

RESOLUTION NO. 22-9128

**A RESOLUTION OF THE CITY OF SANTA CLARA, CALIFORNIA
TO APPROVE A REZONING FROM THOROUGHFARE
COMMERCIAL (CT) TO PLANNED DEVELOPMENT (PD) TO
ALLOW A RESIDENTIAL DEVELOPMENT CONSISTING OF 60
RESIDENTIAL UNITS LOCATED AT 314 – 3155 EL CAMINO
REAL, SANTA CLARA**

PLN2020-014674 (Rezone)
PLN2020-14705 (Tentative Tract Map)
CEQ2020-01080 (Mitigated Negative Declaration)

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

WHEREAS, on October 29, 2020, Oak Investment Group, LLC (“Applicant”) filed an application for the 2.14 acre site consisting of two contiguous parcels located at 3141 – 3155 El Camino Real with surface parking lots and seven one-story commercial buildings totaling 21,780 square feet (“Project Site”);

WHEREAS, the Applicant applied to rezone the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a 60-unit residential development consisting of 40 townhomes and 20 flats, private streets, and on-and off-site improvements (“Project”) as shown on the Development Plans, attached hereto and incorporated herein by this reference;

WHEREAS, in conformance with CEQA, the Mitigated Negative Declaration (MND) prepared for the Project was noticed and circulated for a 30-day public review period from February 14, 2022 to March 16, 2022;

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

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

WHEREAS, on June 2, 2022, the notice of public hearing for the June 15, 2022 Planning Commission meeting and the July 12, 2022 City Council meeting were posted for this item in at least three conspicuous locations within 300 feet of the Project Site and was mailed to property owners within a 500 foot radius of the Project Site boundaries;

WHEREAS, on June 15, 2022, the Planning Commission held a duly noticed public hearing to consider the Project, MND, MMRP and all pertinent information in the record, including public testimony, at the conclusion which the Planning Commission voted to recommend that the City Council adopt the MND and MMRP, approve the rezoning to allow a 60-unit residential development consisting of 40 townhomes and 20 flats, and approve a Tentative Tract Map to subdivide the land into residential condominiums and a common interest lot to serve the development; and

WHEREAS, on July 12, 2022, the City Council held a duly noticed public hearing to consider the Rezoning application, at which time all interested persons were given an opportunity to give testimony and evidence offered in favor and in opposition to the Project.

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

1. That the City Council hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the City Council hereby rezones the Project Site from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a 60 condominium residential development consisting of 40 townhomes and 20 flats, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval, incorporated herein by this reference.
3. Pursuant to SCCC Code Section 18.112.010, the City Council determines that the following findings exist in support of the rezoning:

A. The existing zoning is inappropriate or inequitable in that, the existing zoning for the Project Site does not allow residential development and creation of housing opportunities

envisioned by the 2010-2035 General Plan. The Planned Development (PD) zoning would allow residential development to implement the General Plan's vision for the El Camino Real Focus Area more fully than the existing Commercial Thoroughfare (CT) zoning for the Project Site.

B. The proposed zone change will conserve property values, protect or improve the existing character and stability of the area in question, and will promote the orderly and beneficial development of such area in that the proposal redevelops two contiguous auto-oriented properties and visually improves the Project Site and surrounding neighborhood with physical and financial investment in the construction of a modern and visually aesthetic residential home ownership development with on-site parking, site improvements, landscaping, and streetscape enhancements.

C. The proposed zone change is required by public necessity, public convenience, or the general welfare of the City in that the proposed zone change provides residential development contemplated by the General Plan for the El Camino Real Focus Area that is designed to activate the streetscape, is pedestrian-oriented, supports public investments in existing and planned transit service along the El Camino Real transit corridor, and provides high quality homeownership opportunities to the City's housing stock.

D. The proposed zone change would allow imaginative planning and design concepts to be utilized that would otherwise be restricted in other zoning districts in that the proposed zone change would allow flexibility in the development standards to construct for-sale condominiums that are compatible with existing and planned development within the El Camino Real Focus Area.

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4. That based on the findings set forth in this resolution and the evidence in the City Staff Report, MND and MMRP, the City Council hereby rezones the Project Site to allow a 60 condominium residential development consisting of 40 townhomes and 20 flats, as shown on the attached Development Plans and conditioned as specified in the attached Conditions of Rezoning Approval.

