



CITY VENTURES
Building It Forward

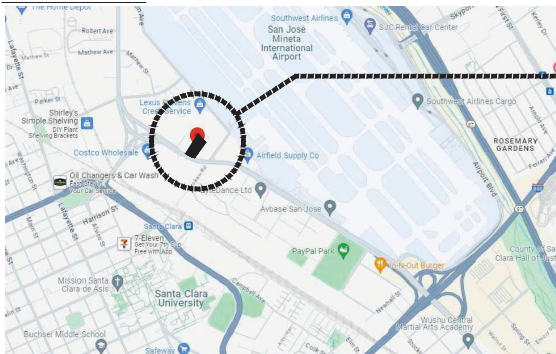
COLEMAN VILLAGE

1400 COLEMAN AVENUE.

SANTA CLARA, CALIFORNIA

DESIGN REVIEW SUBMITTAL DATE: 10.27.2025

LOCATION MAP



**SITE
LOCATION**

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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 SECTION 65889.5(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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



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		(82)2-CAR / (30)1- CAR= 194 TOTAL		
RESERVED OPEN SURFACE PARKING	1.5 SPACES/UNIT @ 2-3 BD		38 TOTAL		
GUEST PARKING	(1 ASSIGNED 0.5 UNBUNDLED)		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
20% DENSITY BONUS APPLICATION	(0.20 X 142 UNITS) = 29 UNITS	COMBINATION OF VERY LOW, LOW & MODERATE AREA MEDIUM INCOME	STUDIO	1BD/1BA 2 BD/1 BA 3BD/3BA	
			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							BUILDING AREA SUMMARY								
BLDGS.	PLANS								TOTAL UNITS						
	PLAN 1A.1	PLAN 1A.2	PLAN 1B	PLAN 2A	PLAN 2B		PLAN 4	PLAN 4X	PLAN 5					TOTAL AREA	
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		
										186133	49928	5469	241530		
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										186133					

NOTES:
• ALL AREAS CALCULATED ARE GROSS

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



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 .05 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

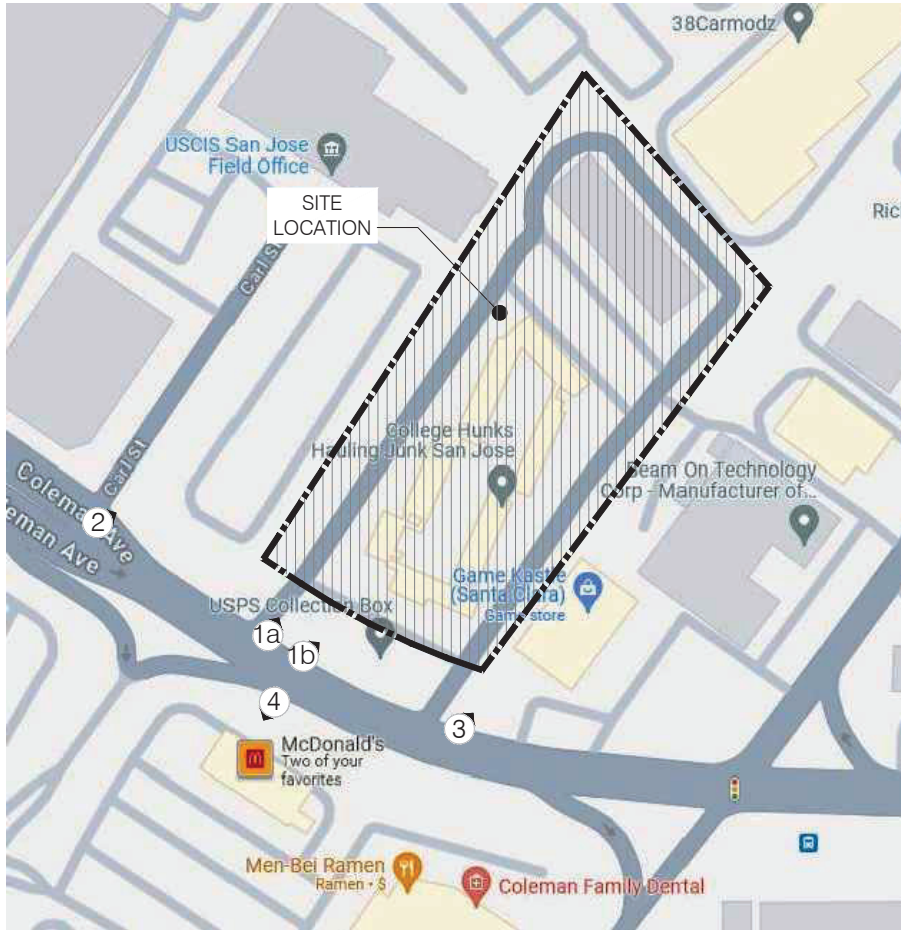
- REACH CODE ELECTRIC VEHICLE PARKING FOR MULTIFAMILY HOUSING
- OVER 20 UNITS WITH ASSIGNED PARKING ON THE PROJECT (142 UNITS)
 - FIRST 20 DWELLINGS - ONE LVL2 READY PER DWELLING
 - 25% OF REMAINING UNITS WITH ASSIGNED SPACES - LVL2 READY
 - 75% OF REMAINING UNITS WITH ASSIGNED SPACES - LP LVL2 READY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

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



PROJECT INFORMATION
PI-0.2

SCALE: NTS
DATE: 10.27.2025
PROJECT: 317082



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

SCALE: NTS
DATE: 10.27.2025
PROJECT: 317082



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

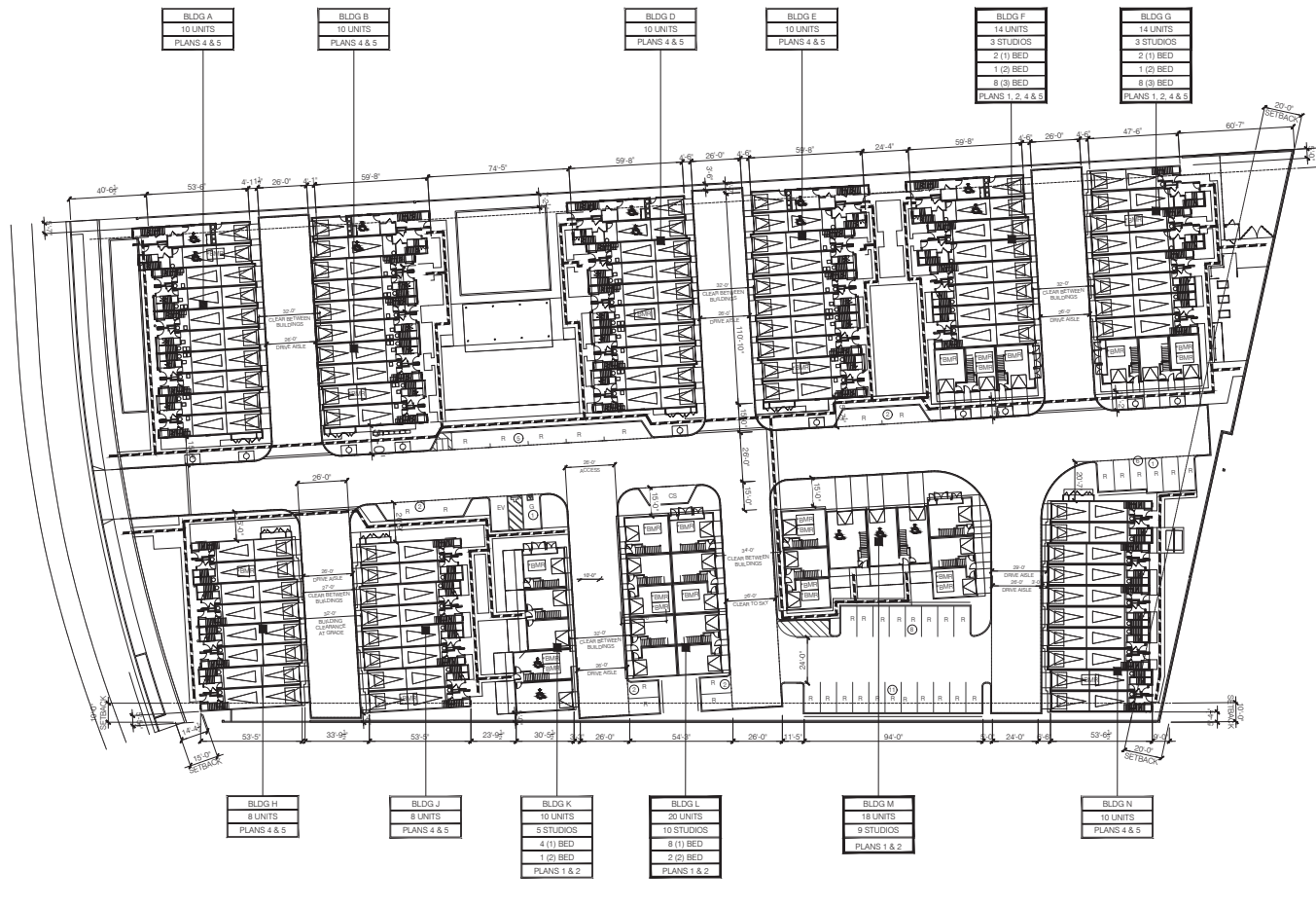
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL ILLUSTRATIVE SITE PLAN

SP1.1

SCALE: NTS
DATE: 10.27.2025
PROJECT: 317082



BLDG LEGEND

BLDG	BLDG NUMBER
X UNITS	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 UNIT

GENERAL NOTE:

FOR ACCESSIBLE ROUTE AND GARBAGE TRUCK INFO SEE CIVIL DRAWING.

FOR BIKE PARKING INFO, SEE LANDSCAPE DRAWING.

LOCATION OF BLDG UNITS

LOCATION OF ACCESSIBLE UNITS

ACCESSIBLE ROUTE

UNIT SUMMARY

(22)- PLAN 1A	827 SQ. FT.	1BD
(22)- PLAN 1B	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

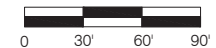
(1) - 20 UNIT BLDG	20 UNITS
(1) - 18 UNIT BLDG	18 UNITS
(2) - 14 UNIT BLDGS	28 UNITS
(6) - 10 UNIT BLDGS	60 UNITS
(2) - 8 UNIT BLDGS	16 UNITS
TOTAL	142 UNITS

3.79 ACRE SITE

142 UNITS / 3.79 AC = 37.46 DUA

PARKING

- EXTERIOR SURFACE PARKING
- 30 DEDICATED TO STUDIOS
- 8 DEDICATED 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



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

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CONCEPTUAL SITE PLAN

SP1.2

SCALE: 1" = 30'-0"
DATE: 10.27.2025
PROJECT: 317082



COLEMAN AVE. STREETSCAPE

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

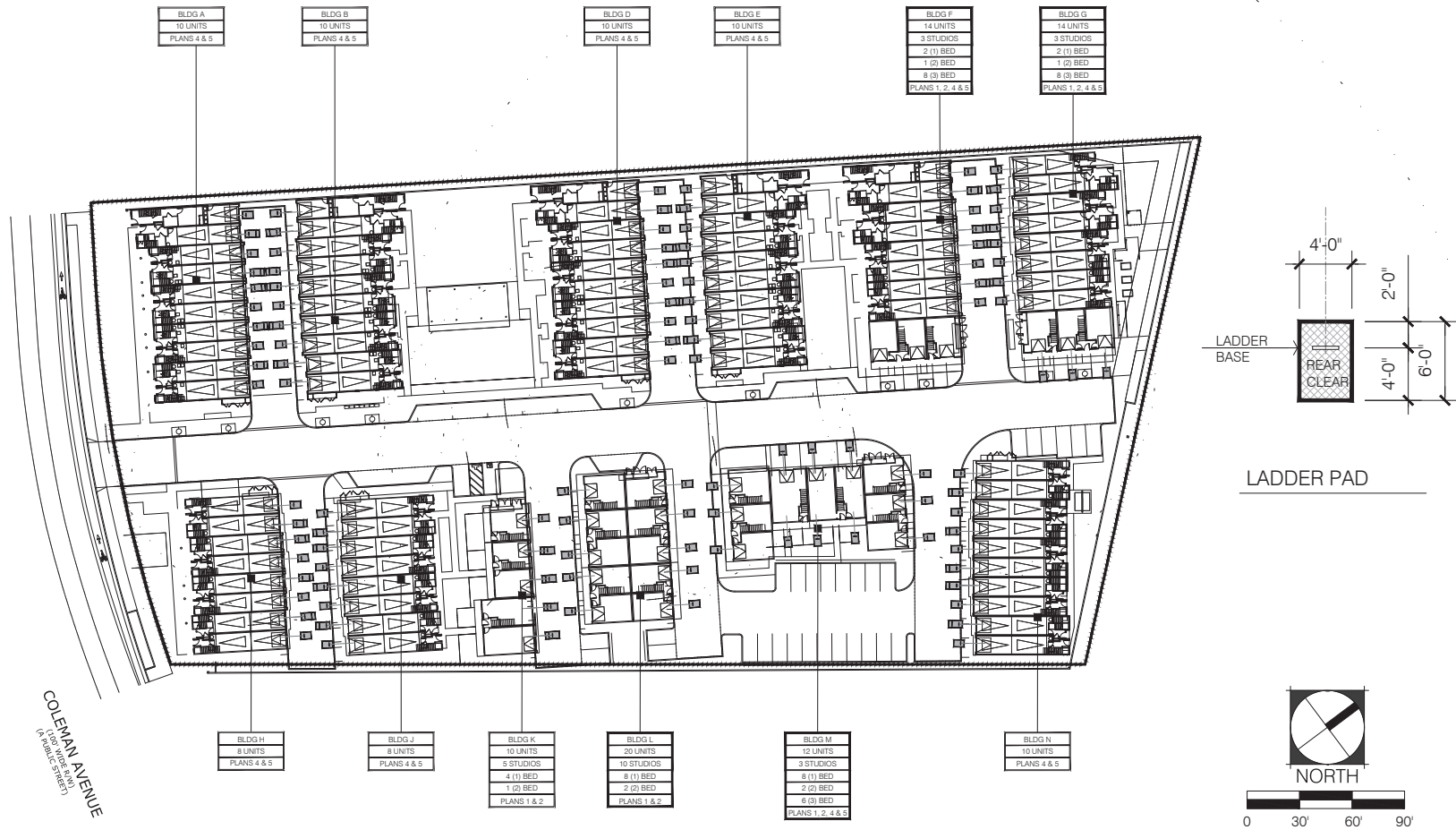
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COLEMAN AVE. CONCEPTUAL STREETSCAPE

SS-1.0

SCALE: N.T.S.
DATE: 10.27.2025
PROJECT: 317082



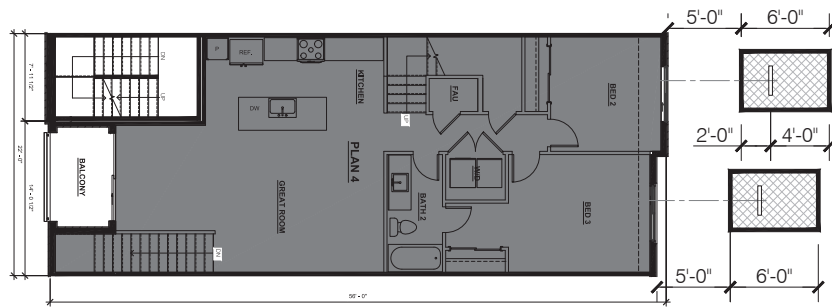
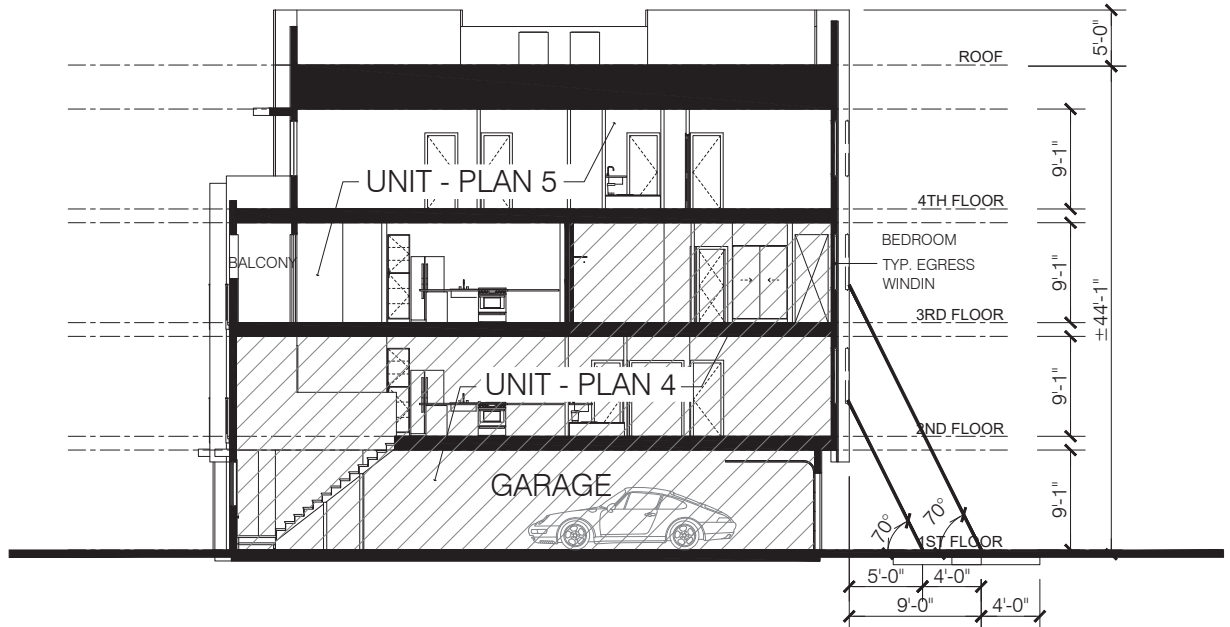
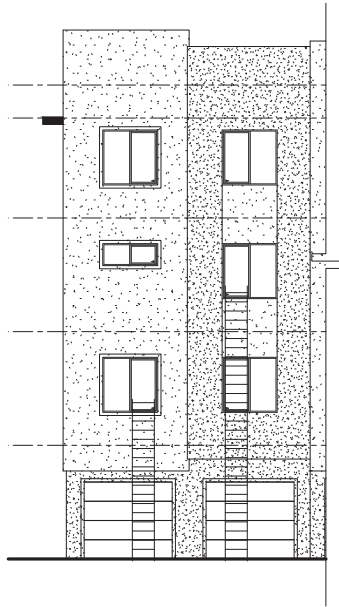
COLEMAN VILLAGE
CITY VENTURES
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FIRE SAFETY SITE PLAN - LADDER PAD

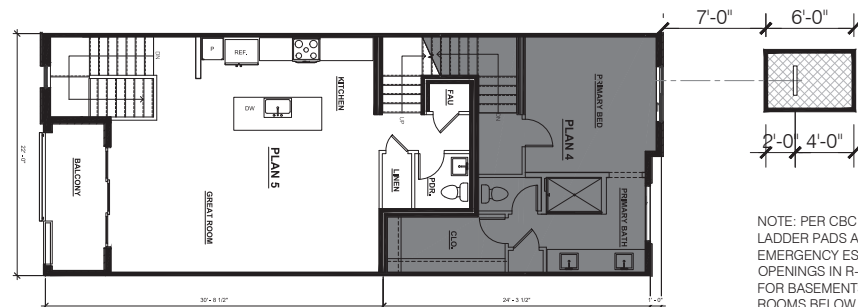
FS-1.0

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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1400 COLEMAN AVE.

