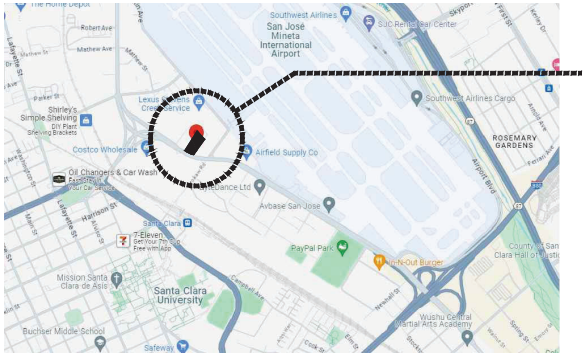
CITY VENTURES
Building It Forward

COLEMAN VILLAGE

1400 COLEMAN AVENUE.
SANTA CLARA, CALIFORNIA

DESIGN REVIEW SUBMITTAL DATE: 10.27.2025

LOCATION MAP



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PROJECT OVERVIEW

CITY VENTURES TO PRESENT OUR PROPOSAL OF A PREMIER DEVELOPMENT LOCATED AT 1400 COLEMAN AVE IN THE CITY OF SANTA CLARA. THIS COMMUNITY IS DESIGNED TO ENGAGE THE URBAN SETTING WITH THE CREATION OF COLEMAN VILLAGE. THE ARCHITECTURE, URBAN IN NATURE HISTORICALLY REFERENCES THE AREAS INDUSTRIAL AND COMMERCIAL HERITAGE TO SANTA CLARA, WILL OFFER MULTIPLE LIVING EXPERIENCES. THE PROPOSED DEVELOPMENT WILL CAPTURE AN URBAN STYLE FOR FAMILIES TO GROW AND THRIVE. PASEOS AND PRIVATE SPACES HAVE BEEN THOUGHTFULLY DESIGNED TO PROVIDE CONNECTIVITY FOR ALL RESIDENTS TO ENJOY. THE OUTDOOR SPACE WILL PROVIDE A SERENE ENVIRONMENT FOR RESIDENTS TO RELAX, SOCIALIZE, AND ENJOY OUTDOOR ACTIVITIES.
CITY VENTURES IS REQUESTING AN ARCHITECTURAL REVIEW, VESTING TENTATIVE TRACT MAP PERMIT, GENERAL PLAN AMENDMENT, REZONING AND DENSITY BONUS CONCESSION AND WAIVERS

PROPERTY DESCRIPTION
THE PROPERTY LOCATED AT 1400 COLEMAN AVENUE CONSISTS OF APPROXIMATELY 3.78 ACRES. IT IS SURROUNDED BY COMMERCIAL USES CONSISTING OF LARGE FORM 1-2 STORY BUILDINGS AND ASPHALT PARKING LOTS ON ALL SIDES. ACROSS COLEMAN AVENUE AND THE PROPERTY EXISTS A SMALL RETAIL CENTER AND COSTCO. THE PROJECT IS LOCATED WITHIN 0.5 MILES OF THE SANTA CLARA CALTRAIN STATION, A MAJOR TRANSIT STOP AS DEFINED IN SECTION 2115 OF THE PUBLIC RESOURCES CODE, AND PROVIDES TRANSIT CONNECTIONS TO VALLEY TRANSPORTATION AUTHORITY, THE CAPITAL CORRIDOR AND THE ALTAMONT CORRIDOR EXPRESS.
THE PROPERTY IS WITHIN THE SANTA CLARA STATION AREA PLAN AS OF THE DATE OF THIS LETTER, THE SANTA CLARA STATION AREA PLAN IS STILL UNDER DEVELOPMENT BY THE CITY OF SANTA CLARA. AND HAS A GENERAL PLAN USE DESIGNATION OF REGIONAL COMMERCIAL AND IS ZONED LIGHT INDUSTRIAL. THE EXISTING USE OF THE SITE COMMERCIAL AND INCLUDES TWO LARGE COMMERCIAL BUILDINGS THAT ENCUMBER ROUGHLY 32% OF THE SITE. THE LARGEST BUILDING SITS AT THE CENTER OF THE SITE WITH THE SECOND RECTANGULAR STANDALONE BUILDING AT THE FAR NORTH END OF THE SITE. THE BUILDINGS ARE SURROUNDED BY ASPHALT PARKING.

PROJECT PROPOSAL
THE PROJECT WILL HOST A WIDE RANGE OF HOME OPTIONS TO HELP ATTRACT ENTRY LEVEL AND THE MISSING MIDDLE HOMEOWNERS WITH 142 FOR-SALE SOLAR ALL-ELECTRIC ATTACHED 4-STORY TOWNHOME STYLE HOMES. THE TOWNHOMES RANGE IN SIZE FROM 377 SQUARE FEET TO 2,003 SQUARE FEET. THE HOMES INCLUDE ONE AND TWO-CAR PRIVATE GARAGE AND THE SITE WILL INCLUDE SURFACE PARKING FOR ITS RESIDENTS AND GUESTS.
ACCESS TO THE PROJECT WILL BE VIA A 26-FOOT-WIDE *PEDESTRIAN ORIENTED* URBAN STREETSCAPE WITH BENCHES, PAVERS AND TREES LOCATED AT THE CENTER OF THE PROJECT. SMALLER DRIVE AISLES AND LANDSCAPED PASEOS CONNECT TO THE URBAN STREETSCAPE TYING ALL THE HOMES BACK TO COLEMAN FOR A SEAMLESS CONNECTION.
THE PROJECT CONTAINS SEVERAL CURATED COMMUNITY GATHERING PLACE FOR ITS RESIDENTS. AT THE NORTHEAST QUADRANT OF THE SITE, A COMMUNITY GARDEN WITH RAISED PLANTER AND A STONE FRUIT ESPALIER WILL BE PROVIDED. AN ENCLOSED DOG PARK WILL BE INCLUDED ADJACENT TO COMMON AREA LANDSCAPE. ALONG THE SOUTHEAST QUADRANT OF THE SITE AN OUTDOOR SEATING AREA WITH A SHADE STRUCTURE AND BARBECUES WILL BE PROVIDED. LASTLY, AT THE CENTER OF THE SITE, A LANDSCAPE COMMON AREA IS PLANNED OFF THE URBAN STREETSCAPE FOR GENERAL COMMUNITY PROGRAMMING.

LAND USE
THE PROJECT IS PROPOSING A GENERAL PLAN (GP) AMENDMENT FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL (37-50 UNITS/ACRE) AND A REZONE FROM ML-LIGHT INDUSTRIAL TO HIGH DENSITY RESIDENTIAL R4 (37-60 UNITS/ACRE). THE PROJECT IS A HOUSING DEVELOPMENT PROJECT WITHIN THE MEANING OF GOVERNMENT CODE SECTION65589.5(H)(2) AND HAS BEEN DESIGNED TO COMPLY WITH VISION OF THE AREA. THE PROJECT QUALIFIES FOR A MITIGATED NEGATIVE DECLARATION CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS THE PROJECT WOULD NOT RESULT IN A SIGNIFICANT AND UNAVOIDABLE IMPACT UNDER PUBLIC RESOURCES CODE SECTION 21064.5 AND QUALIFIES TO BE EXEMPT FROM PARKING REQUIREMENTS PER ASSEMBLY BILL NO. 2097 AND GOV. CODE SECTION 65863.2.

AFFORDABLE HOUSING AND STATE DENSITY BONUS LAW
THE PROJECT WILL BE PROVIDING ON-SITE AFFORDABLE HOUSING 20% OF THE FOR-SALE DWELLING UNITS BEING RESTRICTED FOR VERY LOW, LOW- AND MODERATE-INCOME HOUSEHOLDS.
AS A RESULT OF THE INCLUSION OF AT LEAST 10% OF THE UNITS IN THE FOR-SALE DEVELOPMENT RESTRICTED TO MODERATE INCOME, THE PROJECT IS ELIGIBLE FOR WAIVERS AND REDUCTIONS TO DEVELOPMENT STANDARDS THAT HAVE THE EFFECT OF PHYSICALLY PRECLUDING THE CONSTRUCTION OF A DEVELOPMENT (GC SECTION 65915(B)(1)) AND INCENTIVES OR CONCESSIONS (GC SECTION 65915(D)(1) PURSUANT TO STATE DENSITY BONUS LAW. CITY VENTURES IS PROPOSING WAIVERS AND A CONCESSION AS DEFINED ON PROJECT OVERVIEW SHEETS, WHILE RESERVING THE RIGHT TO USE ADDITIONAL WAIVERS IN THE FUTURE.

WE ARE EXCITED TO COLLABORATE WITH THE CITY OF SANTA CLARA TO PURSUE A PROJECT THAT WILL BRING VIBRANCY AND MUCH-NEEDED HOUSING TO THE NEIGHBORHOOD. WE LOOK FORWARD TO BRINGING THIS COMMUNITY TO FRUITION. WE LOOK FORWARD TO WORKING WITH THE CITY TO ADDRESS THE CRITICAL NEED FOR NEW HOUSING WITH SOLAR ALL ELECTRIC TOWNHOME STYLE UNITS.

DENSITY BONUS

CONCESSIONS	APPLICANT RESERVES THE RIGHT TO REQUEST ADDITIONAL INCENTIVES AND WAIVERS AS ALLOWED UNDER SDBL	
WAIVERS	SANTA CLARA CITY CODE 18.10 R-4 DEVELOPMENT STANDARDS	
	REQUIRED	PROPOSED
SIDE SETBACK	10 FT.	5 FT.
REAR SETBACK	20 FT.	9 FT.
LENGTH OF DRIVEWAY	20 FT.	3 FT.
PRIVATE OPEN SPACE	60 SQ. FT. / UNIT	PLANS 1 & 2 PROVIDE NO OPEN SPACE
COMMON OPEN SPACE	200 SQ. FT. / UNIT = 28,600 SQ. FT.	19,600 SQ. FT.
	SANTA CLARA CITY CODE 18.38 OFFSTREET PARKING REGULATIONS	
TWO AND THREE BEDROOM UNITS (0.5) SPACES/ UNIT UNBUNDLED	98 UNITS X 0.5 = 49	2 SPACES

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C2 Collaborative
KW KIER+WRIGHT

PROJECT OVERVIEW & SHEET INDEX

PO–1

SCALE: N.T.S.
DATE: 10.27. 2025
PROJECT: 317082

PROJECT DATA

1400 COLEMAN AVENUE, SAN CLARA, CA 945050
APN: 230-05-021

	EXISTING - REQUIRED	PROPOSED
GENERAL PLAN	REGIONAL COMMERCIAL	HIGH DENSITY RESIDENTIAL
ZONING	ML - LIGHT INDUSTRIAL	HDR / R-4
SITE AREA	8500 SQ. FT.	GROSS:3.79 AC/165,092 SF(NET: 3.2 AC)
STRUCTURE COVERAGE (>10,000 SF)	12,719 SQ. FT. = 7.8%	40,126 SQ. FT. = 25.3%
DENSITY	37-50 DUA = 141 UNITS MIN.	142 UNITS / 37.7 DUA GROSS
TOTAL DWELLING UNITS	142 UNITS	
NO. EXST'G BLDGS /NO. PROPOSED BLDGS	(1) EXISTING BUILDING / (12) PROPOSED BUILDINGS	
FEMA FLOOD ZONE	ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	
OCCUPANCY	-	
RESIDENTIAL /GARAGE	R2 / U	
CONSTRUCTION TYPE	-	
4- STORY RESIDENTIAL	VA	
ACCESSIBLE UNITS	10% OF MULTISTORY DWELLING UNITS =10% (142) = 15 UNITS	15 UNITS LOCATION SEE SP
R-4 ZONING STANDARDS		
	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	80'	±50 FT
MAX. STORIES	8	4 STORIES
REQUIRED SETBACKS		
	REQUIRED	PROPOSED
SETBACKS		
FRONT	10'	14' MIN.
SIDE INTERIOR	10'	*5'
REAR	20'	*9'
LENGTH OF DRIVEWAY APPROACH	20'	*3'
RECREATION SPACE FOR MULTIFAMILY DWELLINGS		
PRIVATE RECREATION	60 SQ. FT./UNIT	*PLANS 4 & 5 MEET STANDARDS. PLANS 1 & 2 DO NOT PROVIDE PRIVATE OPEN SPACE. SEE UNIT DATA
COMMON RECREATION SPACE	200 SQ. FT. X 142 UNITS = 28,400 SQ. FT.	9,550 + 3,860 + 4,200 = *17,600 SQ. FT.
AUTO PARKING (SEE SHEET PI - 0.2 FOR MORE DETAILED INFORMATION)		
	REQUIRED	PROPOSED
PRIVATE GARAGE PARKING	1 SPACE / UNIT @ STUDIO / 1BD 1.5 SPACES/UNIT @ 2-3 BD (1 ASSIGNED 0.5 UNBUNDLED)	(82)2-CAR /(30)1- CAR= 194 TOTAL
RESERVED OPEN SURFACE PARKING		38 TOTAL
GUEST PARKING		1 TOTAL
TOTAL	1.0 X 42 UNITS = 42 SPACES 1.5 X 101 UNITS = 152 SPACES 0.05 X 143 = 7 (G) SPACES 201 TOTAL SPACES REQ'D	233 TOTAL SPACES PLUS 1 EV SPACE AND 1 CAR SHARE SPACE
BICYCLE PARKING (SEE SHEET PI - 1.1 FOR INFORMATION)		
FIRE PROTECTION - TOWNHOME UNITS		
FIRE SPRINKLER	NFPA - 13	

* STATE DENSITY BONUS LAW PROPOSED AND WAIVERS REQUESTED.

AFFORDABLE HOUSING PLAN

AFFORDABLE HOUSING	REQUIRED TOTAL	AFFORDABILITY LEVEL	BMR UNITS BY TYPE				UNIT TOTALS
			STUDIO	1BD/1BA	2 BD/1 BA	3BD/3BA	
20% DENSITY BONUS APPLICATION	(0.20 X 142 UNITS) = 29 UNITS	COMBINATION OF VERY LOW, LOW & MODERATE AREA MEDIUM INCOME	8	7	6	8	29

UNIT SUMMARY

TOWNHOMES / MARKET RATE

PLAN NO.	BDRM	BATH	TOT. UNITS	TOT. BDRM	TOT. LIVING	COMMON STAIR/ UTILITY	GARAGE	DECKS	PARKING	UNIT LIV SF/ PLAN TYPE	GARAGE TOTAL SF	DECK TOTAL SF	GROSS SF
PLAN 1A.1	1	1	11	11	827	343	360	0	1	9097	3960	0	13057
PLAN 1A.2	1	1	11	11	827	0	304	0	1	9097	3344	0	12441
PLAN 1B (ST)	0	1	22	0	377	0	0	0	0	8294	0	0	8294
PLAN 2A	2	1	8	16	998	364	364	0	1	7984	2912	0	10896
PLAN 2B (ST)	0	1	8	0	452	0	0	0	0	3616	0	0	3616
PLAN 4	3	2	31	93	1532	0	461	52	2	47492	14291	1612	63395
PLAN 4X ADA OPTIONAL BD 4	3	2.5	10	30	1843	0	652	70	2	18430	6520	700	25650
PLAN 5 OPTIONAL BD 4	3	2.5	41	123	2003	600	461	77	2	82123	18901	3157	104181
	TOWNHOME TOTAL		142	284						186133	49928	5469	241530

BLDG. UNIT SUMMARY

BLDGS.	PLANS								TOTAL UNITS
	PLAN 1A.1	PLAN 1A.2	PLAN 1B	PLAN 2A	PLAN 2B	PLAN 4	PLAN 4X	PLAN 5	
BLDG. A 10 UNITS	-	-	-	-	-	5	-	5	10
BLDG. B 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. D 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. E 10 UNITS	-	-	-	-	-	3	2	5	10
BLDG. F 14 UNITS	1	1	2	1	1	2	2	4	14
BLDG. G 14 UNITS	1	1	2	1	1	2	2	4	14
BLDG. H 8 UNITS	-	-	-	-	-	4	-	4	8
BLDG. J 8 UNITS	-	-	-	-	-	4	-	4	8
BLDG. K 10 UNITS	2	2	4	1	1	-	-	-	10
BLDG. L 20 UNITS	4	4	8	2	2	-	-	-	20
BLDG. M 18 UNITS	3	3	6	3	3	-	-		18
BLDG. N 10 UNITS	-	-	-	-	-	5	-	5	10
TOTAL	11	11	22	8	8	31	10	41	142

NOTES:

- ALL AREAS CALCULATED ARE GROSS

BUILDING AREA SUMMARY

BLDGS.					TOTAL AREA
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	
BLDG. A 10 UNITS	5884	5900	5444	5185	22413
BLDG. B 10 UNITS	5884	5900	5444	5185	22413
BLDG. D 10 UNITS	5884	5900	5444	5185	22413
BLDG. E 10 UNITS	5884	5900	5444	5185	22413
BLDG. F 14 UNITS	5940	6190	6100	5914	24144
BLDG. G 14 UNITS	5940	6190	6100	5914	24144
BLDG. H 8 UNITS	4710	4723	4351	4207	17991
BLDG. J 8 UNITS	4710	4723	4351	4207	17991
BLDG. K 10 UNITS	2184	2356	2356	2356	9252
BLDG. L 20 UNITS	3993	4726	4726	4726	18171
BLDG. M 18 UNITS	4096	4409	4409	4409	17323
BLDG. N 10 UNITS	5884	5900	5444	5185	22413
TOTAL	40126	40703	38327	36775	241081

COLEMAN VILLAGE

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PROJECT INFORMATION

PI—0.1

SCALE: NTS
DATE: 10.27. 2025
PROJECT: 317082

PROJECT PARKING

	CALIF. CODES	SANTA CLARA CODE	PROPOSED	NOTES
PARKING		TABLE 3.3 - RESIDENTIAL MULTIFAMILY		
STUDIO / 1BD - 52 UNITS		1 SPACE / UNIT = 52 SPACES	52 UNITS W/ 22 COVERED & 30 OPEN SURFACE ASSIGNED	52 SPACES
2 / 3 BD UNITS - 90 UNITS		1.5 SPACES PER UNIT / 1 ASSGN'D _0.5 UNBUNDLD (90 UNITS)(1.5) = 135 SPACES	COV.-2/UNIT @ 82 UNITS = 164 COV.- 1/UNIT @ 8 UNITS = 8 OPEN SURFACE ASSIGNED - 8 SPACES 180 SPACES	180 SPACES
GUEST		N/A	1 SPACES	1 SPACES
TOTAL PARKING		194 SPACES	194 GARAGE SPACES 39 SURFACE SPACES 246 TOTAL	234 TOTAL SPACES
ACCESSIBILITY				
ASSIGNED	CBC SECT. 1109A.4 2% OF ASSIGNED SPACES x 232 SPACES = 4.64 = 5 SPACES	N/A	5 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
UNASSIGNED	CBC SECT. 1109A.5 5% OF SPACES x 2 SPACES =1 SPACES	N/A	1 SPACE	SEE SP
EV SPACE		-		
RESIDENTIAL				
CAPABLE	CAL GRN SECT. 4.106.4.2.2 10% OF SPACES x 234 = 23.4 SPACES = 24	-	24 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
READY	CAL GRN SECT. 4.106.4.2.2 25% OF SPACES x 234 =59 SPACES	-	59 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
CHARGER	CAL GRN SECT. 4.106.4.2.2 5% OF SPACES x 234 = 11.7 SPACES = 12	-	12 SPACES	LOCATION TO BE FINALIZED AT CONSTRUCTION DOCUMENTS PHASE
BICYCLE				
RESIDENTIAL				
SHORT TERM (CLASS II VISITOR)	CAL GRN. A4.106.9.1 (VOLUNTARY) 5% OF GUEST PRKG = 5% x 2 SPACES = 0.1 = 1 SPACES	TABLE 3.4 1 PER 20 UNITS =7.15 = 7 SPACES	7 SPACES	SEE LANDSCAPE PLANS
LONG TERM (CLASS I IN UNIT)	CAL GRN. A4.106.9.3 (VOLUNTARY) 1/ UNIT = 142 = 142 SPACES	TABLE 3.4 1 PER UNIT TOWNHOMES - 1 PER UNIT W/ ELECTRICAL OUTLET PODIUM - BIKE ROOMS REQUIRED WITH 1 OUTLET PER 10 BIKES AND A REPAIR STATION	1 SPACE / UNIT IN EACH GARAGE PROVIDED = 112 SPACES	112 SPACES WITHIN GARAGES WITH 30 STUDIOS IN SHARED GARAGE = 142

BLDG. AUTO PARKING SUMMARY

BLDG	PLAN	COVERED GARAGE PARKING	OPEN SURFACE PARKING - ASSIGNED	TOTAL SPACES/ BUILDING	TOTAL AL BUILDINGS
8 PLEX (2 BLDGS. H & J)					
- (4) 3 BEDROOM	PLAN 4 - 2 T /UNIT	8	0	16	32
- (4) 3 BEDROOM	PLAN 5 - 2 T / UNIT	8	0		
10 PLEX (5 BLDGS. A, B, D, E & N)					
- (5) 3 BEDROOM	PLAN 4 - 2 T /UNIT	10	0	20	100
- (5) 3 BEDROOM	PLAN 5 - 2 T / UNIT	10	0		
10 PLEX W/ STUDIO (1 BLDG. K)					
- STUDIO	STUDIOS - 5 UNITS	0	5	11	11
- 1 BEDROOM	PLAN 1 - 4 UNITS	4	0		
- 2 BEDROOM	PLAN 2 -1 UNIT	1	1		
14 PLEX (2 BLDGS F & G)					
- STUDIO	STUDIO -3 UNITS	0	3	23	46
- 1 BEDROOM	PLAN 1 - 2 UNITS	2	0		
- 2 BEDROOM	PLAN 2 - 1 UNIT	1	1		
- 3 BEDROOM	PLAN 4 - 4 UNITS	8	0		
- 3 BEDROOM	PLAN 5 - 4 UNITS	8	0		
18 PLEX (1 BLDG. M)					
- STUDIO	STUDIO - 9 UNITS	0	9	21	21
- 1 BEDROOM	PLAN 1 - 6 UNITS	6	0		
- 2 BEDROOM	PLAN 2 - 3 UNIT	3	3		
20 PLEX (1 BLDG L)					
- STUDIO	STUDIO -10 UNITS	0	10	22	22
- 1 BEDROOM	PLAN 1 - 8 UNITS	8	0		
- 2 BEDROOM	PLAN 2 - 2 UNIT	2	2		
GUEST			2		1
GUEST EV					1
CAR SHARE					1
TOTAL PARKING					235

REACH CODE ELECTRIC VEHICLE PARKING
FOR MULTIFAMILY HOUSING

- OVER 20 UNITS WITH ASSIGNED PARKING ON THE PROJECT (142 UNITS)
  - FIRST 20 DWELLINGS - ONE LVL2 READY PER DWELLING
  - 25% OF REMAINING UNITS WITH ASSIGNED SPACES - LVL2 READY
  - 75% OF REMAINING UNITS WITH ASSIGNED SPACES - LP LVL2 READY
  - AFFORDABLE UNITS WITH PARKING - 10% LVL2 READY, 90% LVL1 READY

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PROJECT INFORMATION

PI—0.2

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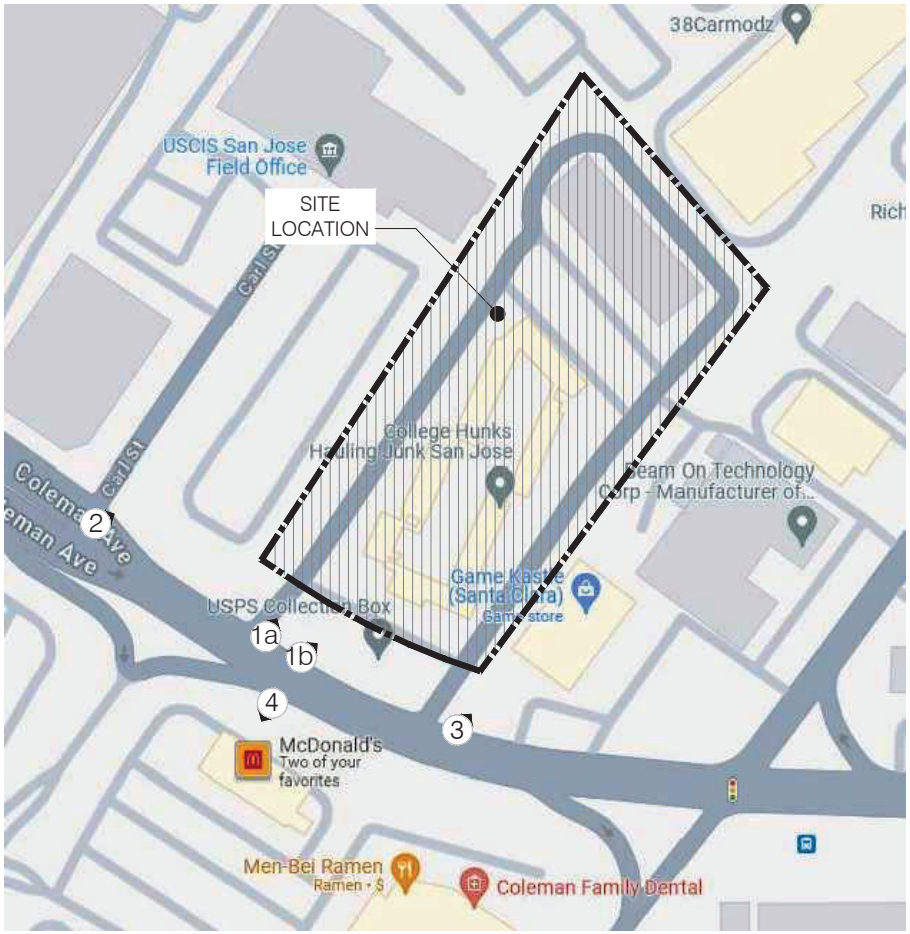

VICINITY MAP

VIEW NO. 1a - LOOK IN TO SITE LOCATION

VIEW NO. 1b - LOOK IN TO SITE LOCATION

VIEW NO. 4 - ACROSS THE STREET NEIGHBOR FROM COLEMAN AVE.

VIEW NO. 2 - RIGHT SIDE NEIGHBOR FROM CORNER OF COLEMAN AND CARL LOOKING TO PARKING AREA

VIEW NO. 3 - LEFT SIDE NEIGHBOR FROM COLEMAN AVE. LOOKING TO JB TROPHIES & CUSTOM FRAMES

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VICINITY MAP & NEIGHBORHOOD PHOTOS

PH–1

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CONCEPTUAL ILLUSTRATIVE SITE PLAN

SP1.1

SCALE: NTS

DATE: 10.27. 2025

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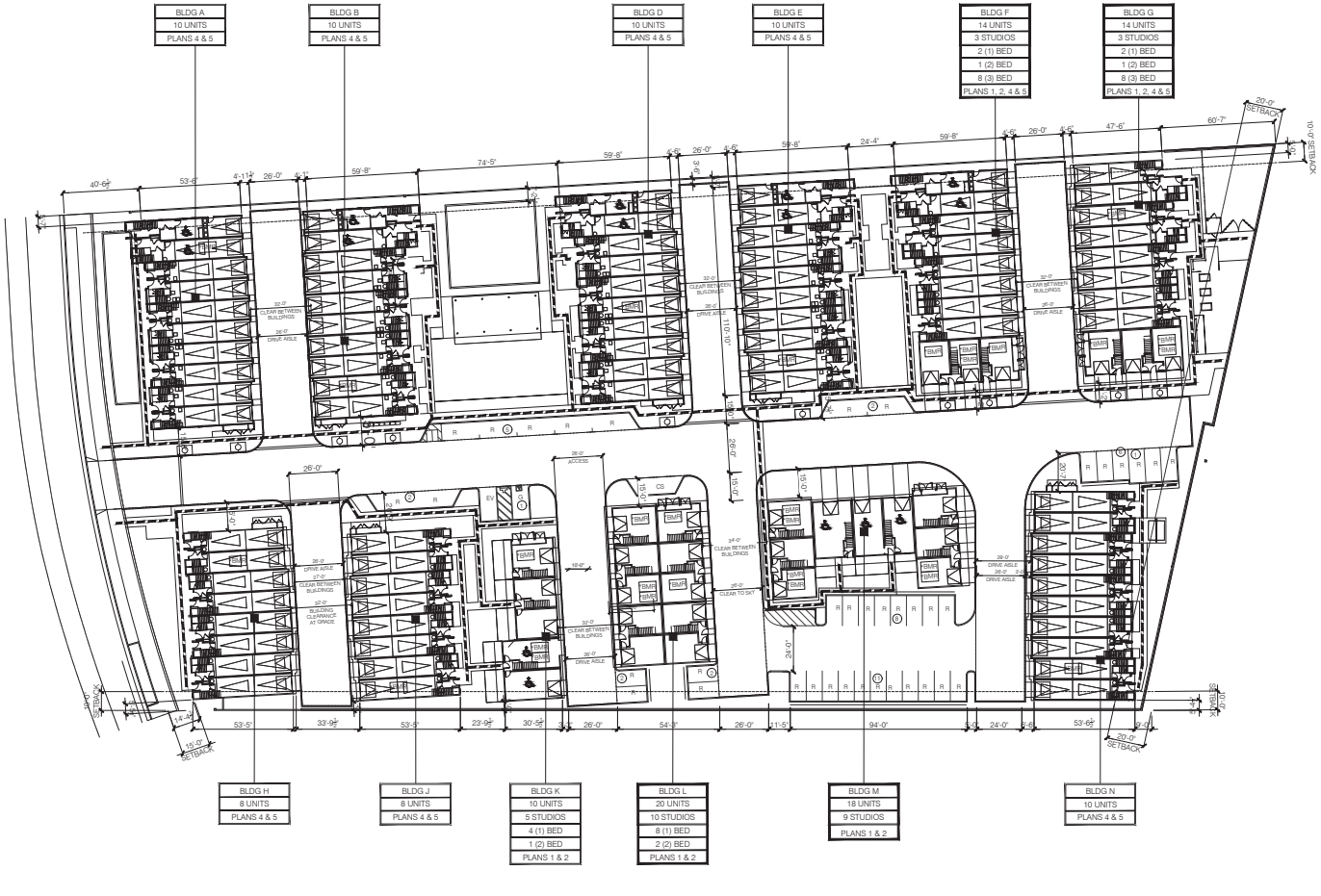

BLDG LEGEND

BLDG
X UNITS
← BLDG NUMBER
← TOTAL UNIT

BLDG TYPES
RESIDENTIAL ROWHOUSE STYLE CONDOMINIUM

ADA UNIT NOTE:
10% OF THE TOTAL UNIT WILL BE ACCESSIBLE
- 142 TOTAL UNITS PROPOSED X 10% = 15 ACCESSIBLE UNI

GENERAL NOTE:
FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.
FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.