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

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 12TH DAY OF JULY, 2022, BY THE FOLLOWING VOTE:

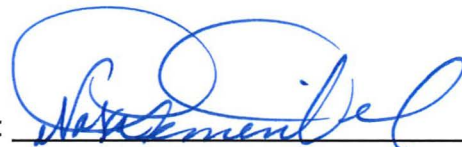
AYES:	COUNCILORS:	Becker, Chahal, Jain, Park, and Watanabe, and Mayor Gillmor
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NOES:	COUNCILORS:	None
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ABSENT:	COUNCILORS:	None
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ABSTAINED:	COUNCILORS: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



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference:

1. Conditions of Rezoning Approval
2. Development Plans

CONDITIONS OF REZONE APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

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

ATTORNEY'S OFFICE

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

COMMUNITY DEVELOPMENT

BUILDING DIVISION

- BD1. Informational: Prior to overall construction permit application, submit to the Santa Clara Building Division, 2 copies of an addressing diagram request, to be prepared by a licensed architect or engineer. The addressing diagram(s) shall include all proposed streets and all building floor plans. The addressing diagram(s) shall conform to Santa Clara City Manager Directive #5; Street Name and Building Number Changes, and Santa Clara Building Division Address Policy For Residential and Commercial Developments. The addressing diagram(s) shall indicate all unit numbers to be based off established streets, not alleys nor access-ways to garages. Allow a minimum of 10 working days for initial staff review. Please note city staff policy that existing site addresses typically are retired. Provide digital pdf printed from design software, not scanned from printed paper sheet.
- BD2. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include a copy of the latest Federal Emergency Management Agency (FEMA) Flood Zone Map: <https://msc.fema.gov/portal/home>. The project drawings shall indicate how the project complies with the Santa Clara Flood Damage Prevention Code.
- BD3. Informational: The construction permit application drawings submitted to the Santa Clara Building Division shall include Santa Clara Valley Urban Runoff Pollution Prevention Program Low Impact Development (LID) practices http://www.scvurppp-w2k.com/nd_wp.shtml. All projects that disturb more than one acre, or projects that are part of a larger development that in total disturbs more than one acre, shall comply with the Santa Clara Valley Urban Runoff Pollution Prevention Program Best Management Practices (BMP): http://www.scvurppp-w2k.com/construction_bmp.shtml, and shall provide a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). All site drainage and grading permit applications submitted to the Santa Clara Building Division shall include a city of Santa Clara "C3" data form, available on this web page: <https://www.santaclaraca.gov/our-city/departments-g-z/public-works/environmental-programs/stormwater-pollution-prevention> and will be routed to a contract consultant for review.
- BD4. Informational: no California construction code review is being done at this time. The construction permit application drawings submitted to the Santa Clara Building Division shall include an overall California Building Code analysis, including; proposed use and occupancy of all spaces (19' CBC Ch. 3), all building heights and areas (19' CBC Ch. 5), all proposed types of construction (19' CBC Ch. 6), all proposed fire and smoke protection features, including all types of all fire rated penetrations proposed (19' CBC Ch. 7), all proposed interior finishes fire resistance (19' CBC Ch. 8), all fire protection systems proposed (19' CBC Ch. 9), and all means of egress proposed (19' CBC Ch. 10). -Noncombustible exterior wall, floor, and roof finishes are strongly encouraged.

- During construction retaining a single company to install all fire rated penetrations is highly recommended.
 - The grade level lobbies shall be min. 1 hour rated all sides and above.
 - All stair shafts shall be min. 1 hour rated.
 - All elevator shafts shall be min. 1 hour rated.
 - All trash chute shafts shall be min. 1 hour rated.
 - Recommendation: provide a minimum of two trash chutes; one for recyclables, one for trash, each trash chute to be routed down to a grade level trash collection room.
 - Any trash rooms shall be min. 1 hour rated all sides and above.
- BD5. Informational: The overall project construction permit application shall include the geotechnical, architectural, structural, energy, electrical, mechanical, and plumbing drawings, and calculations. Prior to the issuance of the overall project construction permit, a conditions of approval review meeting must be held in city hall, which meeting must be attended by the on-site field superintendent(s). The meeting will not be held without the attendance of the on-site field superintendent(s). The on-site grading permit shall be a separate permit application to the Building Division.
- BD6. Informational: Temporary Certificates of Occupancy will not be routinely issued and will be considered on a very limited basis only when there is a clear and compelling reason for city staff to consider a TCO. A TCO will be approved only after all applicable City staff have approved in writing; Planning, P.W./ Engineering, Fire Prev., Santa Clara Water, Silicon Valley Power, and any other applicable agencies such as the Santa Clara County Health Dept., with the Building Division being the final approval of all TCO's.