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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 - 3020
 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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CITY VENTURES

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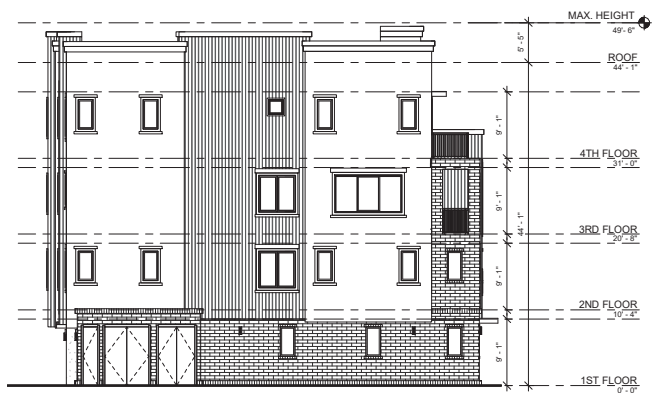
BUILDING MATERIALS & FINISHES

A1.0.1

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

Date: 10/27/2025

Project Number: 317082



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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CONCEPTUAL ELEVATIONS 8 PLE

A1.2.1

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

Date: 10/27/2025

Project Number: 317082



LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

COLEMAN VILLAGE

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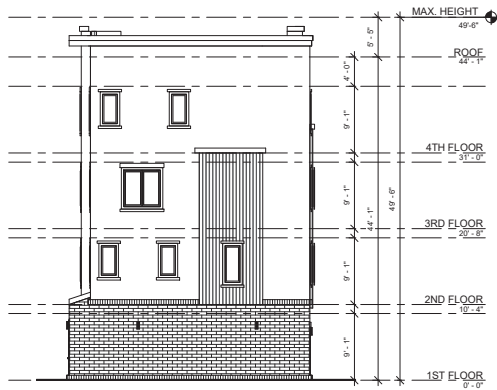
CONCEPTUAL ELEVATIONS 10 PLE

A1.3.1

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

Date: 10/27/2025

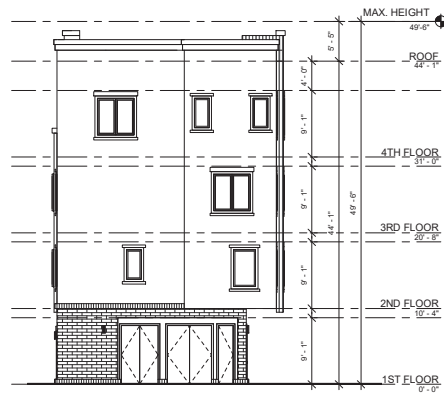
Project Number: 317082



BLDG - SIDE ELEVATION



BLDG - FRONT



BLDG - STREET ELEVATION



BLDG - REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

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CONCEPTUAL ELEVATIONS 10 PLE STUDIO

A1.4.1

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

Date: 10/27/2025

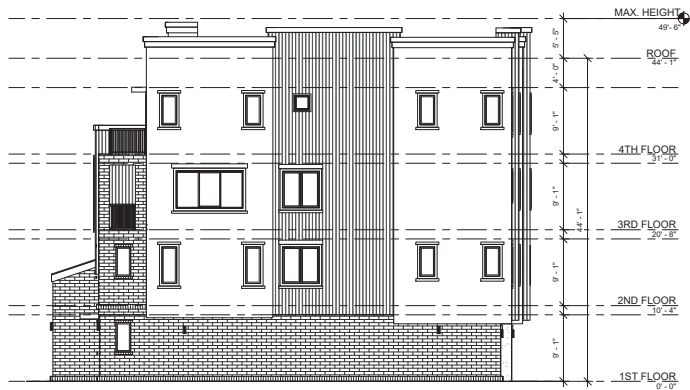
Project Number: 317082



BLDG G - RIGHT



BLDG G - FRONT



BLDG G - LEFT



BLDG G - REAR

COLEMAN VILLAGE

CITY VENTURES

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CONCEPTUAL ELEVATIONS 14 PLE

A1.5.1

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

Date: 10/27/2025

Project Number: 317082



BLDG M - LEFT ELEVATION1



BLDG M - FRONT ELEVATION



BLDG M - RIGHT ELEVATION



BLDG M - REAR ELEVATION

COLEMAN VILLAGE

CITY VENTURES

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CONCEPTUAL ELEVATIONS 18 PLE

A1. .1

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

Date: 10/27/2025

Project Number: 317082



BLDG L - SIDE ELEVATION



BLDG L - FRONT ELEVATION 2



BLDG L - STREET SIDE ELEVATION



BLDG L - FRONT ELEVATION

COLEMAN VILLAGE

CITY VENTURES

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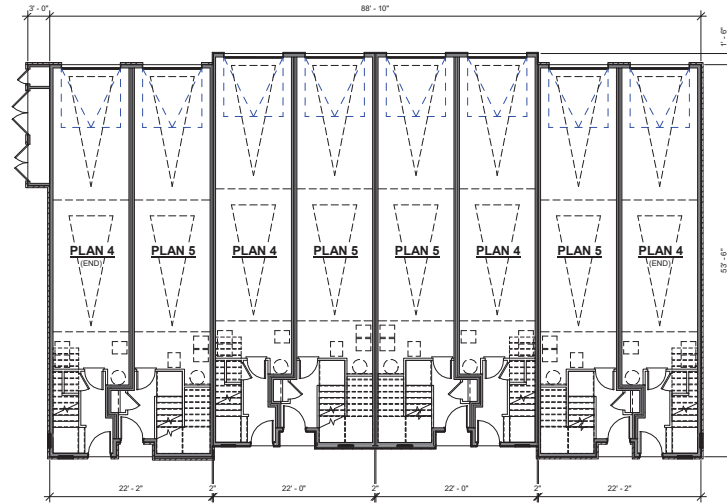
CONCEPTUAL ELEVATIONS 20 PLE

A1.7.1

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

Date: 10/27/2025

Project Number: 317082



1ST FLOOR PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
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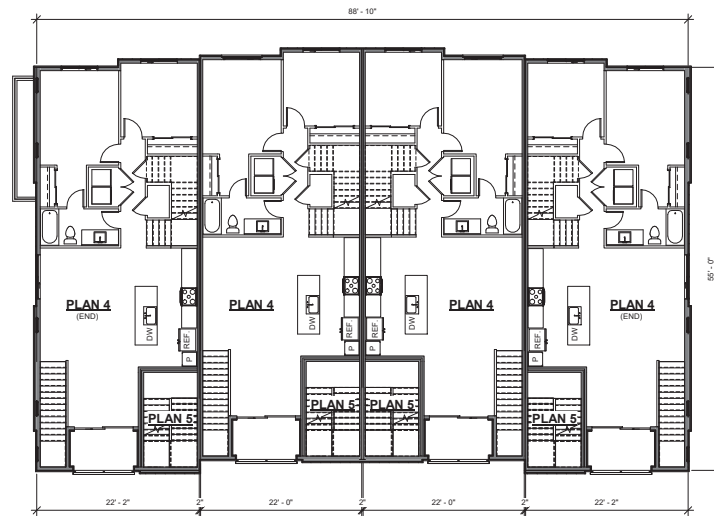
CONCEPTUAL 1ST FLOOR PLAN 8 PLE

A2.2.1

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

Date: 10/27/2025

Project Number: 317082



2ND FLOOR PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
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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



3RD FLOOR PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
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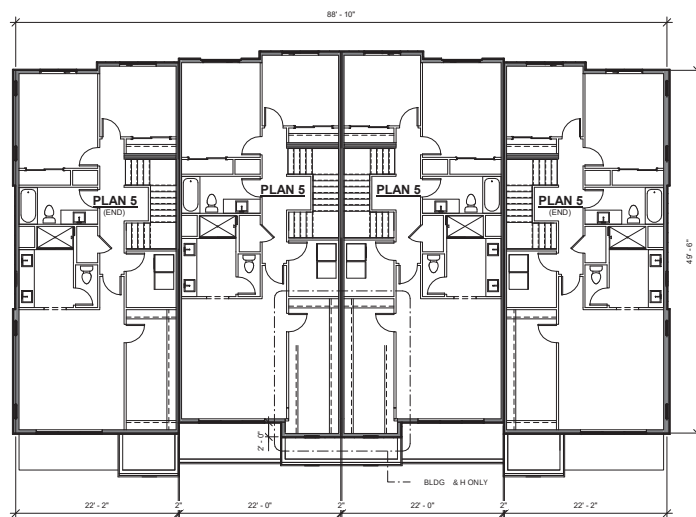
CONCEPTUAL 3RD FLOOR PLAN 8 PLE

A2.2.3

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

Date: 10/27/2025

Project Number: 317082



4TH FLOOR PLAN

BLDG. H. BLDG. - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



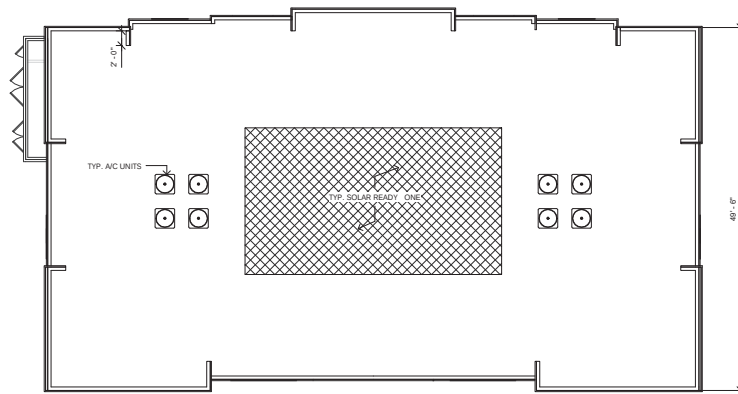
CONCEPTUAL 4TH FLOOR PLAN 8 PLE

A2.2.4

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

Date: 10/27/2025

Project Number: 317082



ROOF PLAN

BLDG H BLDG - REVERSED

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
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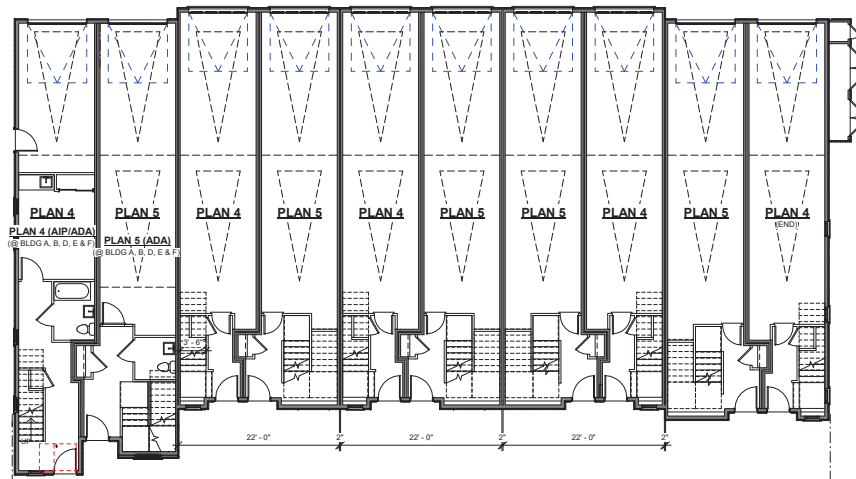
CONCEPTUAL ROOF PLAN 8 PLE

A2.2.5

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

Date: 10/27/2025

Project Number: 317082



1ST FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



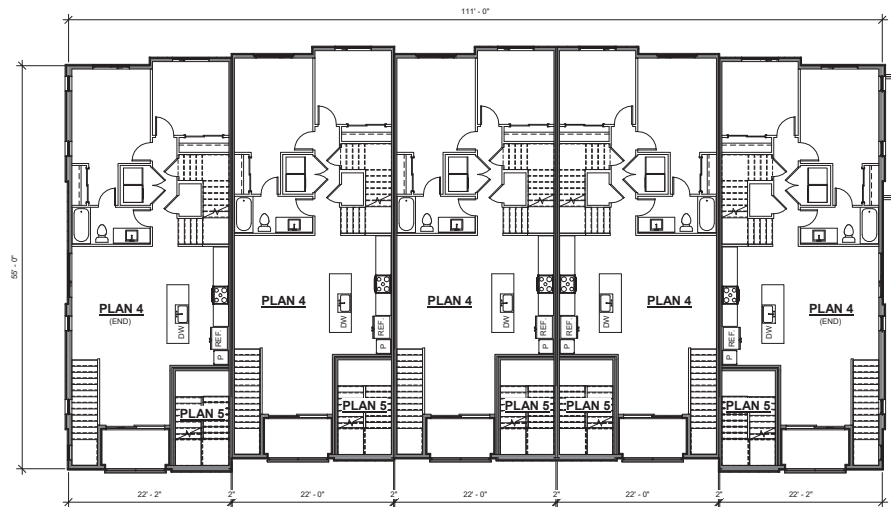
CONCEPTUAL 1ST FLOOR PLAN 10 PLE

A2.3.1

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

Date: 10/27/2025

Project Number: 317082



2ND FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

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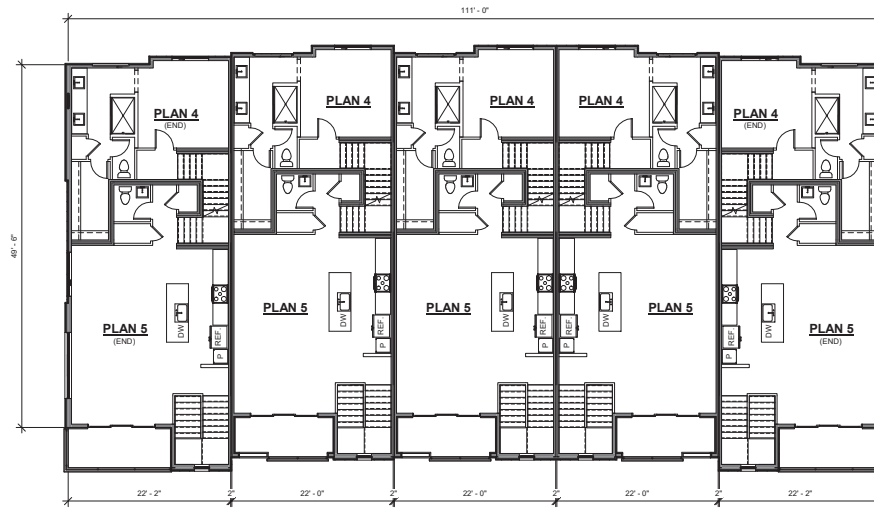
CONCEPTUAL 2ND FLOOR PLAN 10 PLE

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

COLEMAN VILLAGE

CITY VENTURES

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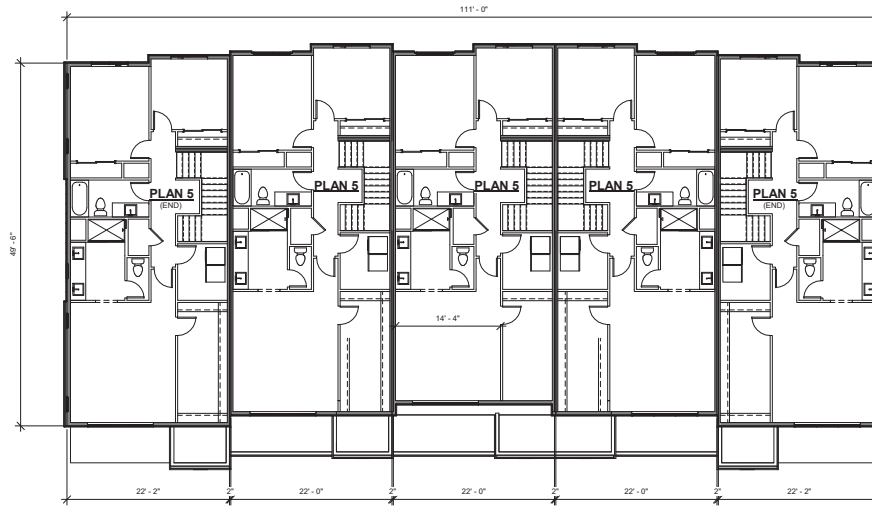
CONCEPTUAL 3RD FLOOR PLAN 10 PLE

A2.3.3

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

Date: 10/27/2025

Project Number: 317082



4TH FLOOR PLAN

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
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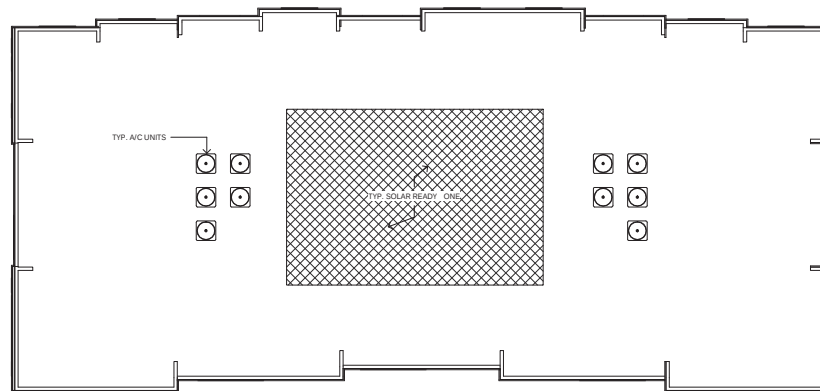
CONCEPTUAL 4TH FLOOR PLAN 10 PLE

A2.3.4

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

Date: 10/27/2025

Project Number: 317082



ROOF PLAN

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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
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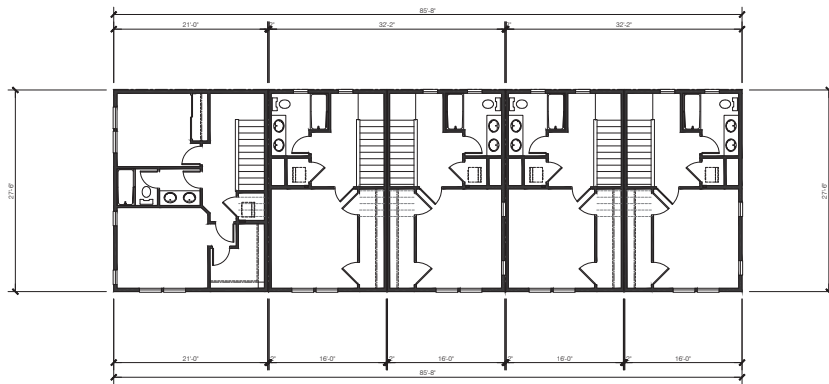
CONCEPTUAL ROOF PLAN 10 PLE

A2.3.5

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

Date: 10/27/2025

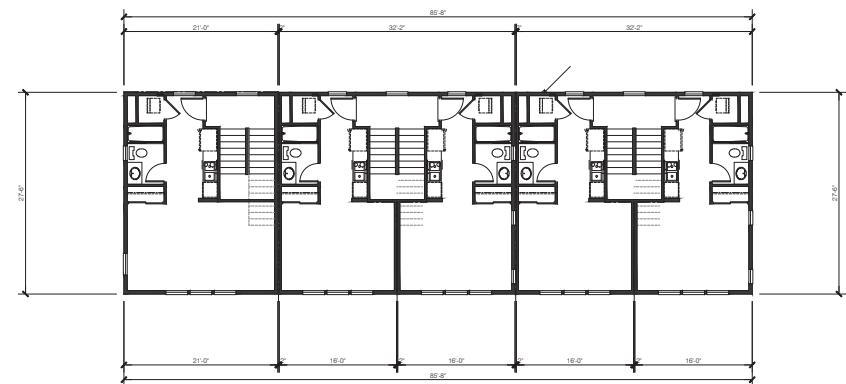
Project Number: 317082



4TH FLOOR PLAN

BLDG. K - PLAN 8 (8A AND 8B)

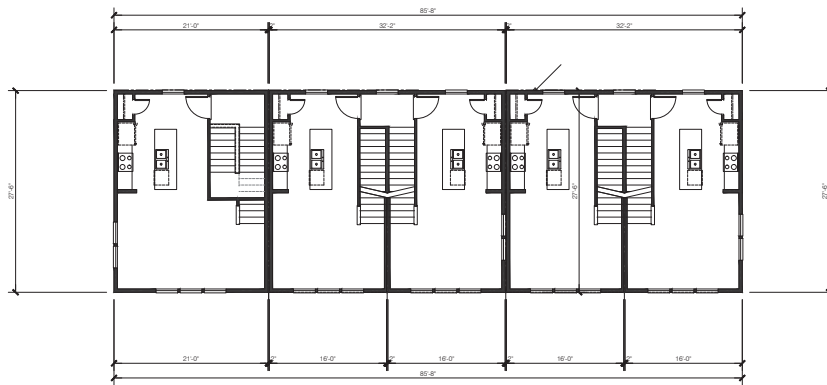
2,356 SQ. FT.