BMR - LOCATION OF BMR UNITS
20 BOXES INDICATE BOTH STACKED UNITS ARE BMR UNITS

- LOCATION OF ACCESSIBLE UNITS
- ACCESSIBLE ROUTE

UNIT SUMMARY

(22)-	PLAN 1A	827 SQ. FT.	1BD
(22)-	PLAN 1 B	377 SQ. FT.	STUDIO
(8)-	PLAN 2A	998 SQ. FT.	2-BED
(8)-	PLAN 2B	452 SQ. FT.	STUDIO
(41)-	PLAN 4	1,530 SQ. FT.	3-BED
(41)-	PLAN 5	2,000 SQ. FT.	3-BED

(142) TOTAL UNITS

BUILDING AND SITE SUMMARY
SITE AREA : 3.79 ACRES GROSS/3.2 ACRES NET

(1) - 20 UNIT BLDG	20 UNITS
(1) - 18 UNIT BLDG	18 UNITS
(2) - 14 UNIT BLDGS	28 UNITS
(6) - 10 UNIT BLDGS	60 UNITS
(2) - 8 UNIT BLDGS	16 UNITS
TOTAL	142 UNITS

3.79 ACRE SITE
142 UNITS / 3.79 AC = 37.46 DUA

PARKING
- EXTERIOR SURFACE PARKING
  - 30 DEDICATED TO STUDIOS
  - 8 DEDICTED TO 2-BEDROOM UNITS
  - 1 GUEST SPACES
  - 39 TOTAL SURFACE PARKING
- UNIT GARAGE PARKING
  - 30 SINGLE CAR GARAGES
  - 82 (2) CAR GARAGES (164 TOTAL)
  - 194 TOTAL GARAGE SPACES
- 233 TOTAL SPACES
- PLUS ONE SURFACE EV
- PLUS ONE RIDE SHARE SPACE
- 235 TOTAL SPACES

NORTH

0 30' 60' 90'

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C2 Collaborative
KIER+WRIGHT

CONCEPTUAL SITE PLAN

SP1.2

SCALE: 1" = 30'-0"
DATE: 10.27. 2025
PROJECT: 317082

COLEMAN AVE. STREETSCAPE

COLEMAN VILLAGE

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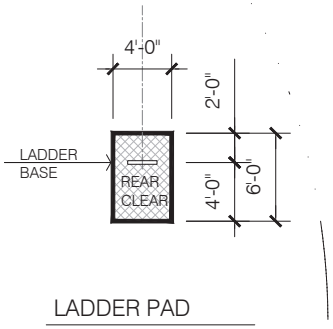
COLEMAN AVE. CONCEPTUAL STREETSCAPE

SS–1.0

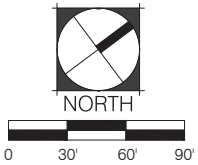
SCALE: N.T.S.

DATE: 10.27. 2025

PROJECT: 317082



LADDER PAD



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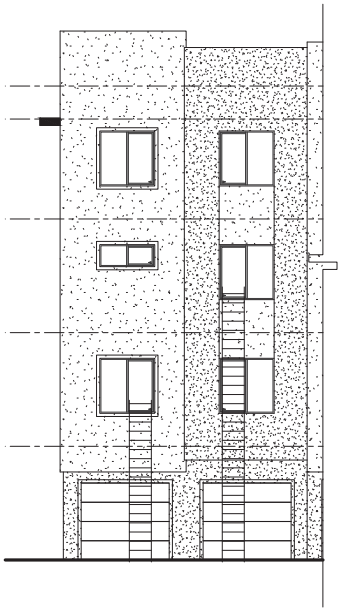
FIRE SAFETY SITE PLAN - LADDER PAD

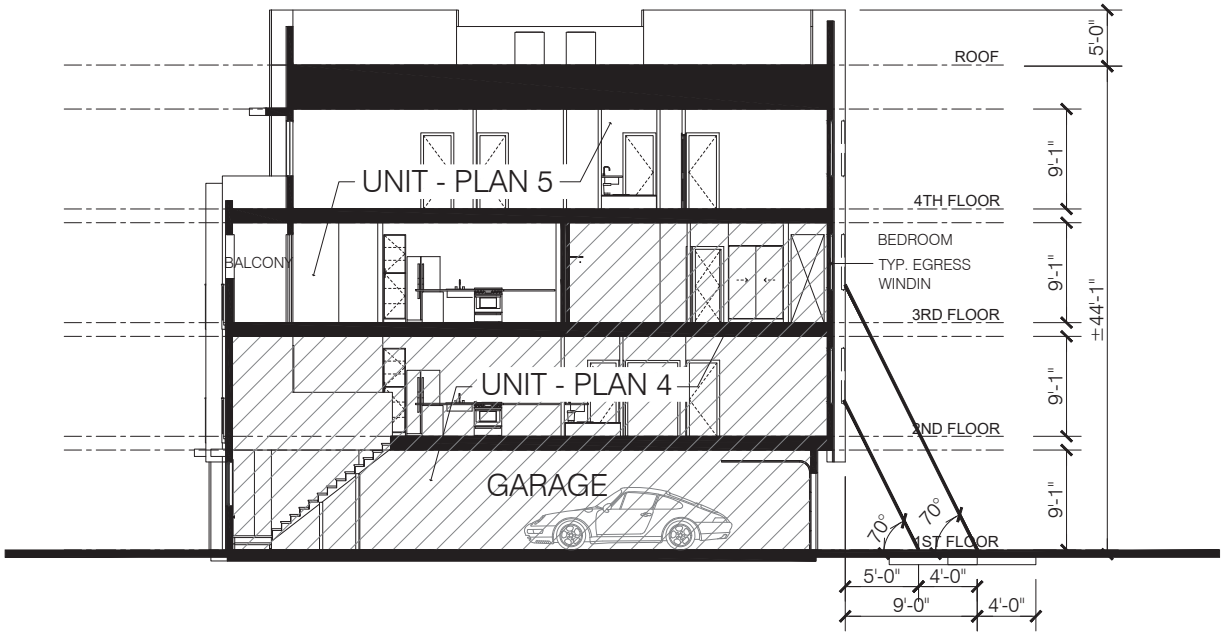
FS–1.0

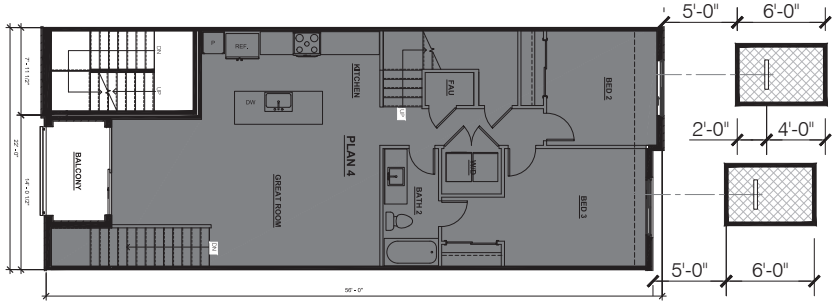
SCALE: 1" = 30'-0"

DATE: 10.27. 2025

PROJECT: 317082

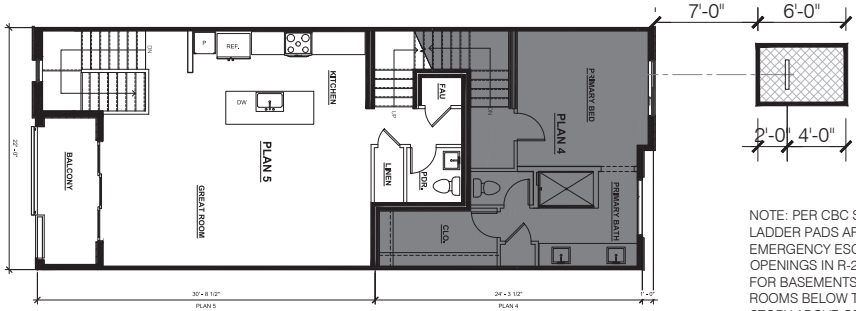






2ND FLOOR PLAN

PLAN 4 & 5



3RD FLOOR PLAN

PLAN 4 & 5

NOTE: PER CBC SECTION 1031.2, LADDER PADS ARE PROVIDED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN R-2 OCCUPANCIES FOR BASEMENTS & SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE.

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FIRE SAFETY - LADDER PAD DIAGRAM

FS-1.1

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

DATE: 10.27. 2025

PROJECT: 317082

ELEVATION LEGEND

1	STUCCO 1	5	VERTICAL SIDING 3
2	STUCCO 2	6	BRICK VENEER
3	VERTICAL SIDING 1	7	METAL RAILING/ FRONT DOOR
4	VERTICAL SIDING 2		

MATERIAL SPECIFICATIONS

STUCCO FINISH - 30/20

VERTICAL SIDING - TruExterior (VERTICAL NICKEL GAP)

BRICK VENEER - McNear Cotswold

TRIM/ PARAPET CAP - SAME AS STUCCO/ SIDING COLOR

WINDOWS - GREY VINYL

GARAGE DOORS - FLUSH METAL ROLL UP

FRONT DOORS - FIBERGLASS W/ GLASS

LIGHT FIXTURE -
VISUAL COMFORT & CO._ VEX 12 OUTDOOR WALL OR EQUAL

NOTE: ALL MATERIAL ARE AS SPECIFIED OR EQUAL

LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

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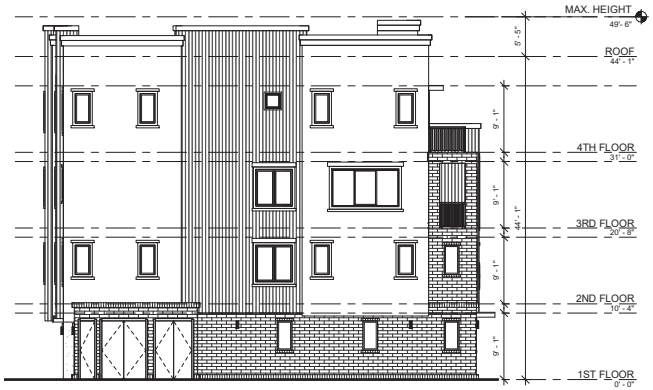
BUILDING MATERIALS & FINISHES

A1.0.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082



LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

COLEMAN VILLAGE

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CONCEPTUAL ELEVATIONS 8 PLE

A1.2.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

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CONCEPTUAL ELEVATIONS 10 PLE

A1.3.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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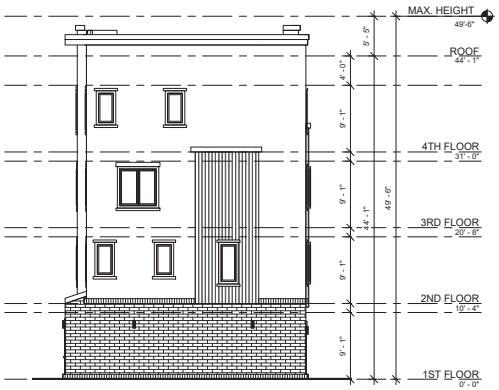
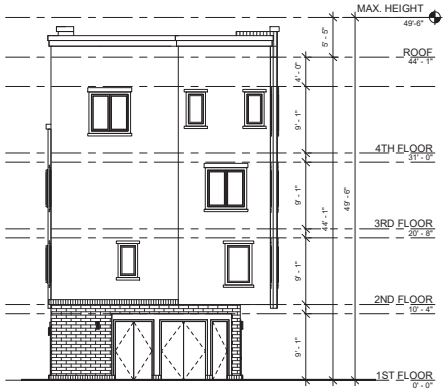


BLDG - SIDE ELEVATION

BLDG - FRONT



BLDG - STREET ELEVATION

BLDG - REAR ELEVATION

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CONCEPTUAL ELEATIONS 10 PLE STUDIO

A1.4.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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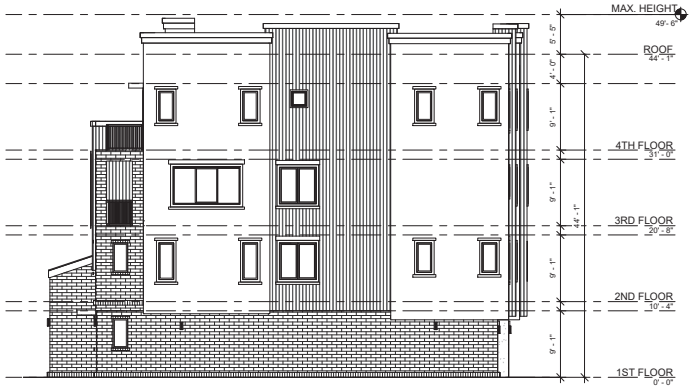
BLDG G - RIGHT

BLDG G - FRONT



BLDG G - LEFT

BLDG G - REAR

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CONCEPTUAL ELEVATIONS 14 PLE

A1.5.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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BLDG M - LEFT ELEVATION1

BLDG M - FRONT ELEVATION

BLDG M - RIGHT ELEVATION

BLDG M - REAR ELEVATION

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CONCEPTUAL ELEVATIONS 18 PLE

A1. .1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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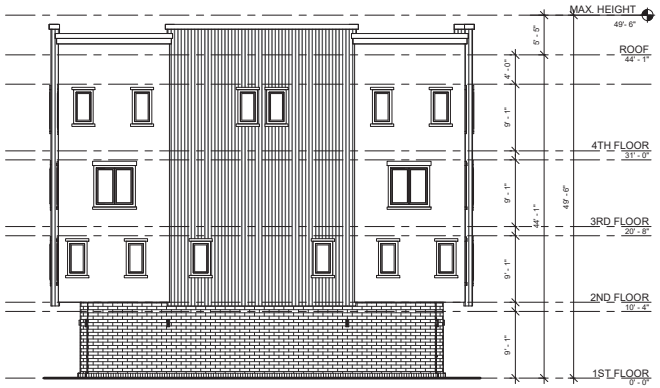

BLDG L - SIDE ELEVATION

BLDG L - FRONT ELEVATION 2

BLDG L - STREET SIDE ELEVATION

BLDG L - FRONT ELEVATION

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CONCEPTUAL ELEVATIONS 20 PLE

A1.7.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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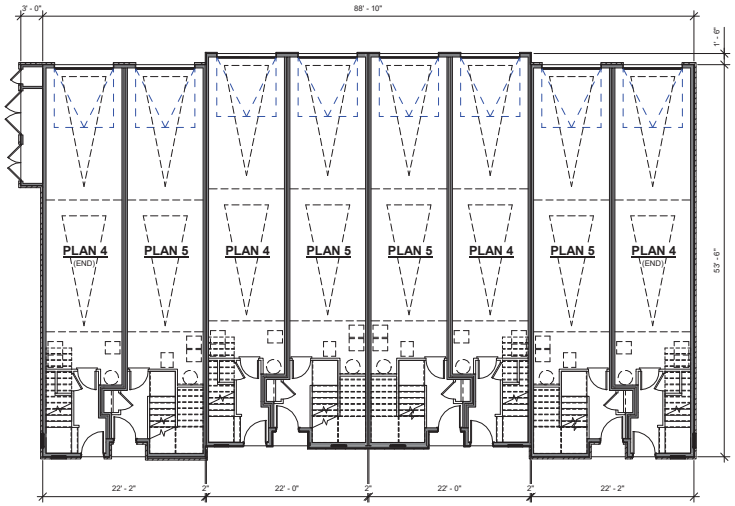

1ST FLOOR PLAN

BLDG H BLDG - REVERSED

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CONCEPTUAL 1ST FLOOR PLAN 8 PLE

A2.2.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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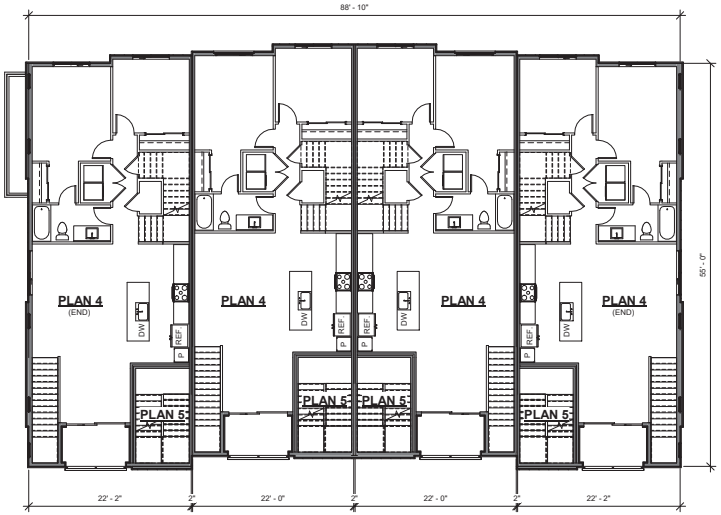

2ND FLOOR PLAN

BLDG H BLDG - REVERSED

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CONCEPTUAL 2ND FLOOR PLAN 8 PLE

A2.2.2

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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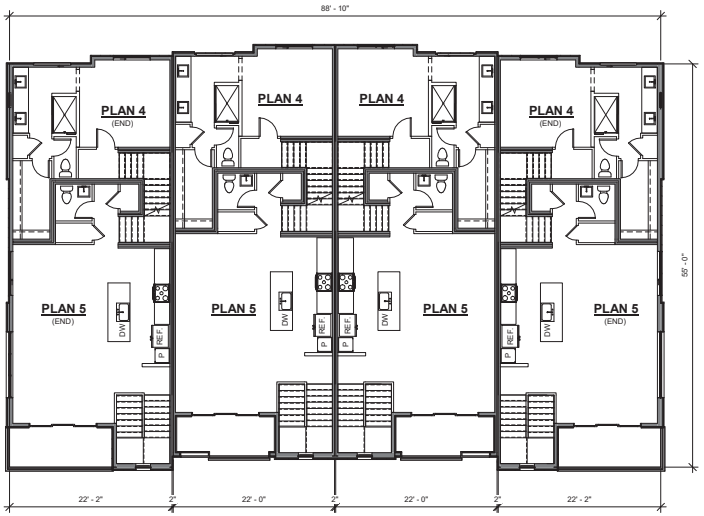

3RD FLOOR PLAN

BLDG H BLDG - REVERSED

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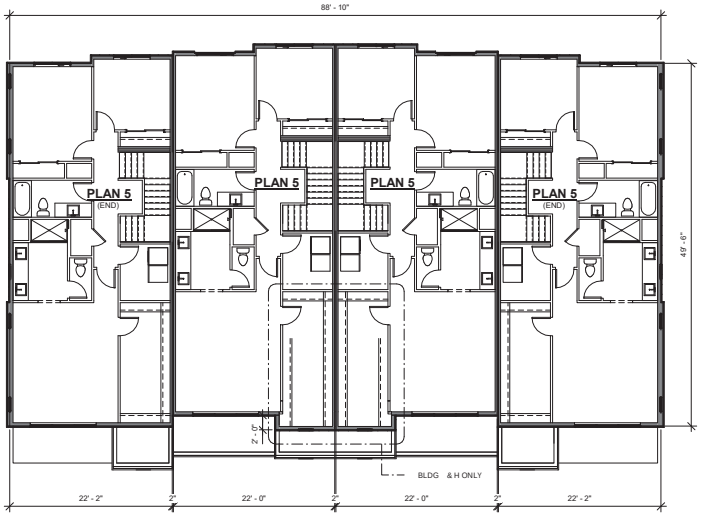
CONCEPTUAL 3RD FLOOR PLAN 8 PLE

A2.2.3

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082



4TH FLOOR PLAN

BLDG H BLDG - REVERSED

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CONCEPTUAL 4TH FLOOR PLAN 8 PLE

A2.2.4

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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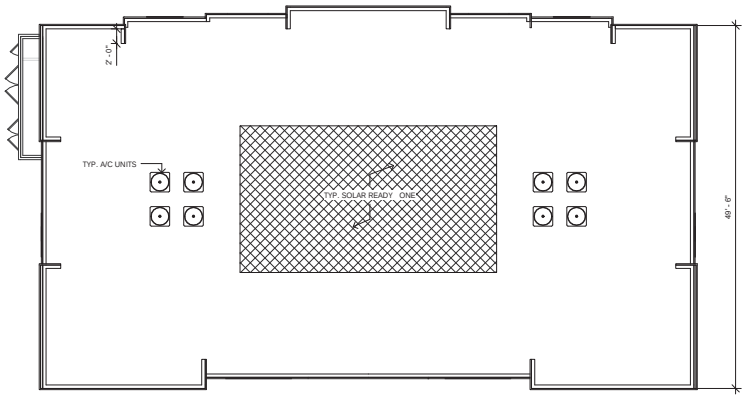

ROOF PLAN

BLDG H BLDG - REVERSED

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CONCEPTUAL ROOF PLAN 8 PLE

A2.2.5

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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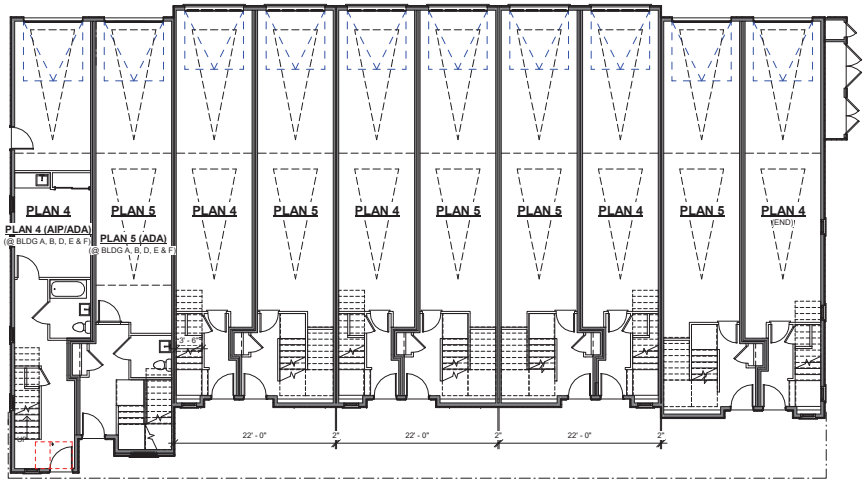

1ST FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

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CONCEPTUAL 1ST FLOOR PLAN 10 PLE

A2.3.1

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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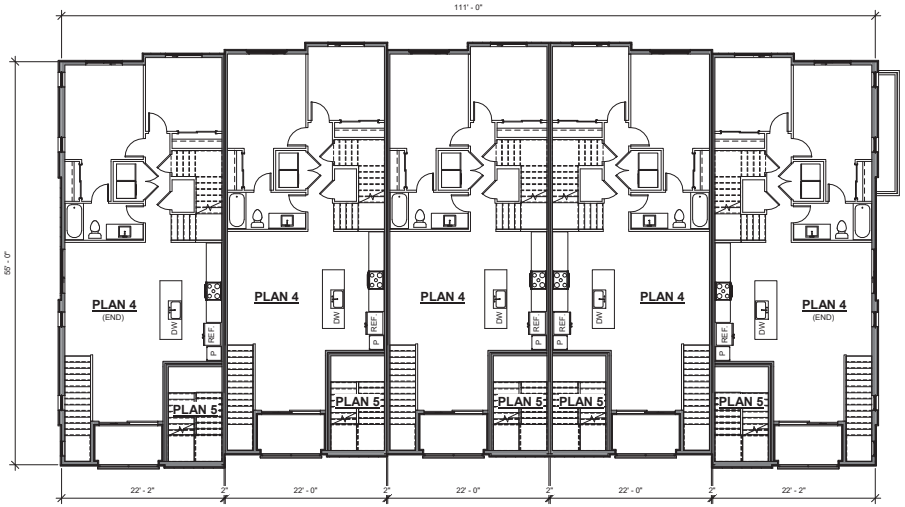

2ND FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

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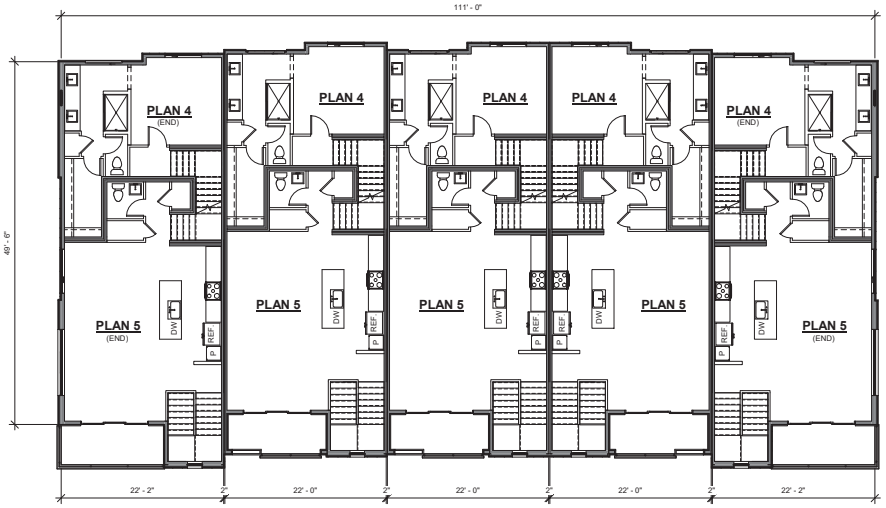
CONCEPTUAL 2ND FLOOR PLAN 10 PLE

A2.3.2

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082



3RD FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

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CONCEPTUAL 3RD FLOOR PLAN 10 PLE

A2.3.3

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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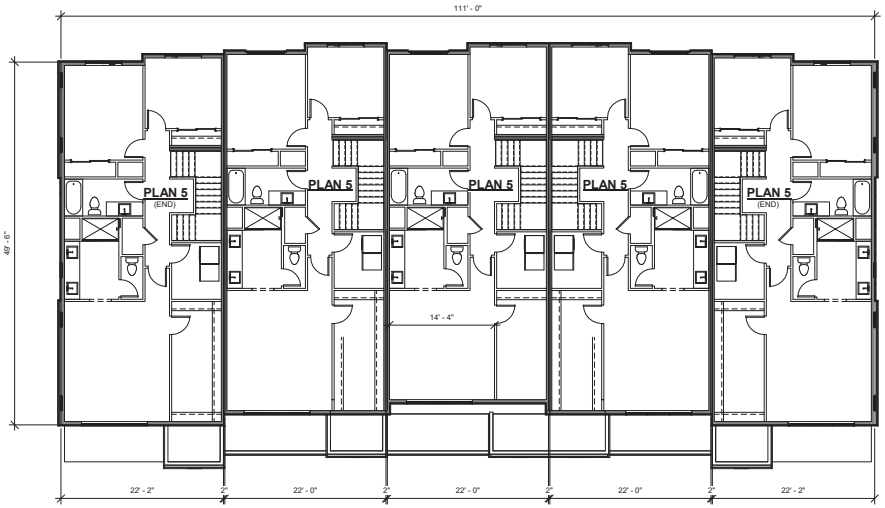

4TH FLOOR PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

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CONCEPTUAL 4TH FLOOR PLAN 10 PLE

A2.3.4

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082

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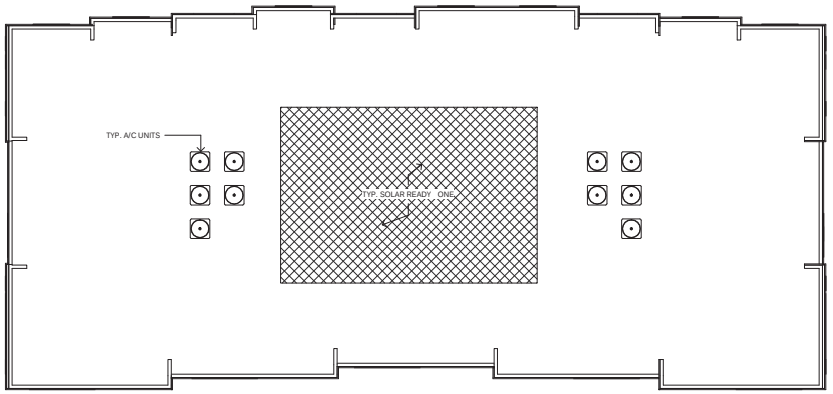

ROOF PLAN

BLDG A BLDG D, N - SIM / BLDG B, E - REVERSED

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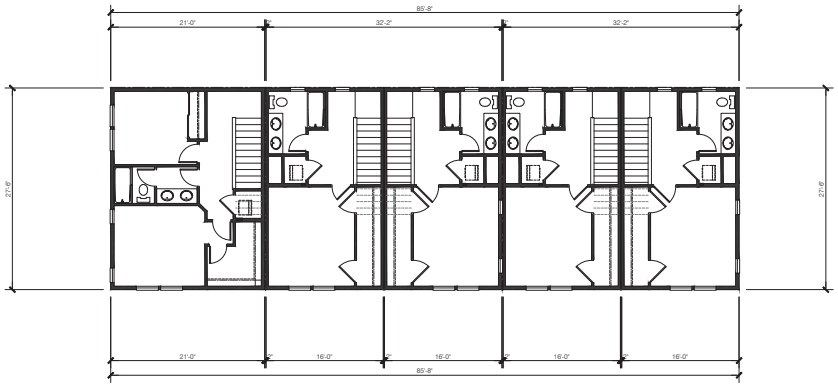
CONCEPTUAL ROOF PLAN 10 PLE

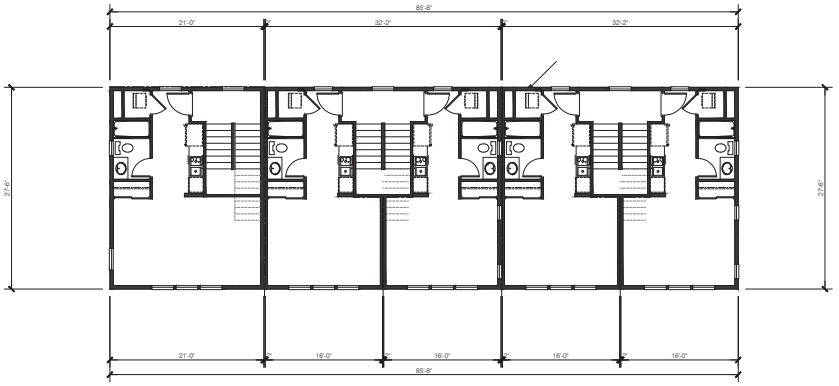
A2.3.5

Scale: 1/8" = 1'-0"
Date: 10/27/2025
Project Number: 317082



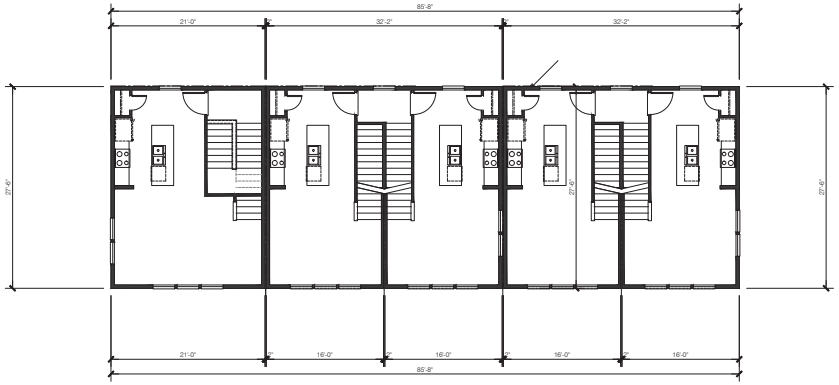
4TH FLOOR PLAN

BLDG. K - PLAN 8 (8A AND 8B) 2,356 SQ. FT.