HOUSING & COMMUNITY SERVICES DIVISION

- H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the affordable housing requirements for the proposed 60 units of for-sale residential development. The Applicant shall provide not less than 9 units or fifteen percent (15%) of the units to affordable households made available at affordable sales prices to extremely low, very low, low and/or moderate-income households so long as the distribution of affordable units averages to a maximum of 100 percent Area Median Income. The Affordable Unit shall have prices set in accordance with the City's Below Market Purchase (BMP) Program Policies and Procedures Manual (subject to updates and changes).
- H2. Prior to issuance of Building Permits, the Developer shall enter into an Affordable Housing Agreement (AHA) with the City that will determine the Affordable Sales Price, identify the actual unit to be sold as the Affordable Unit, and apply all terms and covenants guaranteeing the prescribed affordability, to the satisfaction of the Director of Community Development. There is a fee for the AHA preparation in the amount of \$3,771 which will be due prior to execution of the AHA.

PLANNING DIVISION

- P1. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan.
- P2. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.
- P3. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Department review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. Landscape plan to include type and size of proposed trees. Type and size of tree replacement on project site shall be at the direction of the City Arborist and require Planning review and approval. Coordinate with the Street Department and City Arborist for the type, location, installation, and maintenance of street trees fronting the project site along the public right-of-way. Installation of root barriers and super-soil may be required with the installation of trees where electric, water, and sewer utilities are in proximity.
- P4. The overlay plan is to show the location of all utilities, storm drains, catch basins, sewer mains, joint trenches, building footprints, driveways, walkways, and trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used. If a

- City approved TRB is used the TRB must be a minimum of five feet from the public water, storm and sewer facility with the tree behind the TRB and specified on the plan. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
- P5. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.
- P6. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.
- P7. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.
- P8. Minor changes to individual homes, landscaping, or other minor plan elements would be subject to Planning Division review and approval of a Minor Adjustment to an approved project, or through Architectural Review, subject to the discretion of the Director of Community Development.
- P9. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative as approved by the Director of Community Development.
- P10. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&R's) or equivalent instrument assigning and governing perpetual maintenance of the common lot/private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.
- P11. The Covenant, Conditions and Restrictions for this project shall include language that precludes exclusive storage use of the garage and obstruction of parking spaces in the garage by storage, shall and requires property owners to maintain garages for parking purposes.
- P12. Garages shall be accessible for parking and labeled as such on the building permit plans.
- P13. Overhead garage storage shall be offered as a design option in each of the units.
- P14. Provide automatic garage door openers and roll-up garage doors.
- P15. Each garage shall be equipped with electrical vehicle charging stations.
- P16. Signage shall be provided in the guest parking area closest to the live/work units reserving parking for business patrons during business hours.
- P17. HVAC units shall be screened from view along the public right-of-way.
- P18. Individual garbage and recycling containers shall be kept out of sight from the public right of way and private driveway until collection day.
- P19. Applicant shall comply with all the construction and on-going mitigation measures described in the adopted Mitigation Monitoring and Reporting Program to the satisfaction of the Director of Community Development. The Mitigation and Monitoring and Reporting Program shall be included in all construction plan sets.
- P20. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved roads) shall be watered two times per day, except on days when rain occurs.
- P21. All visible mud or dirt track-out onto the adjacent public right-of-way shall be removed using wet power vacuum street sweeper at least once per day. The use of dry power sweeping shall be prohibited.
- P22. Additional dust and noise abatement measures may be on the project site at the discretion of the Community Development Director to provide additional sound attenuation and fugitive dust abatement as described in the project Mitigation Monitoring and Reporting Program. This may include additional noise monitoring and installation of a temporary noise control blanket barrier, if necessary, along building facades facing construction sites if conflicts occurred which are irresolvable by proper scheduling.

