
	528"	528" PIPING
	552"	552" PIPING
	576"	576" PIPING
	600"	600" PIPING
	624"	624" PIPING
	648"	648" PIPING
	672"	672" PIPING
	696"	696" PIPING
	720"	720" PIPING
	744"	744" PIPING
	768"	768" PIPING
	792"	792" PIPING
	816"	816" PIPING
	840"	840" PIPING
	864"	864" PIPING
	888"	888" PIPING
	912"	912" PIPING
	936"	936" PIPING
	960"	960" PIPING
	984"	984" PIPING
	1008"	1008" PIPING
	1032"	1032" PIPING
	1056"	1056" PIPING
	1080"	1080" PIPING
	1104"	1104" PIPING
	1128"	1128" PIPING
	1152"	1152" PIPING
	1176"	1176" PIPING
	1200"	1200" PIPING
	1224"	1224" PIPING
	1248"	1248" PIPING
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	1704"	1704" PIPING
	1728"	1728" PIPING
	1752"	1752" PIPING
	1776"	1776" PIPING
	1800"	1800" PIPING
	1824"	1824" PIPING
	1848"	1848" PIPING
	1872"	1872" PIPING
	1896"	1896" PIPING
	1920"	1920" PIPING
	1944"	1944" PIPING
	1968"	1968" PIPING
	1992"	1992" PIPING
	2016"	2016" PIPING
	2040"	2040" PIPING
	2064"	2064" PIPING
	2088"	2088" PIPING
	2112"	2112" PIPING
	2136"	2136" PIPING
	2160"	2160" PIPING
	2184"	2184" PIPING
	2208"	2208" PIPING
	2232"	2232" PIPING
	2256"	2256" PIPING
	2280"	2280" PIPING
	2304"	2304" PIPING
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	2832"	2832" PIPING
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	2880"	2880" PIPING
	2904"	2904" PIPING
	2928"	2928" PIPING
	2952"	2952" PIPING
	2976"	2976" PIPING
	3000"	3000" PIPING
	3024"	3024" PIPING
	3048"	3048" PIPING
	3072"	3072" PIPING
	3096"	3096" PIPING
	3120"	3120" PIPING
	3144"	3144" PIPING
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	3240"	3240" PIPING
	3264"	3264" PIPING
	3288"	3288" PIPING
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	4440"	4440" PIPING
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	4680"	4680" PIPING
	4704"	4704" PIPING
	4728"	4728" PIPING
	4752"	4752" PIPING
	4776"	4776" PIPING