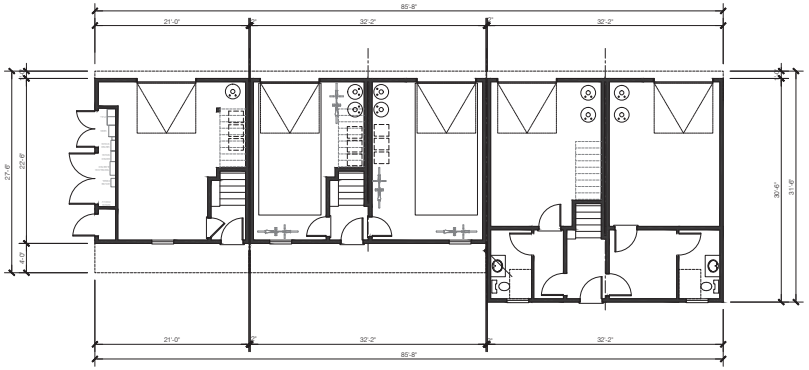
2ND FLOOR PLAN

BLDG. C_AT BUILDINGS C-D-E-F - SEE SITE PLAN 2,356 SQ. FT.



3RD FLOOR PLAN

BLDG. C - PLANS 6 &7 2,356 SQ. FT.



1ST FLOOR PLAN

BLDG. _AT BUILDINGS G THROUGH K - SEE SITE PLAN - PLANS 6,7 & 8 2,184 SQ. FT. TOTAL SQ. FT. 9,251 SQ. FT.

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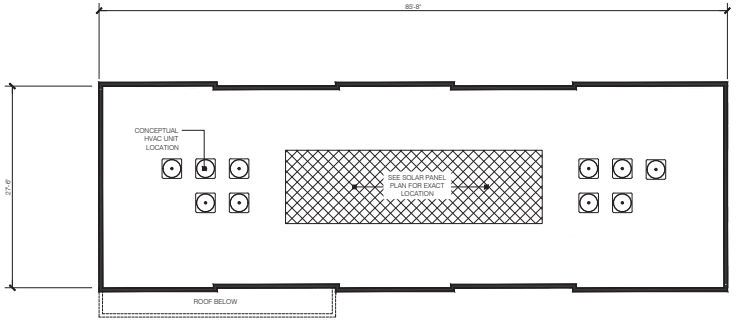
CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO

A2.4.1

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

DATE: 10.27. 2025

PROJECT: 317082



ROOF PLAN

BLDG. K - PLANS 1 & 2

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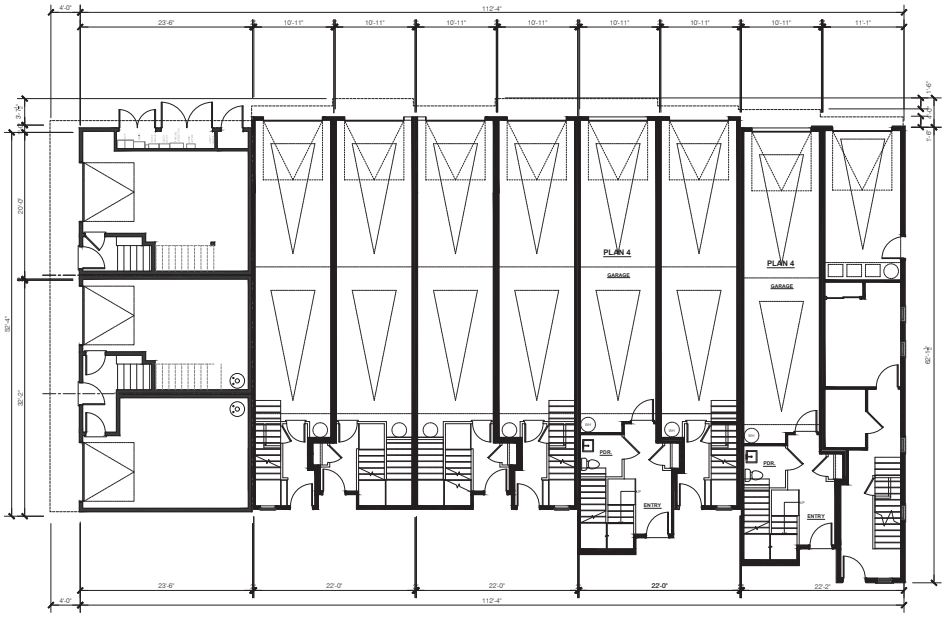
CONCEPTUAL RP_10 PLEX W-STUDIO

A2.4.2

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

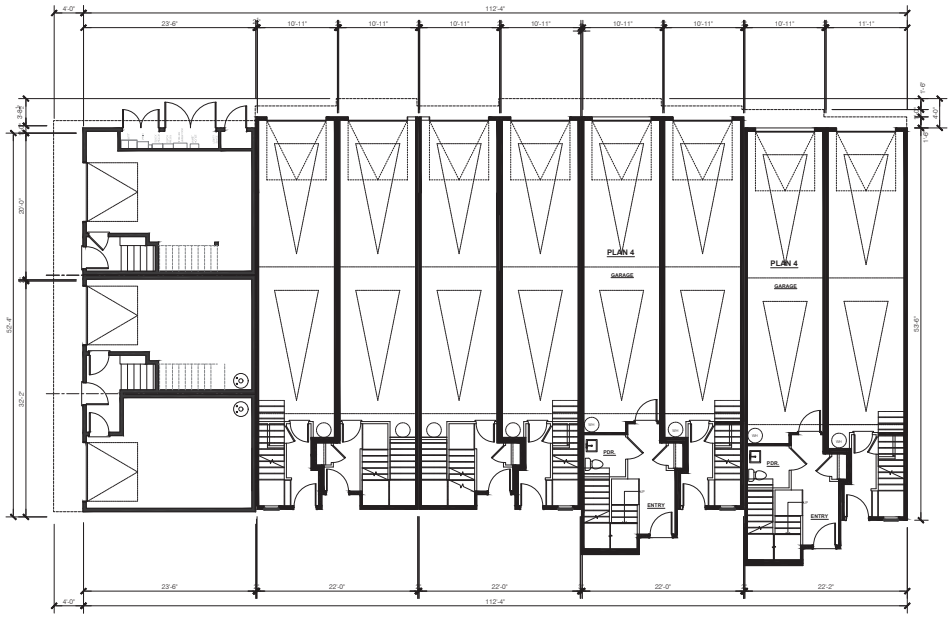
DATE: 10.27. 2025

PROJECT: 317082



PARTIAL 1ST FLOOR PLAN

BLDGS. F _14-PLEX (AIP/ADA) - PLANS 1,2, 4,& 5 6,038 SQ. FT.
24,242 SQ. FT. TOTAL



1ST FLOOR PLAN

BLDGS. G _14-PLEX - PLANS 1,2, 4,& 5 5,960 SQ. FT.
24,164 SQ. FT. TOTAL

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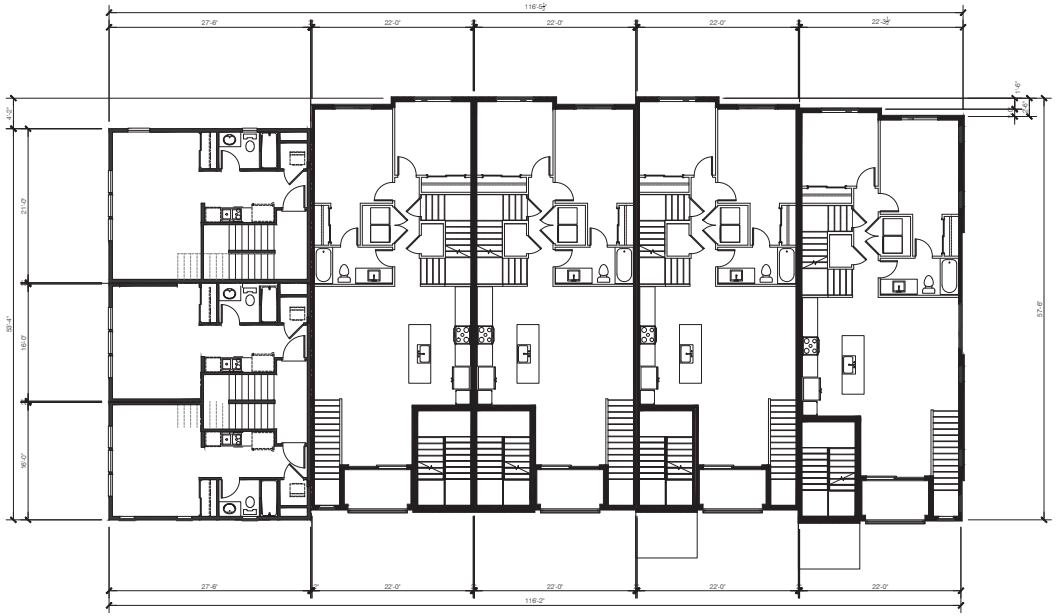
C2 Collaborative

KIER+WRIGHT

CONCEPTUAL 1ST BP_14 PLEX

A2.5.1

SCALE: 1/8" = 1'-0"
DATE: 10.27. 2025
PROJECT: 317082



2ND FLOOR PLAN

6,190 SQ. FT. - PLANS 1,2, 4,& 5 BLDGS. F & G _14-PLEX

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CONCEPTUAL 2ND BP_14 PLEX

A2.5.2

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

DATE: 10.27. 2025

PROJECT: 317082

3RD FLOOR PLAN

BLDG. M _12-PLEX - PLANS 1,2, 4,& 5 6,100 SQ. FT.

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KW KIER+WRIGHT

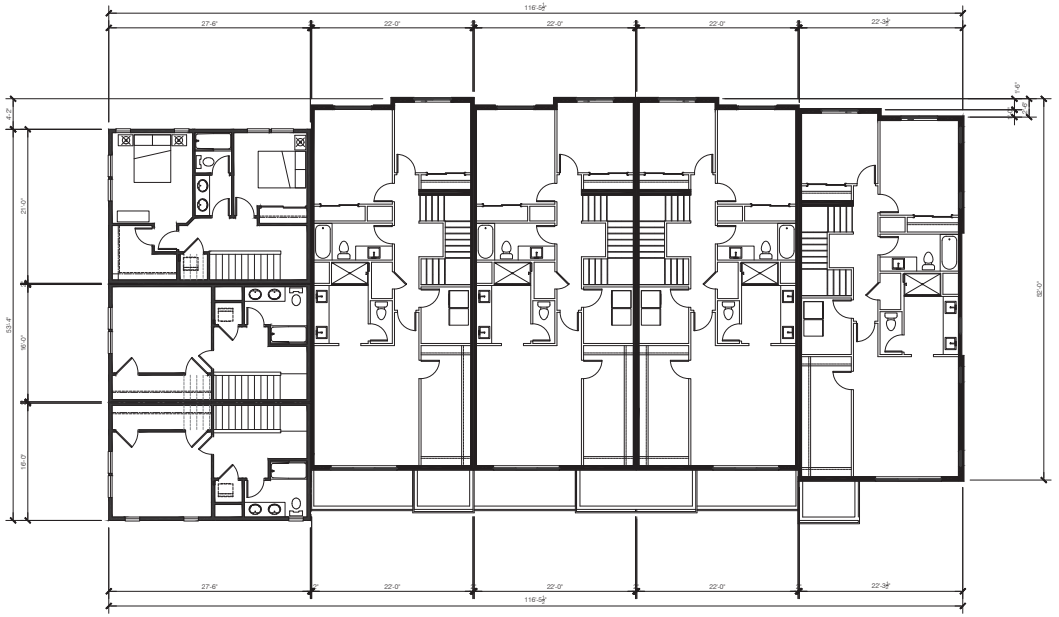
CONCEPTUAL 3RD BP_14 PLEX

A2.5.3

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

DATE: 10.27. 2025

PROJECT: 317082



4TH FLOOR PLAN

BLDGS. F & G _14-PLEX PLANS 1,2, 4 & 5 5,914 SQ. FT.

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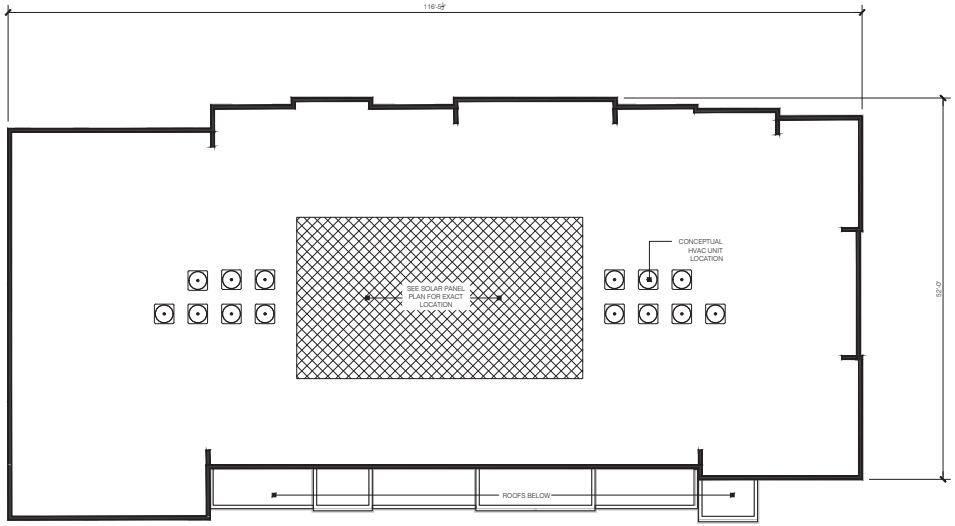
CONCEPTUAL 4TH BP_14 PLEX

A2.5.4

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

DATE: 10.27. 2025

PROJECT: 317082



ROOF PLAN

BLDG. F (BLDG G REVERSED) PLANS 1,2 & 4

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CONCEPTUAL RP_14 PLEX

A2.5.5

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

DATE: 10.27. 2025

PROJECT: 317082

1ST FLOOR PLAN

BLDG. M _18-PLEX - PLANS 1 & 2 4096 SQ. FT.
17,324 SQ. FT. TOTAL

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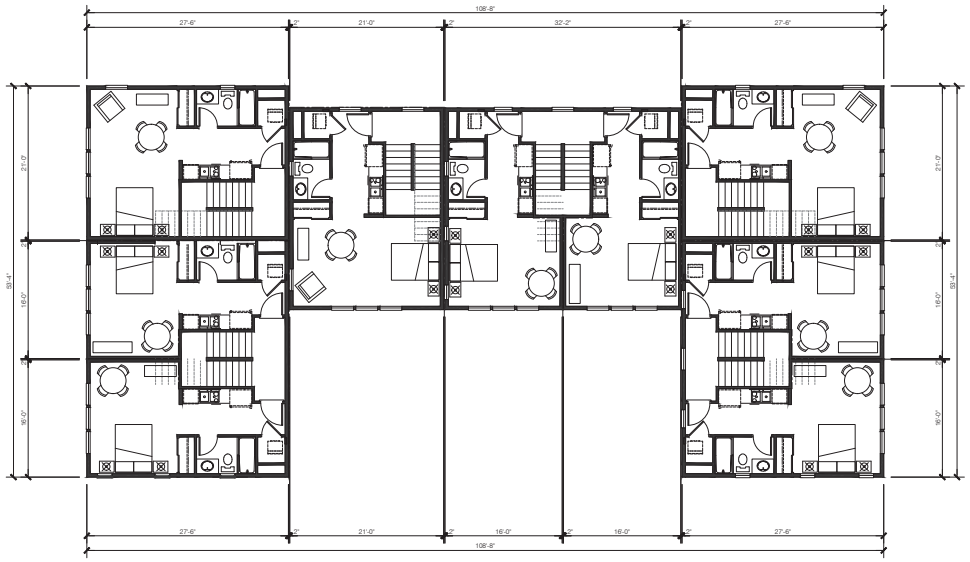
CONCEPTUAL 1ST BP_18 PLEX

A2.6.1

SCALE: 1/8" = 1'-0"
DATE: 10.27. 2025
PROJECT: 317082



2ND FLOOR PLAN

BLDG. M _18-PLEX - PLANS 1 & 2 4409 SQ. FT.

COLEMAN VILLAGE

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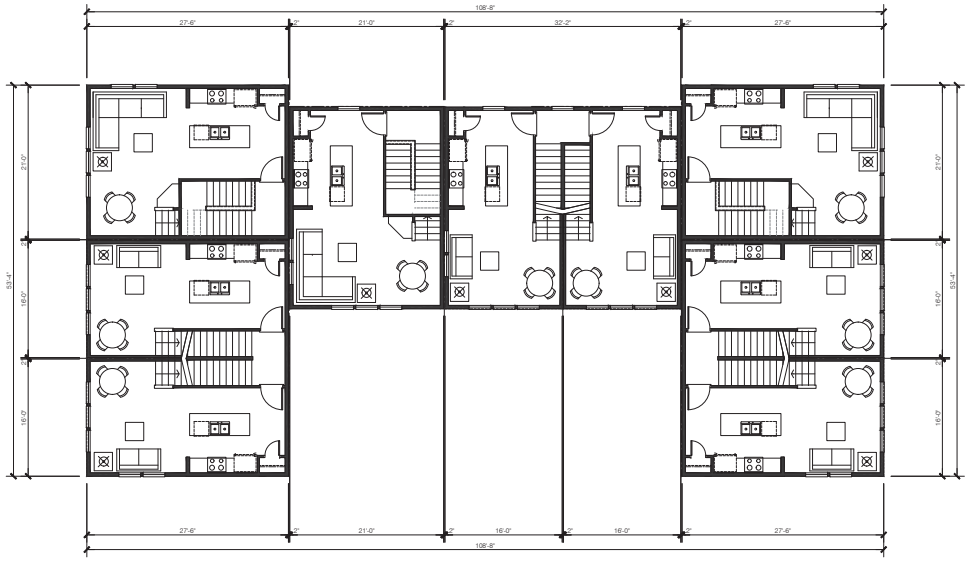
CONCEPTUAL 2ND BP_18 PLEX

A2.6.2

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

DATE: 10.27. 2025

PROJECT: 317082



3RD FLOOR PLAN

BLDG. M _12-PLEX - PLANS 1 & 2 4409 SQ. FT.

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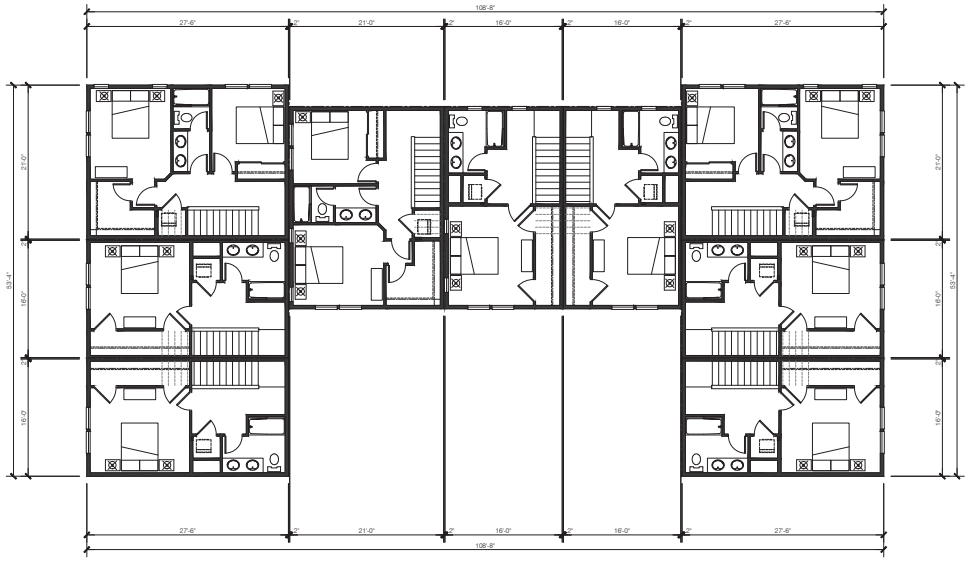
CONCEPTUAL 3RD BP_18 PLEX

A2.6.3

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

DATE: 10.27. 2025

PROJECT: 317082



4TH FLOOR PLAN

BLDG. M _18-PLEX - PLANS 1 & 2 4409 SQ. FT.

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CITY VENTURES

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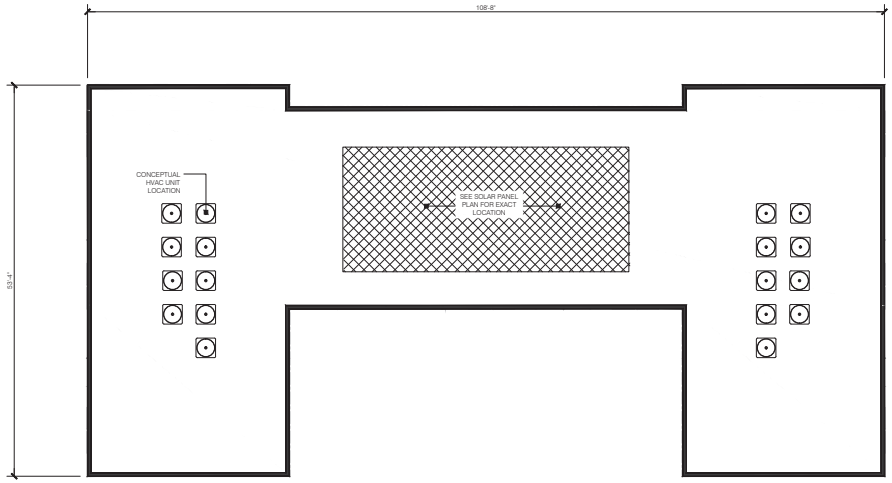
CONCEPTUAL 4TH BP_18 PLEX

A2.6.4

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

DATE: 10.27. 2025

PROJECT: 317082



ROOF PLAN

BLDG. M PLANS 1,2 & 4

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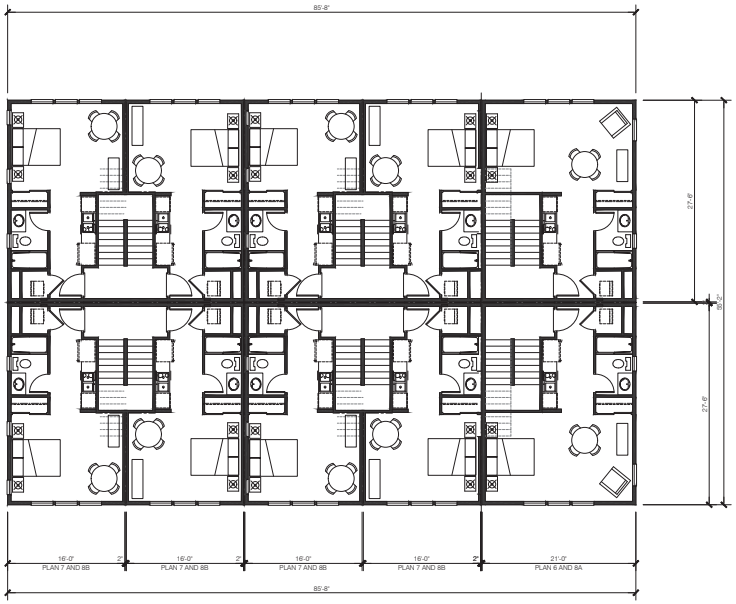
CONCEPTUAL RP_18 PLEX

A2.6.5

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

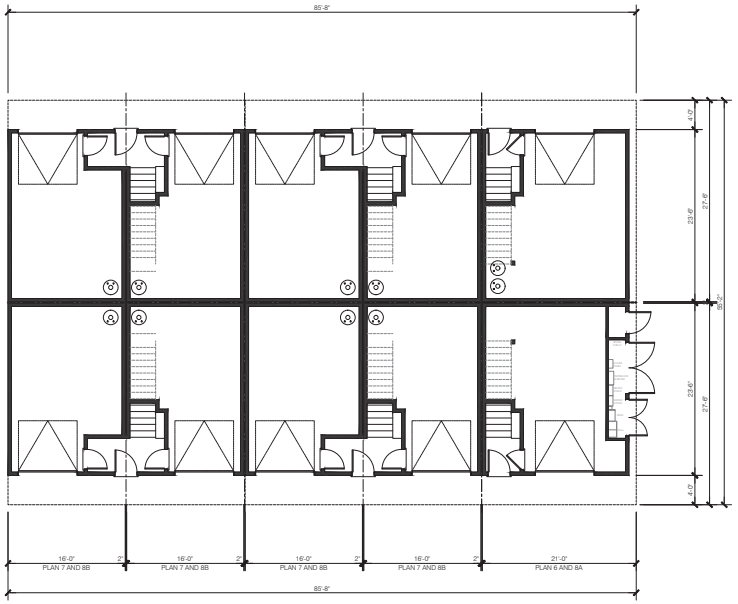
DATE: 10.27. 2025

PROJECT: 317082



2ND FLOOR PLAN

BUILDING L - PLANS 1 & 2 4,726 SQ. FT.



1ST FLOOR PLAN

BUILDING L - PLANS 1 & 2 3,993 SQ. FT.
18,171 SQ. FT. TOTAL

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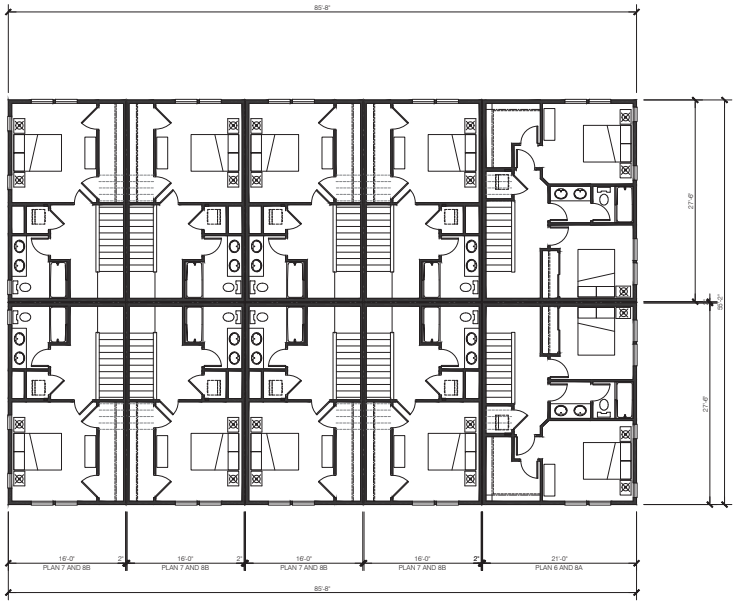
CONCEPTUAL 1ST_2ND BP- 20 PLEX

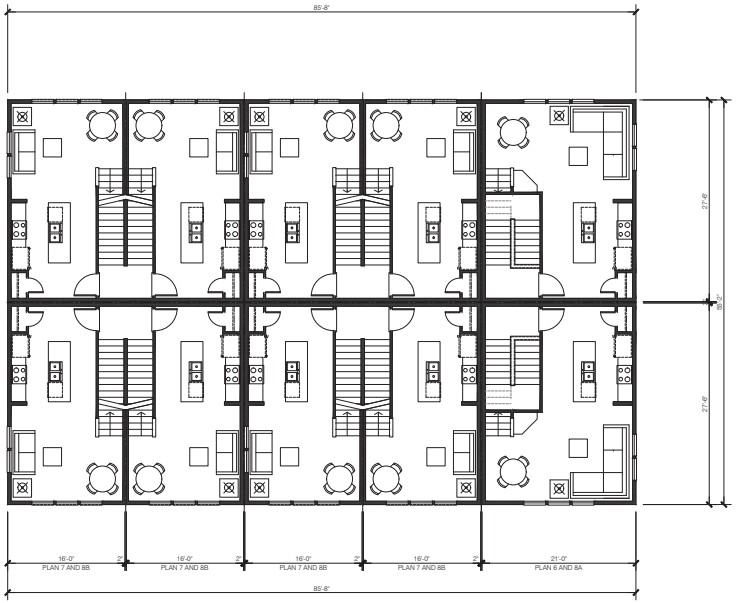
A2.7.1

SCALE: 1/8" = 1'-0"
DATE: 10.27. 2025
PROJECT: 317082



4TH FLOOR PLAN

BUILDING L - PLANS 1 & 2 4,726 SQ. FT.