FIRE

- F1. Fire apparatus access roadways shall be provided so that all portion of an exterior wall of the first story of the buildings are located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building, or the project team will be required to mitigate the lack of compliance. If these conditions cannot be met the project team will be required to complete an Alternative materials, design and methods of construction and equipment application. The required mitigation measure will be determined by the Fire Department.
- F2. At time of Building Permit application provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1 can be met. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000 gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.
- F3. At time of Building Permit application, the required number, location, and distribution of fire hydrants for the building based on the California Fire Code, Appendix C, Table C102.1 shall be incorporated into the construction documents. The required number of fire hydrants shall be based on the fire-flow before the reduction.
- F4. At time of Building Permit application, construction documents for proposed fire apparatus access, location of fire lanes and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the Fire Prevention and Hazardous Materials Division.
- F5. Prior to the start of construction, fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.
- F6. At time of Building Permit application, construction documents for the fire department apparatus access roads are required submitted to the Fire Prevention and Hazardous Materials Division. Access roadways shall be provided to comply with all of the following requirements:
- a. Fire apparatus access roadways shall be provided for every facility, building, or portion of a building hereafter constructed or moved when any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building.
 - b. Fire apparatus access roadways shall have a "minimum" width of a fire apparatus access roadway for Engines is 20 feet. The "minimum" width of roadways for aerial apparatus is 26 feet. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building and the sides of the building requiring access shall be approved by the Fire Department. Trees, overhead wiring, etc. shall not conflict with any means of fire department access.
 - c. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches. Aerial apparatus access roads may require additional vertical clearance.
 - d. Fire access roadways shall All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.
 - e. Fire apparatus access roadways shall have a "minimum" inside turning radius for fire department access roadways shall be 36 feet or greater.
 - f. Dead-end fire apparatus access roadways in excess of 150 feet in length shall be provided with approved provisions for turning around.
 - g. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.
 - h. All Fire Department Access roadways shall be recorded as an Emergency Vehicle Access Easement (EVAE) on the final map. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

- i. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.
- F7. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment, including but not limited to pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System Standard.
- F8. Prior to issuance of a Building Demo Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. Submit Phase II environmental documents:
 - a. **Step 1 – Hazardous Materials Closure (HMCP):** This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled, or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled, or used in the facility/business are safely transported, disposed of, or reused in a manner that eliminates any threat to public health and environment.
 - b. **Step 2 – Site Mitigation:** Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.
 - Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
 - Department of Toxic Substances Control (DTSC)
 - State Water Resources Control Board
 - Santa Clara County, Department of Environmental Health.
 - c. **Step 3 – Community Development, Building Division Demolition Application:** For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

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

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

PARKS & RECREATION

- PR1. This memo assumes the Project is a subdivision and the Quimby Act provisions will apply. The project will generate an estimated 144 residents (2.4 persons/household x 60 units). Based on the Quimby Act standard of 3.0 acres/1000 residents | MFA standard of 2.6 acres/1,000 residents, the amount of public parkland required for this Project to mitigate the impact of the new resident demand is approximately 0.432-acres. The equivalent fee due in lieu of parkland dedication is therefore \$2,668,080. Final calculations will depend upon the actual number and type of units and the mix of parkland dedicated and remaining fee due, at the discretion of the City.
- PR2. Application for Credit. It is unlikely the Project could achieve the requirements needed to qualify for credit; therefore, the Project would not be eligible for 50% credit against any fees due in lieu of parkland dedication.

- PR3. Dwelling Unit Tax. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 28 two- bedroom units and 32 three- bedroom units for a total DUT of \$1,360.
- PR4. Calculations may change if the number of units change, if any areas do not conform to the Ordinance and City Code Chapter 17.35, and/or if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning.

PUBLIC WORKS ENGINEERING

- E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.
- E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of parcel map and/or issuance of building permits.
- E4. All work within the State right-of-way shall require a Caltrans encroachment permit.
- E5. All work within the Santa Clara Valley Water District right-of-way shall require a Santa Clara Valley Water District encroachment permit.
- E6. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E7. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
- E8. Applicant will permanently block vehicular access to the bridge prior to issuance of building permit (not including demolition permit). Within the single Encroachment Permit for the project, Applicant shall reconstruct the street median, fence, and curb and gutter to match the existing conditions on either side of the bridge. Prior to occupancy, Applicant will have completed the removal of the bridge and closed out all permits or Applicant will post a bond with the City for \$350,000 to be held until bridge removal and permit closeout is completed.
- E9. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, and 24-hour average and peak SS flow graphs for the peak day, showing average daily and peak daily SS flows) submitted by the developer was analyzed and determined that there should be enough SS conveyance capacity to accommodate the proposed development without adding it to the City's Sanitary Sewer Hydraulic Model (SSHM).
- E10. Sanitary sewer laterals shall be minimum 6" diameter with 2% slope from property line cleanout to City sanitary sewer main. Connections shall be minimum 5' from existing manholes.
- E11. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or ten (10) feet clear of the tree trunk, whichever is greater, to the satisfaction of the City Engineer.
- E12. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.
- E13. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding

areas. System improvements, if needed, will be at developer's expense. Show storm drain overland release arrows include limits of ponding.