2ND FLOOR PLAN

BLDG. C_AT BUILDINGS C-D-E-F - SEE SITE PLAN

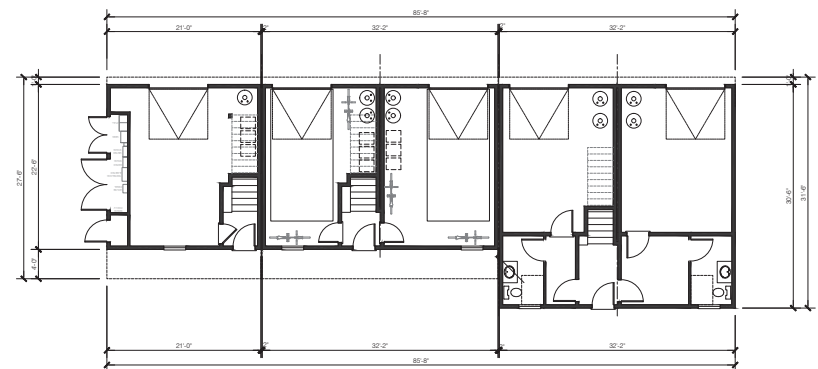
2,356 SQ. FT.



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.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

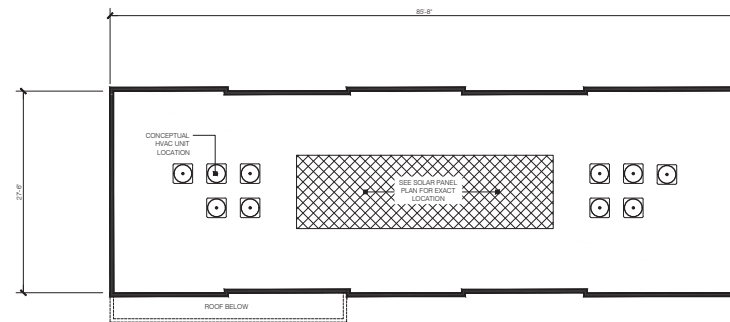
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CONCEPTUAL 1ST-4TH BP_10 PLEX W-STUDIO

A2.4.1

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



ROOF PLAN

BLDG. K - PLANS 1 & 2

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

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CONCEPTUAL RP_10 PLEX W-STUDIO

A2.4.2

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



BLDGS. F_14-PLEX (AIP/ADA)

- PLANS 1,2, 4,& 5

6,038 SQ. FT.
24,242 SQ. FT. TOTAL



BLDGS. G_14-PLEX

- PLANS 1,2, 4,& 5

5,960 SQ. FT.
24,164 SQ. FT. TOTAL



2ND FLOOR PLAN

6,190 SQ. FT. - PLANS 1,2, 4, & 5 BLDGS. F & G_14-PLEX

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

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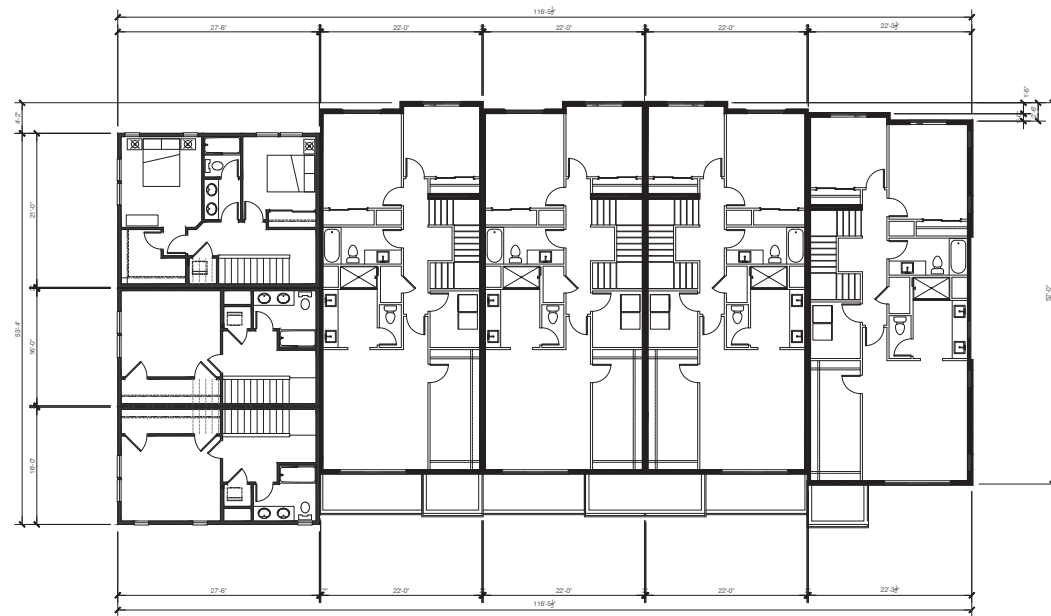


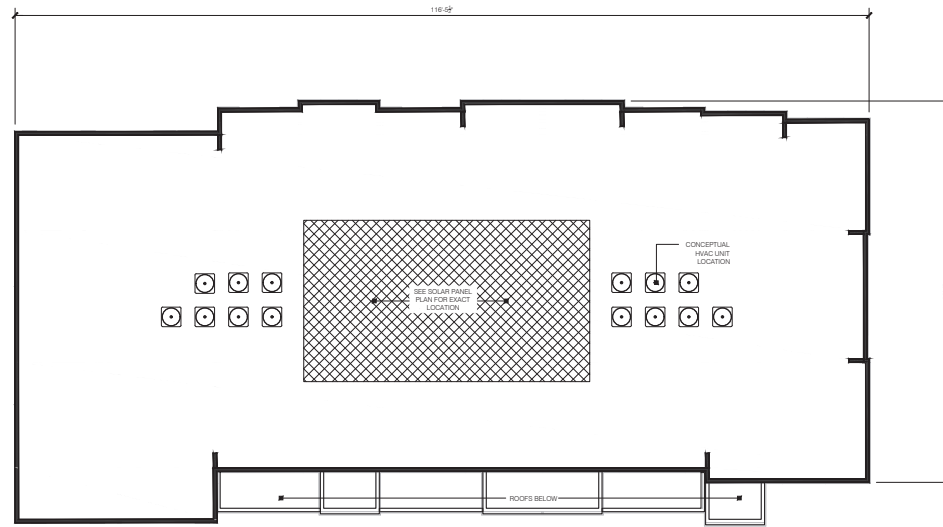
CONCEPTUAL 2ND BP_14 PLEX

A2.5.2

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082







ROOF PLAN

BLDG. F (BLDG G REVERSED)

PLANS 1,2 & 4

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

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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

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



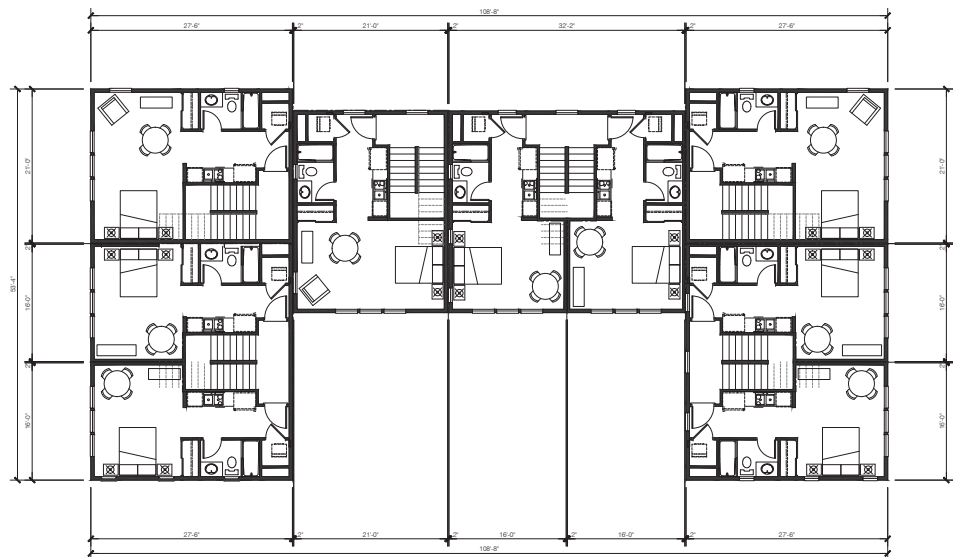
CONCEPTUAL 1ST BP_18 PLEX

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

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



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.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

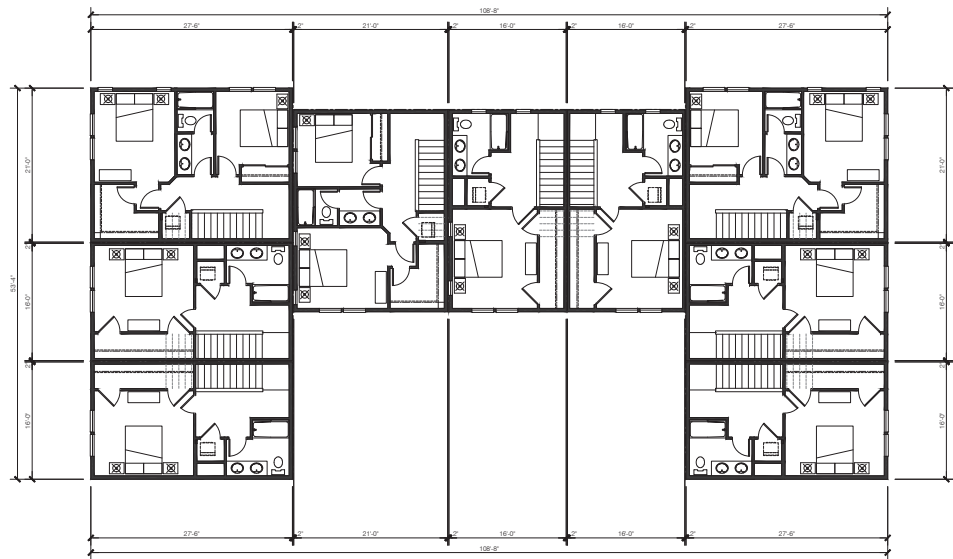
SANTA CLARA, CALIFORNIA 95050



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.

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

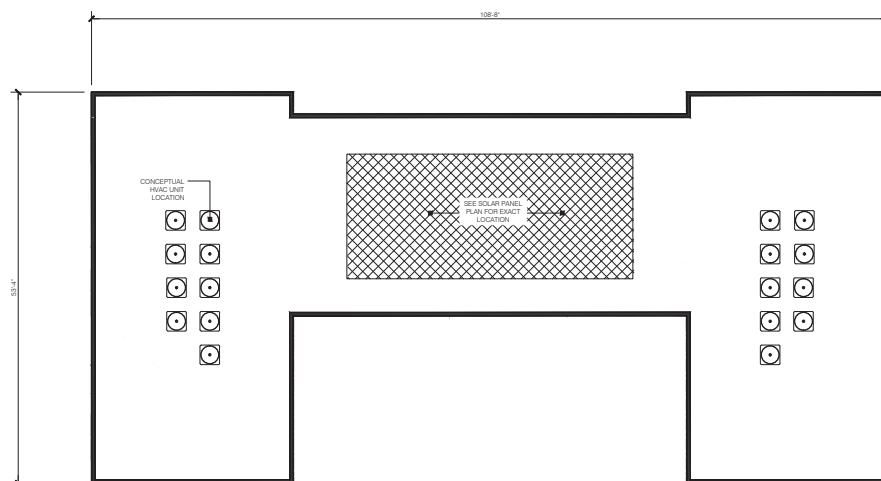
SANTA CLARA, CALIFORNIA 95050



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

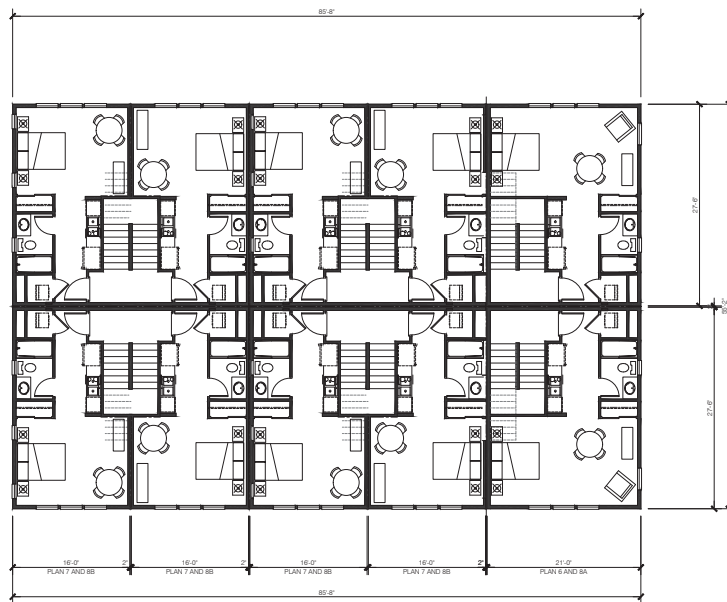
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



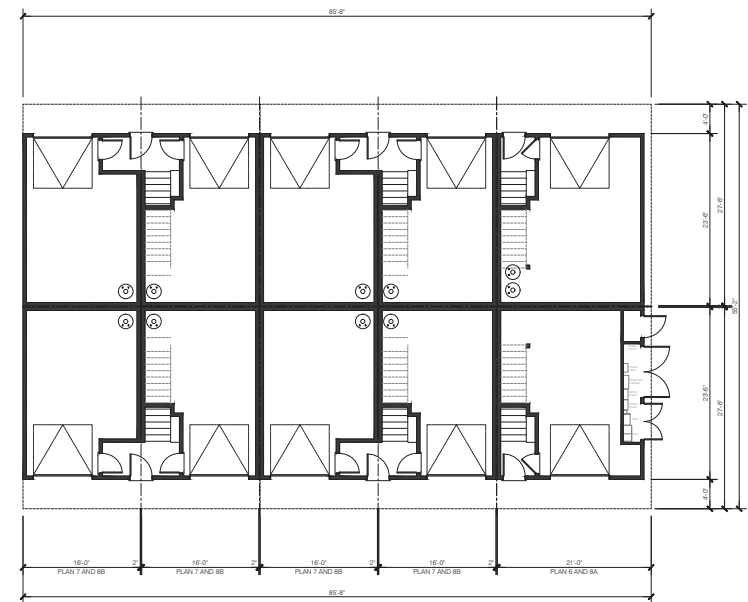
CONCEPTUAL RP_18 PLEX

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

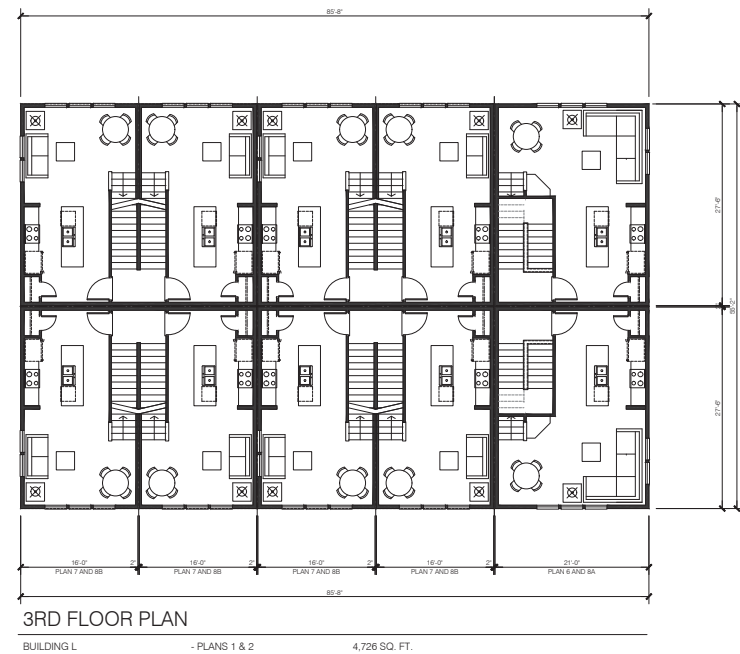
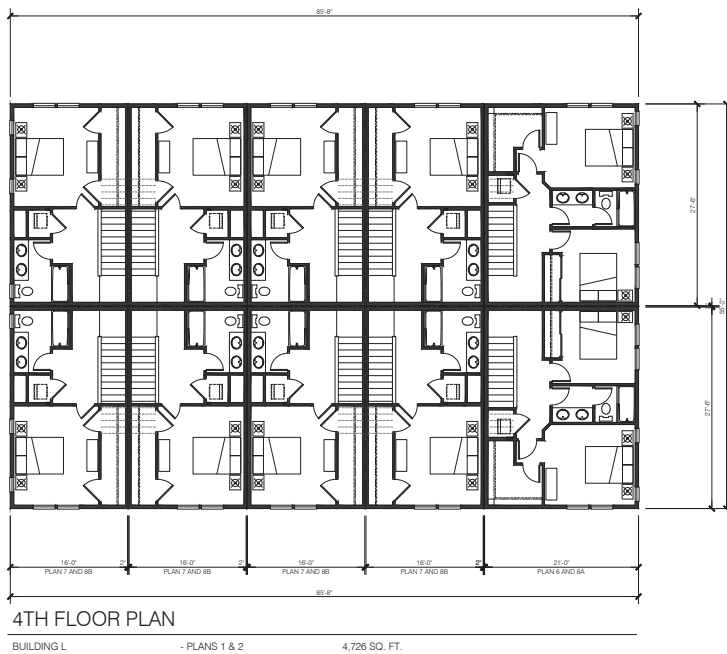
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 1ST_2ND BP- 20 PLEX

A2.7.1

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



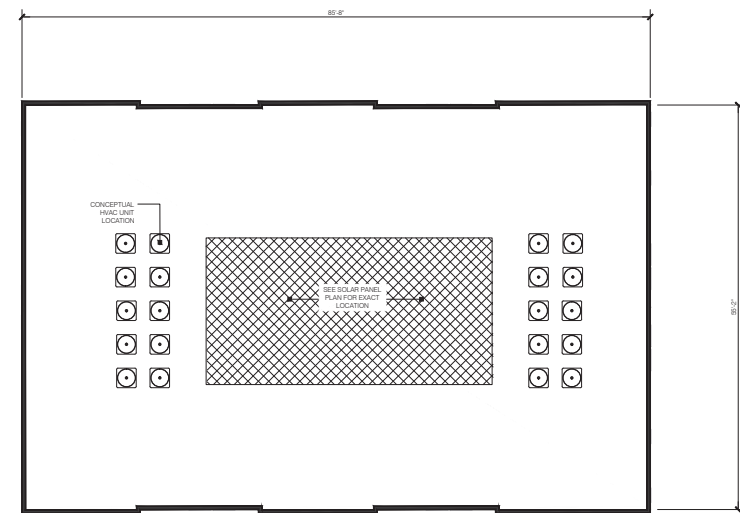
COLEMAN VILLAGE
 CITY VENTURES
 1400 COLEMAN AVE.
 SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL 3RD_4TH BP- 20 PLEX