3RD FLOOR PLAN

BUILDING L - PLANS 1 & 2 4,726 SQ. FT.

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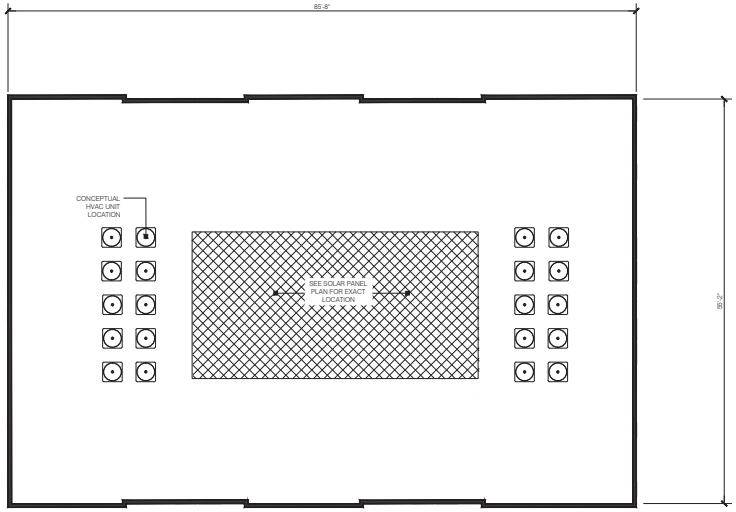
CONCEPTUAL 3RD_4TH BP- 20 PLEX

A2.7.2

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

DATE: 10.27. 2025

PROJECT: 317082



ROOF PLAN

BUILDING L PLANS 1 & 2

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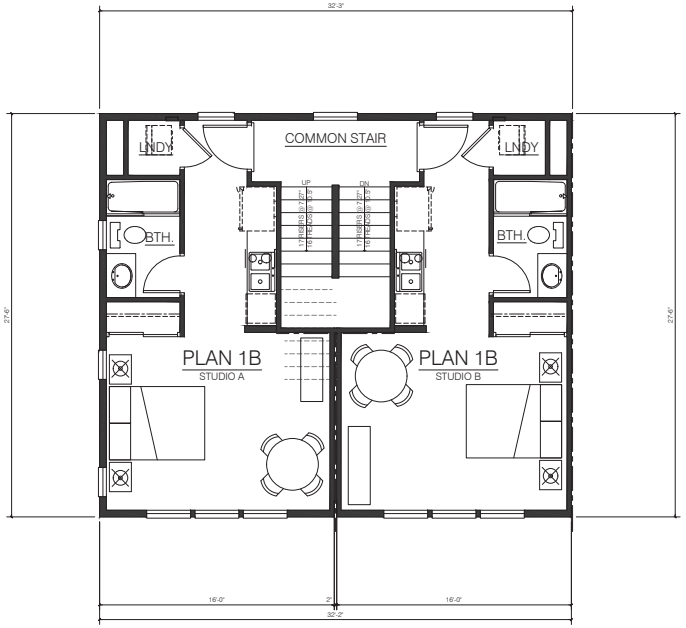
CONCEPTUAL RP_20 PLEX

A2.7.3

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

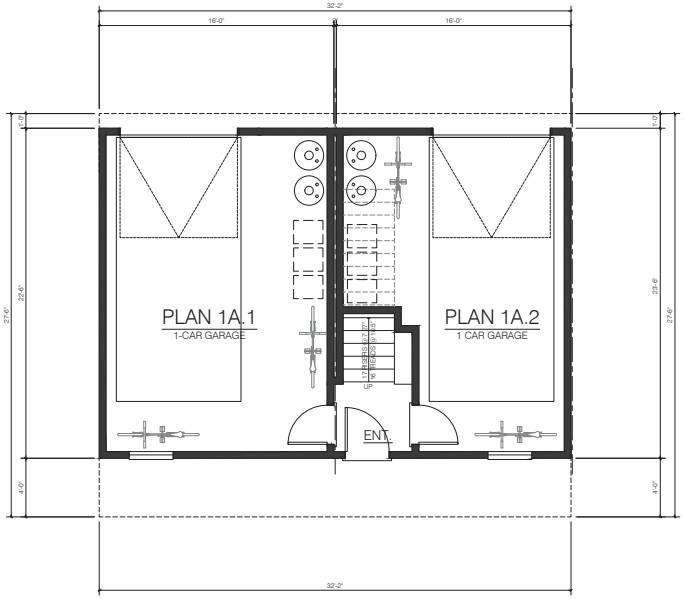
DATE: 10.27. 2025

PROJECT: 317082



2ND FLOOR PLAN

STUDIOS 1B	LIVING:	377 SQ. FT.
	STAIR:	128 SQ. FT.



1ST FLOOR PLAN

PLAN 1A	PLAN 1A.1 GARAGE:	360 SQ. FT.
	PLAN 1A.2 GARAGE:	304 SQ. FT.
	STAIR/ UTIL:	58 SQ. FT.

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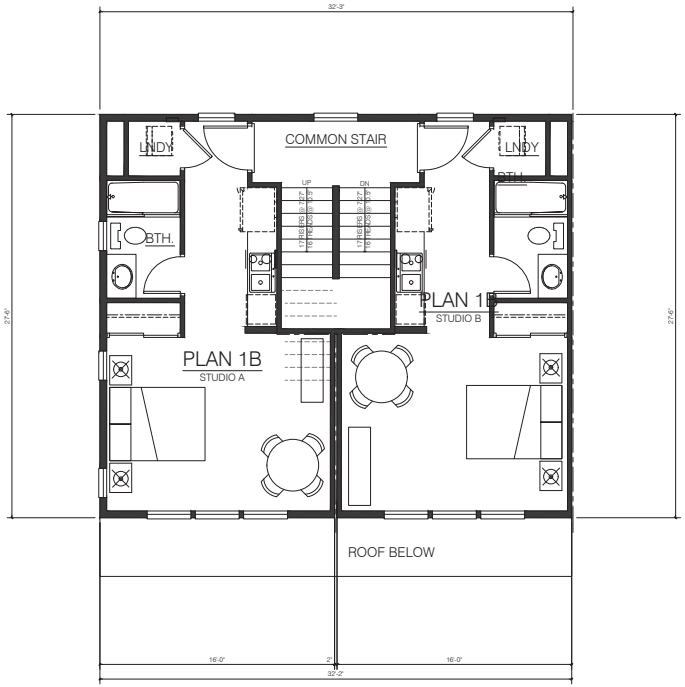
CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS

A3.1.1

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

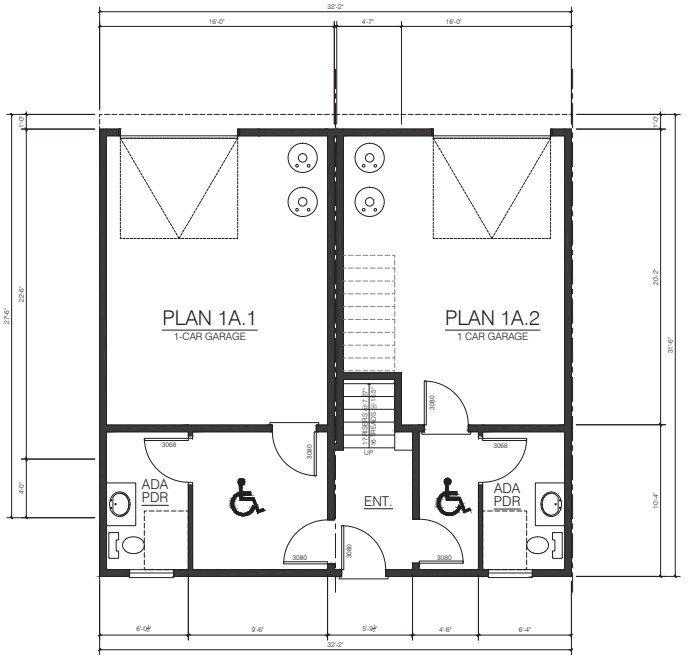
DATE: 10.27. 2025

PROJECT: 317082



2ND FLOOR PLAN

STUDIOS 1B	LIVING:	377 SQ. FT.
	STAIR:	128 SQ. FT.



1ST FLOOR PLAN

PLAN 1A	PLAN 1A.1 GARAGE:	323 SQ. FT.
	PLAN 1A.2 GARAGE:	307 SQ. FT.
	STAIR/ UTIL:	76 SQ. FT.

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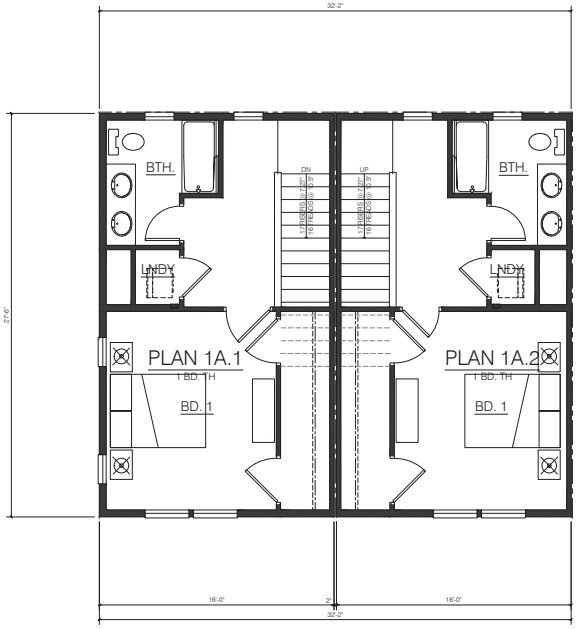
CONCEPTUAL PLAN 1A_1B _1ST AND 2ND_ADA

A3.1.2

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

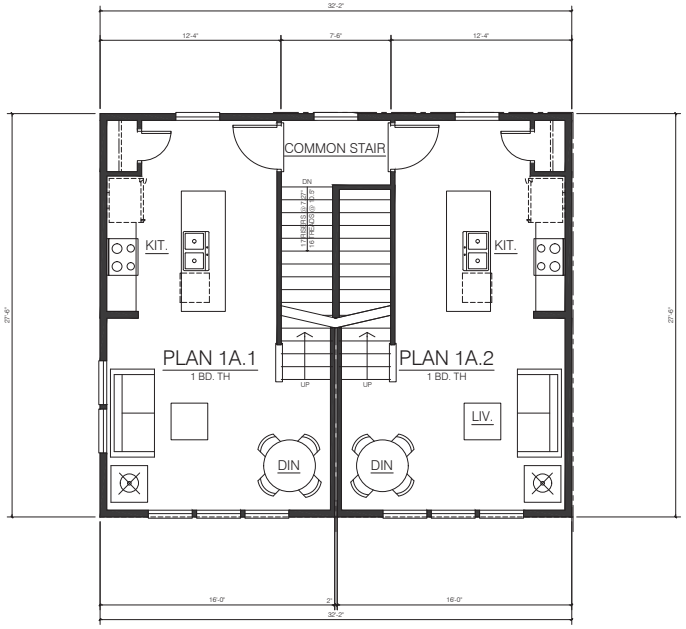
DATE: 10.27. 2025

PROJECT: 317082



4TH FLOOR PLAN

PLAN 1A	UPPER LIVING:	440 SQ. FT.



3RD FLOOR PLAN

PLAN 1A	MAIN LIVING:	387 SQ. FT.
	TOTAL LIVING:	827 SQ. FT.
	STAIR:	109 SQ. FT.

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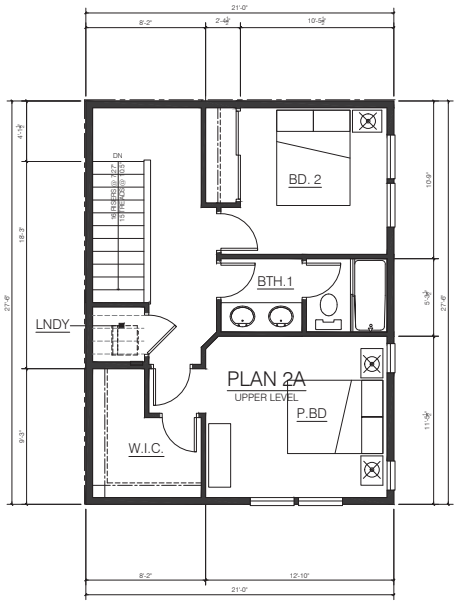
CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS

A3.1.3

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

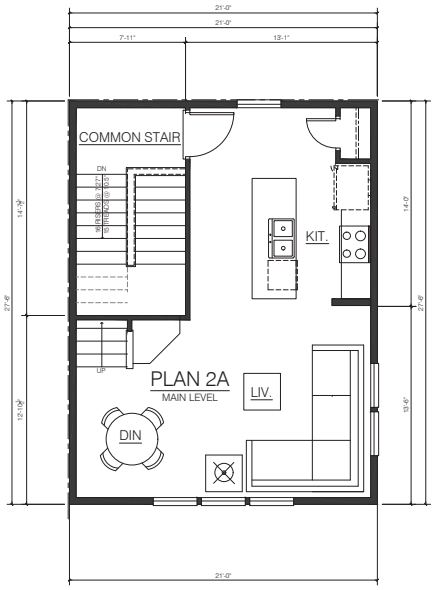
DATE: 10.27. 2025

PROJECT: 317082



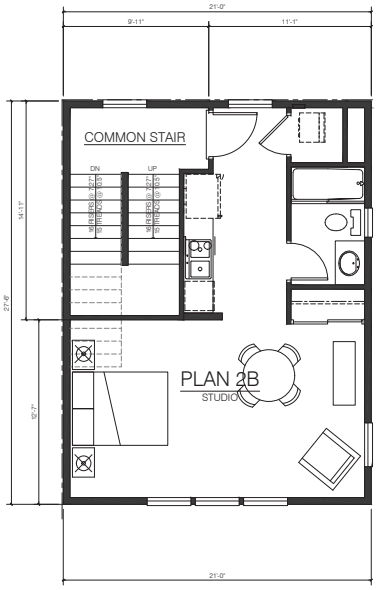
4TH FLOOR PLAN

PLAN 2A	UPPER LIVING:	536 SQ. FT.



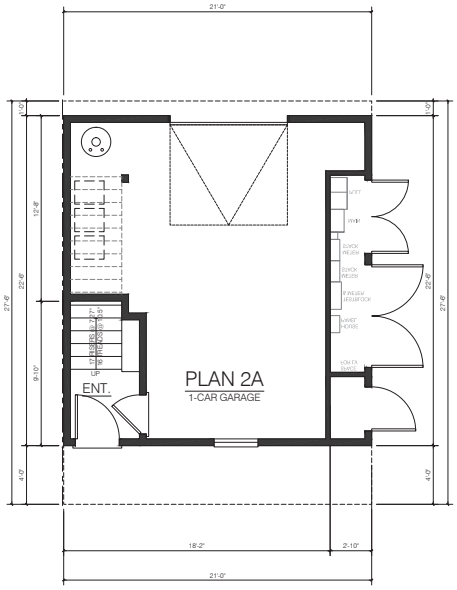
3RD FLOOR PLAN

PLAN 2A	MAIN LIVING:	462 SQ. FT.
	TOTAL LIVING:	998 SQ. FT.
	STAIR:	116 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO	LIVING:	452 SQ. FT.
	STAIR:	125 SQ. FT.



GROUND FLOOR PLAN

PLAN 2A	STAIR / UTIL.:	109 SQ. FT.
	GARAGE:	364 SQ. FT.

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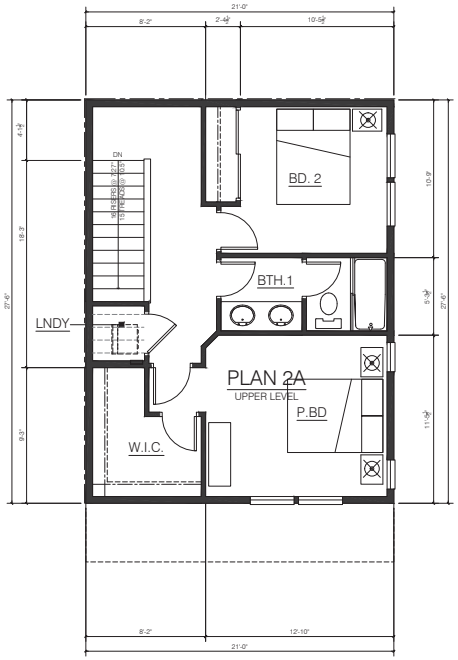
CONCEPTUAL PLAN 2

A3.2.1

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

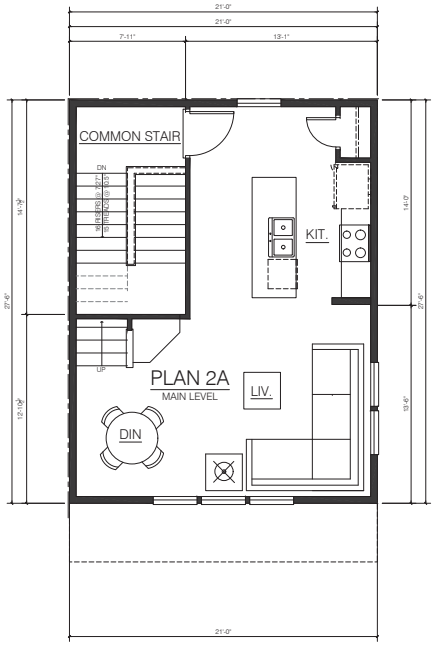
DATE: 10.27. 2025

PROJECT: 317082



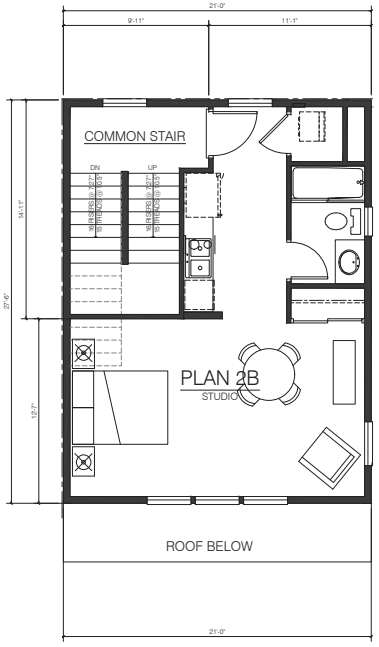
4TH FLOOR PLAN

PLAN 2A	UPPER LIVING:	536 SQ. FT.



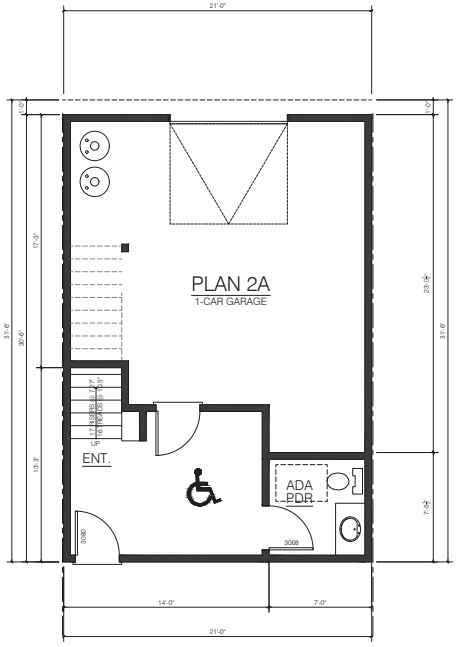
3RD FLOOR PLAN

PLAN 2A	MAIN LIVING:	462 SQ. FT.
	TOTAL LIVING:	998 SQ. FT.
	STAIR:	116 SQ. FT.



2ND FLR. PLAN

PLAN 2 B - STUDIO	LIVING:	452 SQ. FT.
	STAIR:	125 SQ. FT.



GROUND FLOOR PLAN

PLAN 2A	STAIR / UTIL.:	215 SQ. FT.
	GARAGE:	425 SQ. FT.

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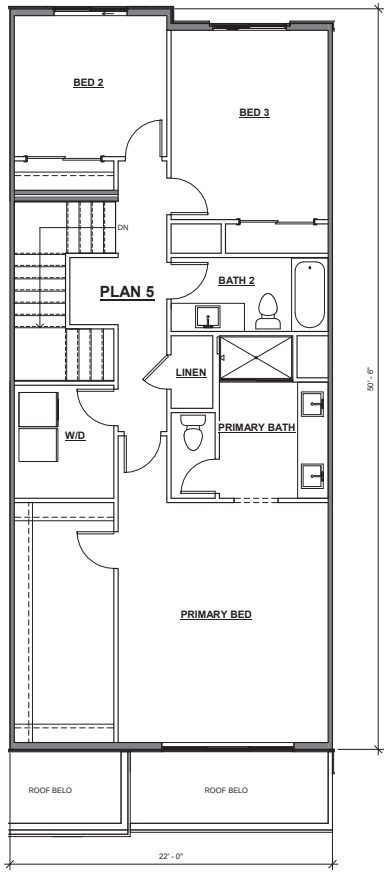
CONCEPTUAL PLAN 2 ADA

A3.2.2

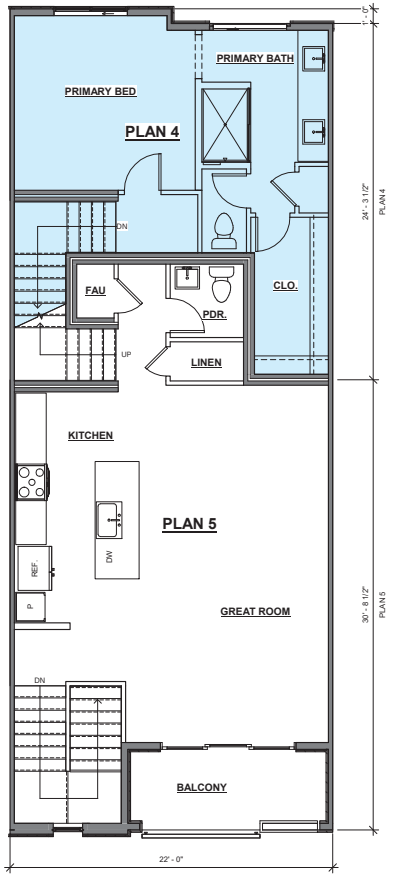
SCALE: 1/4" = 1'-0"

DATE: 10.27. 2025

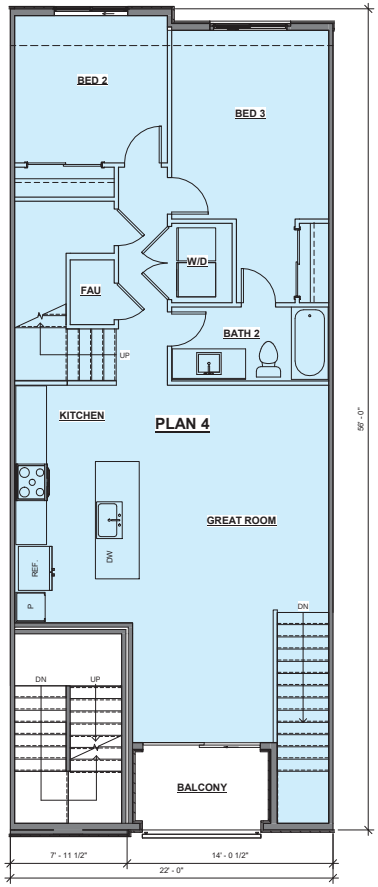
PROJECT: 317082



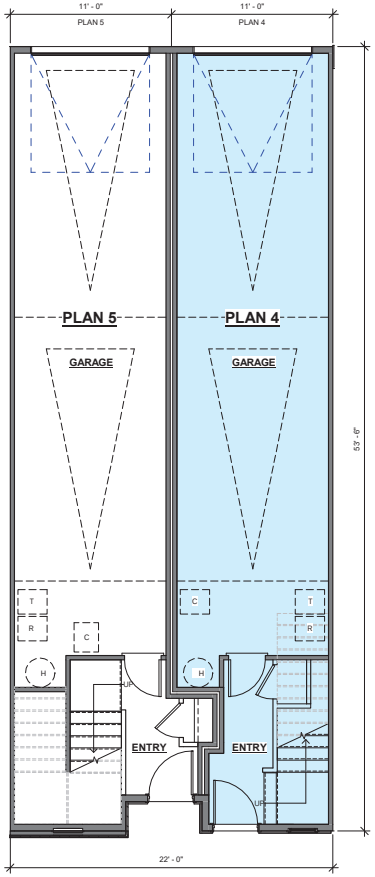
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

COLEMAN VILLAGE

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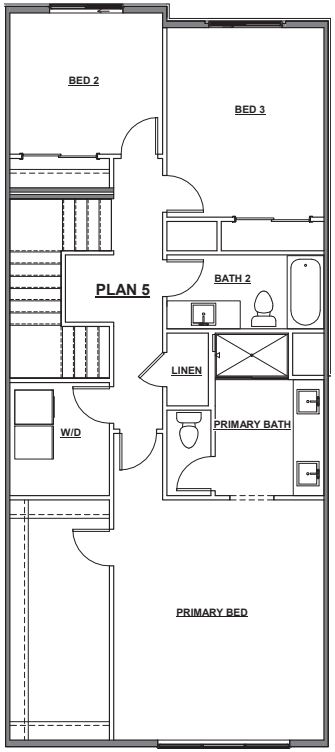
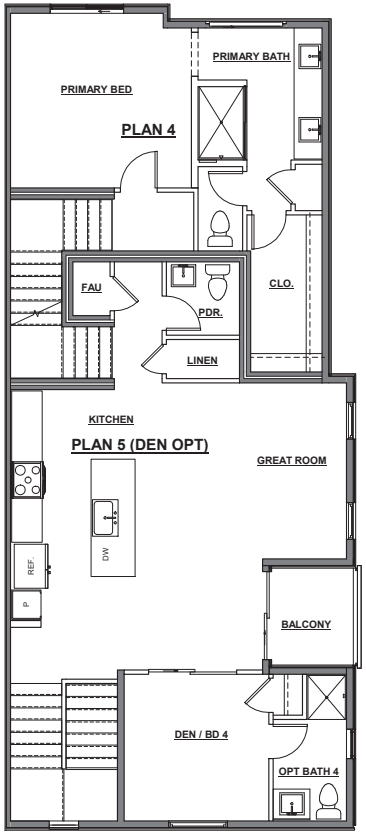
CONCEPTUAL UNIT PLANS 4&5

A3.4.1

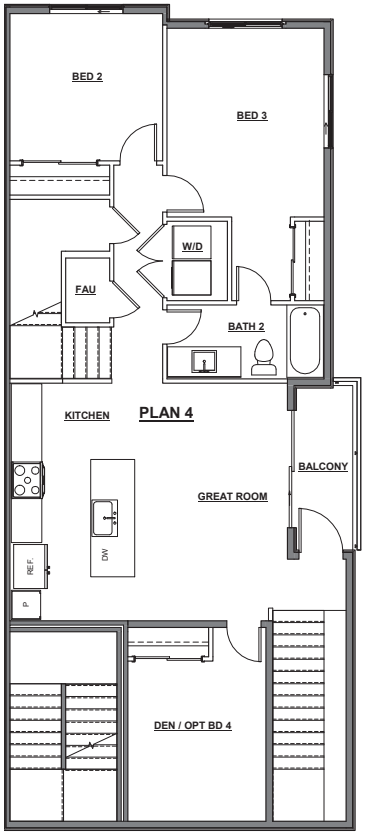
Scale: 1/4" = 1'-0"
Date: 10/27/2025
Project Number: 317082



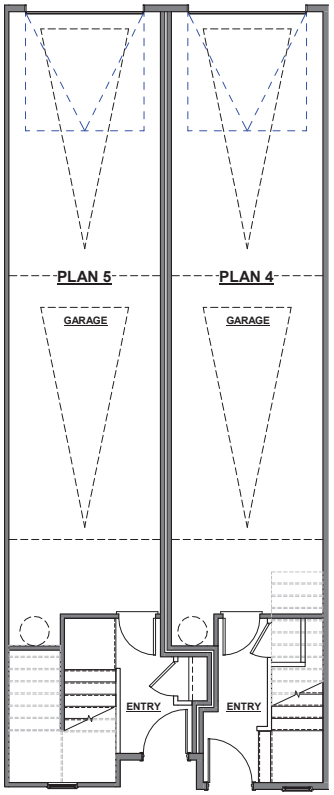
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