- E14. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
- E15. Dedicate, as required, on-site easements for new and existing utilities and new sidewalks by Subdivision Map or approved instrument at time of development. Developer shall pay applicable easement preparation/processing fee.
- E16. Dedicate a sidewalk easement for the sidewalk and driveway portions within private property and pay the easement preparation fee. Sidewalk easement shall be 1' behind proposed back-of-walk if there is landscaping behind sidewalk and/or at the proposed back-of-walk with a cold joint if there is hardscape concrete behind sidewalk.
- E17. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to start of construction
- E18. After City Council approval of the Tentative Map, submit 10 copies of the Subdivision Map, prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to the Engineering Department. The submittal shall include a title report, closure calculations, and all appropriate fees.
- E19. Half width of Calabazas Boulevard along the property frontage shall be treated with 2" grind and overlay.
- E20. El Camino Real frontage from lip of gutter to the southern edge of the number 3 lane shall be treated with a 2" grind and overlay.
- E21. Provide 2 Class II bicycle parking spaces on-site. Class I bicycle parking is not required since garages are provided.
- E22. Improvements near proposed driveways must be in accordance with City Standard Detail TR-9 for visibility clearance/triangle of safety.
- E23. Construct minimum 5-foot wide sidewalk along the project frontage.
- E24. Construct driveways in accordance with City Standard Detail ST-8.
- E25. Remove and reconstruct curb ramps and porkchop island at northeast corner of El Camino Real and Calabazas Boulevard Northbound in accordance with Caltrans Standard Plan A88A, A88B and encroachment permit requirements.
- E26. Along project frontage of El Camino Real, install R28S(CA) signs with double arrow to implement parking removal approved by City Council via Resolution 22-9047.

STREETS DIVISION

Landscape

- L1. Include City of Santa Clara Tree Preservation/City Arborist specifications on all improvement plans.
- L2. No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture).
- L3. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City of Santa Clara prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site.

Solid Waste

- SW1. None submitted.

Stormwater

- ST1. Stormwater treatment facilities shall be designed and installed to achieve the site design measures throughout their life in accordance to the SCVURPPP C.3 Stormwater Handbook. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, the Special Project Narratives and Worksheet (as appropriate).

- ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan. Include C.3 Stormwater Treatment Facilities Construction General Notes on improvement plans.
- ST3. For project that disturbs a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of NOI with WDID number shall be provided to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP).
- ST4. Active projects with NOI will be inspected by the City once per month during the wet season (October – April). The applicant shall prepare an Erosion and Sediment Control Plan.
- ST5. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.
- ST6. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. The City reserves the right to review the 3rd party inspection reports on the C.3 stormwater facilities installation. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information, contact Rinta Perkins at (408) 615-30081 or RPerkins@SantaClaraCA.gov.
- ST7. Media Filter vaults shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications.
- ST8. Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the bioretention soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix is required.
- ST9. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures and full trash capture devices in perpetuity. Applicants should contact Public Works Dept. - Environmental Services at (408) 615-3080 or Street@SantaClaraCA.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at <http://santaclaraca.gov/stormwater>. For permeable pavement and underground media filter, inspection of these facilities is to be done annually.
- ST10. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.
- ST11. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.
- ST12. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.
- ST13. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.
- ST14. The use of architectural copper is discouraged. If such material is used, all wastewater generated by the installation, cleaning, treating, or washing of the surface of copper architectural features, including copper roofs, shall not be discharged to the City's storm drain system.

SILICON VALLEY POWER

- SVP1. Existing streetlights on El Camino are decorative and should remain protected in place. If any relocation of decorative streetlights is required they shall be replaced with the same style/color by SVP with actual costs paid by the developer.
- SVP2. Existing Electrical Pedestal (for street lighting) on concrete base is to be relocated. If placed within the landscape stripe will require bollards.