A2.7.2

SCALE: 1/8" = 1'-0"
 DATE: 10.27.2025
 PROJECT: 317082



ROOF PLAN

BUILDING L

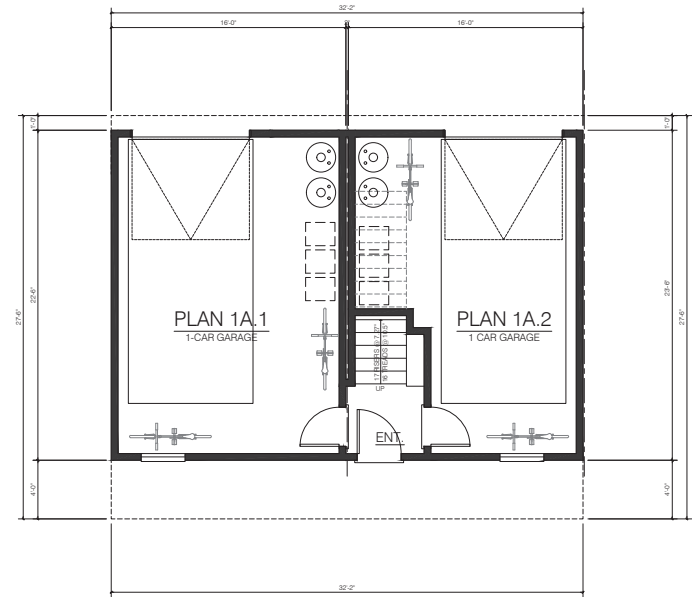
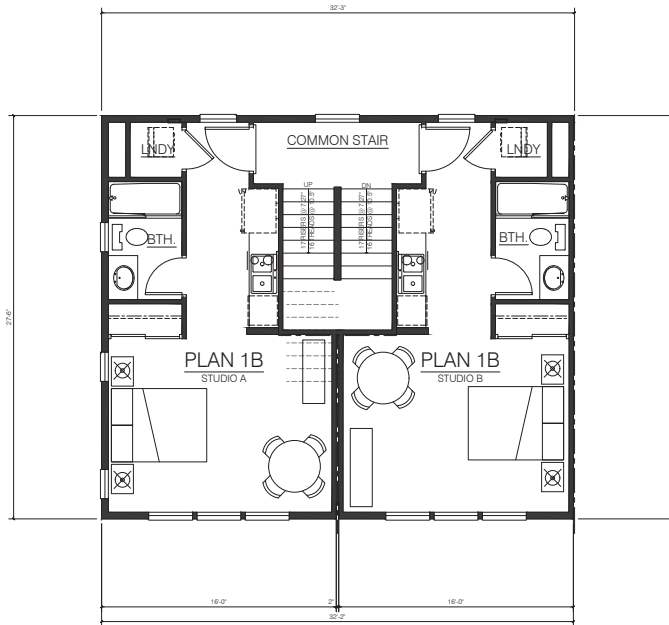
PLANS 1 & 2

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



CONCEPTUAL RP_20 PLEX
A2.7.3

SCALE: 1/8" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



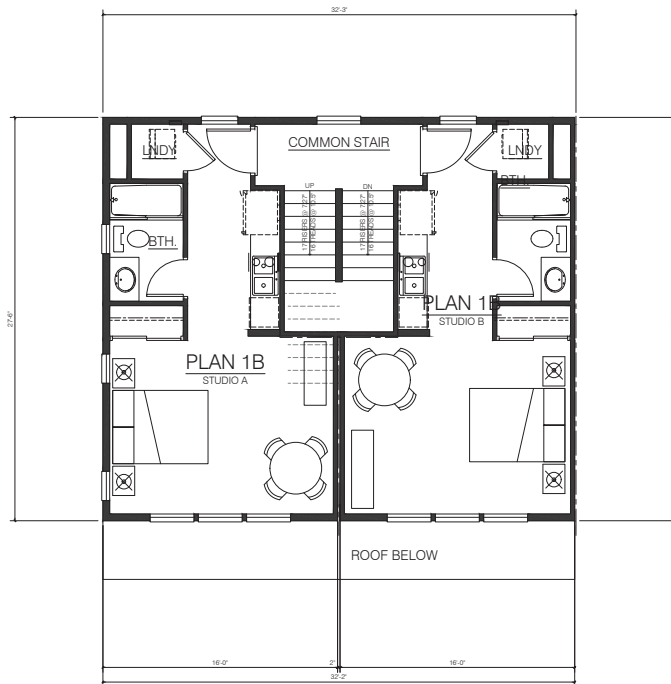
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A-1B_1ST AND 2ND FLOORS

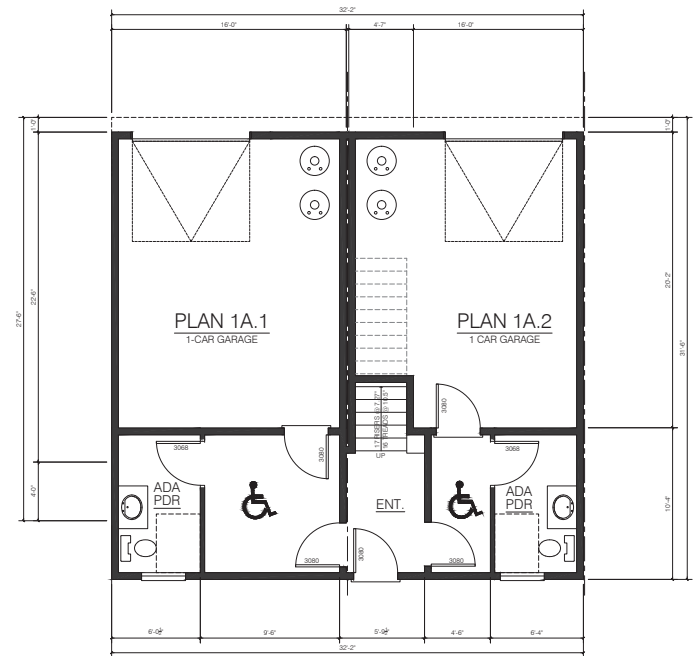
A3.1.1

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.

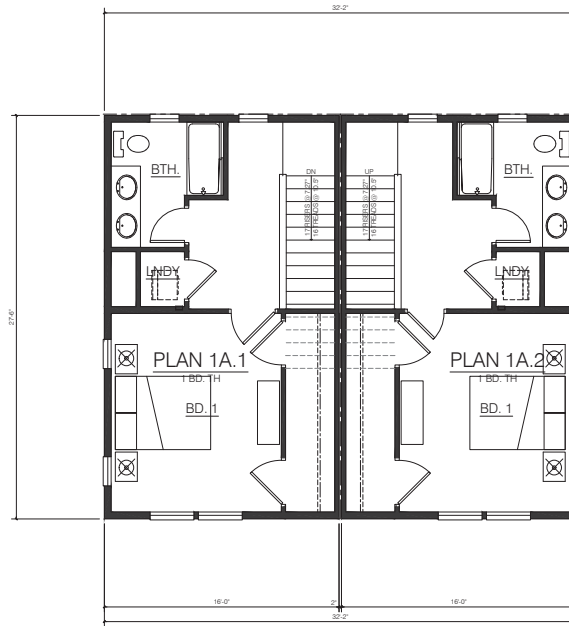
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL PLAN 1A_1B_1ST AND 2ND_ADA

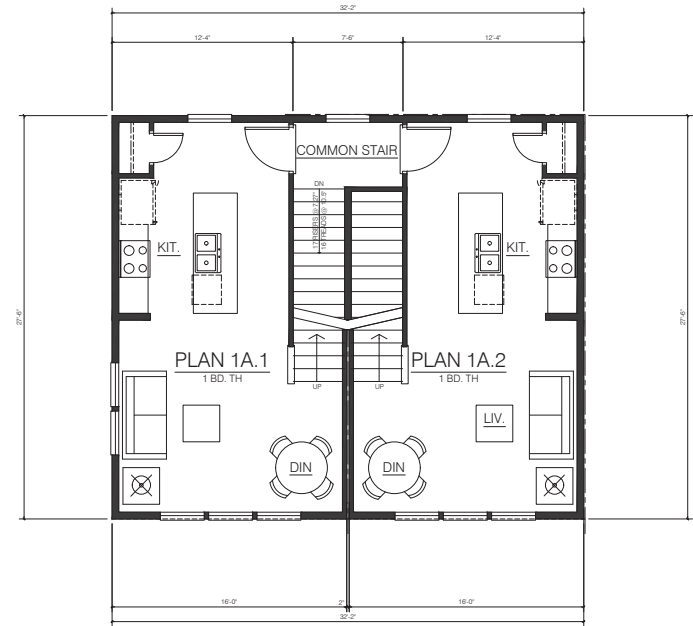
A3.1.2

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.

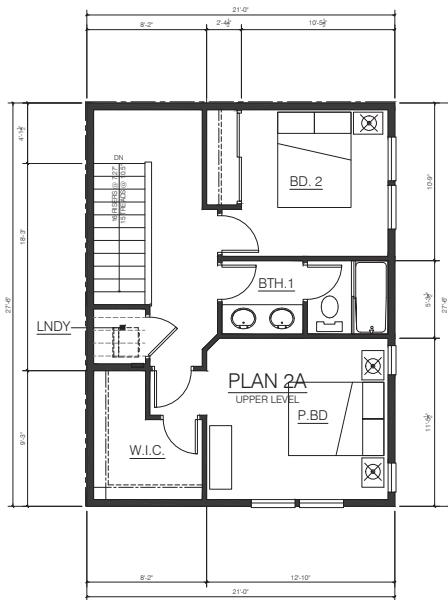
COLEMAN VILLAGE
CITY VENTURES
1400 COLEMAN AVE.
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CONCEPTUAL PLAN 1A-1B_3RD AND 4TH FLOORS

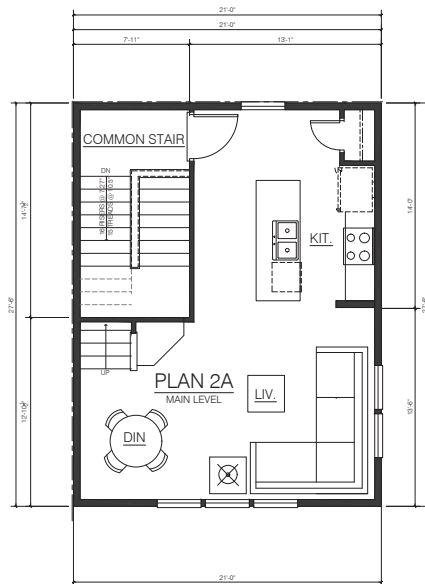
A3.1.3

SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



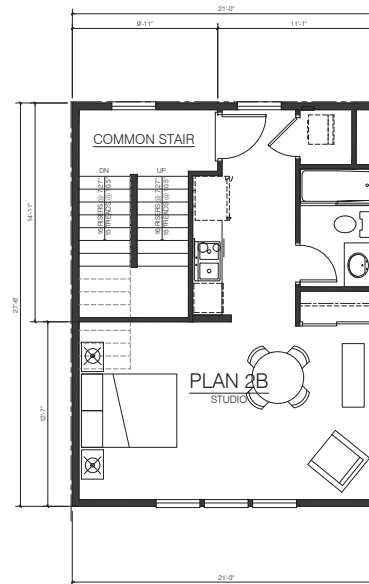
4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



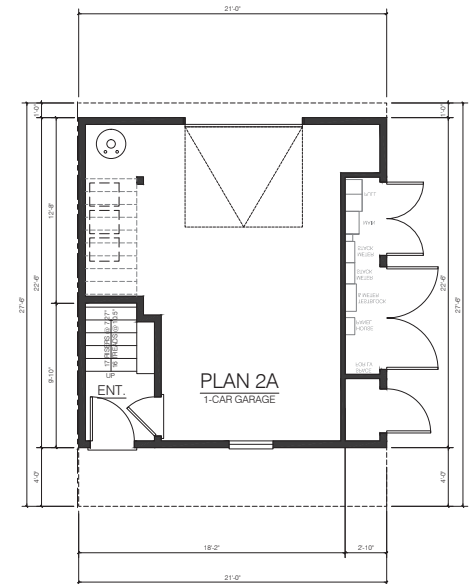
3RD FLOOR PLAN

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

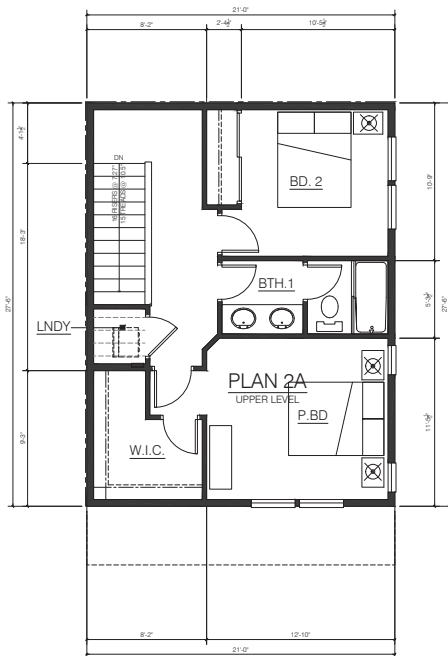
PLAN 2A STAIR / UTIL.: 109 SQ. FT.
GARAGE: 364 SQ. FT.

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



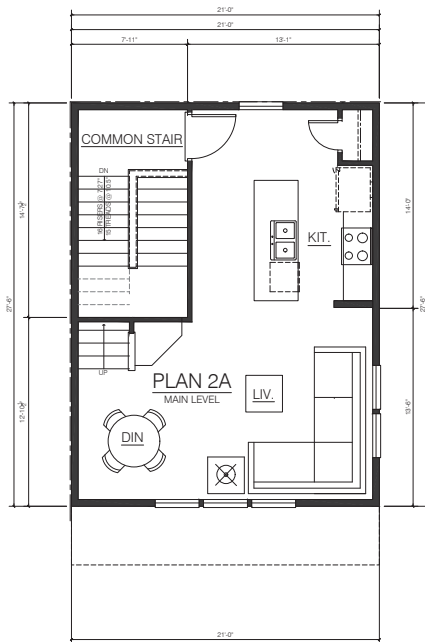
CONCEPTUAL PLAN 2
A3.2.1

SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



4TH FLOOR PLAN

PLAN 2A UPPER LIVING: 536 SQ. FT.



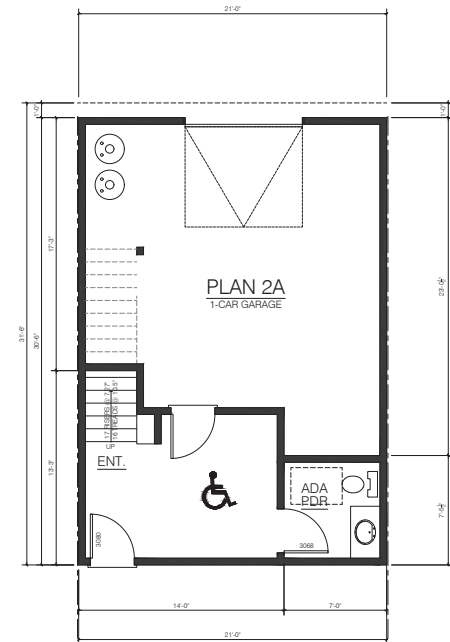
3RD FLOOR PLAN

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

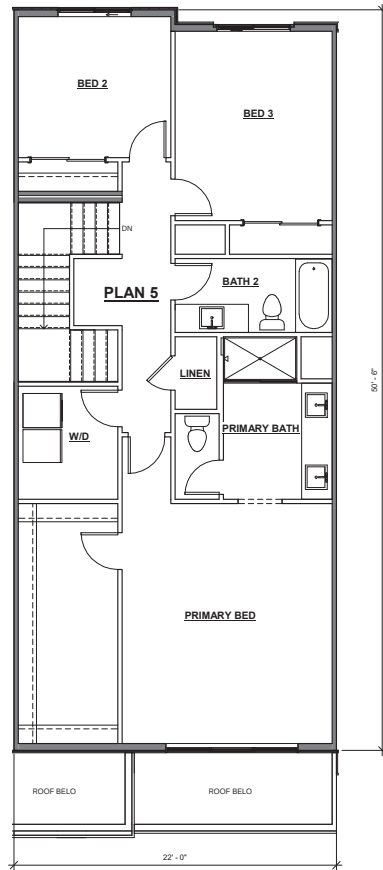
PLAN 2A STAIR / UTIL.: 215 SQ. FT.
GARAGE: 425 SQ. FT.

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SANTA CLARA, CALIFORNIA 95050

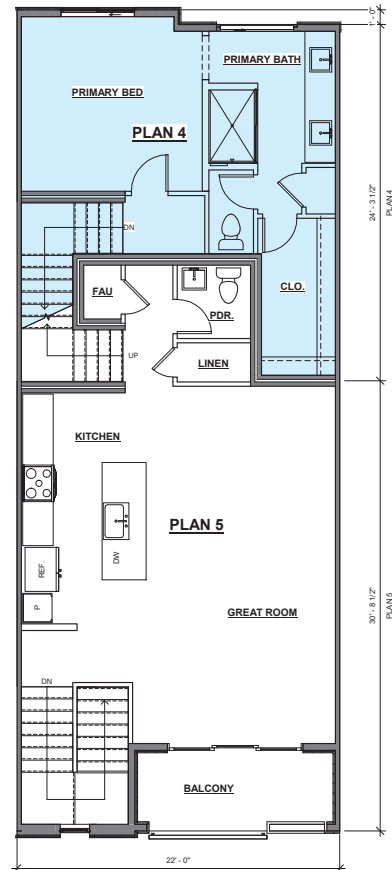


CONCEPTUAL PLAN 2 ADA
A3.2.2

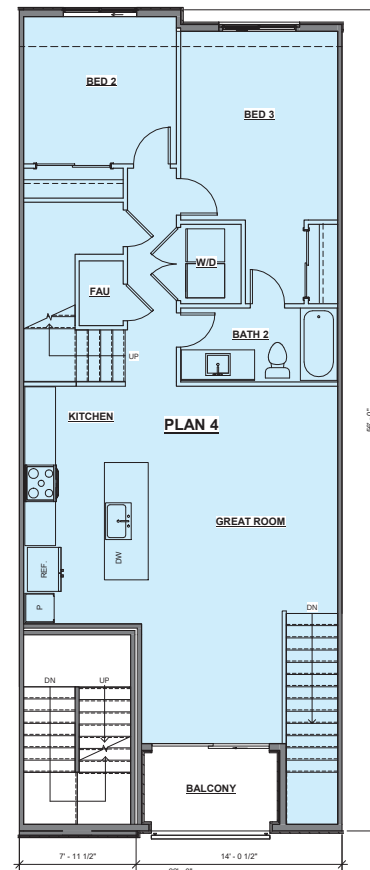
SCALE: 1/4" = 1'-0"
DATE: 10.27.2025
PROJECT: 317082



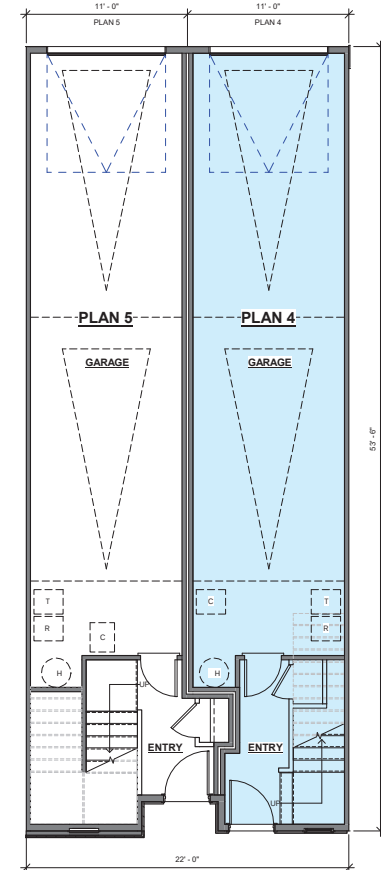
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



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
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