2 2ND FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

CITY VENTURES Building It Forward
TARRAR UTILITY CONSULTANTS
HUNT HALE JONES
C2 Collaborative
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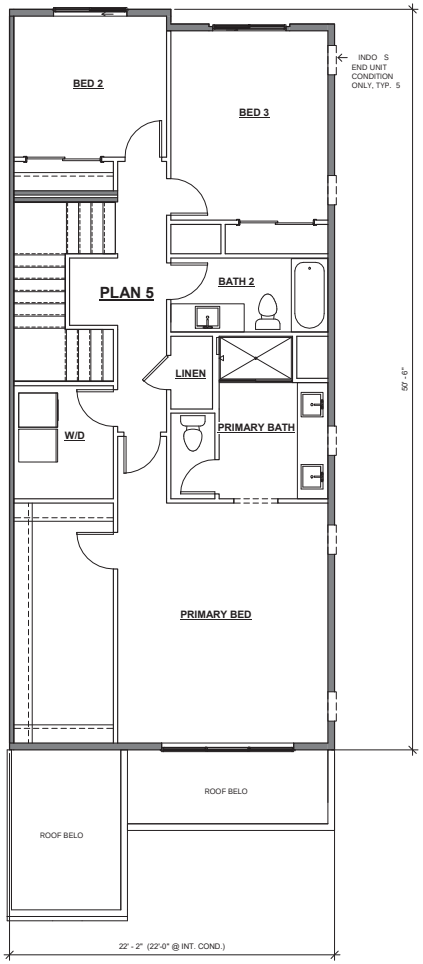
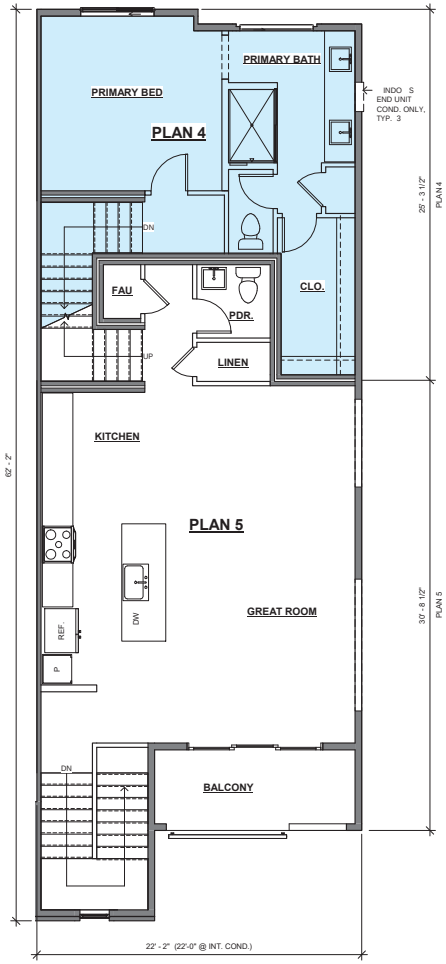
CONCEPTUAL 4-BEDROOM OPTION

A3.4.1B

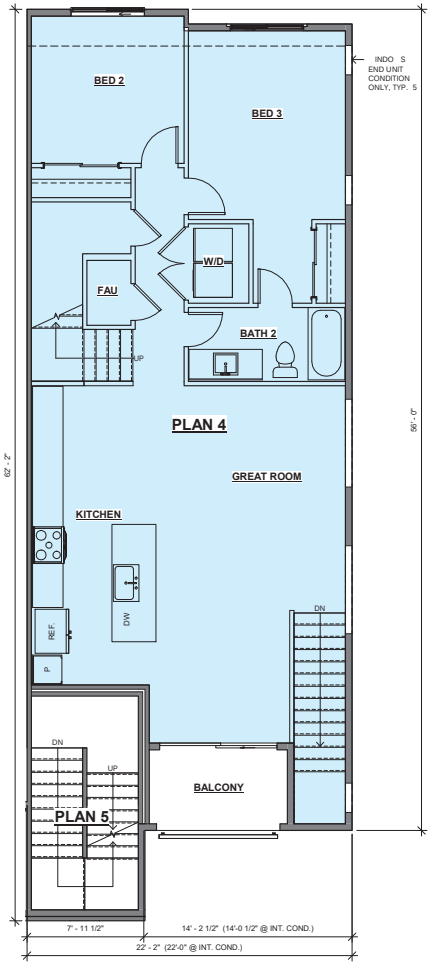
Scale: 1/4" = 1'-0"
Date: 10/27/2025
Project Number: 317082



4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



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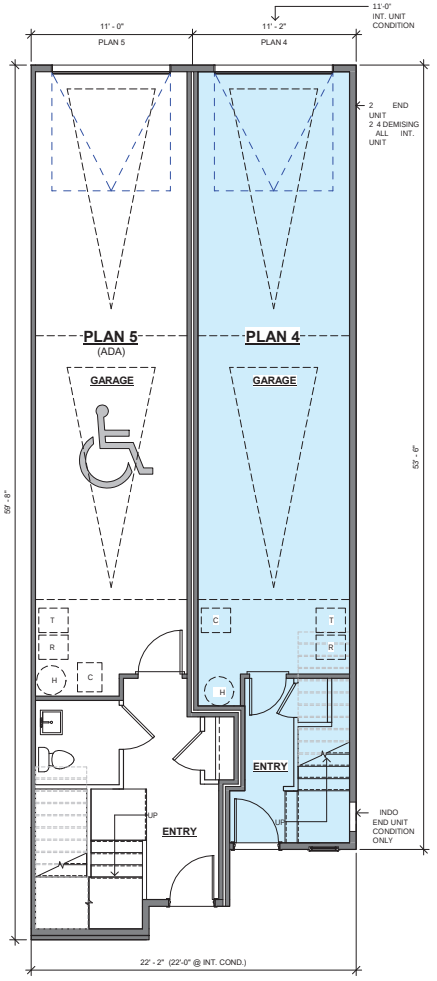
SCALE: 1/4" = 1'-0"



1 1ST FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"

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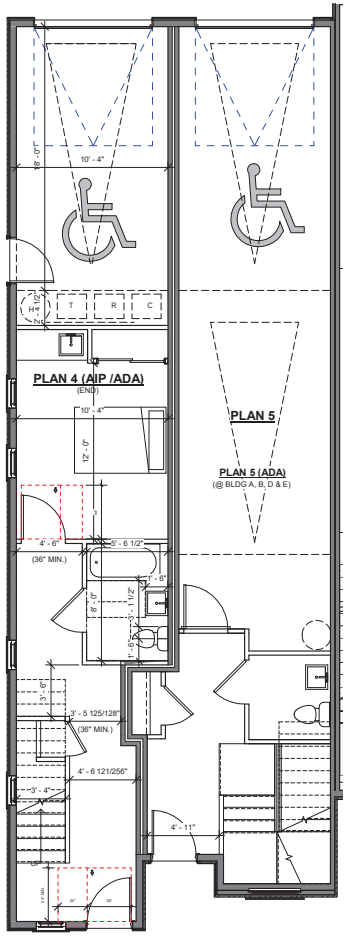
CONCEPTUAL UNIT PLAN 5 ADA

A3.4.2

Scale: 1/4" = 1'-0"
Date: 10/27/2025
Project Number: 317082



1ST FLOOR PLAN

COLEMAN VILLAGE

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CONCEPTUAL AEGING IN PLACE/ADA

A3.4.2 B

Scale: 1/4" = 1'-0"
Date: 10/27/2025
Project Number: 317082

VESTING TENTATIVE MAP

FOR A 2 LOT SUBDIVISION
FOR RESIDENTIAL CONDOMINIUM PURPOSES
FOR A MAXIMUM OF 190 RESIDENTIAL UNITS

COLEMAN VILLAGE

FOR

CITY VENTURES

SANTA CLARA, CALIFORNIA

PROJECT DATA

1. RECORD OWNER: GRANT ASSOCIATES L.P.
C/O DALTON MANAGEMENT
ATTN.: JEFF DENSON
8417 SW BEAVERTON-HILLSDALE HIGHWAY
PORTLAND, OR 97225
EMAIL: JEFF@DALTONMNGT.COM

2. SUBDIVIDER: CITY VENTURES
444 SPEAR STREET
SAN FRANCISCO, CA 94105
PHONE: (925) 389-8632
PAMELA NIETING

3. MAP PREPARED BY: KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
PHONE: (408) 727-6665
MARK A. KNUDSEN, P.E. 75828

4. A.P.N.: 230-05-021

5. GENERAL PLAN: REGIONAL COMMERCIAL

6. EXISTING USE: OFFICE

7. PROPOSED USE: RESIDENTIAL

8. EXISTING ZONING: ML - LIGHT INDUSTRIAL

9. PROPOSED ZONING: R4 - HIGH-DENSITY RESIDENTIAL

10. EXISTING NUMBER OF LOTS: 1

11. PROPOSED NUMBER OF RESIDENTIAL UNITS: 190 (MAXIMUM)
142 CONDOMINIUM UNITS
0 ADU UNITS

DENSITY: MINIMUM: 37
ACTUAL: 37.7

12. TOTAL ACREAGE: 3.7859± ACRES

13. ALL DISTANCES ARE APPROXIMATE.

14. THERE ARE NO NEW PUBLIC STREET NAMES PROPOSED.

15. BENCHMARK:

16. BASIS OF BEARINGS:
THE BEARING OF SOUTH 36° 49' 52" WEST TAKEN ON THE CENTER LINE OF BROKAW ROAD AS SHOWN ON THAT CERTAIN TRACT MAP NUMBER 3155 FILED FOR RECORD IN JANUARY, 1962, IN BOOK 147 OF MAPS AT PAGE 28, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

17. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0231H FOR COMMUNITY NUMBER 060350 (CITY OF SANTA CLARA), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X (SHADED)". ACCORDING TO FEMA THE DEFINITION OF ZONE "X (SHADED)" IS: AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE; SEE NOTES.

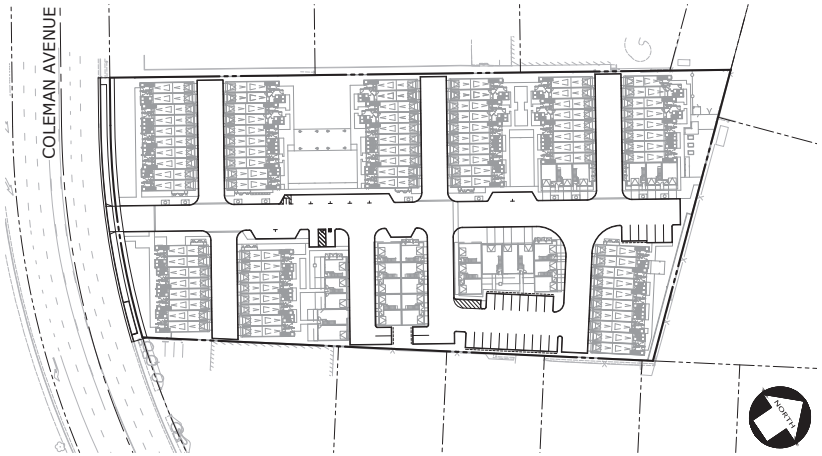
18. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED AS OF OCTOBER 20, 2022, ORDER NUMBER 98205283-982-EA-KC, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY CBRE ON NOVEMBER 8, 2022. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

19. UTILITIES:
STORM DRAINAGE — CITY OF SANTA CLARA
SANITARY SEWER — CITY OF SANTA CLARA
WATER — CITY OF SANTA CLARA
ELECTRIC — SILICON VALLEY POWER
TELEPHONE — AT&T
CABLE — COMCAST

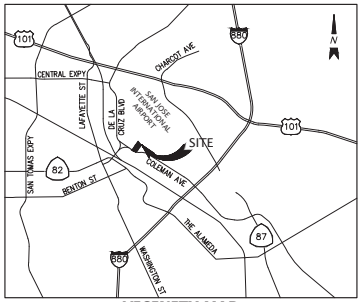
20. CC&Rs WILL FURTHER DEFINE THE INGRESS/EGRESS, PRIVATE UTILITY, AND PARKING EASEMENTS OVER OVER LOT 1 FOR THE BENEFIT OF THE OTHER LOTS.

21. ADDITIONAL EASEMENTS OR AGREEMENTS MAY BE NECESSARY AS THE PROJECT EVOLVES AND WILL BE CREATED BY SEPARATE INSTRUMENT.

22. THERE IS NO PLAN LINE FOR COLEMAN AVENUE.



SITE MAP
SCALE: 1" = 60'



VICINITY MAP
NOT TO SCALE

SHEET INDEX

DEVELOPER
CITY VENTURES
ATTN: PAMELA NIETING
444 SPEAR STREET
SAN FRANCISCO, CA 94105
415-964-1097

CIVIL ENGINEER
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
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3350 SCOTT BOULEVARD, BUILDING 22
SANTA CLARA, CA 95054
408-727-6665

ARCHITECT
HUNT HALE JONES ARCHITECT
ATTN: DAN HALE
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
415-512-1300

LANDSCAPE ARCHITECT
C2 COLLABORATIVE
ATTN: CHRISTOPHER FORTUNATO
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
949-366-6624

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

City Ventures | HUNT HALE JONES | C2 Collaborative | KIER+WRIGHT

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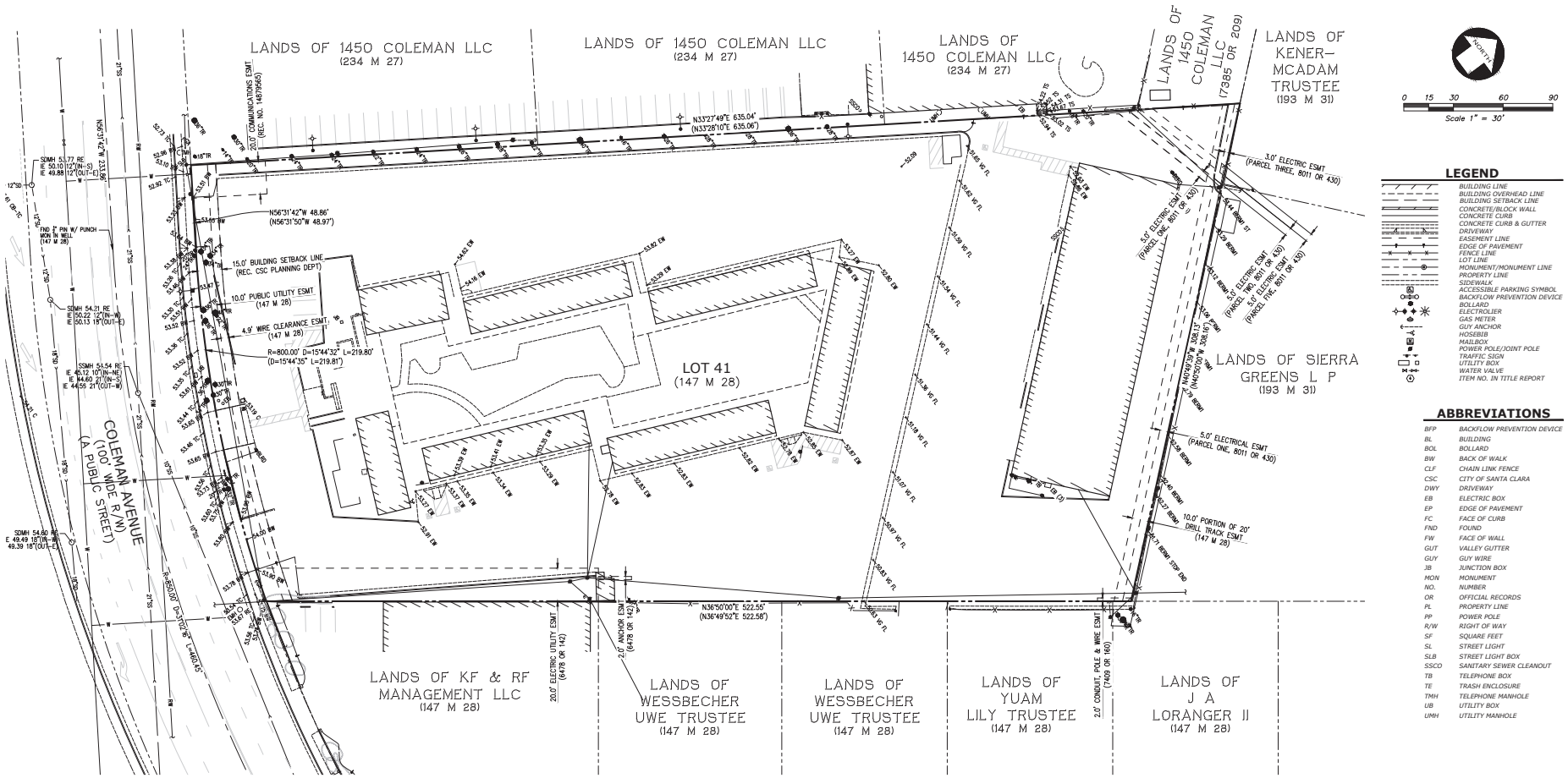
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

COVER SHEET

TM-1.0

DATE: 09.19.2025
PROJECT: A23161-1



LEGEND

- BUILDING LINE
- BUILDING OVERHEAD LINE
- BUILDING SETBACK LINE
- CONCRETE/BLOCK WALL
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- EASEMENT LINE
- EDGE OF PAVEMENT
- FENCE LINE
- LOT LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- SIDEWALK
- ACCESSIBLE PARKING SYMBOL
- BACKFLOW PREVENTION DEVICE
- BOLLARD
- ELECTROLIER
- GAS METER
- GUY ANCHOR
- HOSEBIB
- MAILBOX
- POWER POLE/JOINT POLE
- TRAFFIC SIGN
- UTILITY BOX
- WATER VALVE
- ITEM NO. IN TITLE REPORT

ABBREVIATIONS

BFP	BACKFLOW PREVENTION DEVICE
BL	BUILDING
BOL	BOLLARD
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CSC	CITY OF SANTA CLARA
DWY	DRIVEWAY
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FND	FOUND
FW	FACE OF WALL
GUT	VALLEY GUTTER
GUY	GUY WIRE
JB	JUNCTION BOX
MON	MONUMENT
NO.	NUMBER
OR	OFFICIAL RECORDS
PL	PROPERTY LINE
PP	POWER POLE
R/W	RIGHT OF WAY
SF	SQUARE FEET
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEANOUT
TB	TELEPHONE BOX
TE	TRASH ENCLOSURE
TMH	TELEPHONE MANHOLE
UB	UTILITY BOX
UMH	UTILITY MANHOLE

COLEMAN VILLAGE

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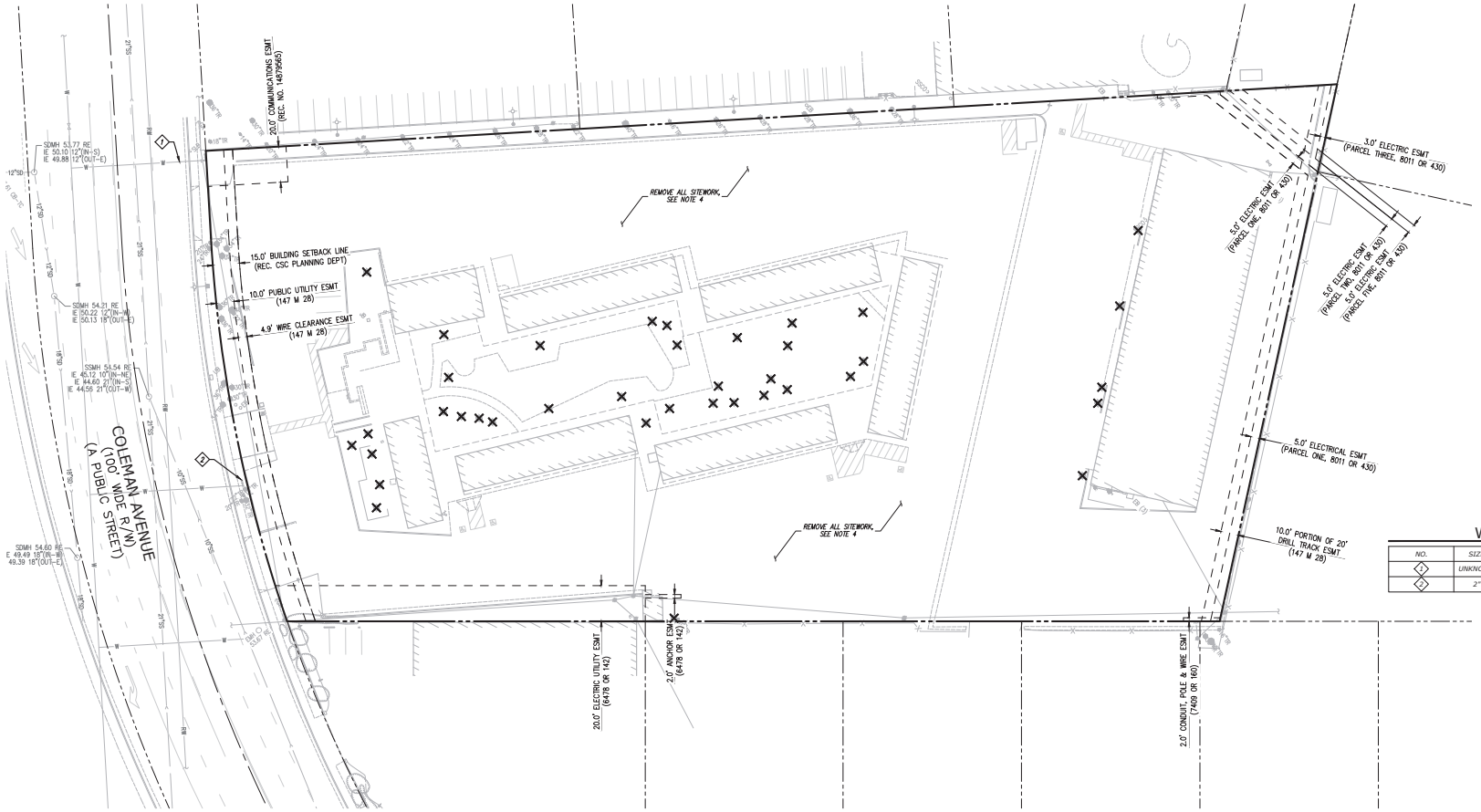
EXISTING CONDITIONS PLAN

TM-2.1

DATE: 09.19.2025

PROJECT: A23161-1



NORTH

0 15 30 60 90

Scale 1" = 30'

DEMOLITION NOTES

1. REMOVE ALL LANDSCAPE GROUND COVER AND SHRUBS WITHIN PROJECT LIMIT OF WORK.
2. REFER TO PLANS BY THE C2 COLLABORATIVE FOR TREE DISPOSITION PLAN REGARDING TREES TO BE REMOVED, PROTECTED OR RELOCATED.
3. REMOVE EXISTING BUILDING, UNDERSLAB UTILITIES AND FOUNDATION IN ENTIRETY.
4. SITEWORK DEMOLITION SHALL INCLUDE THE REMOVAL OF ALL CONCRETE, AC PAVEMENT, BASE ROCK SUBGRADE AND ALL UTILITIES (NOT DESIGNATED FOR PROTECTION) WITHIN PROJECT LIMIT OF WORK.
5. REMOVE ALL IRRIGATION WITHIN LIMIT OF WORK.
6. ALL EXISTING WATER, GAS, AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE DISCONNECTED AT THE MAIN AND ABANDONED PER CSC WATER & SEWER UTILITIES DEPARTMENT LATEST STANDARDS.
7. ALL UTILITY SYSTEMS THAT CURRENTLY SERVE EXISTING BUILDINGS WITHIN THE HISTORICAL EASEMENT AREA WILL NEED TO BE EVALUATED FOR RELOCATION BEFORE BEING TAKEN OUT OF SERVICE AND REMOVED UNDER THE PROPOSED PROJECT SCOPE OF DEMOLITION WORK.
8. THE WATER AND WASTEWATER DISCONNECTIONS OF CITY SERVICES/LATERAL WILL OCCUR DURING NEW INSTALLATIONS.
9. THE PRIVATE WATER AND WASTEWATER LINES WILL BE DISCONNECTED AND CAPPED OUTSIDE OF THE CONSTRUCTION AREA BEFORE THE START OF DEMOLITION/DECONSTRUCTION.

WATER SERVICE TABLE

NO.	SIZE	MATERIAL	TYPE	STATUS
1	UNKNOWN	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
2	2"	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED

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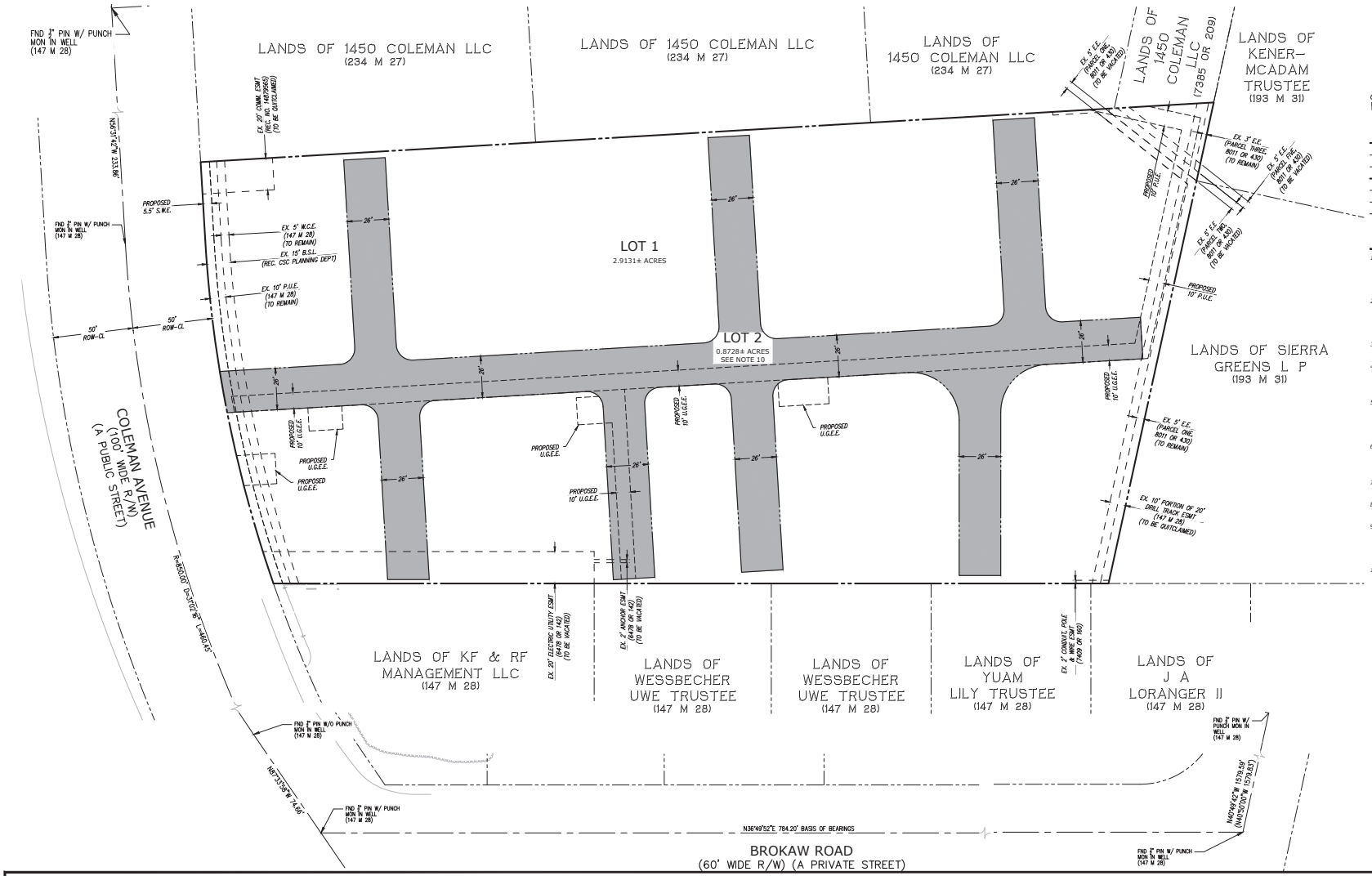
PRELIMINARY DEMOLITION PLAN

TM-2.2

DATE: 09.19.2025

PROJECT: A23161-1



SUBDIVISION LEGEND

- ADJACENT PROPERTY LINE
- STREET CENTERLINE OR MONUMENT LINE
- DISTINCTIVE BORDER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE

SUBDIVISION NOTES

1. THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT ARTICLE 2, SECTION 66452 AND CHAPTER 4.5, AS APPLICABLE. ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATELY ONLY AND SUBJECT TO CHANGE.
2. THE TOTAL AREA SHOWN WITHIN THE DISTINCTIVE BORDER IS APPROXIMATELY 3.7859± ACRES. ALL PROPOSED DISTANCES AND BEARINGS SHOWN SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE PARCEL MAP STAGE.
3. THIS SUBDIVISION SHALL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SANTA CLARA.
4. NON-BUILDABLE AREAS WILL BE DESIGNATED AS COMMON AREA TO PROVIDE EASEMENTS FOR PRIVATE INGRESS AND EGRESS, EMERGENCY VEHICLE ACCESS, SHARED UTILITIES, PRIVATE DRAINAGE AND RELATED REQUIREMENTS.
5. ADDITIONAL PRIVATE EASEMENT NEEDS MAY BE IDENTIFIED IN FURTHER STAGES OF DESIGN, AND WILL BE RECORDED THROUGH SEPARATE INSTRUMENTS. ALL EXISTING EASEMENTS ON-SITE ARE TO BE QUITCLAIMED OR VACATED, UNLESS NOTED OTHERWISE.
6. COVENANTS, CONDITIONS & RESTRICTIONS (CC&R's) WILL BE PREPARED TO FACILITATE AND MANAGE THE OPERATIONS, MAINTENANCE AND RELATED FUNCTIONS OF THE COMMON AREAS.
7. NO GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS DEVELOPMENT.
8. LOT 1 SHALL BE DEDICATED FOR CONDOMINIUM PURPOSES.
9. UNDERGROUND ELECTRICAL EASEMENT FOR THE BENEFIT OF SILICON VALLEY POWER WILL BE DEDICATED ALONG PORTIONS OF JOINT TRENCH THAT INCLUDE ELECTRICAL CONDUIT. SEE PLANS FOR TARRAR FOR DRY UTILITY LAYOUT.
10. LOT 2 TO BE RESERVED FOR PRIVATE STREETS, EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), PUBLIC ACCESS EASEMENT (P.A.E.). PRIVATE PARKING EASEMENT.