- SVP3. Trees along north side of the site must maintain 10' clearance to electric lines when fully mature. Per planting plan "OLE SH with a mature height of 20 feet" will be used.
- SVP4. Existing Transformer (T20048) on the site will need to be relocated prior to its removal, since it feeds the street lighting.
- SVP5. New site transformer will be above grade. No below grade equipment is used within Santa Clara. Bollards will be required.
- SVP6. Clearances: (To be Maintained throughout detail design)
- a. EQUIPMENT
 - i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
 - ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)
 - iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
 - iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
 - 1. Thirty (30) inches from side of equipment sides.
 - 2. Forty-Eight (48) inches in front of access doors.
 - a. Barrier Pipes in front of access doors shall be removable.
 - b. CONDUITS
 - i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
 - ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
 - iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - iv. Three (3) foot minimum clearance is required between signposts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
 - v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
 - vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
 - vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.
 - c. VAULTS/MANHOLES
 - i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
 - ii. Five (5) foot minimum clearance is required between adjacent conduits.
 - iii. Minimum 36" from face of curb, or bollards required.
 - d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
 - i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
 - e. Guy Anchors
 - i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).
 - f. Trees
 - i. OH 1230 for Overhead Lines
 - ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities
- SVP7. Reference listed SVP standards for clearances.
- a. Installation of Underground Substructures by Developers

- b. UG1250 – Encroachment Permit Clearances from Electric Facilities
 - c. UG0339 – Remote Switch Pad
 - d. OH1230 – Tree Clearances From Overhead Electric Lines
 - e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities
- SVP8. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a “Load Survey” form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a “Service Investigation Form” and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.
- SVP9. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.
- SVP10. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
- SVP11. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
- SVP12. Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
- SVP13. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
- SVP14. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.
- SVP15. If transformer pads are required, City Electric Department requires an area of 17’ x 16’-2”, which is clear of all utilities, trees, walls, etc. This area includes a 5’-0” area away from the actual transformer pad. This area in front of the transformer may be reduced from an 8’-0” apron to a 3’-0”, providing the apron is back of a 5’-0” min. wide sidewalk. Transformer pad must be a minimum of 10’-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
- SVP16. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE’s or electric easements.
- SVP17. Any relocation of existing electric facilities shall be at Developer’s expense.
- SVP18. Electric Load Increase fees may be applicable.
- SVP19. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).
- SVP20. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at \$200,000 or more or any series of non-residential private improvements made within a three-year period valued at \$200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).

- SVP21. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
- SVP22. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
- SVP23. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publicly owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.
- SVP24. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.
- SVP25. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.
- SVP26. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*
- SVP27. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.
- SVP28. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.
- SVP29. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt"), and cannot be supported on parking garage ceilings or placed on top of structures.
- SVP30. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER & SEWER

- W1. Recycled Water Ready: All onsite plumbing for non-domestic water uses (e.g. irrigation) shall be designed for recycled water use and shall comply with all Recycled Water regulations.
- W2. Recycled Water Design: Each Recycled Water land use (irrigation, dual-plumbing, cooling system, industrial processes, etc.) shall have a separate metered service connection to the main. Applicant shall verify separations between all potable/fire lines and recycled water lines, pipe type, pipe depths, equipment types, warning lids, tags and signs.
- W3. Potable Water Main: Pursuant to the findings of the Development Impact Analysis (DIA), the applicant shall upgrade the existing 8" and 10" Cast Iron water main along Calabazas and El Camino Real with a new 12" DIP pipe water main. The water main upgrade shall extend to the limits determined by the DIA, or, at a minimum, the entire length of the property's frontage.
- W4. Encroachment Permit: Prior to issuance of Building Permits, the applicant shall submit an encroachment permit application and design plans for construction of water utilities that comply with the

latest edition of the Water & Sewer Utilities Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