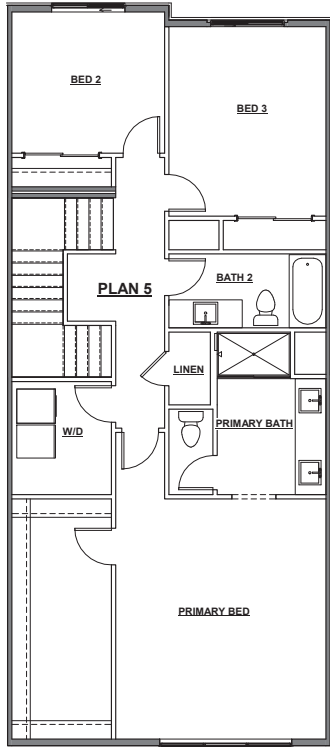
CONCEPTUAL UNIT PLANS 4&5

A3.4.1

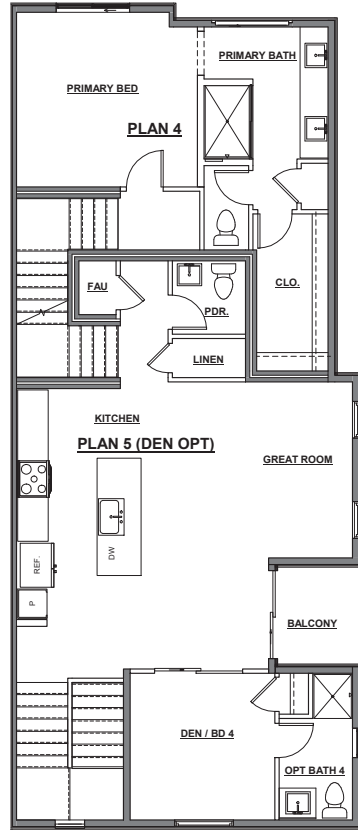
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Date: 10/27/2025

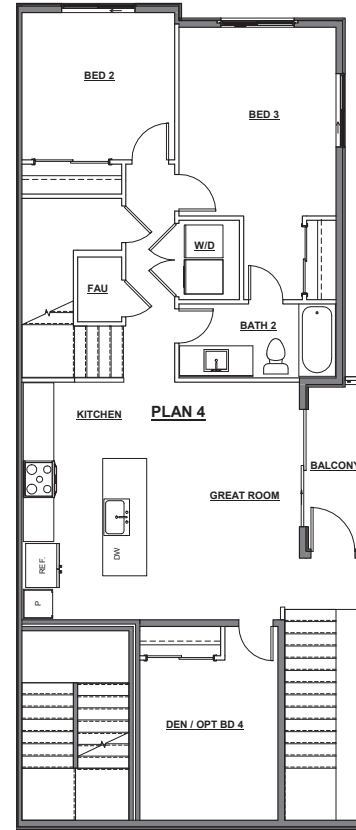
Project Number: 317082



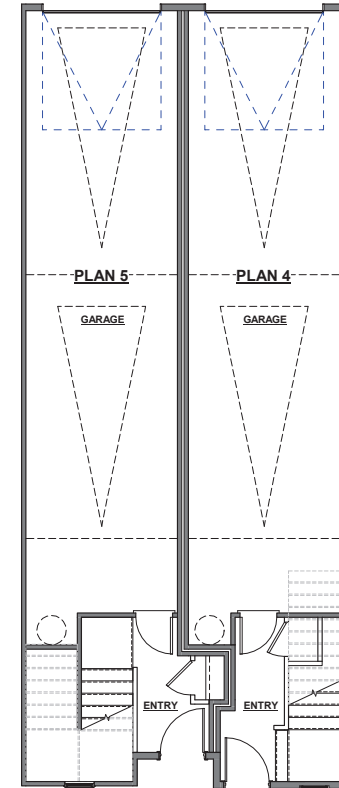
4 4TH FLOOR PLAN 4&5
SCALE: 1/4" = 1'-0"



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



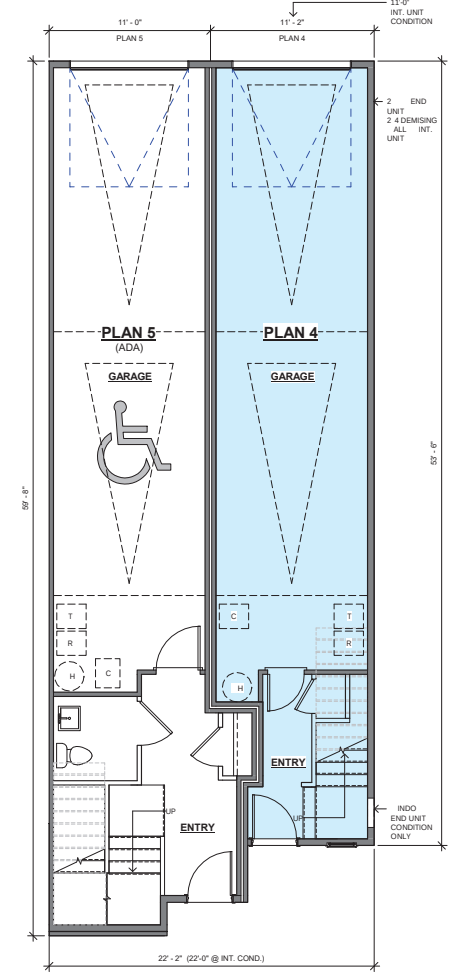
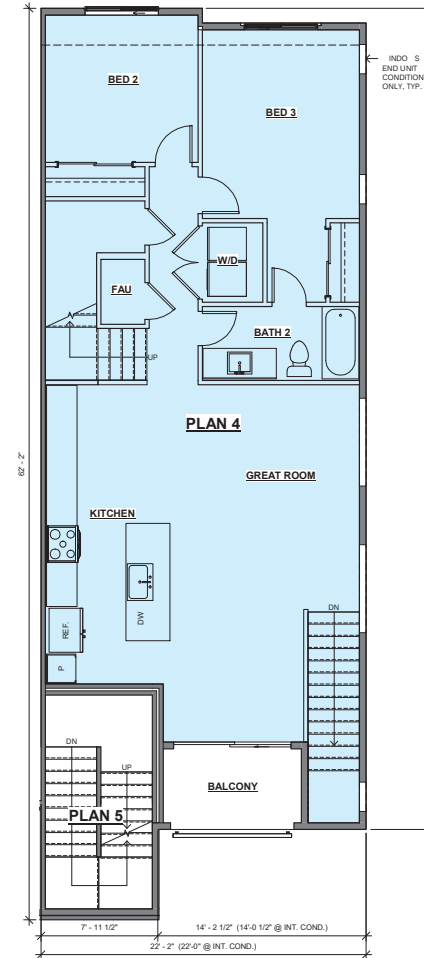
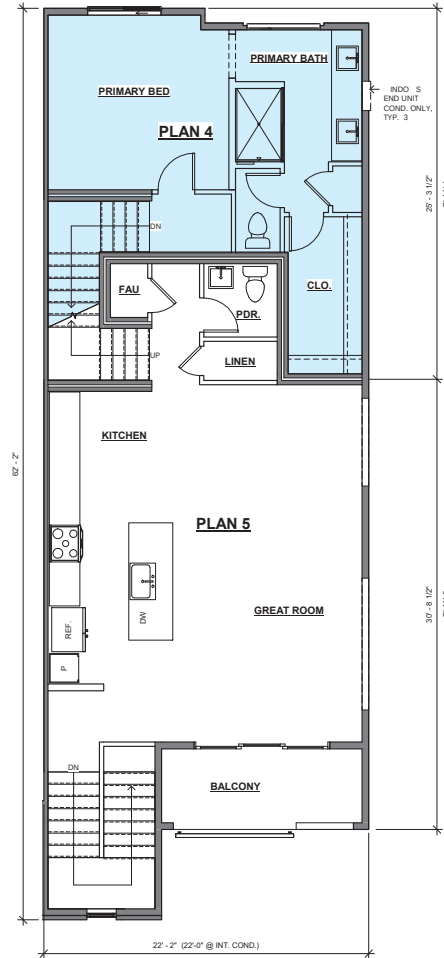
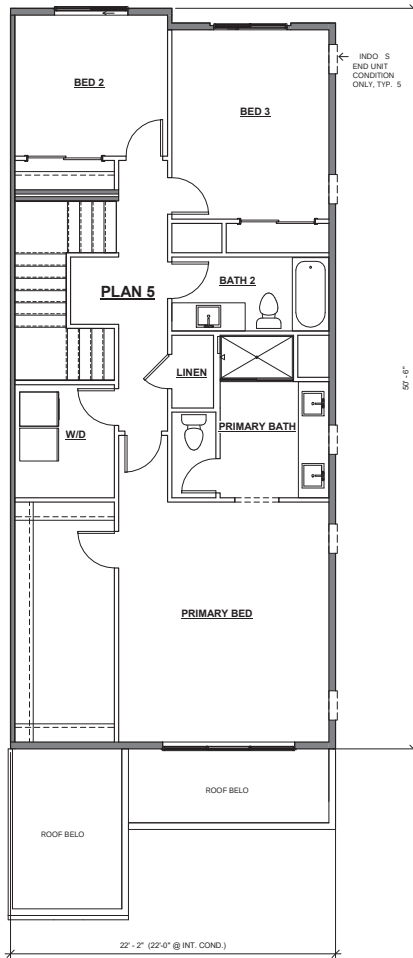
CONCEPTUAL 4-BEDROOM OPTION

A3.4.1B

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

Date: 10/27/2025

Project Number: 317082



COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



CONCEPTUAL UNIT PLAN 5 ADA

A3.4.2

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

Date: 10/27/2025

Project Number: 317082

VESTING TENTATIVE MAP

FOR A 2 LOT SUBDIVISION

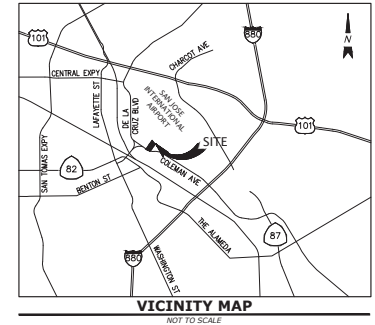
FOR RESIDENTIAL CONDOMINIUM PURPOSES

FOR A MAXIMUM OF 190 RESIDENTIAL UNITS

COLEMAN VILLAGE

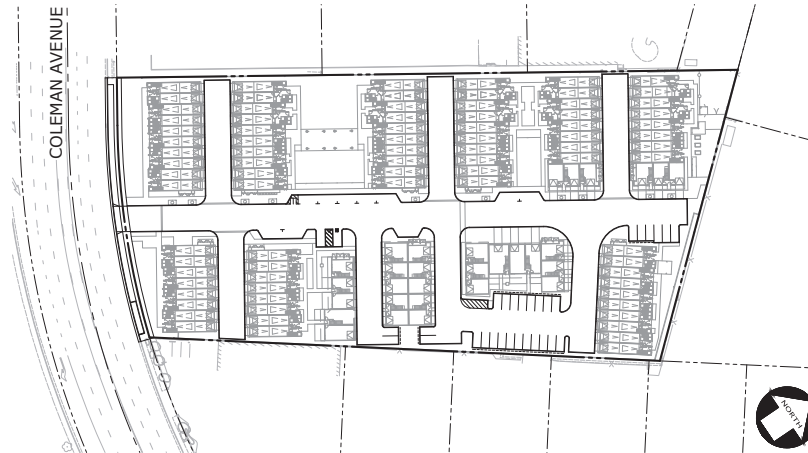
FOR

CITY VENTURES



PROJECT DATA	
1. RECORD OWNER:	GRANT ASSOCIATES L.P. C/O DALTON MANAGEMENT ATTN: JEFF DENSON 8417 SW BEAVERTON-HILSDALE HIGHWAY PORTLAND, OR 97225 EMAIL: JEFF@DALTONMGT.COM
2. SUBDIVIDER:	CITY VENTURES 444 SPEAR STREET SAN FRANCISCO, CA 94105 PHONE: (925) 388-8637 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, 1982, 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 060802021H FOR COMMUNITY NUMBER 060330 (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 98203283-982-6A-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:	CITY OF SANTA CLARA CITY OF SANTA CLARA CITY OF SANTA CLARA SILICON VALLEY POWER AT&T COMCAST
20. COBAs WILL FURTHER DEFINE THE INGRESS/EGRESS, PRIVATE UTILITY, AND PARKING EASEMENTS 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.	

SANTA CLARA, CALIFORNIA



SITE MAP

SCALE: 1" = 60'

DEVELOPER

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

CIVIL ENGINEER

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: MARK A. KNUDSEN
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

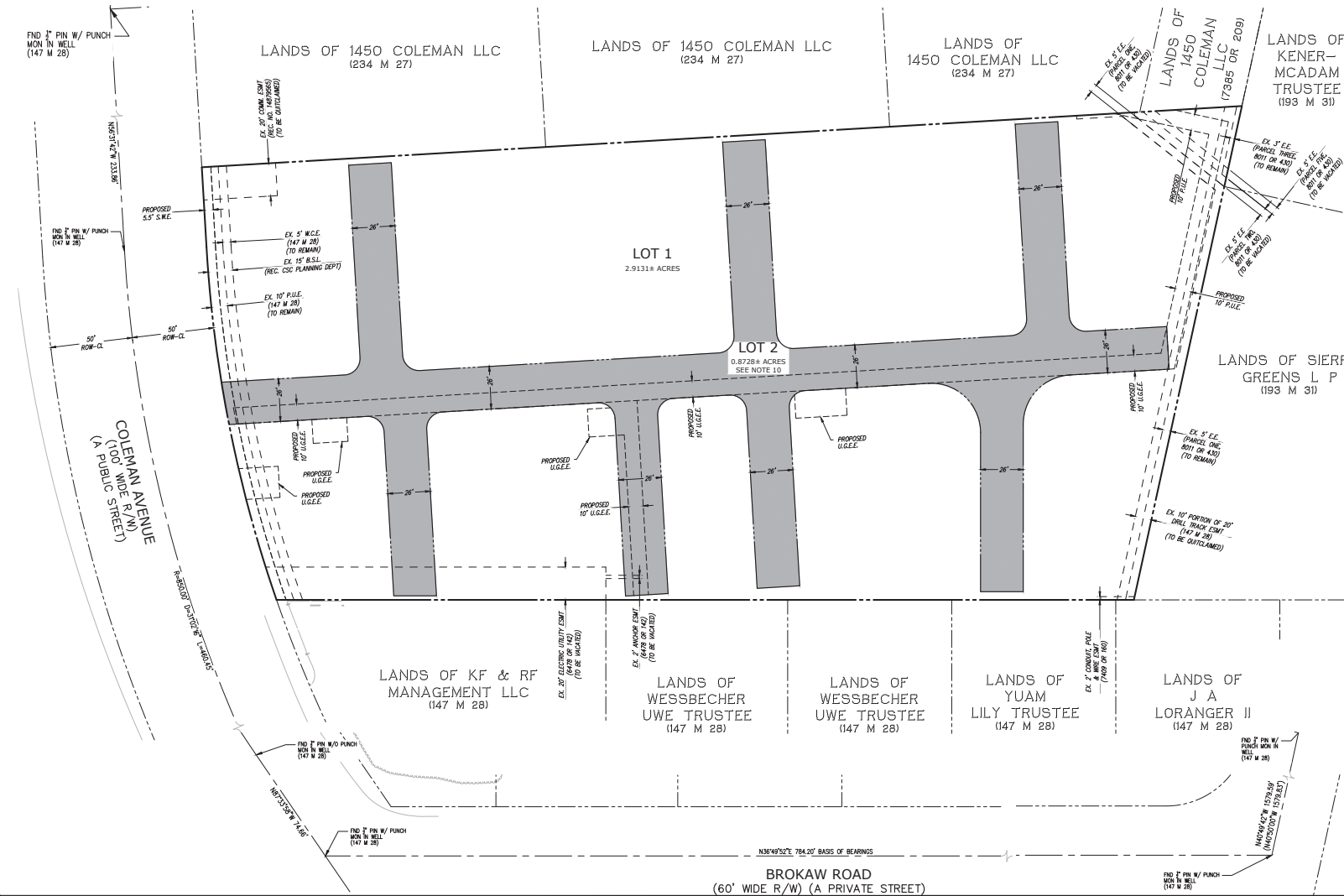


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Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

COVER SHEET

TM-1.0

DATE: 09.19.2025
PROJECT: A23161-1



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 66.5 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 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 QUICLAIMED 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 TARIUM 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
CITY VENTURES
1400 COLEMAN AVE.
SANTA CLARA, CALIFORNIA 95050



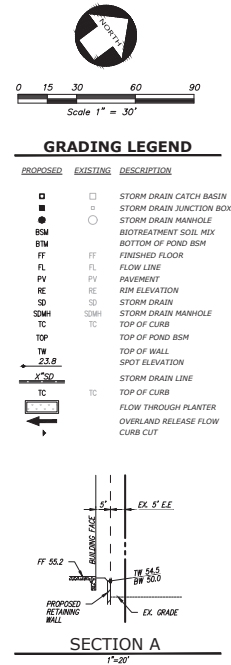
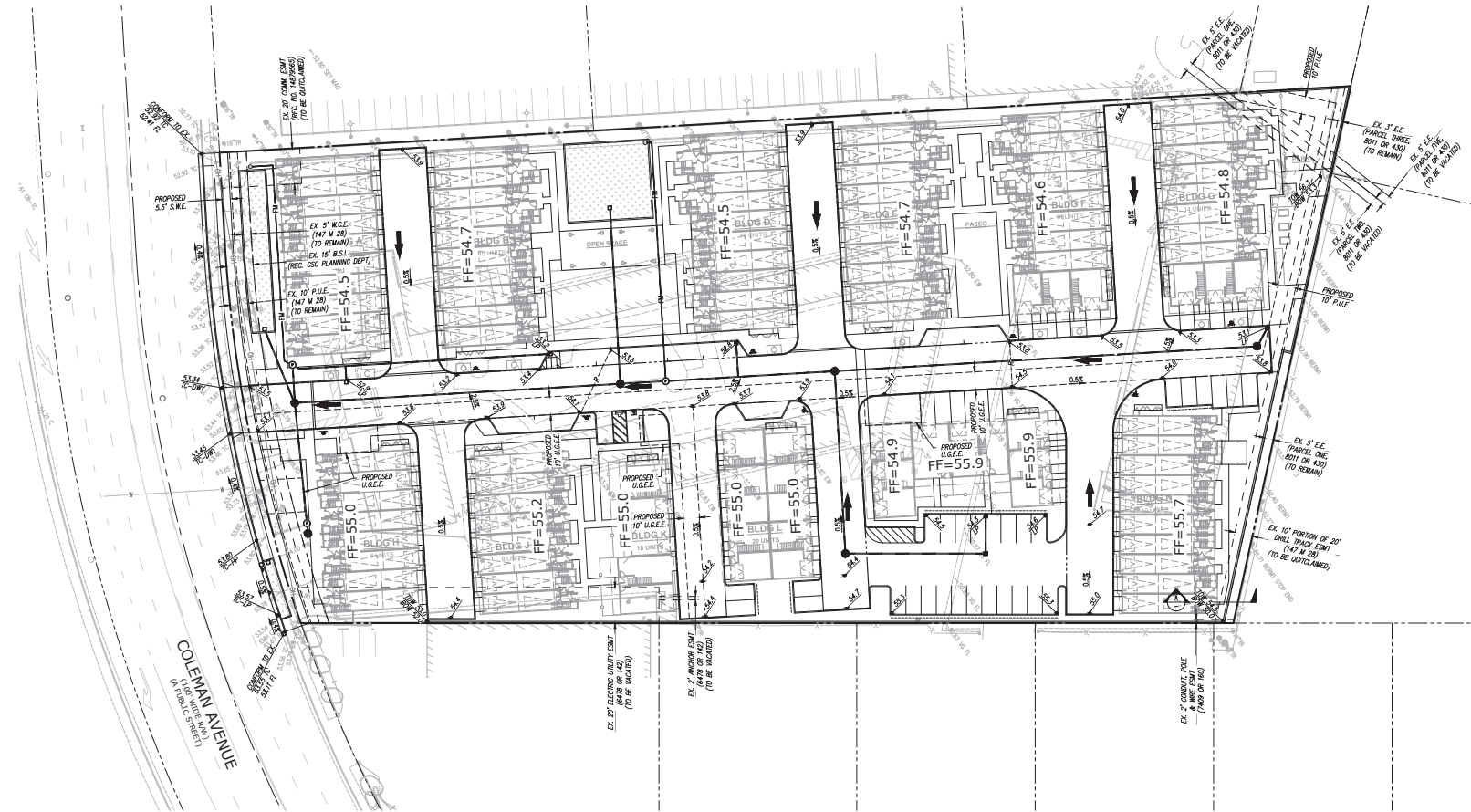
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