COLEMAN VILLAGE

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VESTING TENTATIVE MAP

TM-3.1

DATE: 09.19.2025
PROJECT: A23161-1

HUNT HALE JONES ARCHITECTS

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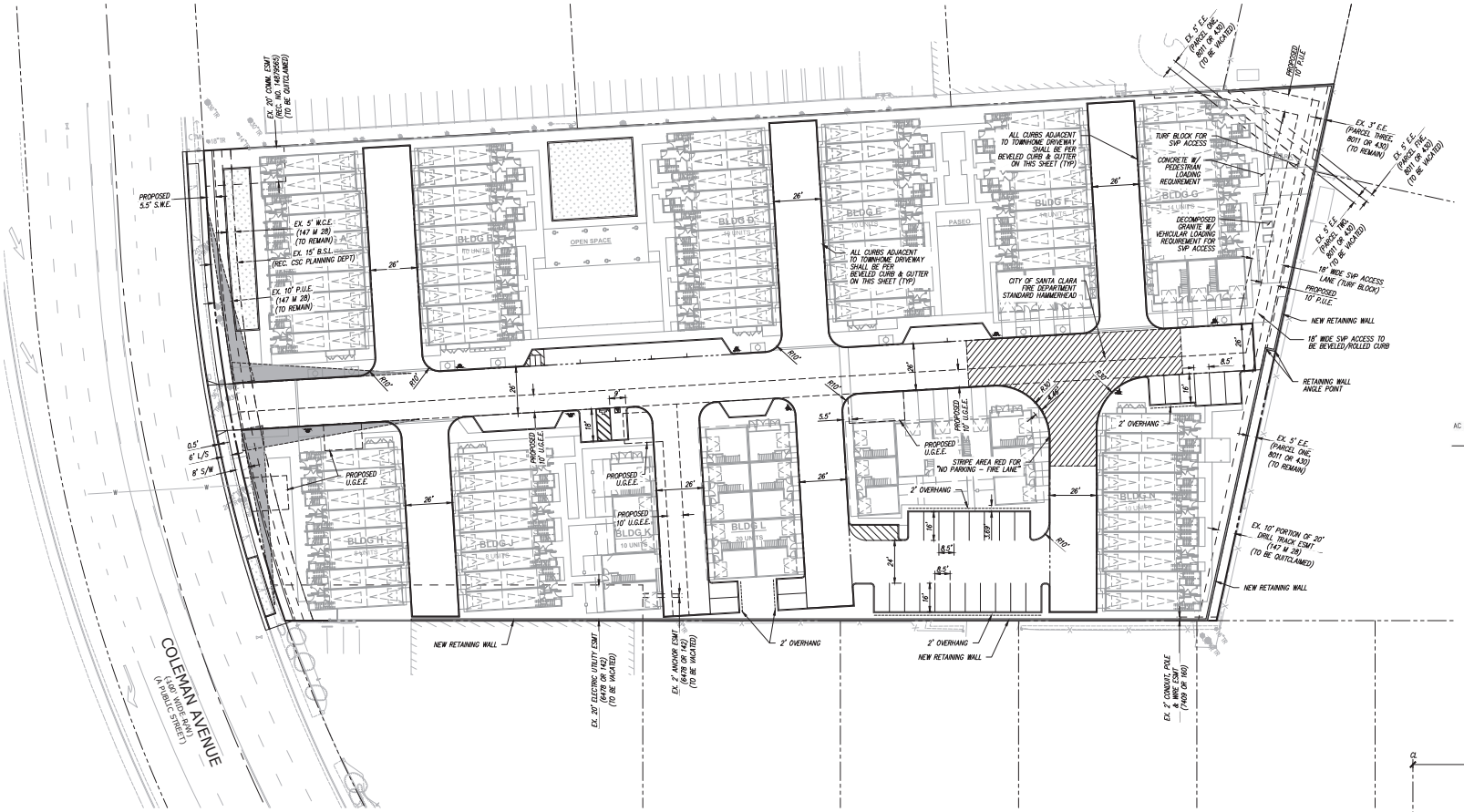
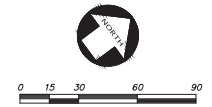


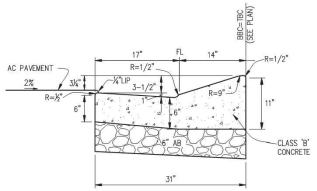


SITEWORK NOTES

1. ALL DRIVE AISLES SHALL BE ASPHALT CONCRETE UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR WALLS, FENCES, WALKWAY LAYOUT, COLOR, AND FINISH.
3. ALL CURBS SHALL BE 6" VERTICAL CURB OR 6" VERTICAL CURB & GUTTER UNLESS OTHERWISE NOTED.

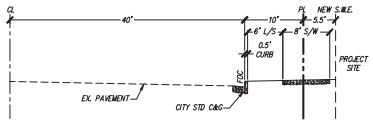
SITEWORK LEGEND

- FLOW THROUGH PLANTER
- PUBLIC CONCRETE SIDEWALK
- 12' X 100' VISION TRIANGLE (CITY DET. TR-9)



BEVELED CURB & GUTTER

NOT TO SCALE



COLEMAN AVENUE - TYPICAL SECTION

SCALE 1" = 10'

COLEMAN VILLAGE

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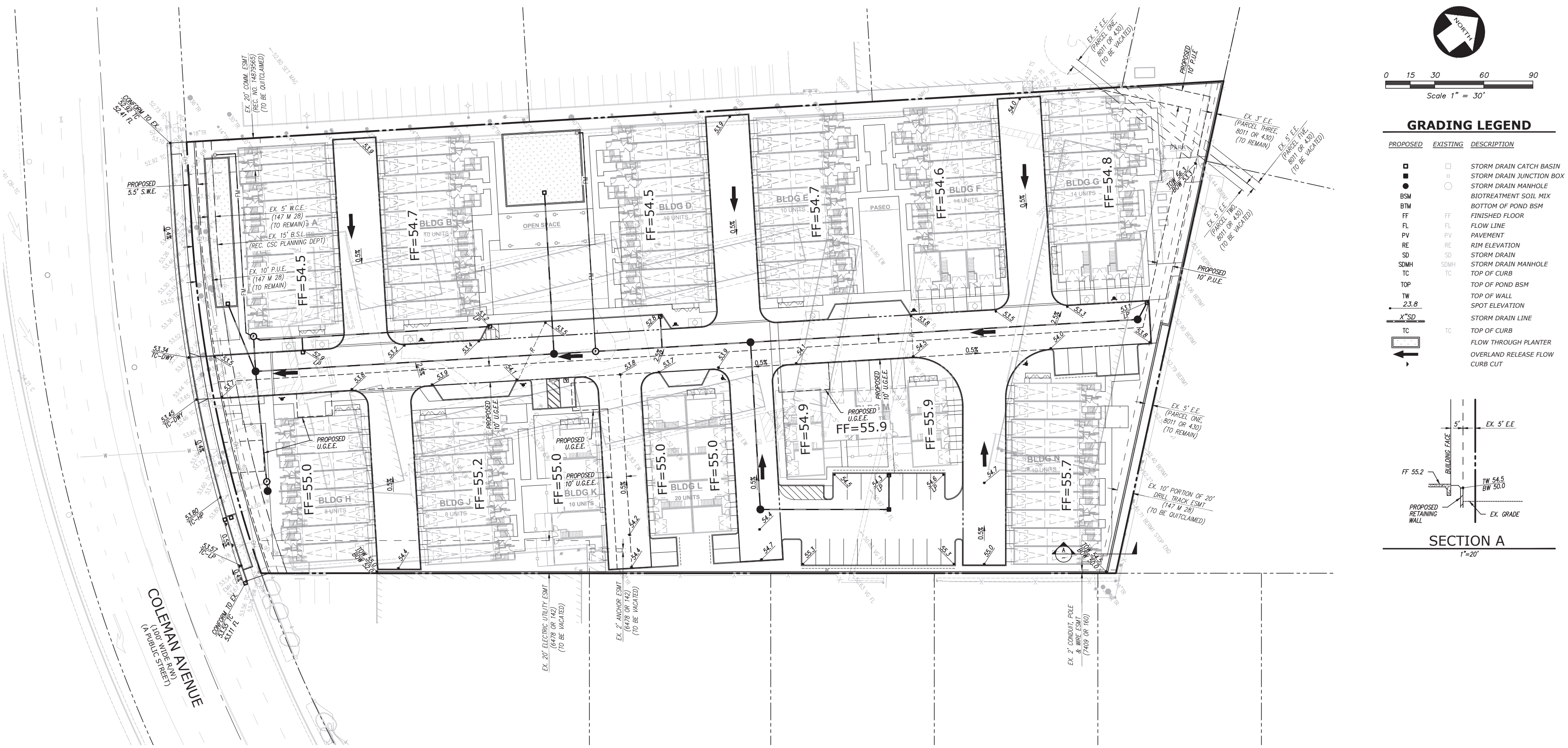
PRELIMINARY CIVIL SITE PLAN

TM-4.1

DATE: 09.19.2025

PROJECT: A23161-1



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PRELIMINARY GRADING AND DRAINAGE PLAN

TM-5.1

DATE: 09.19.2025
PROJECT: A23161-1

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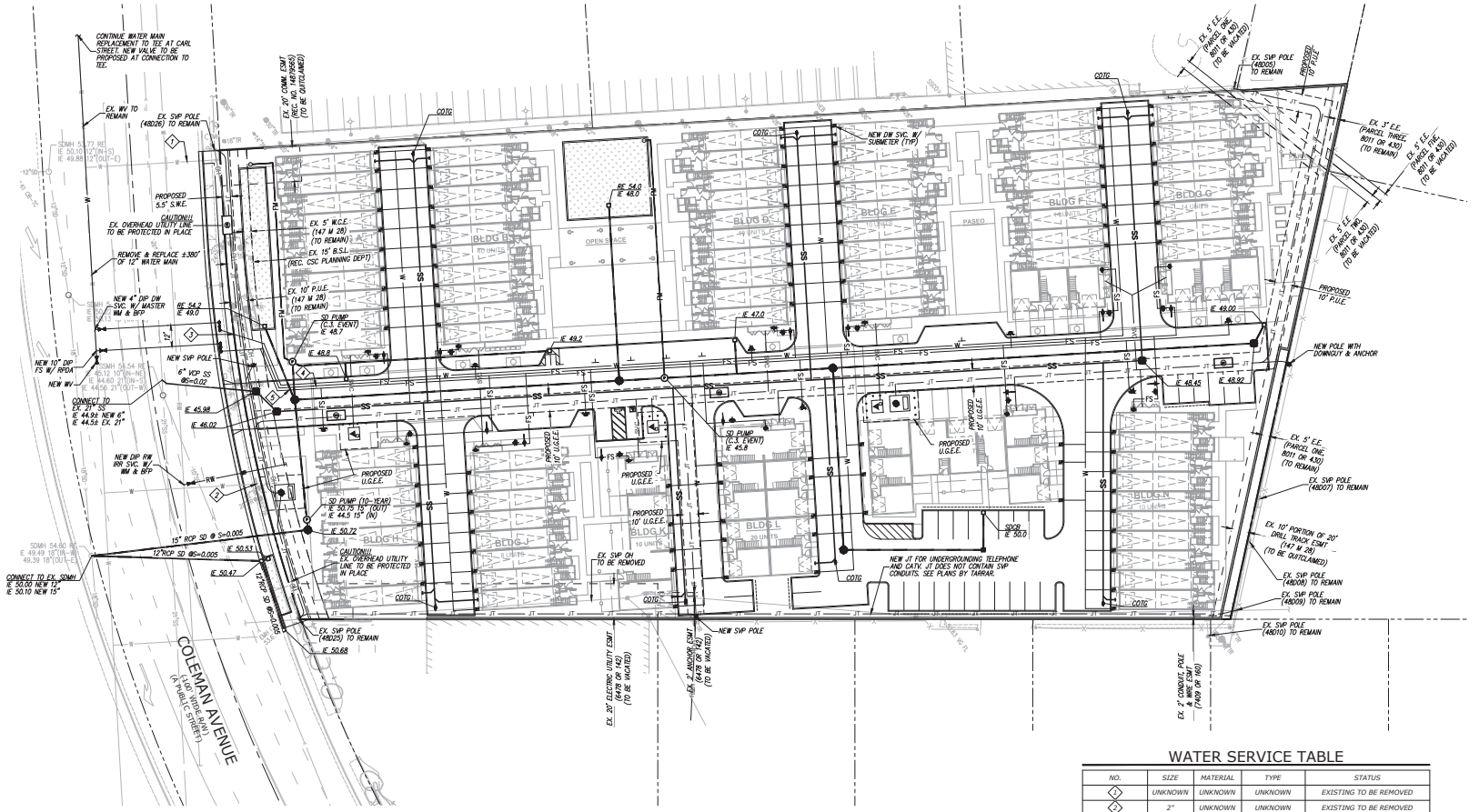

0 15 30 60 90

Scale 1" = 30'

UTILITY LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
	EXISTING UTILITY TO BE ABANDONDED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
X"SD	STORM DRAIN LINE
	AREA DRAIN
	STORM DRAIN CATCH BASIN
	STORM DRAIN JUNCTION BOX
	STORM DRAIN MANHOLE
	BACK FLOW PREVENTION DEVICE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT & VALVE
	POST INDICATOR VALVE
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

UTILITY NOTES

1. ALL WET UTILITIES SHALL MAINTAIN AT LEAST 12" VERTICAL CLEARANCE FROM SILICON VALLEY POWER ELECTRICAL FACILITIES. UTILITY PROFILES, IF NECESSARY, SHOWING CLEARANCES SHALL BE PROVIDED ON THE FINAL UTILITY DESIGN DURING THE BUILDING PERMIT STAGE.
2. SANITARY SEWER AND WATER UTILITIES SHALL MAINTAIN A MINIMUM HORIZONTAL CLEARANCE OF 10' FROM EXISTING AND PROPOSED TREES. TREE ROOT BARRIERS WILL BE INSTALLED AS NEEDED TO REDUCE CLEARANCES TO UTILITIES STATED ABOVE TO 5' MINIMUM.
3. DESIGN FOR WATER SERVICE SHALL MAINTAIN THE FOLLOWING CLEARANCES:
   - 24" VERTICAL TO ALL OTHER UTILITIES.
   - 10' HORIZONTAL TO SANITARY SEWER AND RECYCLED WATER.
   - 8' HORIZONTAL TO STORM DRAIN.
   - 5' HORIZONTAL TO FIRE SERVICE AND OTHER WATER UTILITIES, GAS, ELECTRICAL AND TO DRIVEWAYS.
   - 10' HORIZONTAL TO TREES (TREE CLEARANCE CAN BE REDUCED TO 5' IF ROOT BARRIERS ARE UTILIZED. CLEARANCE MUST BE FROM EDGE OF TREE ROOT BARRIER TO EDGE OF WATER FACILITY.
4. REFER TO DETAILED PRELIMINARY JOINT TRENCH INTENT PLANS BY TARRAR FOR ADDITIONAL DESIGN INFORMATION.
5. ON-SITE PIPE MATERIAL WITHIN DRIVE AISLES SHALL MEET THE FOLLOWING SCHEDULE UNLESS OTHERWISE NOTED:
   - 5.1. STORM DRAIN (WITHIN VEHICULAR AREAS): PVC SDR-26
   - 5.2. STORM DRAIN (WITHIN NON-VEHICULAR AREAS): PVC SDR-35
   - 5.3. SANITARY SEWER: PVC SDR-26
   - 5.4. WATER: PVC C900 DR-14
6. ALL SANITARY SEWER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 6.1. MAINS WITHIN DRIVE AISLES AND ALLEYS ARE 6" IN DIAMETER AT 0.50% SLOPE.
   - 6.2. SEWER LATERALS TO DWELLING UNIT ARE 4" IN DIAMETER AT 2% MINIMUM.
7. ALL STORM DRAIN MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 7.1. MAINS WITHIN DRIVE AISLES AND ALLEYS ARE 0.50% SLOPE.
8. ALL WATER MEETS THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE NOTED:
   - 8.1. DOMESTIC WATER LATERAL TO RESIDENTIAL UNITS SHALL BE 1".
   - 8.2. FIRE HYDRANT AND RISER LATERALS TO BE 6" MINIMUM.
   - 8.3. PRIVATE DOMESTIC WATER MAIN LINE TO BE 4".
   - 8.4. PRIVATE FIRE SERVICE MAIN LINE TO BE 10" 8".
   - 8.5. RECYCLED WATER FOR IRRIGATION SHALL BE 2"
9. ALL EXISTING STORM, SEWER AND WATER LATERALS TO BE REMOVED IN ENTIRETY/ABANDONED IN PLACE AS PART OF THE PERMITTING PROCESS.
10. IT WILL BE THE HOA'S RESPONSIBILITY TO OWN AND MAINTAIN DOMESTIC WATER SUBMETERS.
11. JOINT TRENCH PLANS ARE SHOWN FOR REFRENCE ONLY. REFER TO PLANS BY TARRAR.

WATER SERVICE TABLE

NO.	SIZE	MATERIAL	TYPE	STATUS
1	UNKNOWN	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
2	2"	UNKNOWN	UNKNOWN	EXISTING TO BE REMOVED
3	4"	PVC C900 DR-14	DOMESTIC	NEW
4	10" (TBD)	PVC C900 DR-18	FIRE SERVICE (SPRINKLER)	NEW
5	10" (TBD)	PVC C900 DR-18	FIRE SERVICE (PRIVATE HYDRANTS)	NEW

NOTE:
INDIVIDUAL DOMESTIC WATER SERVICE WITH SUBMETERS ARE PROPOSED FOR EVERY TOWNHOME UNIT. LATERAL AND METER SIZING TO BE DETERMINED BY PLUMBER IN THE BUILDING PERMIT PHASE.

COLEMAN VILLAGE

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PRELIMINARY UTILITY PLAN

TM-6.1

DATE: 09.19.2025
PROJECT: A23161-1

STORMWATER NOTES

1. ALL PLANT MATERIALS WITHIN STORMWATER TREATMENT MEASURES SHALL ADHERE TO APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK.
2. PROJECT SHALL INSTALL FULL TRASH CAPTURE DEVICES TO COLLECT LITTER AND DEBRIS (THAT ARE NOT TREATED BY STORMWATER TREATMENT FACILITIES) PRIOR TO CONNECTING TO THE CITY'S STORM DRAIN COLLECTION SYSTEM. DEVICES, IF ANY, SHALL BE LOCATED AND PROPERLY IDENTIFIED ON THE UTILITY PLAN DURING THE BUILDING PERMIT STAGE. FULL TRASH CAPTURE DEVICES MSUT BE CERTIFIED BY THE STATE WATER RESOURCES BOARD AND SHOULD BE INSTALLED IN ALL DRAINAGE INLETS THAT ARE NOT LOCATED PHYSICALLY WITHIN BIORETENTION AREAS AND FLOW THROUGH PLANTERS.
3. THE STORM WATER RUN OFF FOR ALL IMPERVIOUS SURFACE AREAS WITHIN THE PROJECT SHALL BE COLLECTED AND CONVEYED TO A BIOTREATMENT AREA, TO BE CLEANED PRIOR TO DISCHARGING INTO THE CITY PUBLIC SYSTEM. THIS STORMWATER CONTROL PLAN SYSTEM MEETS THE REQUIREMENTS AS SPECIFIED IN THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP C.3 STORMWATER HANDBOOK).
4. THIS PROJECT DOES NOT USE PERMEABLE PAVEMENT, MEDIA FILTER VAULTS, OR TREE WELLS.
5. DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY TO VERIFY THAT THE INSTALLED MEASURES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEB SITE AT: https://scvurppp.org/2024/11/12/scvurppp-list-of-qualified-consultants-november-12-2024/"

SITE DESIGN MEASURES:

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
2. PLAN TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
3. CREATE NEW PERVIOUS AREAS:
   A. LANDSCAPING
4. PARKING:
   A. ON TOP OF OR UNDER BUILDINGS.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES TREATMENT)
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN, CLEANING, GOOD HOUSEKEEPING)
3. STORM DRAIN LABELING

OPERATION & MAINTENANCE INFORMATION

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
1400 COLEMAN AVE
SANTA CLARA, CA

I.B. PROPERTY OWNER:
CITY VENTURES

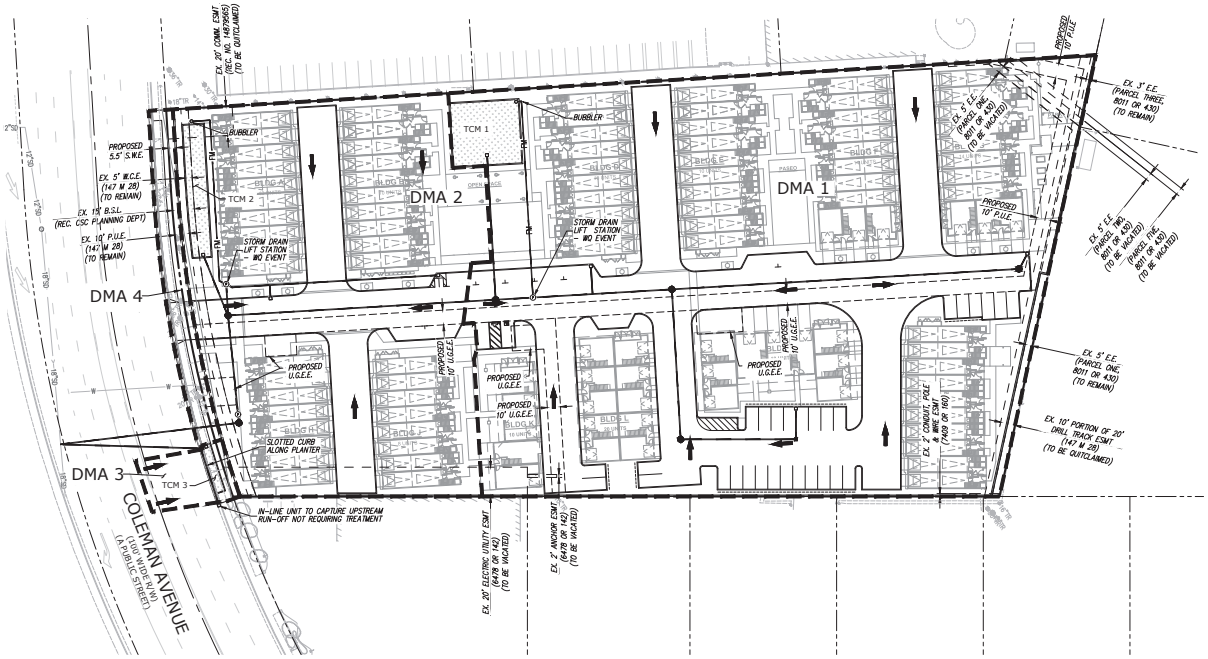
II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
PAM NIETING

II.B. PHONE NUMBER OF CONTACT:
NA

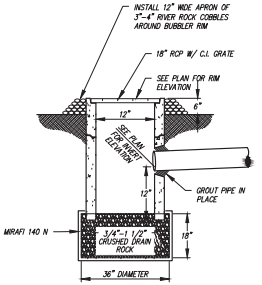
II.C. EMAIL:
PNIETING@CITYVENTURES.COM

II.D. ADDRESS:
444 SPEAR ST
SAN FRANCISCO, CA 94105



LEGEND

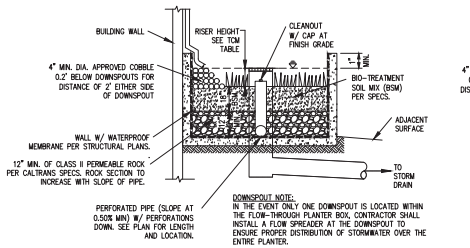
- TRIBUTARY AREA LIMITS
- FLOW THROUGH PLANTER
- DMA — DRAINAGE MANAGEMENT AREA
- TCM — TREATMENT CONTROL MEASURE
- RUNOFF FLOW DIRECTION



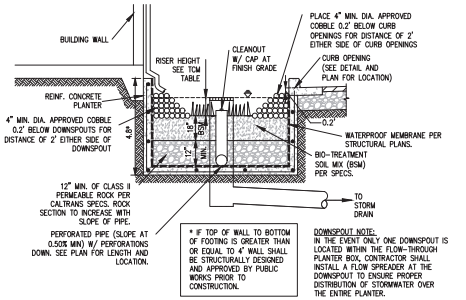
BUBBLER — NOT TO SCALE — 3

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH. CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.



FLOW-THROUGH PLANTER (ABOVE GRADE) — NOT TO SCALE — 2



FLOW-THROUGH PLANTER (BELOW GRADE) — NOT TO SCALE — 1

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PRELIMINARY STORMWATER QUALITY CONTROL PLAN

TM-7.1

DATE: 09.19.2025
PROJECT: A23161-1

DMA 1

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 112469 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 95599 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 16870 **square feet**
- **% Impervious =** 85 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary.
  Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.01 *Correction factor = MAP site/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *(if soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  No
  If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.52 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.53 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 4,922 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 2.63 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 2867.97 Square feet *3% of total drainage area*
- **BMP Surface Area =** 2,316 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 2,541 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 2,381

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **inches**

The ponding depth is greater than 1 foot. A larger surface area is required. Increase the surface area in Step 6
The range of allowable ponding depths in a bioretention facility or Flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

DMA 2

Worksheet for Sizing Flow- and Volume-Based Treatment Measures (Combination Flow and Volume Approach)

Stormwater Treament Measure: Bioretention area

For bioretention areas and flow-through planters, the following approach may be used to take into consideration both the flow of stormwater through the planting media and the volume of stormwater in the surface ponding area.

Step 1 Determine the contributing drainage area to the treatment measure:
- **Drainage Area =** 51200 **square feet**

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of **surface** area draining to the BMP:
- a **Impervious Area =** 46080 **square feet** *Includes rooftops, hardscape, streets, and sidewalks, etc.*
- b **Pervious Area =** 5120 **square feet**
- **% Impervious =** 90 %

Step 3 Determine the required treatment volume (using Adapted CASQA Stormwater BMP Handbook Approach).
- a Find the mean annual precipitation at the site (MAPsite).
  Estimate where the site is on Figure B-1 and estimate the mean annual precipitation in inches from the rain line (isopleth) nearest to the project site.
  Interpolate between isopleths if necessary.
  Click here for map (Figure B-1)
  MAP_{site} = 14 *Site Mean Annual Precipitation*
- b Identify the reference rain gage closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
  Closest Reference Rain Gage: San Jose Airport
  MAP_{gage} = 13.9 **inches** *Reference Gage Mean Annual Precipitation*
- c Determine the rain gage correction factor for the precipitation at the site from Step 3 and Step 4.
  MAP correction factor = 1.01 *Correction factor = MAP site/MAPgage*
- d Identify the representative soil type for the drainage area.
  Identify from Figure B-1 or from site soils data, the soil type that is representative of the pervious portion of the project (see dropdown menu).
  Click here for map (Figure B-1)
  Site Soil Type = Clay (D) *(if soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate)*
  Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted?
  No
  If your answer is no, and the soil will be compacted during site preparation and grading, the soil's infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (e.g., Silt Loam to Clay Loam or Clay).
- e Determine the average slope for the drainage area:
  Average Slope (%) = 1
- f Determine the unit basin storage volume from sizing curves:
  Unit Basin Storage (UBS) = 0.52 **inches** *Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope*
- g Determine the Adjusted Unit Basin Storage Volume for the site:
  Adjusted UBS = 0.53 **inches** *Adjusted UBS = Rain Gage Correction Factor x Unit Basin Storage Volume*
- h Determine the Design Volume:
  Design Volume = 2,256 **cubic feet** *Design Volume = Adj. Unit Basin Storage Volume x Total Drainage Area*

Step 4 Determine the Design Rainfall Intensity (Uniform Intensity Approach, Section III.C, Step 3) which is 0.2 in/hr:
- **Design Rainfall Intensity =** 0.20 **in/hr**

Step 5 Assume that the rain event that generates the Adjusted Unit Basin Storage Volume of runoff occurs at the Design Rainfall Intensity for the entire length of the storm. Calculate the duration of the storm by dividing the Adjusted Unit Basin Storage Volume by the Design Rainfall Intensity. In other words, determine the amount of time required for the Adjusted Unit Basin Storage Volume to be achieved at the design intensity rate.
- **Duration =** 2.63 **hours** *Adjusted UBS ÷ Design Rainfall Intensity*

Step 6 Make a preliminary estimate of the surface area of the treatment measure:
- Try a preliminary surface area estimate = 1382.4 Square feet *3% of total drainage area*
- **BMP Surface Area =** 1,070 **Square feet**

Step 7 Calculate the volume of runoff that filters through the biotreatment soil at a rate of 5 inches per hour (the design surface loading rate for bioretention facilities), for the duration of the storm calculated in Step 5.
- **Volume of Treated Runoff =** 1,174 **cubic feet** *Surface Area x Duration*

Step 8 Calculate the portion of the water quality design (WQD) volume remaining after treatment is accomplished by filtering through the biotreatment soil.
The result is the amount that must be stored in the ponding area above the bioretention surface area estimated in Step 6.
- **Volume in Ponding Area =** 1,083

Step 9 Calculate the depth of the volume in the ponding area by dividing this volume by the estimated surface area in Step 6.
- **Depth of Ponding =** 12 **inches**

The ponding depth is greater than 1 foot. A larger surface area is required. Increase the surface area in Step 6
The range of allowable ponding depths in a bioretention facility or Flow-through planter is between 0.5 and 1.0 feet (6 and 12 inches)
0.5 feet is recommended

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention			Comments
										Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	112,469	95,599	16,870	67.62%	2,316	2,316	12	
2	2	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LID	3. Flow-Volume Combo	51,200	46,080	5,120	30.78%	1,070	1,070	12	
3	3	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LID	2C. Flow 4% Method*2	2,651	2,378	273	1.59%	95	95	6	Of the 2,378SF of impervious area treated within DMA 3, 1,486 SF is existing impervious area to remain protected in place. This DMA will treat the existing impervious area in-lieu of DMA 4 that is untreated.
4	4	Offsite	Untreated	N/A	N/A	2,529	1,442	1,087	-	-	-	-	DMA 3 proposes to treat 1,486 SF of existing impervious area in-lieu of DMA 4.
					Totals:	168,849	145,499	23,350	100.00%				

Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5 DMA 4 is not being treated but will be treated by equivalent treatment area within DMA 3. The existing impervious area treated within DMA 3 is equal to or greater than the required treatment area of DMA 4. EQ-1 is not required to be treated as it is existing pavement to remain protected in place.