- W5. Utility Design Plans: Utility Design Plans shall indicate the pipe material and the size of existing water, recycled water and sewer main(s). The plans shall show the nearest existing fire hydrant and the two nearest existing water main line gate valves near the project area. The plans shall show meter and backflow configurations to scale and per City of Santa Clara Water & Sewer Utilities Standard Details. Note that all new water meters and backflow prevention devices shall be located behind the sidewalk in a landscape area. Fire hydrants should be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present, per City Std Detail 18. The plans shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.
- W6. Utility Separations: Applicant shall adhere to and provide a note indicating that all horizontal and vertical clearances comply with State and local regulations. The applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities). No structures (fencing, foundation, biofiltration swales, etc.) allowed over sanitary sewer, potable water and/or recycled water utilities and easements.
- W7. Separate Services: Applicant shall submit plans showing proposed water, recycled water, sanitary sewer, and fire services connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Different types of water and recycled water use (domestic, irrigation, fire) shall be served by separate water services, each separately tapped at the water main. Tapping on existing fire service line(s) is prohibited. Approved backflow prevention device(s) are required on all potable water services.
- W8. City Standard Meters and Backflows: All proposed meters and backflows for all water services shall meet the current City of Santa Clara Water & Sewer Utilities Standard Details. Plans shall show meter and backflow configurations to scale.
- W9. Existing Services: The applicant must indicate the disposition of all existing water and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities standards and install a new service to accommodate the water needs of the project. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities.
- W10. On-Site Storm Drain Treatment: Prior to issuance of Building Permit, the applicant shall submit plans showing any onsite storm water treatment system. The plan shall include a section detail of the treatment system. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.
- W11. Water Usage: Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).
- W12. Prior to issuance of Building Permits, the applicant shall submit plan details for all water features (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director

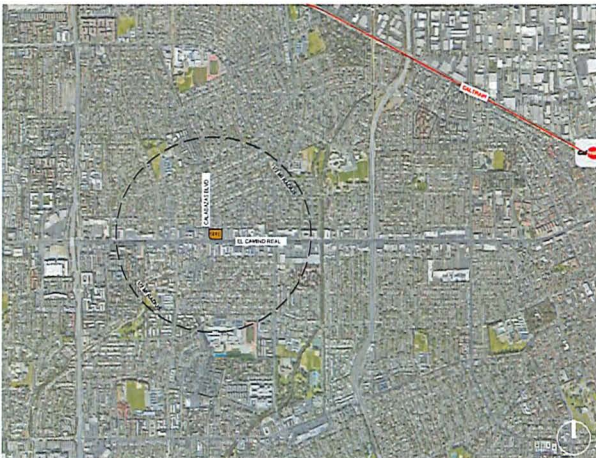
of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

- W13. Easements: Prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.
- W14. Underground Fire Permit: Prior to issuance of Building Permits, applicant shall submit an underground fire permit unless otherwise waived by the Fire Department. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408)615-2000. A dedicated fire service line, with an approved backflow prevention device, shall be used for on-site fire hydrants. Fire service lines required for commercial and industrial use shall be sized appropriately per fire flow demand and code requirements.
- W15. Record Drawings: Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.
- W16. Water Shortage Response Actions: Pursuant to the City of Santa Clara's Urban Water Management Plan, during times of drought or water shortage, the City implements water shortage response actions in accordance with the level of water shortage declared. All construction activities and all new irrigation connections are subject to the Water Shortage Response Actions in effect at the time of construction and connection of the irrigation service.

3155 EL CAMINO REAL, SANTA CLARA, CA



AERIAL CONTEXT N.T.S.



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ARCHITECTURAL

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A0.1 Project Data
A0.2 GreenPoint Checklist

A1.0 Architectural Site Plan

A2.0 Perspective: Buildings 1 + 2 : Type A
A2.1 Perspective: Buildings 1 + 2 : Type A
A2.2 Elevations: Buildings 1 + 2 : Type A
A2.3 Elevations: Buildings 1 + 2 : Type A
A2.4 Perspective: Buildings 3 + 4 : Type B
A2.5 Perspective: Buildings 3 + 4 : Type B
A2.6 Elevations: Buildings 3 + 4 : Type B
A2.7 Elevations: Buildings 3 + 4 : Type B
A2.8 Elevations: Buildings 5-8 : Type C
A2.9 Elevations: Buildings 5-8 : Type C

A3.0 Conceptual Site Section

A4.0 Building Plans: Buildings 1 + 2 : Type A
A4.1 Building Plans: Buildings 1 + 2 : Type A
A4.2 Floor Plans: Buildings 1 + 2 : Type A
A4.3 Floor Plans: Buildings 1 + 2 : Type A
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A4.7 Floor Plans: Buildings 1 + 2 : Type A
A4.8 Floor Plans: Buildings 1 + 2 : Type A