VESTING TENTATIVE MAP

TM-3.1

DATE: 09-19-2025
PROJECT: A23161-1





COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



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Santa Clara, California 95054
Phone: (408) 727-6665
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PRELIMINARY GRADING AND DRAINAGE PLAN

TM-5.1

DATE: 09.19.2025
PROJECT: A23161-1

1. **ALL PLANT MATERIALS WITHIN STORMWATER TREATMENT MEASURES SHOULD BE ADDED TO APPENDIX D OF THE SCVAPPUR C.3 STORMWATER HANDBOOK.**
2. **PROJECT SHALL INSTALL FULL TRASH CAPTURE DEVICES TO COLLECT LITTER AND DEBRIS (THAT ARE NOT TREATED BY STORMWATER TREATMENT MEASURES) AND ADD TO CHANGING RAINFALL SYSTEM STORM DRAIN COLLECTION SYSTEM. DEVICES, IF ANY, SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT PLUGGING OF THE BUILDING PRAIRY STAGE. FULL TRASH CAPTURE DEVICES MUST BE CERTIFIED BY THE STATE WATER RESOURCES BOARD AND SHOULD BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT PLUGGING OF PHYSICAL WITHIN BIODIVERSITY AREAS AND FLOW THROUGH**
3. **THE STORM WATER RUN OFF FOR ALL IMPERVIOUS SURFACE AREAS WITHIN THE PROJECT SHALL BE COLLECTED AND CONVEYED TO A TREATMENT MEASURES TO BE CLEANED PRIOR TO DISCHARGING INTO THE STORM DRAIN SYSTEM. THE TREATMENT MEASURES SHALL MEET THE REQUIREMENTS AS SPECIFIED IN THE SANTA CLARA COUNTY STORMWATER PREVENTION PROGRAM (SCVAPPUR C.3 STORMWATER HANDBOOK).**
4. **THIS PROJECT DOES NOT USE PUMPABLE MATERIAL, MEDIA FILTER VALVES, OR TREE WELLS.**
5. **DURING THE BEGINNING OF CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT BY A THIRD-PARTY REVIEWER FROM THE SANTA CLARA COUNTY STORMWATER PREVENTION PROGRAM. THE REVIEWER SHALL HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PROJECT CONSTRUCTION PLAN. THE REVIEWER SHALL CONDUCT THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING IN STORMWATER TREATMENT MEASURES. THE RECORDS OF THE THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA COUNTY STORMWATER PREVENTION PROGRAM (SCVAPPUR C.3 STORMWATER HANDBOOK) WEBSITE AT: <http://www.sccwrp.net/2020/04/2020-04-2020/4/>**

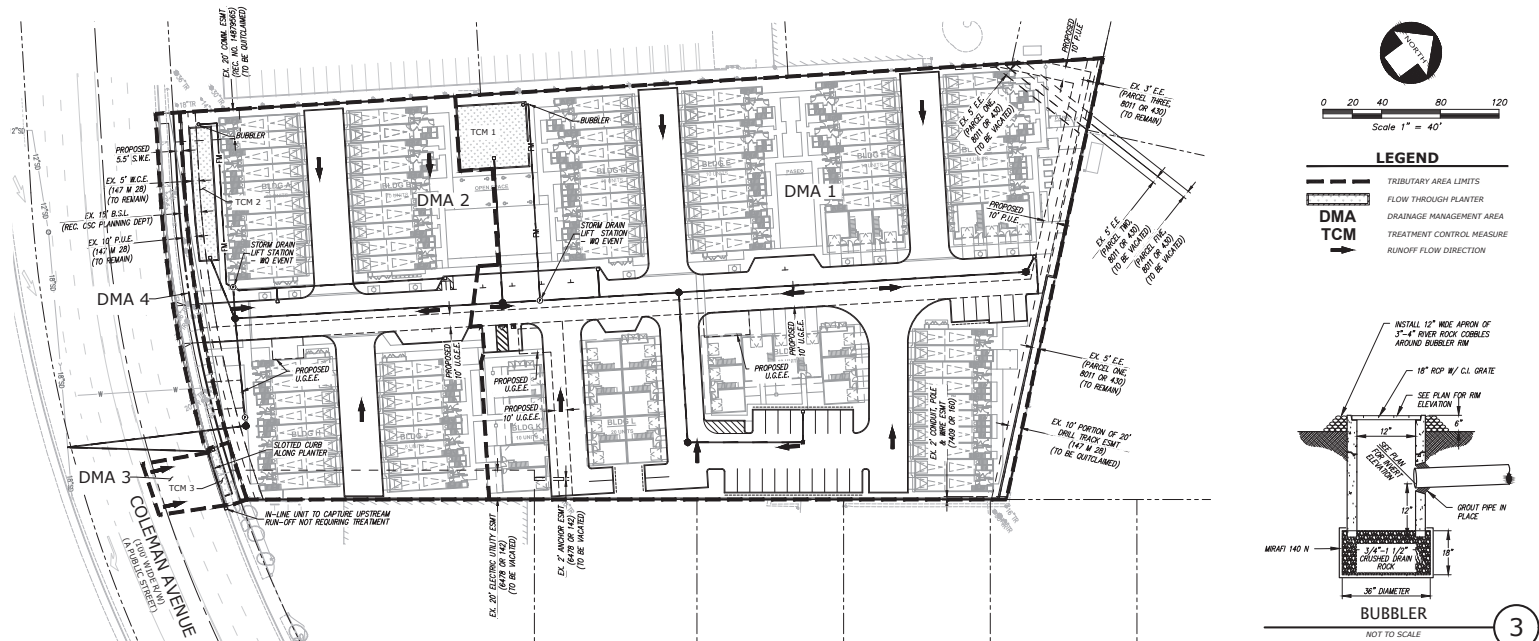
1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
2. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
3. CREATE NEW PERVIOUS AREAS:
 - A. LANDSCAPING
4. PARKING:
 - A. ON TOP OF OR UNDER BUILDINGS.

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

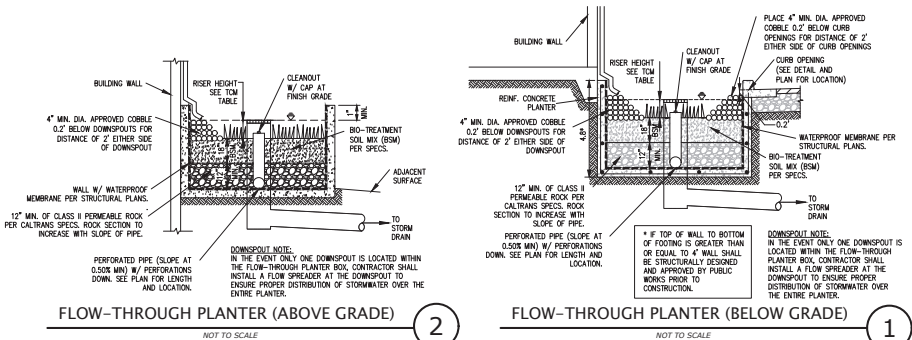
I. PROPERTY INFORMATION:
1.A. PROPERTY ADDRESS:
1400 COLEMAN AVE
SANTA CLARA, CA

1.B. PROPERTY OWNER:
CTV VENTURES

II. RESPONSIBLE PARTY FOR MAINTENANCE:
1.A. CONTACT:
PAM NIETING
1.B. PHONE NUMBER OF CONTACT:
NA
1.C. EMAIL:
PNETING@CTVVENTURES.COM
1.D. ADDRESS:
445 BRIGGS ST.
SAN FRANCISCO, CA 94105



NO.	MAINTENANCE ACTIVITY	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 3 DAYS, THE SURFACE BOTTOMS OF THE PLANTER SHOULD BE REMOVED AND REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RAKE TO CLEAR ANY OBSTRUCTIONS OF SEDIMENT FROM LOGGING CHANNELS.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BETRIATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLACE VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER OPEN AND OPERATIONAL. MONITOR PLANTER FOR WEEDS. EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL WEEDS TO MAINTAIN DESIRED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	QUARTERLY
5	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS. FERTILIZERS ARE NOT ALLOWED TO BE UNDERDRAN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPLACE OR REPAIR ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RAKE TO CLEAR UNDERDRANS OF OBSTRUCTIONS OR CLOGS OF DEBRIS.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY AND THAT THERE IS NO OCCUR OF THE SURFACE MULCH REMOVE OR RECOMPILE AS NECESSARY.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH IT IS RECOMMENDED THAT 2" TO 3" OF COMPACTED WOOD MULCH BE MAINTAINED AT THE INLET.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT SYSTEM FOR EROSION OF BETRIATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVER.	ANNUALLY AT THE END OF THE RAINY SEASON AND AFTER LARGE STORM EVENTS
10	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 AFTER LARGE STORM EVENTS



DMA 1

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

Stormwater Treatment 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

Pervious Area =

16870

 square feet

% Impervious =

85

 %

Includes rooftops, hardscape, streets, and sidewalks, etc.

Step 3 Determine the required treatment volume (using Adopted 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.

MAPsite =

14

 inches
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

MAPref =

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 = MAPsite/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).

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 bioretainment soil at a rate of 5 inches per hour (the design surface loading rate for bioretainment facilities), for the duration of the storm calculated in Step 5.

Volume of Treated Runoff =

3,541

 cubic feet
Surface Area x Duration

Step 8 Calculate the portion of the water quality design (WQSD) volume remaining after treatment is accomplished by filtering through the bioretainment 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 Treatment 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

Pervious Area =

5120

 square feet

% Impervious =

90

 %

Includes rooftops, hardscape, streets, and sidewalks, etc.

Step 3 Determine the required treatment volume (using Adopted 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.

MAPsite =

14

 inches
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

MAPref =

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 = MAPsite/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).

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 bioretainment soil at a rate of 5 inches per hour (the design surface loading rate for bioretainment 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 (WQSD) volume remaining after treatment is accomplished by filtering through the bioretainment 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	LD or Non-LD	Sizing Method	Drainage Area (s.f.)	Impervious Area ³ (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LD or Non-LD TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow/River Height (ft)	Comments
1	1	Onsite	Flow-Through planter (concrete lined) w/ underdrain	LD	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	LD	3. Flow Volume Combo	61,200	46,080	5,120	30.78%	1,070	1,070	12	
3	3	Offsite	Flow-Through planter (concrete lined) w/ underdrain	LD	2C. Flow 4% Method ⁴	2,651	2,378	273	1.59%	95	95	6	Of the 2,378 SF 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 3. Full is off property.
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:						188,849	145,499	23,390	100.00%				

Footnotes:
1 For 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; sum 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's 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-1a not required to be treated as it is existing pavement to remain protected in place.

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

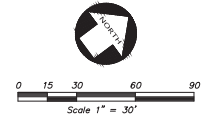
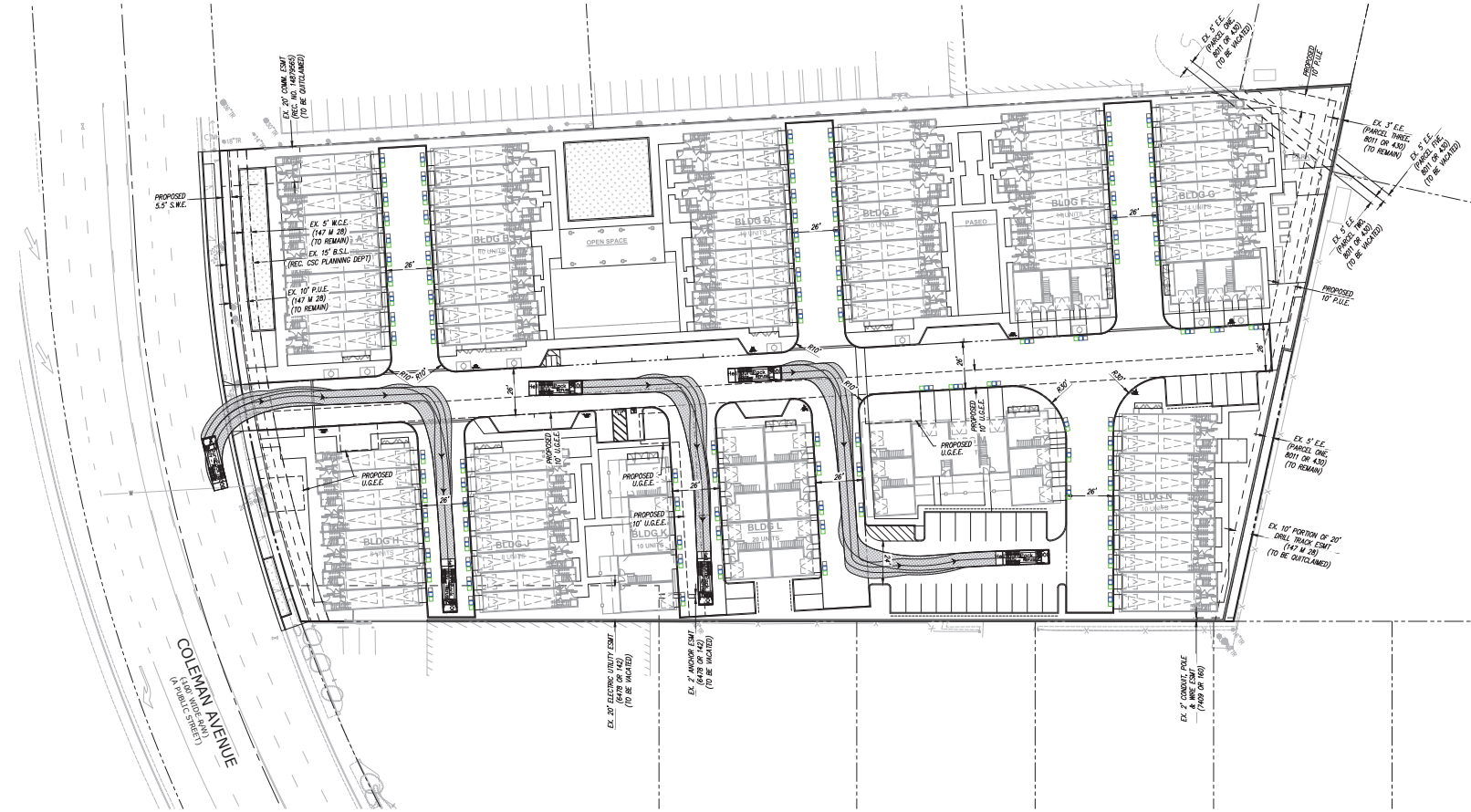
3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
www.kierwright.com

PRELIMINARY STORMWATER QUALITY
CALCULATIONS

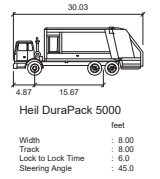
TM-7.2

DATE: 09.19.2025
PROJECT: A23161-1

© HUNT HALE JONES ARCHITECTS



TRUCK PROFILE



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

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

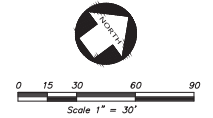
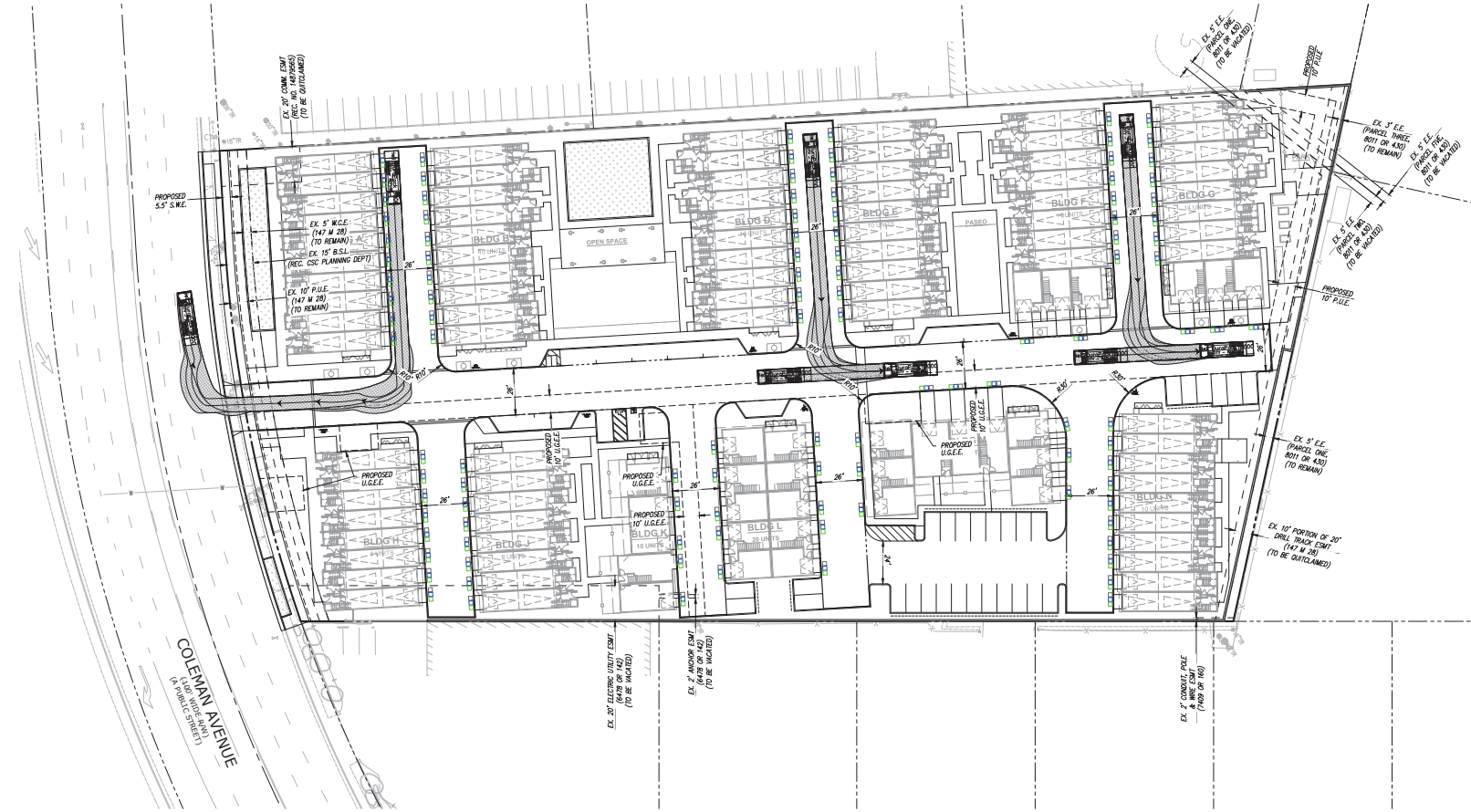


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3350 Scott Boulevard, Building 22
Santa Clara, California 95054
Phone: (408) 727-6665
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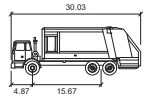
**REFUSE COLLECTION ACCESS EXHIBIT
- ENTER**

TM-9.1

DATE: 09.19.2025
PROJECT: A23161-1



TRUCK PROFILE



Heil DuraPack 5000

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 TRIMMING CART - FOR ORGANIC YARD WASTE LIKE LEAVES, GRASS CLIPPINGS AND SMALL BRANCHES.