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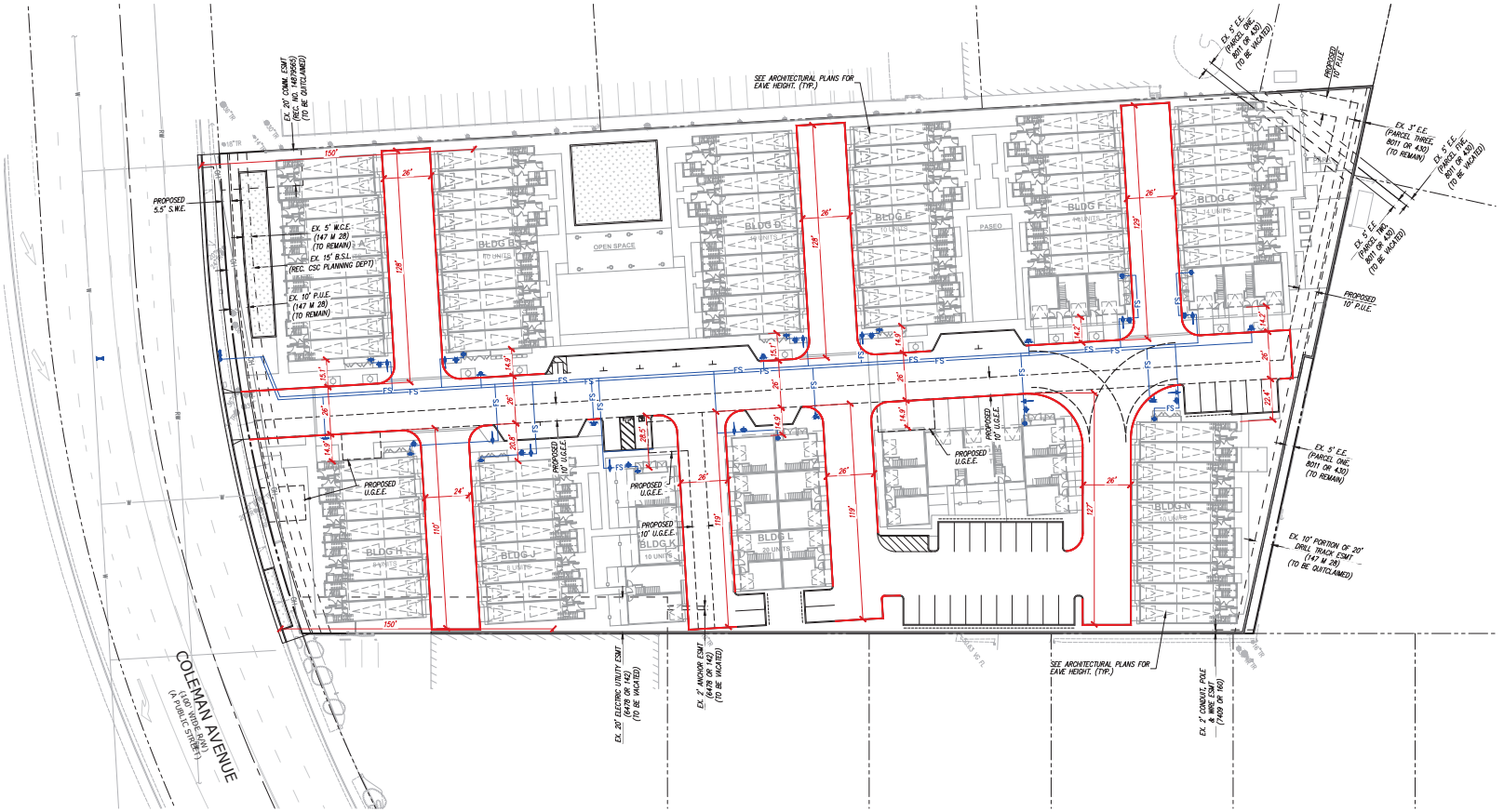
PRELIMINARY STORMWATER QUALITY CALCULATIONS

TM-7.2

DATE: 09.19.2025
PROJECT: A23161-1

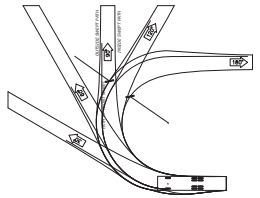


SITE FIRE NOTES

1. EMERGENCY VEHICLE ACCESS EASEMENTS SHALL BE PAVED WITH ASPHALT OR REINFORCED CONCRETE, BOTH OF WHICH WILL SUPPORT THE MINIMUM REQUIRED LOAD OF 75,000 LBS.
2. CURB SPANS DESIGNATED WITH RED MARKINGS INDICATE FIRE LANE IDENTIFICATION AND PARKING RESTRICTIONS FOR FIRE APPARATUS ACCESS ROADS. THESE ROADWAYS SHALL BE MARKED WITH PERMANENT SIGNAGE INDICATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH FIGURE 7 OF THE S.C.F.D. EMERGENCY APPARATUS ACCESS REQUIREMENTS DOCUMENT.
3. TREES DO NOT INTERFERE WITH AERIAL LADDER TRUCKS.
4. ALL BUILDINGS ARE 150' OR LESS FROM AN EMERGENCY VEHICLE ACCESS LANE.
5. FIRE ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. AERIAL APPARATUS ACCESS ROADS MAY REQUIRE ADDITIONAL VERTICAL CLEARANCE.
6. DEAD-END FIRE ACCESS ROADS MORE THAN 150 FEET IN LENGTH (MEASURED FROM THE CURB PERPENDICULAR TO THE ROADWAY) SHALL BE PROVIDED WITH AN APPROVED TURNAROUND THAT ADHERES TO APPENDIX D FIGURE D103.1 OF THE CALIFORNIA FIRE CODE.

SITE FIRE LEGEND

- RED-PAINTED CURB SPANS PER NOTE 2
- WATER LINE
- FIRE HYDRANT
- FIRE TRUCK TURNING RADIUS (R=30' MIN.)



	feet
WIDTH	: 9.50
TRACK	: 8.00
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 29.2

SANTA CLARA AERIAL FIRE TRUCK

NOT TO SCALE

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SANTA CLARA, CALIFORNIA 95050

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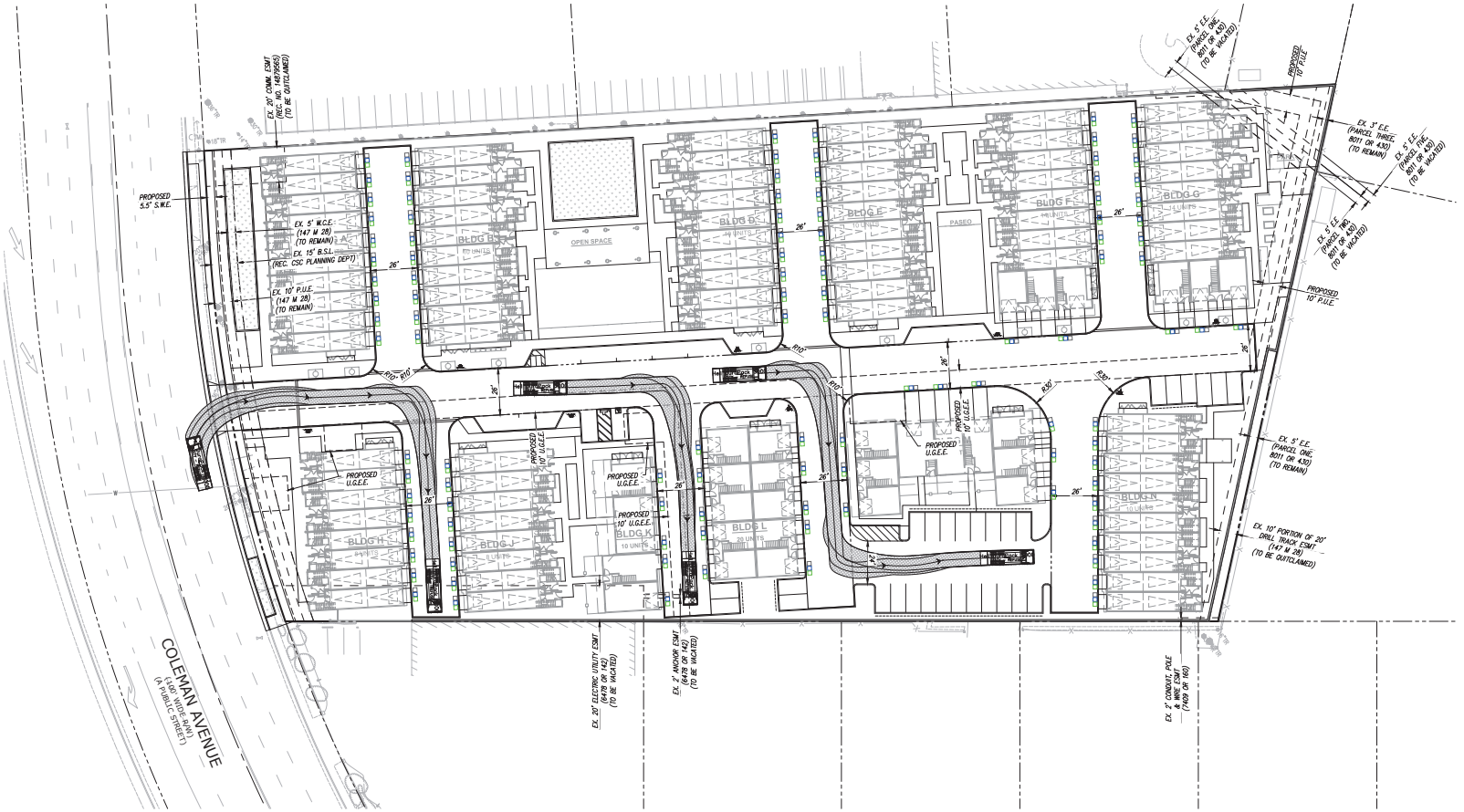
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY SITE FIRE ACCESS PLAN

TM-8.1

DATE: 09.19.2025

PROJECT: A23161-1

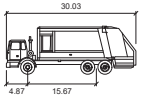


NORTH

0 15 30 60 90

Scale 1" = 30'

TRUCK PROFILE



Heil DuraPack 5000

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

LEGEND

- GARBAGE CART - NON RECYCLABLE AND NON-COMPOSTABLE WASTE.
- RECYCLING CART - FOR RECYCLABLE MATERIALS SUCH AS PAPER, CARDBOARD, GLASS, METALS AND CERTAIN PLASTICS.
- YARD TRIMMINGS CART - FOR ORGANIC YARD WASTE LIKE LEAVES, GRASS CLIPPINGS AND SMALL BRANCHES.

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1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

City Ventures | HUNT HALE JONES | C2 Collaborative

KIER+WRIGHT

3350 Scott Boulevard, Building 22
Santa Clara, California 95054

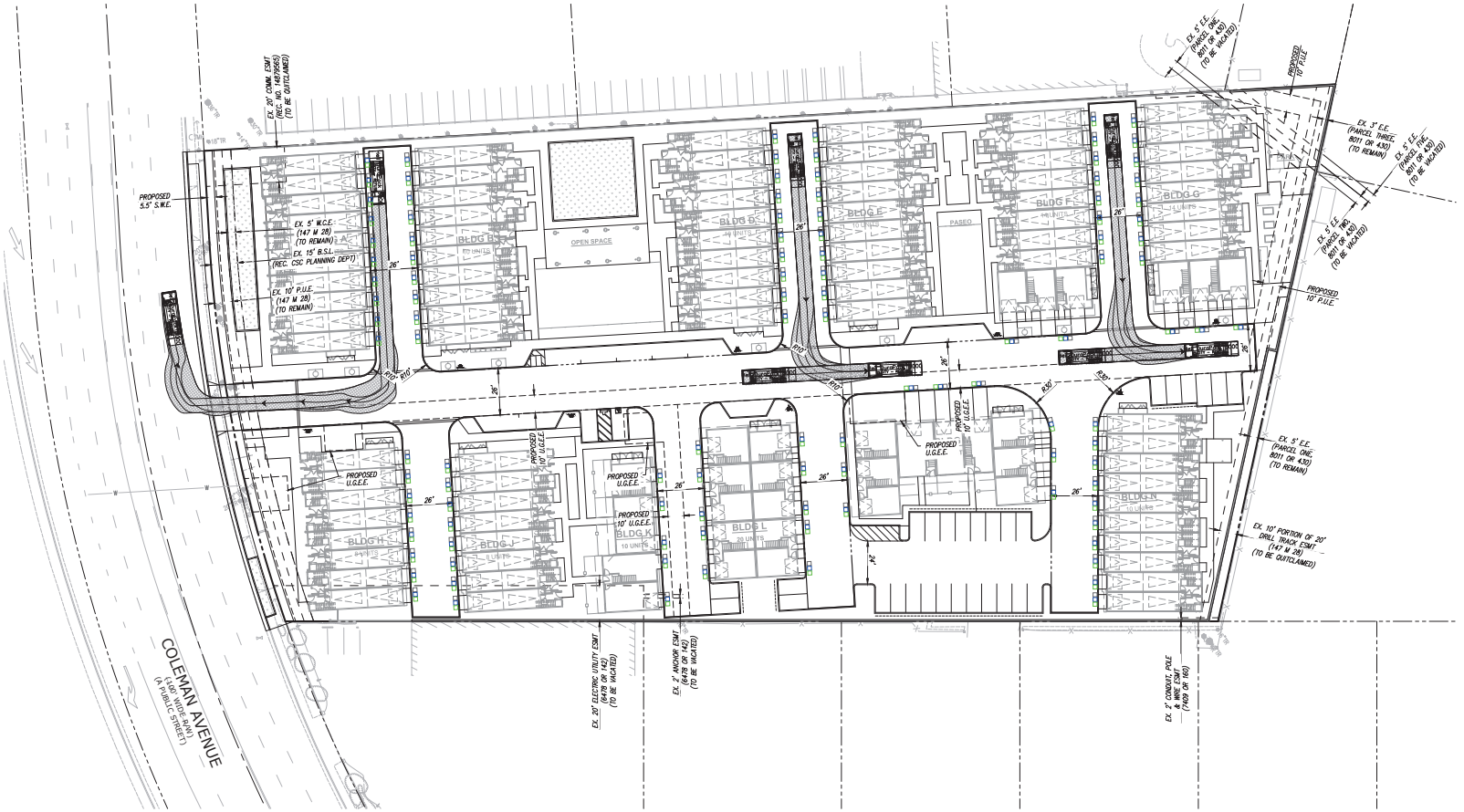
Phone: (408) 727-6665
www.kierwright.com

REFUSE COLLECTION ACCESS EXHIBIT – ENTER

TM-9.1

DATE: 09.19.2025

PROJECT: A23161-1

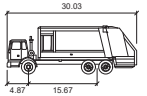


NORTH

0 15 30 60 90

Scale 1" = 30'

TRUCK PROFILE



Heil DuraPack 5000

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

LEGEND

- GARBAGE CART - NON RECYCLABLE AND NON-COMPOSTABLE WASTE.
- RECYCLING CART - FOR RECYCLABLE MATERIALS SUCH AS PAPER, CARDBOARD, GLASS, METALS AND CERTAIN PLASTICS.
- YARD TRIMMINGS CART - FOR ORGANIC YARD WASTE LIKE LEAVES, GRASS CLIPPINGS AND SMALL BRANCHES.

COLEMAN VILLAGE

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REFUSE COLLECTION ACCESS EXHIBIT – EXIT

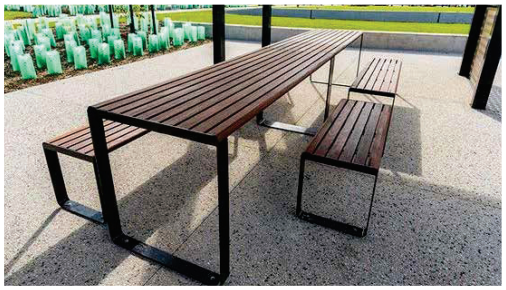
TM-9.2

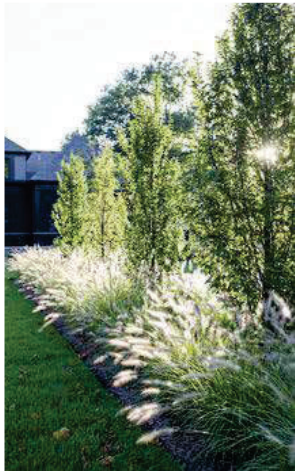
DATE: 09.19.2025

PROJECT: A23161-1

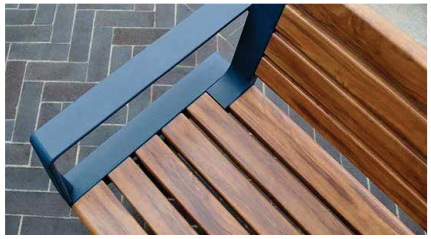








CONCEPT IMAGERY

COLEMAN VILLAGE

CITY VENTURES

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Building It Forward

L-1

DATE: 10.27.2025

PROJECT: CTV184

LEGEND

1. Community Open Space and Barbecue Area - See Enlargement Sheet
2. Community Garden and Dog Run - See Enlargement Sheet
3. Parkway and Street Trees along Coleman Ave
4. Enhanced Vehicular Paving
5. Pedestrian Streetscape and Paseo Improvements:
   - -Enhanced Paving
   - -Street Furniture (Benches, Planters, Bike racks)
   - -Tree Planting in Accessible Grates
6. Overhead String Lights at Private Alleys
7. Stormwater Basin
8. Open Lawn Area
9. Private Patio
10. Community Parking Stall
11. Transformer
12. Shade Trees with Bench Seating
13. Overhead Trellis with Lounge Seating
14. Perimeter Block Wall and Pilasters
15. Community Mailboxes
16. Scooter Parking
17. Rideshare Drop Off

0 15' 30' 60'
Scale: 1" = 30'-0"

CONCEPTUAL LANDSCAPE PLAN

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

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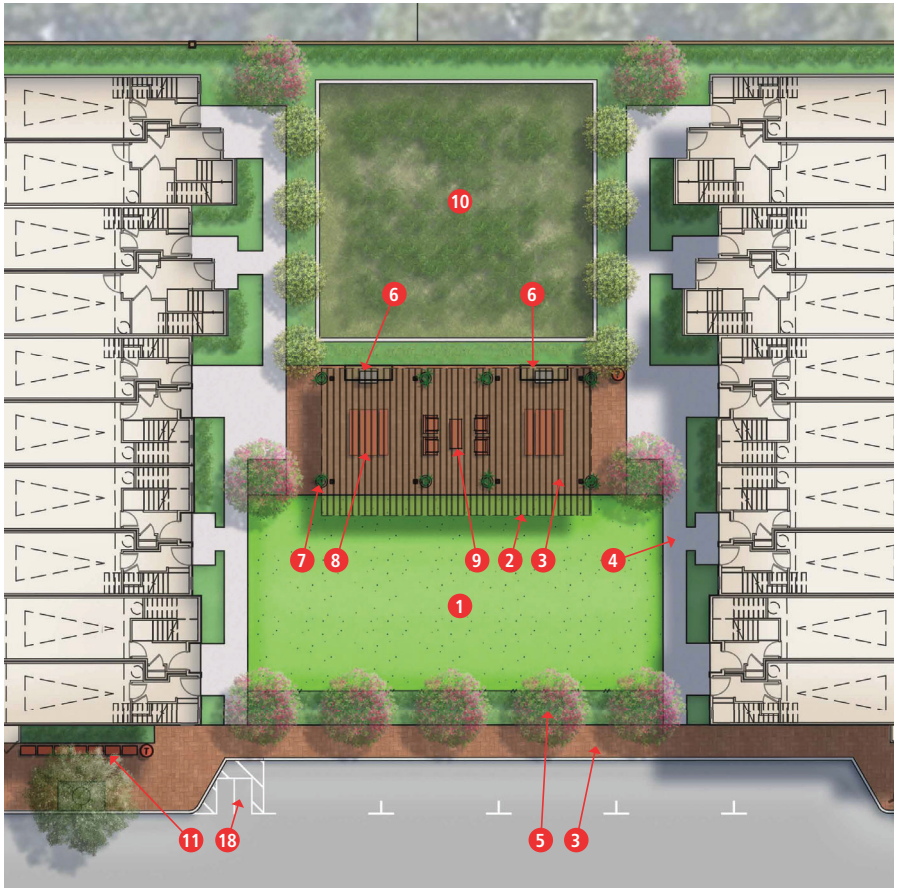
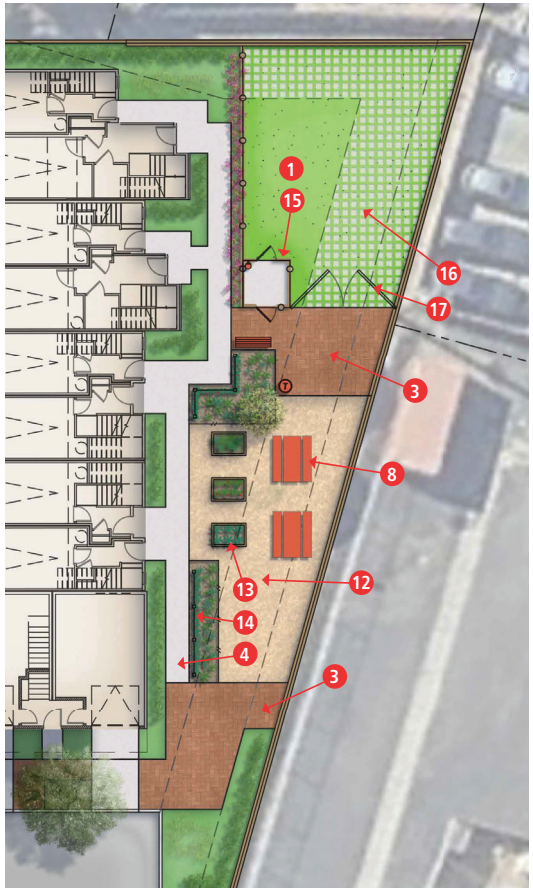
Building It Forward

DATE: 10.27.2025
PROJECT: CTV184



COMMUNITY LAWN AND BARBECUE AREA



COMMUNITY GARDEN AND DOG RUN

LEGEND

1. Natural Turf Lawn
2. Shade Structure (46'x25')
3. Enhanced Pedestrian Paving
4. Community Walk (Natural Gray Concrete)
5. Accent Tree Row
6. Built-in Barbecue Island
7. Planter Pot
8. Picnic Table
9. Lounge Seating
10. Stormwater Basin
11. Community Mailbox
12. Decomposed Granite Paving
13. Raised Planter Bed
14. Vine Trellis
15. Dog Run Entry and Perimeter Fence
16. Turf Block Pavers at Utility Access Easement
17. Utility Access Easement Gate
18. Scooter Parking

0 5' 10' 20'
Scale: 1" = 10'-0"

CONCEPTUAL LANDSCAPE ENLARGEMENTS

COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

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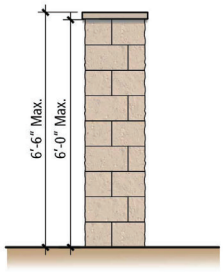
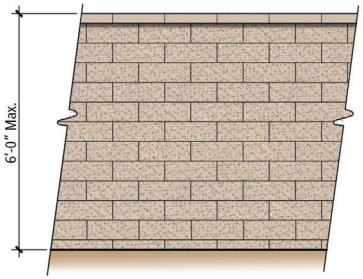
DATE: 10.27.2025
PROJECT: CTV184

LEGEND

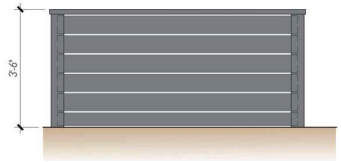
- Property Line Fence/Gate (6' ht.)
- Property Line Pilaster (6'-6"' ht.)
- Patio Fence/Gate (3'-6" ht.)
- Dog Park Fence/Gate (5'-6" ht.)



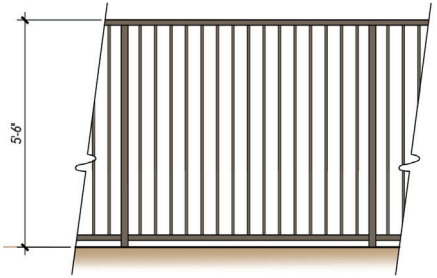
PROPERTY LINE PILASTER
SCALE: 3/8"=1'-0"



PROPERTY LINE WALL
SCALE: 3/8"=1'-0"



PATIO FENCE/GATE
SCALE: 3/8"=1'-0"



DOG PARK FENCE
SCALE: 3/8"=1'-0"

0 15' 30' 60'
Scale: 1"= 30'-0"

CONCEPTUAL WALL AND FENCE PLAN

COLEMAN VILLAGE

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SANTA CLARA, CALIFORNIA 95050

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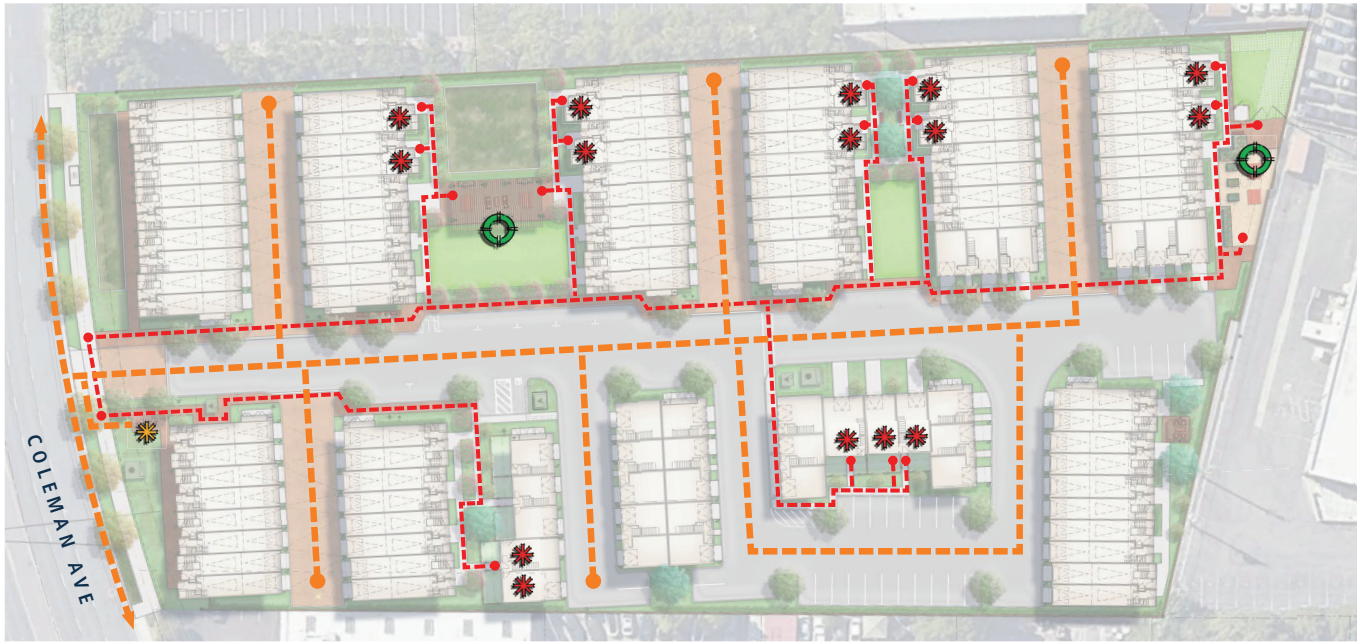
Building It Forward

L-4
DATE: 10.27.2025
PROJECT: CTV184



LEGEND

ADA Path of Travel
(Circulation/Connection for ADA Units, Public ROW Access, and Community Amenity Spaces)

Bicycle Path of Travel
(Circulation/Connection for Short Term Storage [Bike Racks], Long Term Storage [Garages], and Bike Path along Coleman Ave)

ADA Accessible Unit

Community Bike Racks

Community Amenity Space

0 15' 30' 60'
Scale: 1" = 30'-0"

CONCEPTUAL CIRCULATION PLAN

COLEMAN VILLAGE

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1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

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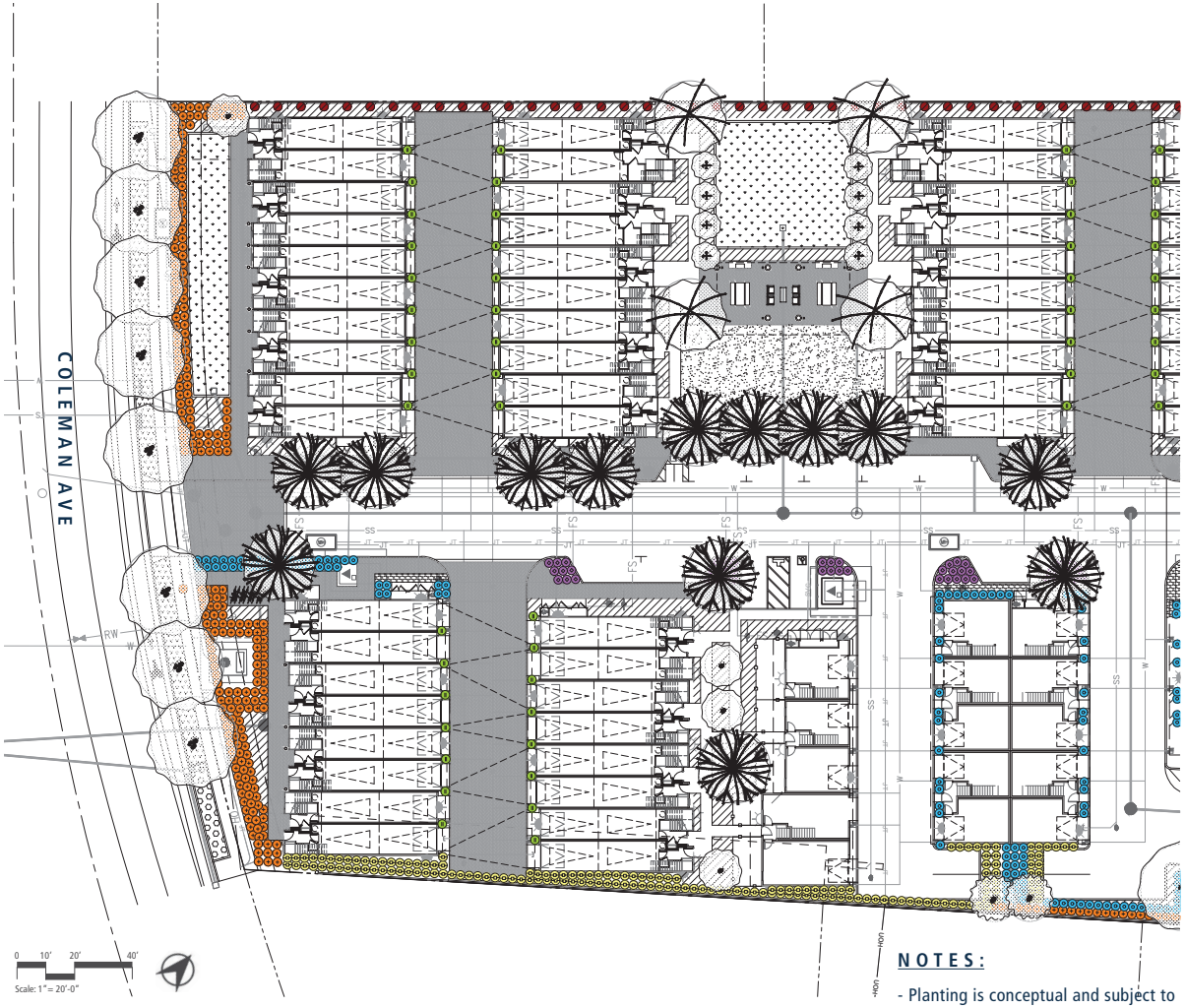
Building It Forward

L-5
DATE: 10.27.2025
PROJECT: CTV184



CONCEPTUAL PLANTING PLAN

PLANT LEGEND

- Acer palmatum - Sangokaku Japanese Maple
  36" box
- Arbutis marina - Strawberry Tree
  36" box
- Lagerstromia indica 'Natchez' - Crape Myrtle
  36" box
- Magnolia g. 'Little Gem' - Dwarf Southern Magnolia
  36" box
- Platanus acerifolia 'Columbia'- London Plane Tree
  36" box
- Podocarpus gracilior - Fern Pine
  36" box

- Frangula californica 'Mound San Bruno' - Mound San Bruno Coffeeberry
  5 gal @ 24" oc
- Ilex crenata 'Sky Pencil' - Japanese Holly
  5 gal @ 48" oc
- Ilex vomitoria 'Nana' - Dwarf Yaupon Holly
  5 gal. @ 30" oc
- Ligustrum japonicum 'Texanum' - Waxleaf Privet
  5 gal. @ 36"oc
- Lomandra longifolia 'Platinum Beauty'
  5 gal. @ 24" oc
- Muhlenbergia rigens - Deer Grass
  5 gal. @ 36" oc
- Vitis x 'Roger's Red' - California Grape
  1 gal. @ 8ft oc

- Dianella revoluta 'Little Rev' - Dianella
  1 gal. @ 18" oc
- Lonicera japonica 'Halliana' - Japanese Honeysuckle
  1 gal.@ 24" o.c.
- Myoporum parvifolium 'Putah Creek' - Creeping Myoporum
  1 gal. @ 24" oc
- Trachelospermum asiaticum -Asiatic Jasmine
  1 gal. @18" oc
- Marathon II Turfgrass
- Bioretention Seed Mix:
  Nassella pulchra - Purple Needlegrass
  Festuca rubra - Red Fescue
  California Barley – Hordeum californicum
  Meadow Barley – Hordeum branchyantherum

NOTES:

- Planting is conceptual and subject to change at time if working drawings

COLEMAN VILLAGE

CITY VENTURES

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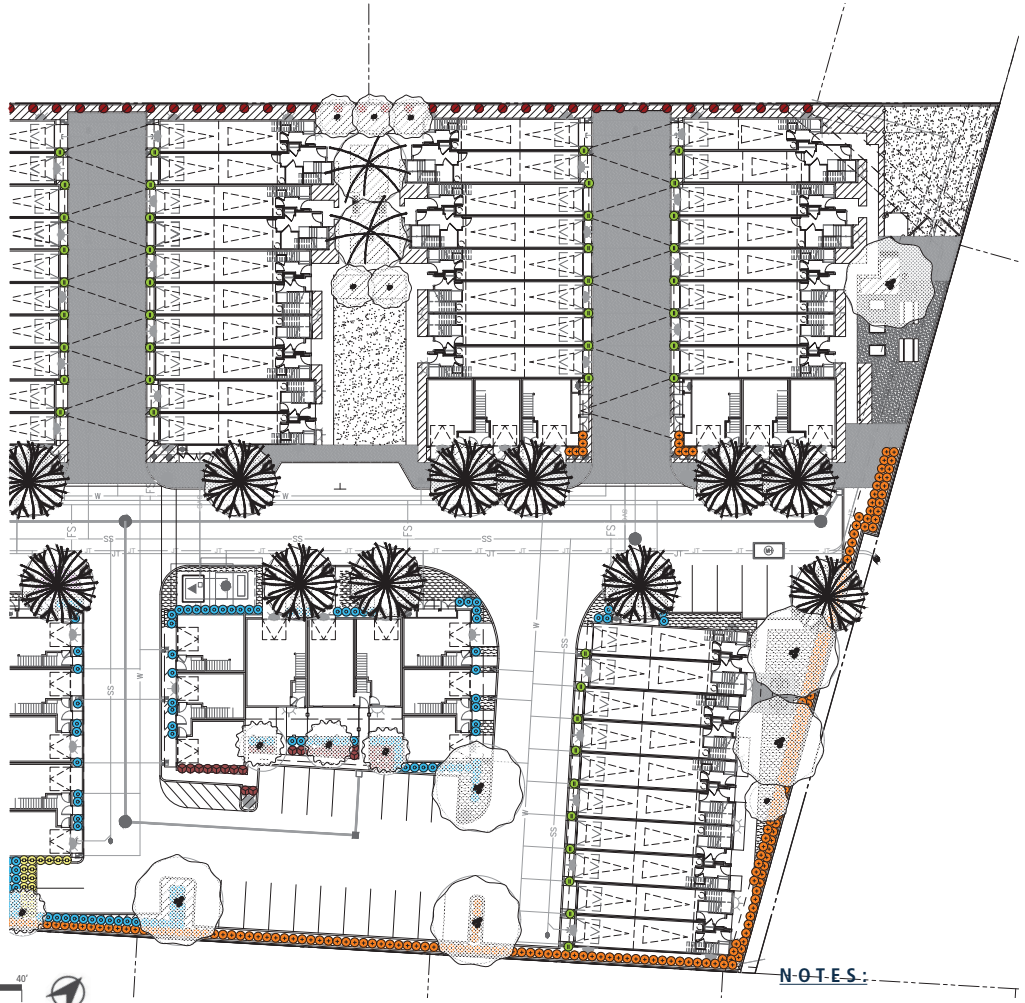
L-6

DATE: 10.27.2025

PROJECT: CTV184



0 10' 20' 40'
Scale: 1"= 20'-0"

CONCEPTUAL PLANTING PLAN

PLANT LEGEND

- Acer palmatum - Sangokaku Japanese Maple
  36" box
- Arbutis marina - Strawberry Tree
  36" box
- Lagerstromia indica 'Natchez' - Crape Myrtle
  36" box
- Magnolia g. 'Little Gem' - Dwarf Southern Magnolia
  36" box
- Platanus acerifolia 'Columbia'- London Plane Tree
  36" box
- Podocarpus gracilior - Fern Pine
  36" box

- Frangula californica 'Mound San Bruno' - Mound San Bruno Coffeeberry
  5 gal @ 24" oc
- Ilex crenata 'Sky Pencil' - Japanese Holly
  5 gal @ 48" oc
- Ilex vomitoria 'Nana' - Dwarf Yaupon Holly
  5 gal. @ 30" oc
- Ligustrum japonicum 'Texanum' - Waxleaf Privet
  5 gal. @ 36"oc
- Lomandra longifolia 'Platinum Beauty'
  5 gal. @ 24" oc
- Muhlenbergia rigens - Deer Grass
  5 gal. @ 36" oc
- Vitis x 'Roger's Red' - California Grape
  1 gal. @ 8ft oc

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  1 gal. @ 18" oc
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- Bioretention Seed Mix:
  Nassella pulchra - Purple Needlegrass
  Festuca rubra - Red Fescue
  California Barley – Hordeum californicum
  Meadow Barley – Hordeum branchyantherum

NOTES:

- Planting is conceptual and subject to change at time if working drawings

COLEMAN VILLAGE

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C2 Collaborative
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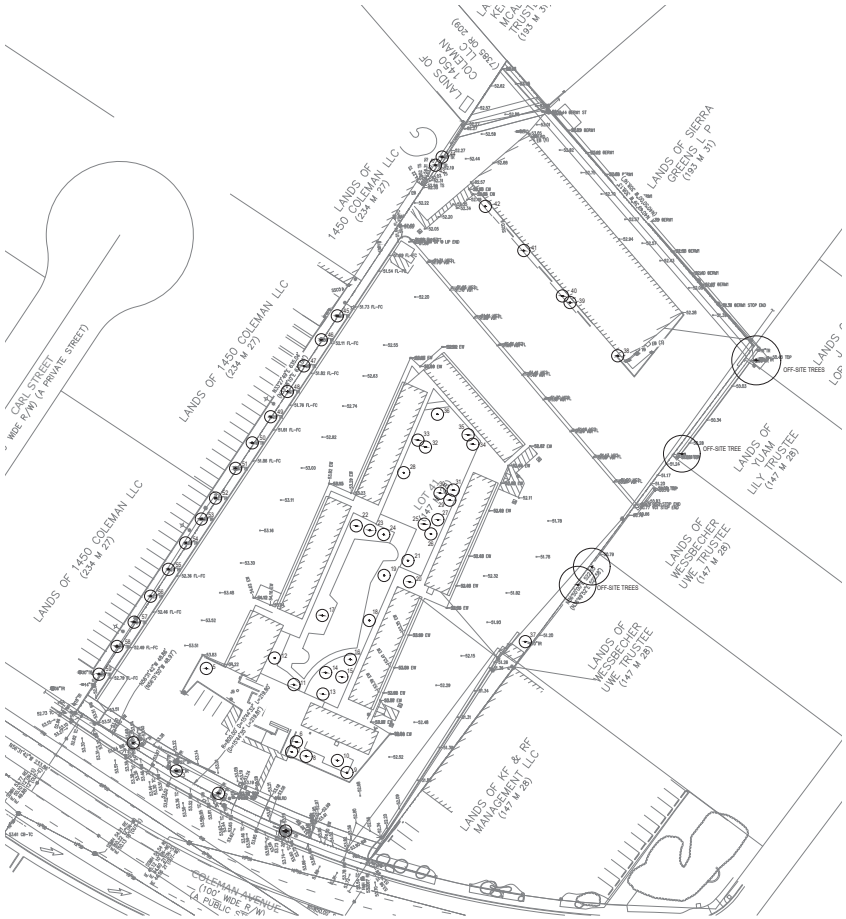
CITY VENTURES
Building It Forward

L-7
DATE: 10.27.2025
PROJECT: CTV184



EXISTING TREE PLAN

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	PROTECTED TREE	SPECIMEN TREE SEE 42	HEALTH	PRESERVATION SUITABILITY	NOTES
1	Yucca gigantea	Yucca	18.0	57	YES	NO	3	Poor	SD, MT, Conflict with power lines
2	Yucca gigantea	Yucca	36.0	113	YES	NO	3	Poor	SD, MT, Conflict with power lines
3	Yucca gigantea	Yucca	36.0	113	YES	NO	3	Poor	SD, MT, Conflict with power lines
4	Yucca gigantea	Yucca	38.0	119	YES	NO	3	Poor	SD, MT, Conflict with power lines
5	Olea europaea	Olive Tree	9.0	28	YES	NO	2	Moderate	MT,SD, Topiary
6	Lagerstroemia indica	Crape Myrtle	9.0	28	YES	NO	4	Good	SL LN
7	Lagerstroemia indica	Crape Myrtle	9.0	28	YES	NO	4	Good	SL LN
8	Lagerstroemia indica	Crape Myrtle	10.0	31	YES	NO	4	Good	SL LN
9	Olea europaea	Olive Tree	8.0	25	YES	NO	2	Poor	MT,SD, Topiary
10	Olea europaea	Olive Tree	8.0	25	YES	NO	2	Poor	MT,SD, Topiary
11	Acer palmatum	Japanese Maple	4.0	13	YES	NO	4	Good	MT
12	Lagerstroemia indica	Crape Myrtle	6.0	19	YES	NO	4	Good	
13	Betula pendula	White Birch	14.0	44	YES	NO	2	Poor	LN,SD,BLCR,SED
14	Betula pendula	White Birch	9.0	28	YES	NO	2	Poor	LN,SD,BLCR,SED
15	Betula pendula	White Birch	12.0	38	YES	NO	2	Poor	LN,SD,BLCR,SED
16	Betula pendula	White Birch	12.0	38	YES	NO	2	Poor	LN,SD,BLCR,SED
17	Eriobotrya japonica	Loquat Tree	12.0	38	YES	NO	2	Poor	LN,CR,SD
18	Maytenus boaria	Mayten Tree	13.0	41	YES	NO	2	Poor	LN,CR,SD
19	Maytenus boaria	Mayten Tree	9.0	28	YES	NO	2	Poor	LN,CR,SD
20	Betula pendula	White Birch	10.0	31	YES	NO	2	Poor	LN,CR,SD
21	Acer palmatum	Japanese Maple	4.0	13	YES	NO	4	Good	MT
22	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
23	Prunus cerasifera 'Atropurpurea'	Plum Tree	7.0	22	YES	NO	4	Good	
24	Prunus cerasifera 'Atropurpurea'	Plum Tree	11.0	35	YES	NO	4	Good	
25	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
26	Prunus cerasifera 'Atropurpurea'	Plum Tree	9.0	28	YES	NO	4	Good	
27	Prunus cerasifera 'Atropurpurea'	Plum Tree	5.0	16	YES	NO	4	Good	
28	Eriobotrya japonica	Loquat Tree	9.0	28	YES	NO	2	Poor	LN,CR,SD
29	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
30	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
31	Prunus cerasifera 'Atropurpurea'	Plum Tree	8.0	25	YES	NO	4	Good	
32	Maytenus boaria	Mayten Tree	12.0	38	YES	NO	1	Poor	SD,SED,CDB
33	Maytenus boaria	Mayten Tree	11.0	35	YES	NO	1	Poor	SD,SED,CDB
34	Betula pendula	White Birch	10.0	31	YES	NO	1	Poor	SD,SED,CDB
35	Betula pendula	White Birch	9.0	28	YES	NO	1	Poor	SD,SED,CDB
36	Olea europaea	Olive Tree	12.0	38	YES	NO	2	Moderate	MT,SD, Topiary
37	Acacia melanoxylon	Blackwood Acacia	10.0	31	YES	NO	1	Poor	CO,SD, Volunteer
38	Juniperus chinensis 'Torulosa'	Hollywood Juniper	13.0	41	YES	NO	2	Poor	CR,LN
39	Juniperus chinensis 'Torulosa'	Hollywood Juniper	10.0	31	YES	NO	2	Poor	CR,LN
40	Juniperus chinensis 'Torulosa'	Hollywood Juniper	10.0	31	YES	NO	2	Poor	CR,LN
41	Juniperus chinensis 'Torulosa'	Hollywood Juniper	11.0	35	YES	NO	2	Poor	CR,LN
42	Juniperus chinensis 'Torulosa'	Hollywood Juniper	10.0	31	YES	NO	2	Poor	CR,LN
43	Fraxinus udhei	Shamel Ash	9.0	28	YES	NO	1	Poor	CR,SD, Volunteers
44	Fraxinus udhei	Shamel Ash	13.0	41	YES	NO	1	Poor	CR,SD, Volunteers
45	Fraxinus udhei	Shamel Ash	24.0	75	YES	NO	3	Moderate	CR
46	Fraxinus udhei	Shamel Ash	33.0	104	YES	NO	3	Moderate	CR
47	Fraxinus udhei	Shamel Ash	28.0	88	YES	NO	3	Moderate	CR
48	Fraxinus udhei	Shamel Ash	29.0	91	YES	NO	3	Moderate	CR
49	Fraxinus udhei	Shamel Ash	26.0	82	YES	NO	3	Moderate	CR
50	Fraxinus udhei	Shamel Ash	20.0	63	YES	NO	3	Moderate	CR
51	Fraxinus udhei	Shamel Ash	36.0	113	YES	NO	3	Moderate	CR
52	Fraxinus udhei	Shamel Ash	25.0	79	YES	NO	3	Moderate	CR
53	Fraxinus udhei	Shamel Ash	34.0	107	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
54	Fraxinus udhei	Shamel Ash	30.0	94	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
55	Fraxinus udhei	Shamel Ash	22.0	69	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
56	Fraxinus udhei	Shamel Ash	21.0	66	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
57	Fraxinus udhei	Shamel Ash	24.0	75	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
58	Fraxinus udhei	Shamel Ash	23.0	72	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped
59	Fraxinus udhei	Shamel Ash	22.0	69	YES	NO	3	Poor	CR, SD, Conflict with power lines, topped

TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	**Quantity**	**% of Site**
Acacia melanoxylon	1	2%
Acer palmatum	2	3%
Betula pendula	7	12%
Eriobotrya japonica	2	3%
Fraxinus udhei	17	29%
Lagerstroemia indica	4	7%
Juniperus chinensis 'Torulosa'	5	8%
Maytenus boaria	4	7%
Prunus cerasifera 'Atropurpurea'	9	15%
Olea europaea	4	7%
Yucca gigantea	4	7%
Total Trees	**59**	**100%**

NOTES:

-A total of 59 existing trees are located on this site, all 59 will require removal for this project.

-Per city requirements, any removed trees must be replaced at a ratio of 2:1, for a requirement replacement number of 118.

-The current site plan proposes 64 new trees.

LEGEND

- Low Water Use - 13,100 SF
- Medium Water Use - 13,818 SF
- High Water Use - 5,080 SF

Project Name: 1400 Coleman, Santa Clara, CA
Date: February 9th, 2023

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	Eto:	KL	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA
Landscaped Area	49.4	0.55	31,470	0.62	0	530,125

MAWA= Maximum Applied Water Allowance (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotraspiration Adjustment Factor (ETAF)
1.0= ETAF for Special Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.3= the additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Special Landscape Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	49.4
Landscaped Area includes Special Landscape Area (square feet)	31,470
Special Landscape Area (square feet)	0

Estimated Annual Water Use:
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	Eto:	KL	Sq. Ft.	Conversion	IE	EAWU
Low Water Use Shrubs (Drip)	49.4	0.2	13,645	0.62	0.81	103,190
Medium Water Use Shrubs (Drip)	49.4	0.5	12,885	0.62	0.81	243,606
High Water Use (Rotor)	49.4	0.7	4,940	0.62	0.75	145,084
High (Water Feature)	49.4	1.0	-	0.62	1.00	-
Total EAWU:			31,470			491,880

EAWU= Estimated Applied Water Use (gallons per year)
Eto= Reference Evapotranspiration from Appendix C (inches per year)
KL= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= IME X DU (See definication in Appendix E for exmapine IE percentages)
IME= Irrigation Management Efficiency (90%)
DU= Distribution Uniformity of Irrigation Head
KL= Ks x Kc x Kmc
Ks= species factor (range 1.0- 0.9) (see WUCOLS list for values)
Kd= density factor (range 0.5- 1.3) (see WUCOLS list for density value)
Kmc= microclimatic factor (range 0.5- 1.4) (see WUCOLS)

Table A- PF (Plant Factor)
Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7 (can be between 0.7-0.9)
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
Low Water Use Plants= 0.2 (can be between 0.1-0.3)
Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E
Pop-up Stream Rotor= 0.73
Rotor Head= 0.76
Microspray= 0.75
Bubblers= 0.77
Drip Emitters= 0.81
Subsurface Irrigation= 0.81

0 15' 30' 60'
Scale: 1" = 30'-0"

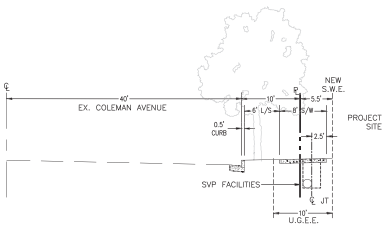
CONCEPTUAL LANDSCAPE PLAN

COLEMAN VILLAGE

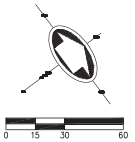
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050

C2 Collaborative
HUNT HALE JONES
CITY VENTURES Building It Forward

L-9
DATE: 10.27.2025
PROJECT: CTV184



EX. COLEMAN AVENUE
TYPICAL STREET SECTION
SCALE: 1"=10'



SCALE: 1" = 30'

813 First Street
Brentwood, CA 94513
(925) 240-2595
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- PG&E Elec Design
- M.E.P. Design
- Cost Analysis
- Due Diligence

CONCEPTUAL JOINT TRENCH AND STREET LIGHTING PLAN

CITY VENTURES
SANTA CLARA A
SANTA CLARA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: April 2024
DATE LAST WORKED ON: 9/23/2025
SCALE: 1" = 30'
DRAWN: AR
CHECKED: KT
JOB NO.: 224058
PRELIMINARY NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

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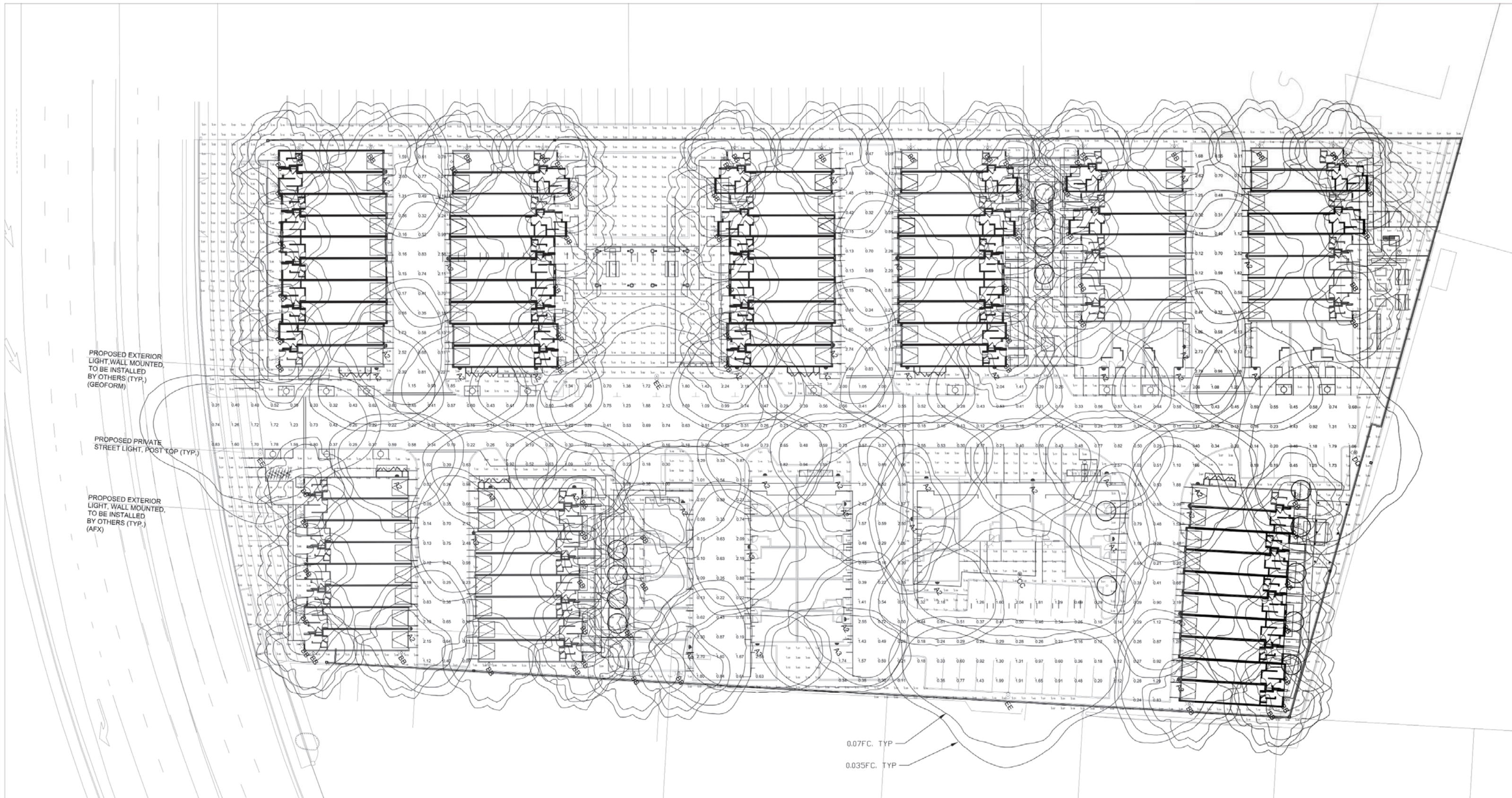
REGISTERED PROFESSIONAL ENGINEER ABDULLAH JACA C 59146 Exp. 06/30/27 CIVIL STATE OF CALIFORNIA

SHEET JT1
OF JT2 SHEETS



Luminaire Schedule - LED

Project: SANTA CLARA A

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	2	A1	Single	0.900	1483	10.2	GARDCO GWS-A01-830-T2M @ 8'	GWS-A01-830-T2M.ies
	39	A2	Single	0.900	1467	10.2	GARDCO GWS-A01-830-T4M @ 8'	GWS-A01-830-T4M.ies
	2	A3	Single	0.900	1503	10.2	GARDCO GWS-A01-830-T3M @ 8'	GWS-A01-830-T3M.ies
	74	BB	Single	0.900	726	10.77	AFX SATW091508Lxx_IES @ 8'	SATW091508Lxx_IES.IES
	1	CC	Single	0.900	3101	37	LUMEC S55-35W32LED3K-G3-LE2-HS - 12' POLE	S55-35W32LED3K-G3-LE2-HS.ies
	1	DD	Single	0.900	3339	37	LUMEC S55-35W32LED3K-G3-LE4-HS - 12' POLE	S55-35W32LED3K-G3-LE4-HS.ies
	3	EE	Single	0.900	3269	37	LUMEC S55-35W32LED3K-G3-LE3-HS - 12' POLE	S55-35W32LED3K-G3-LE3-HS.ies

Calculation Summary

Project: SANTA CLARA A

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALLEY DRIVE 1	Illuminance	Fc	0.84	2.60	0.11	7.64	23.64
ALLEY DRIVE 2	Illuminance	Fc	0.79	2.74	0.09	8.78	30.44
ALLEY DRIVE 3	Illuminance	Fc	0.81	2.79	0.11	7.36	25.36
ALLEY DRIVE 4	Illuminance	Fc	0.66	2.48	0.07	9.43	35.43
ALLEY DRIVE 5	Illuminance	Fc	0.83	2.70	0.08	10.38	33.75
MAIN DRIVES AND PARKING AREAS	Illuminance	Fc	0.69	2.68	0.11	6.27	24.36

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

PLAN LIGHTING - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

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PHOTOMETRIC EXHIBIT

CITY VENTURES
SANTA CLARA A
SANTA CLARA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: April 2024 | DATE LAST WORKED ON: 9/23/2025
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SHEET JT2 OF JT2 SHEETS