COLEMAN VILLAGE
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1400 COLEMAN AVE.
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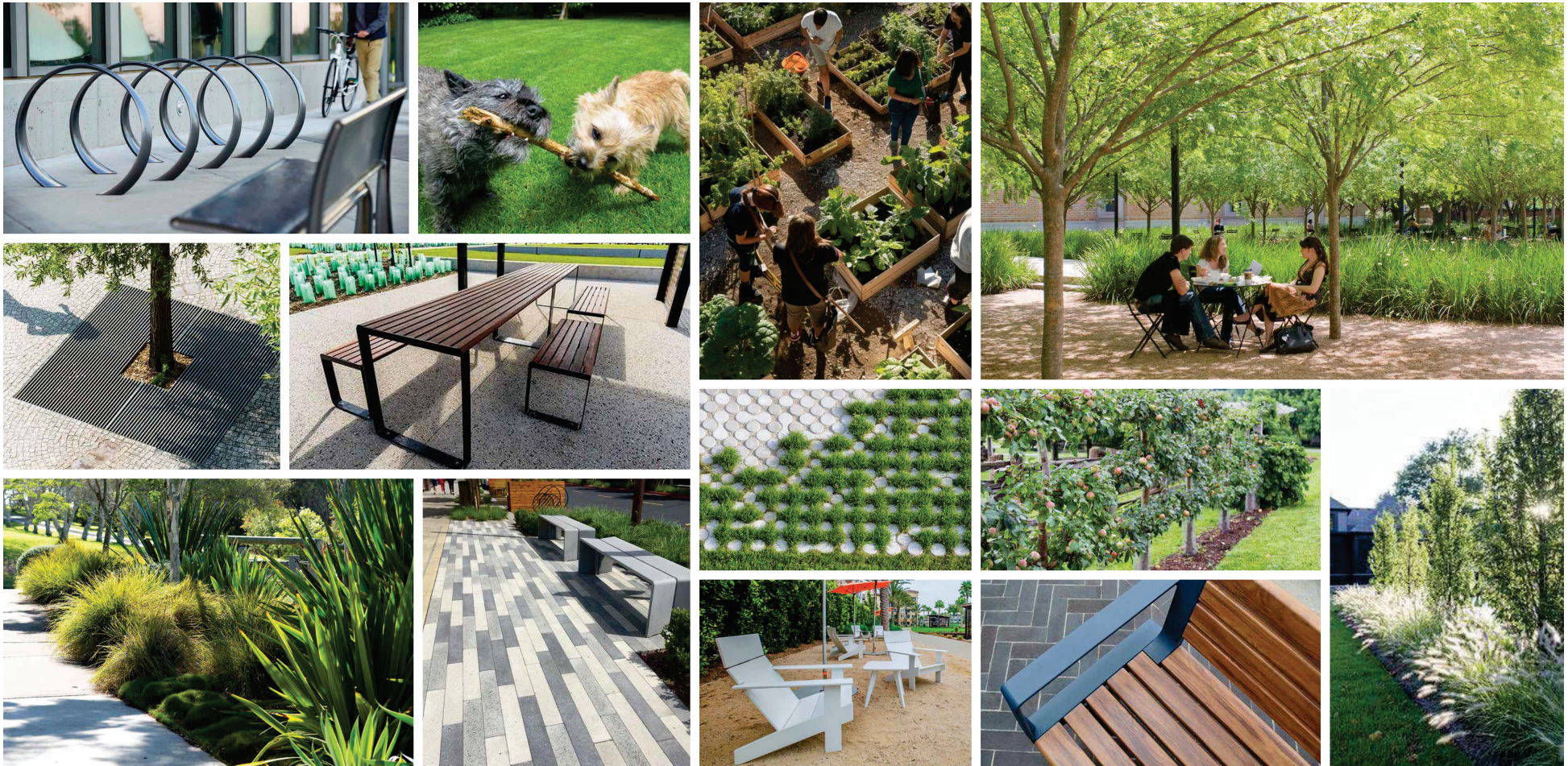


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Santa Clara, California 95054
Phone: (408) 727-6665
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REFUSE COLLECTION ACCESS EXHIBIT
- EXIT

TM-9.2

DATE: 09.19.2025
PROJECT: A23161-1



CONCEPT IMAGERY

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



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

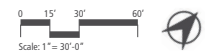
CONCEPTUAL LANDSCAPE PLAN

COLEMAN VILLAGE

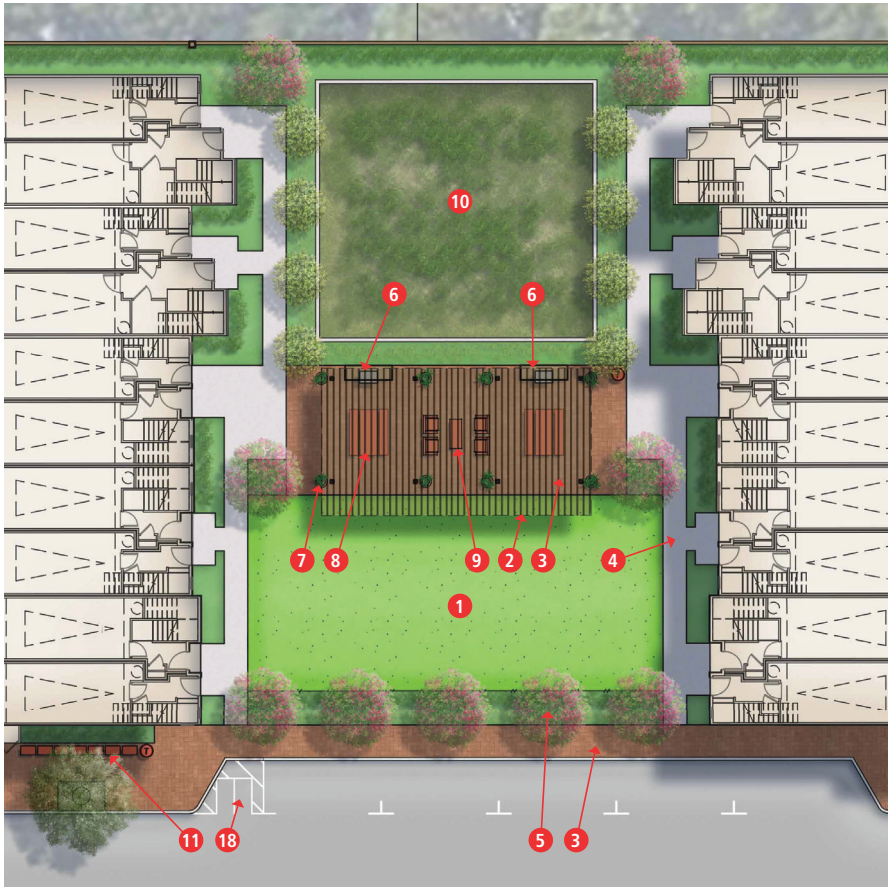
CITY VENTURES

1400 COLEMAN AVE.

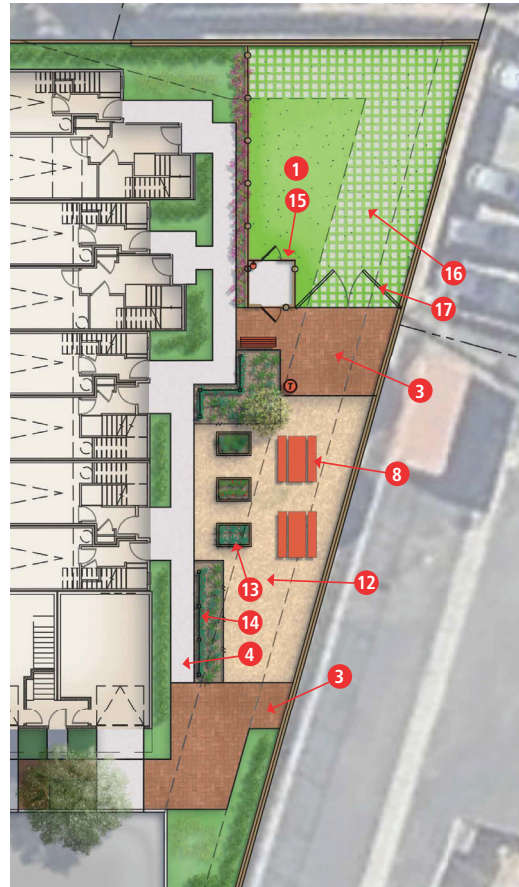
SANTA CLARA, CALIFORNIA 95050



L-2
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

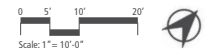
CONCEPTUAL LANDSCAPE ENLARGEMENTS

COLEMAN VILLAGE

CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050

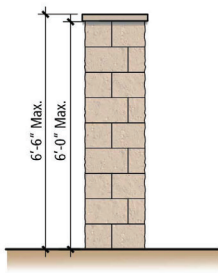


L-3
DATE: 10.27.2025
PROJECT: CTV184

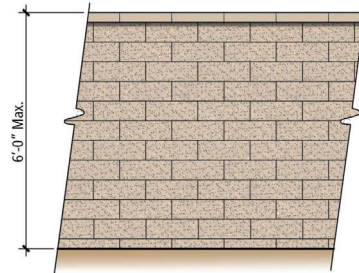


LEGEND

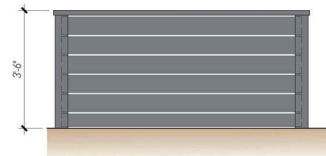
- - - - - Property Line Fence/Gate (6' ht.)
- Property Line Pilaster (6'-6" ht.)
- - - - - Patio Fence/Gate (3'-6" ht.)
- - - - - Dog Park Fence/Gate (5'-6" ht.)



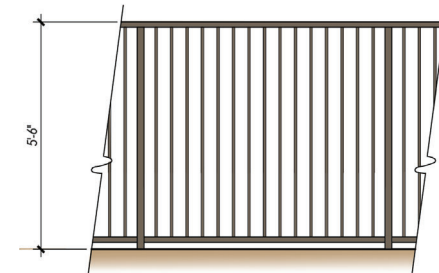
PROPERTY LINE PILASTER
SCALE: 3/8"=1'-0"



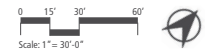
PROPERTY LINE WALL
SCALE: 3/8"=1'-0"



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



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



CONCEPTUAL WALL AND FENCE PLAN

COLEMAN VILLAGE

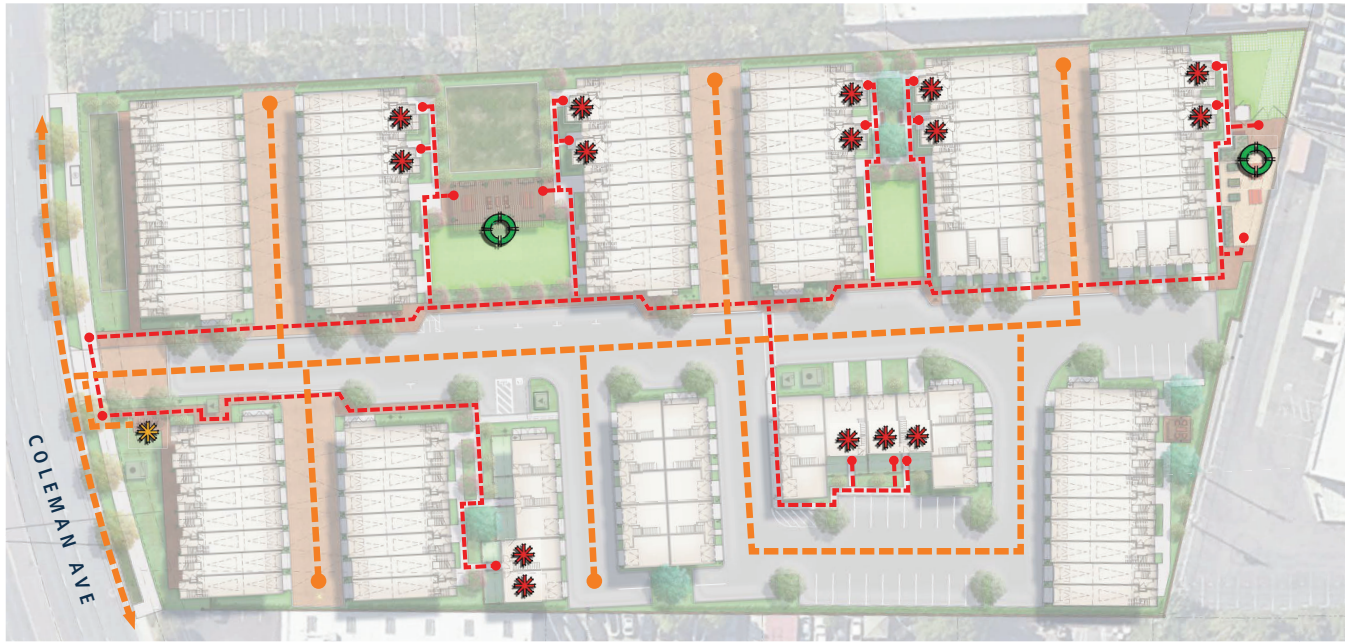
CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



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**

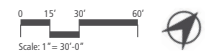
CONCEPTUAL CIRCULATION PLAN

COLEMAN VILLAGE

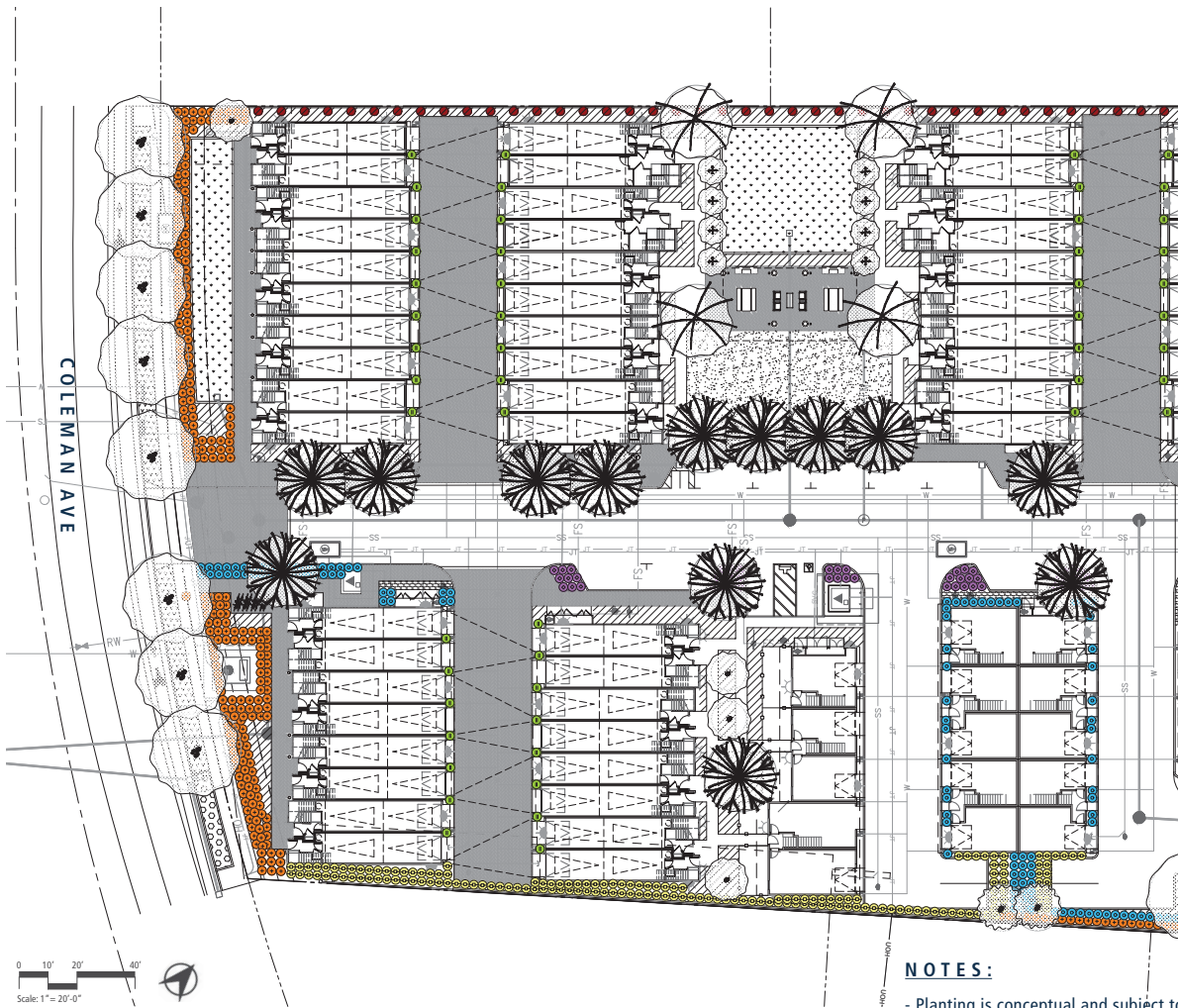
CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-5
DATE: 10.27.2025
PROJECT: CTV184



CONCEPTUAL PLANTING PLAN

PLANT LEGEND

-  *Acer palmatum* - Sangokaku Japanese Maple
36" box
-  *Arbutus 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
-  *Lonicer 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

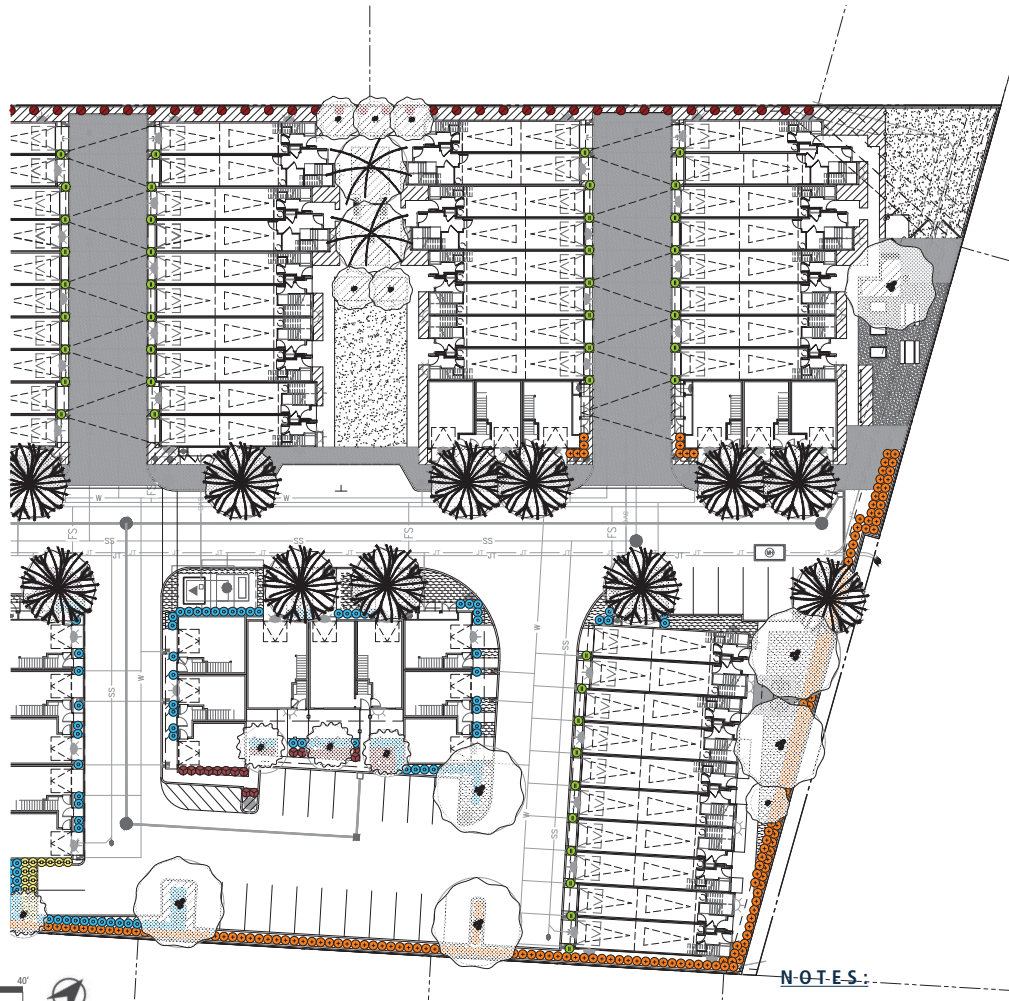
1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-6

DATE: 10.27.2025
PROJECT: CTV184



NOTES:

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

PLANT LEGEND

- | | | | |
|---|--|---|--|
|  | Acer palmatum - Sangokaku Japanese Maple
36" box |  | Dianella revoluta 'Little Rev' - Dianella
1 gal. @ 18" oc |
|  | Arbutus marina - Strawberry Tree
36" box |  | Lonicera japonica 'Halliana' - Japanese Honeysuckle
1 gal. @ 24" o.c. |
|  | Lagerstromia indica 'Natchez' - Crape Myrtle
36" box |  | Myoporum parvifolium 'Putah Creek' -
Creeping Myoporum
1 gal. @ 24" oc |
|  | Magnolia g. 'Little Gem' - Dwarf Southern Magnolia
36" box |  | Trachelospermum asiaticum - Asiatic Jasmine
1 gal. @ 18" oc |
|  | Platanus acerifolia 'Columbia' - London Plane Tree
36" box |  | Marathon II Turfgrass |
|  | Podocarpus gracilior - Fern Pine
36" box |  | Bioretention Seed Mix:
Nassella pulchra - Purple Needlegrass
Festuca rubra - Red Fescue
California Barley - Hordeum californicum
Meadow Barley - Hordeum branchyantherum |
|  | 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 | | |

CONCEPTUAL PLANTING PLAN

COLEMAN VILLAGE

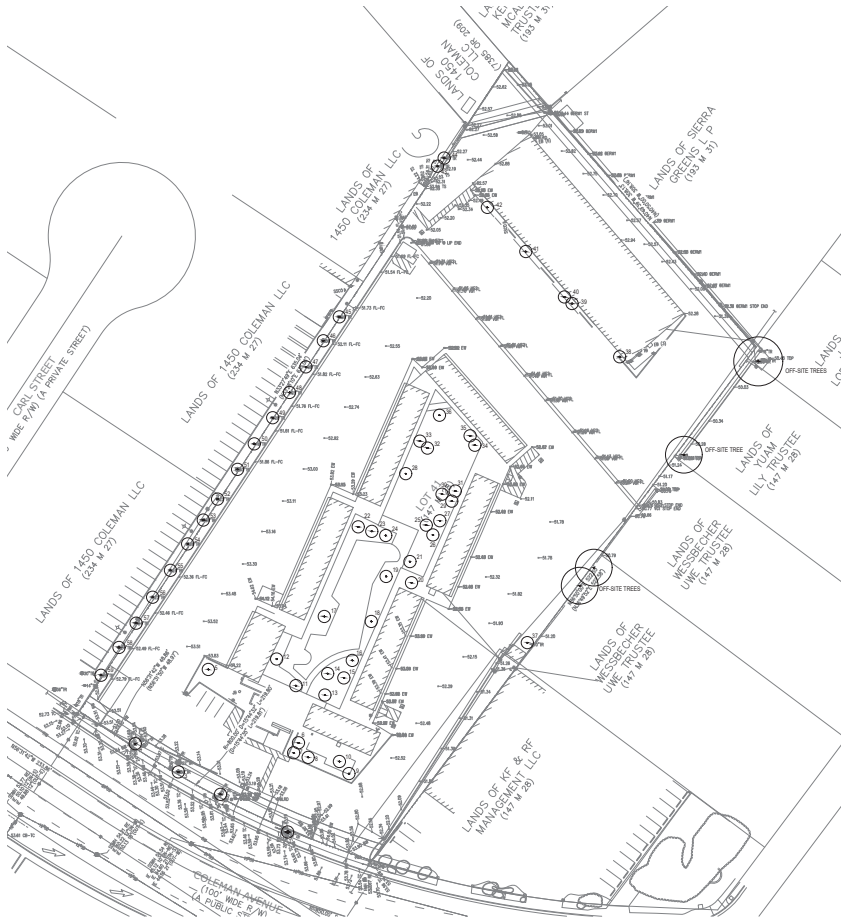
CITY VENTURES

1400 COLEMAN AVE.

SANTA CLARA, CALIFORNIA 95050



L-7
DATE: 10.27.2025
PROJECT: CTV184



EXISTING TREE PLAN

ARBORIST REPORT AND TREE REMOVAL

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



TREE #	SCIENTIFIC NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD (FEET)	HEALTH	REMOVAL DATE	REMOVAL METHOD	REMOVAL COST (\$)
1	Yucca gigantea	Yucca	10.0	57	100	NO	3	Plant	\$0.00, Conflic with power line
2	Yucca gigantea	Yucca	30.0	110	100	NO	3	Plant	\$0.00, Conflic with power line
3	Yucca gigantea	Yucca	30.0	110	100	NO	3	Plant	\$0.00, Conflic with power line
4	Yucca gigantea	Yucca	30.0	110	100	NO	3	Plant	\$0.00, Conflic with power line
5	Oliva europaea	Oliva Tree	8.0	28	100	NO	3	Medium	\$0.00, Topography
6	Lagerstroemia indica	Crape Myrtle	8.0	28	100	NO	4	Good	\$0.00
7	Lagerstroemia indica	Crape Myrtle	8.0	28	100	NO	4	Good	\$0.00
8	Lagerstroemia indica	Crape Myrtle	8.0	28	100	NO	4	Good	\$0.00
9	Oliva europaea	Oliva Tree	8.0	28	100	NO	3	Plant	\$0.00, Topography
10	Oliva europaea	Oliva Tree	8.0	28	100	NO	3	Plant	\$0.00, Topography
11	Acacia melanoxylon	Acacia	4.0	13	100	NO	4	Good	\$0.00
12	Lagerstroemia indica	Crape Myrtle	8.0	28	100	NO	4	Good	\$0.00
13	Albizia pendula	White Birch	14.0	44	100	NO	2	Plant	UN-CR-002
14	Albizia pendula	White Birch	8.0	28	100	NO	2	Plant	UN-CR-002
15	Albizia pendula	White Birch	12.0	38	100	NO	2	Plant	UN-CR-002
16	Albizia pendula	White Birch	12.0	38	100	NO	2	Plant	UN-CR-002
17	Elmopsis japonica	Logan Tree	12.0	38	100	NO	2	Plant	UN-CR-002
18	Elmopsis japonica	Logan Tree	12.0	41	100	NO	2	Plant	UN-CR-002
19	Elmopsis japonica	Logan Tree	8.0	28	100	NO	2	Plant	UN-CR-002
20	Albizia pendula	White Birch	10.0	31	100	NO	2	Plant	UN-CR-002
21	Acacia melanoxylon	Acacia	4.0	13	100	NO	4	Good	\$0.00
22	Platanus occidentalis	Platanus	8.0	28	100	NO	4	Good	\$0.00
23	Platanus occidentalis	Platanus	7.0	23	100	NO	4	Good	\$0.00
24	Platanus occidentalis	Platanus	11.0	35	100	NO	4	Good	\$0.00
25	Platanus occidentalis	Platanus	8.0	28	100	NO	4	Good	\$0.00
26	Platanus occidentalis	Platanus	8.0	28	100	NO	4	Good	\$0.00
27	Platanus occidentalis	Platanus	5.0	16	100	NO	4	Good	\$0.00
28	Elmopsis japonica	Logan Tree	5.0	16	100	NO	2	Plant	UN-CR-002
29	Platanus occidentalis	Platanus	8.0	28	100	NO	4	Good	\$0.00
30	Platanus occidentalis	Platanus	8.0	28	100	NO	4	Good	\$0.00
31	Platanus occidentalis	Platanus	8.0	28	100	NO	4	Good	\$0.00
32	Elmopsis japonica	Logan Tree	12.0	38	100	NO	1	Plant	\$0.00, CR-002
33	Elmopsis japonica	Logan Tree	11.0	35	100	NO	1	Plant	\$0.00, CR-002
34	Albizia pendula	White Birch	10.0	31	100	NO	1	Plant	\$0.00, CR-002
35	Albizia pendula	White Birch	8.0	28	100	NO	1	Plant	\$0.00, CR-002
36	Oliva europaea	Oliva Tree	12.0	38	100	NO	2	Medium	\$0.00, Topography
37	Acacia melanoxylon	Acacia	10.0	31	100	NO	1	Plant	CR-002, Volunteer
38	Acacia melanoxylon	Acacia	10.0	41	100	NO	2	Plant	CR-002
39	Acacia melanoxylon	Acacia	10.0	31	100	NO	2	Plant	CR-002
40	Acacia melanoxylon	Acacia	10.0	31	100	NO	2	Plant	CR-002
41	Acacia melanoxylon	Acacia	10.0	31	100	NO	2	Plant	CR-002
42	Acacia melanoxylon	Acacia	10.0	31	100	NO	2	Plant	CR-002
43	Platanus occidentalis	Platanus	8.0	28	100	NO	1	Plant	CR-002, Volunteer
44	Platanus occidentalis	Platanus	12.0	41	100	NO	1	Plant	CR-002, Volunteer
45	Platanus occidentalis	Platanus	24.0	75	100	NO	3	Medium	CR
46	Platanus occidentalis	Platanus	23.0	74	100	NO	3	Medium	CR
47	Platanus occidentalis	Platanus	28.0	86	100	NO	3	Medium	CR
48	Platanus occidentalis	Platanus	28.0	81	100	NO	3	Medium	CR
49	Platanus occidentalis	Platanus	28.0	82	100	NO	3	Medium	CR
50	Platanus occidentalis	Platanus	30.0	83	100	NO	3	Medium	CR
51	Platanus occidentalis	Platanus	30.0	113	100	NO	3	Medium	CR
52	Platanus occidentalis	Platanus	25.0	79	100	NO	3	Medium	CR
53	Platanus occidentalis	Platanus	34.0	107	100	NO	3	Plant	CR, CR, Conflic with power line, tagged
54	Platanus occidentalis	Platanus	30.0	94	100	NO	3	Plant	CR, CR, Conflic with power line, tagged
55	Platanus occidentalis	Platanus	22.0	69	100	NO	3	Plant	CR, CR, Conflic with power line, tagged
56	Platanus occidentalis	Platanus	21.0	66	100	NO	3	Plant	CR, CR, Conflic with power line, tagged
57	Platanus occidentalis	Platanus	24.0	75	100	NO	3	Plant	CR, CR, Conflic with power line, tagged
58	Platanus occidentalis	Platanus	23.0	73	100	NO	3	Plant	CR, CR, Conflic with power line, tagged
59	Platanus occidentalis	Platanus	22.0	69	100	NO	3	Plant	CR, CR, Conflic with power line, tagged

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 uidei	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 10th, 2023

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)

Total MAWA = (Eto x RL x LA in Sq Ft x 0.0022) + (P x LA in Sq Ft x 0.0022) = Gallons per year for LA x 5.6

Impervious	Eto	RL	LA Sq Ft	Conversion	RL x LA x 5.6	MAWA
Landscaped Area	49.4	0.55	31,420	0.02	0	150,840

MAWA= Maximum Applied Water Allowance (gallons per year)

Eto= Reference Evapotranspiration from Appendix C (inches per year)

RL= Reference Evapotranspiration Adjustment Factor (ETAF)

LA= ETAF for Special Landscaped Area

LA= Landscaped Area includes Special Landscaped Area (square feet)

LA= Conversion Factor (to gallons per square foot)

LA= the additional ET adjustment factor for Special Landscaped Area (2.0- 0.7= 0.3)

LA= Special Landscaped Area (square feet)

Applicant to fill in boxes below:

Eto (Reference Evapotranspiration from Appendix C inches per year)	69.4
Landscaped Area includes Special Landscaped Area (square feet)	31,420
Special Landscaped Area (square feet)	0

Estimated Annual Water Use:

Total GAWW = (Eto x RL x LA in Sq Ft) / (0.0022) = Gallons per year

Impervious	Eto	RL	Sq Ft	Conversion	G	EAUW
Low Water Use (Shrub) (Imp)	49.4	0.2	13,685	0.02	0.81	103,170
Medium Water Use (Shrub) (Imp)	49.4	0.5	13,685	0.02	0.81	243,000
High Water Use (Shrub) (Imp)	49.4	0.7	4,940	0.02	0.73	143,004
High Water Use (Shrub) (Imp)	49.4	1.0		0.02		
Total GAWW			31,420		1.35	491,880

Eto= Estimated Applied Water Use (gallons per year)

Eto= Reference Evapotranspiration from Appendix C (inches per year)

RL= Landscape Coefficient

LA= Landscaped Area (square feet)

LA= Conversion Factor (to gallons per square foot)

LA= Irrigation Efficiency= IAE x CU (See definition in Appendix E for example IAE percentage)

IAE= Irrigation Management Efficiency (0.00)

CU= Distribution Uniformity of Irrigation head

IAE= IA x CU x IAE

RL= Density Factor (range 0.5- 0.9) (see WUCOLS list for values)

RL= Density Factor (range 0.5- 1.3) (see WUCOLS list for density values)

RL= microirrigation factor (range 0.5- 1.0) (see WUCOLS)

Table A- 10 (Plant Factor)

Cool Season Turf= 0.8

Warm Season Turf= 0.7

High Water Use Plant= 0.7

Moderate Water Use Plant= 0.5

Low Water Use Plant= 0.2

Very Low Water Use Plant= 0.1

E (Irrigation Efficiency)- Appendix E

Pneum System Factor= 0.75

Rotor Head= 0.75

Microspray= 0.75

Bubble= 0.77

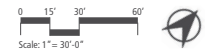
Drip Emitters= 0.85

Subsurface Irrigation= 0.85

(see the between 0.7-0.8)

(see the between 0.6-0.6)

(see the between 0.5- 0.1)

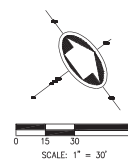
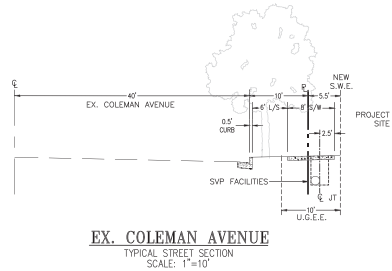


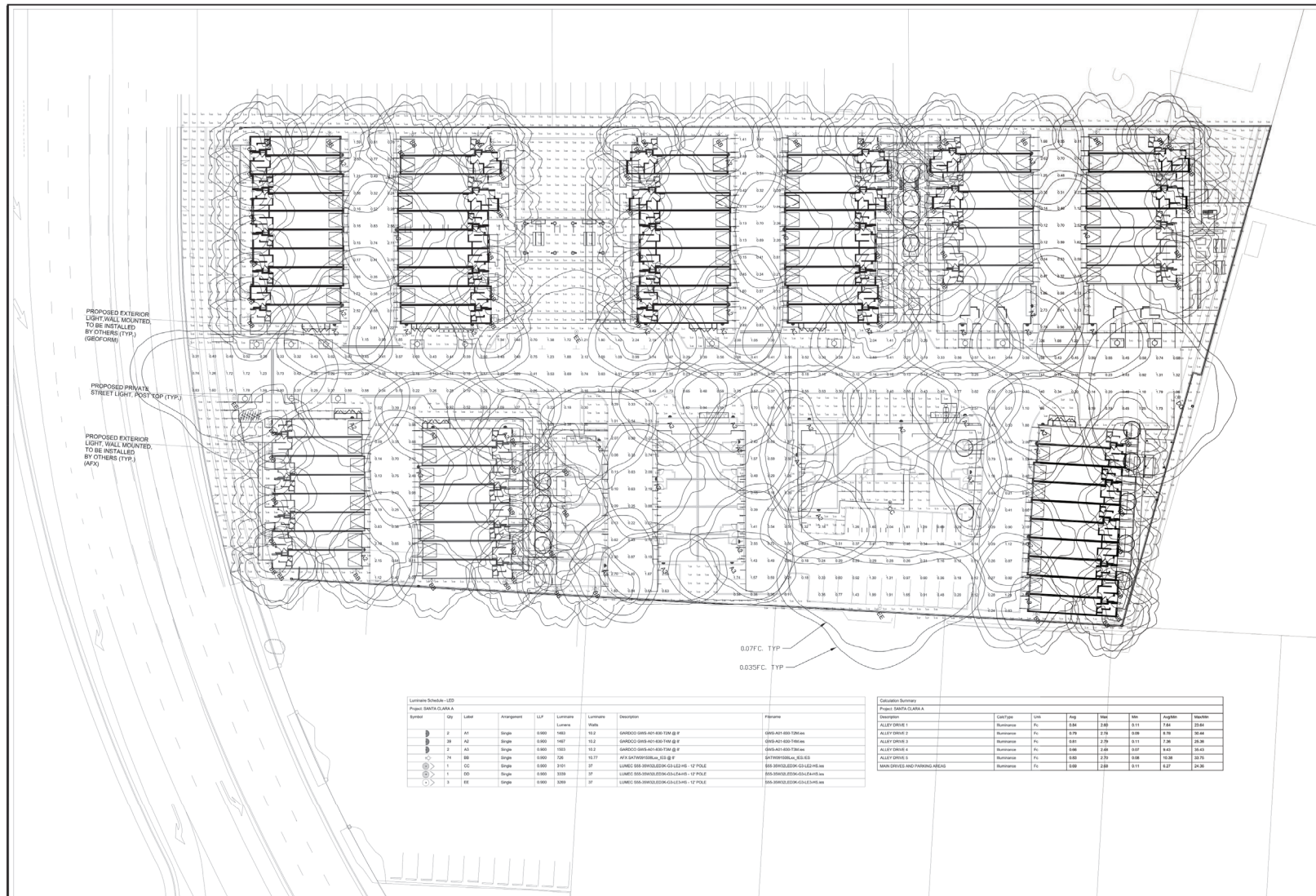
CONCEPTUAL LANDSCAPE PLAN

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



L-9
DATE: 10.27.2025
PROJECT: CTV184





Luminaire Schedule - LED
Project: SANTA CLARA A

Symbol	Qty	Label	Arrangement	LCF	Luminaire	Height	Description	Footcandle
1	2	A1	Single	0.80	1463	12.2	GAUSSO GWS-A1-850-TM @ 17'	0.077FC TYP
2	28	A2	Single	0.80	1467	12.2	GAUSSO GWS-A2-850-TM @ 17'	0.035FC TYP
3	2	A3	Single	0.80	1503	12.2	GAUSSO GWS-A3-850-TM @ 17'	
4	74	B6	Single	0.80	126	10.17	AFA SATVOR100Lm_100 @ 17'	
5	1	C5	Single	0.80	2101	37	LANE L60-200WLED-010-014-16' POLE	
6	1	D5	Single	0.80	1598	37	LANE L60-200WLED-010-014-16' POLE	
7	8	E6	Single	0.80	1599	37	LANE L60-200WLED-010-014-16' POLE	

Calculation Summary
Project: SANTA CLARA A

Location	Footcandle	LCF	Height	Area	Footcandle
ALLEY DRIVE 1	0.077	0.80	12.2	1,111	21.64
ALLEY DRIVE 2	0.077	0.80	12.2	1,111	21.64
ALLEY DRIVE 3	0.077	0.80	12.2	1,111	21.64
ALLEY DRIVE 4	0.077	0.80	12.2	1,111	21.64
ALLEY DRIVE 5	0.077	0.80	12.2	1,111	21.64
MAIN DRIVE AND PARKING AREAS	0.077	0.80	12.2	1,111	21.64

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 pole and street lighting, 0.90 LLD for high pressure sodium, 0.85 LLD for linear T8 and T5 fluorescent, 0.88 LLD for compact fluorescent and induction, 0.88 LLD for Cero and Eiko lamps, 0.94 LLD for all LED sources. Unless otherwise noted - 0.50 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. 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.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

PROJECT: SANTA CLARA A
CITY OF SANTA CLARA

DATE: April 2024
SCALE: N.T.S.

DATE LAST WORKED ON: 9/23/2025
DRAWN: AR
CHECKED: KT

JOB NO.: 224068
PRELIMINARY
NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

PROJECT: SANTA CLARA A
CITY OF SANTA CLARA

DATE: April 2024
SCALE: N.T.S.

DATE LAST WORKED ON: 9/23/2025
DRAWN: AR
CHECKED: KT

JOB NO.: 224068
PRELIMINARY
NOT FOR CONSTRUCTION
INTENT TO CONSTRUCT

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- Cost Analysis
- Data Bridge

PHOTOMETRIC EXHIBIT

CITY VENTURES SANTA CLARA A SANTA CLARA CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE	DATE LAST WORKED ON
April 2024	9/23/2025
SCALE: N.T.S.	DRAWN: AR
JOB NO.: 224068	CHECKED: KT
PRELIMINARY NOT FOR CONSTRUCTION INTENT TO CONSTRUCT	



SHEET
JT2
CF
SHEETS
JT2