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A5.7 Townhome Floor Plans:
Buildings 5-8 : Type B+C
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A6.1 Colors and Materials Board:
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L2.0 Schematic Landscape Imagery
L3.0 Schematic Planting Plan
L4.0 Ladder Pad Exhibit
L5.0 Tree Disposition Plan
L5.1 Tree Disposition Plan

CIVIL

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C2.0 Existing Conditions
& Preliminary Removal Plan
C3.0 Grading & Drainage Plan
C4.0 Stormwater Control Plan
C4.1 Stormwater Control Notes & Details
C4.2 Media Filter Notes
C5.0 Utility Plan
C5.1 Composite Tree Plan
C6.0 Sections & Details
C7.0 Fire Layout Plan

Tentative Tract Map 1 of 4

Tentative Tract Map 2 of 4

Tentative Tract Map 3 of 4

Tentative Tract Map 4 of 4

JOINT TRENCH

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JT-2 Joint Trench Intent

Developer Working Drawing (DWD)

-Silicon Valley Power (SVP) Plan for Electric

TRASH

TO-1 Site Plan
TO-2 Trash Enclosure Layout
TO-3 Option 2: Service Location
Loose Front-Load Service



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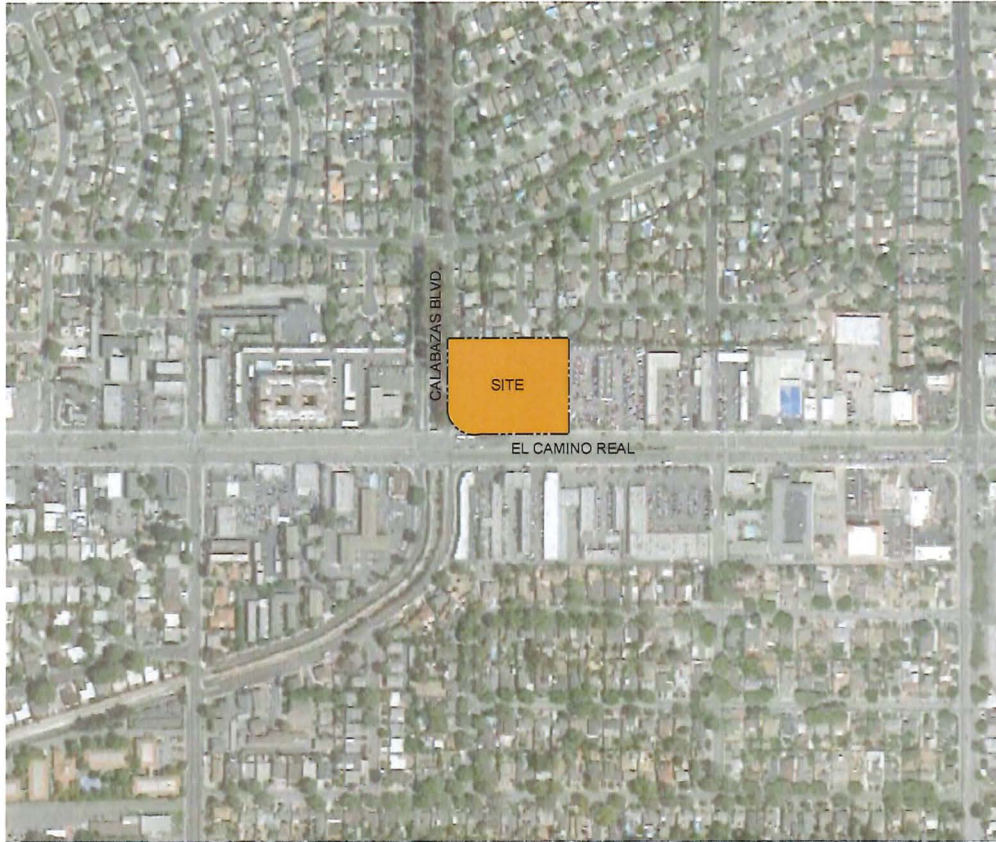


3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

Cover Sheet / Index Sheet

A0.0



Site Context Map

Project Description/Use/Occupancy Classification

Buildings 1+2

Buildings 1+2 are 3 story, multifamily flats on level 1 and townhome units on level 2+3. The buildings are classified as R-2 occupancy. Each building has a main lobby entry with tuck-under garage for automobiles. Ground floor units are accessible. NFPA 13 Fire sprinkler system

Buildings 3-8

Buildings 3-8 are 2-3 story townhomes with attached garages. They are classified as R-3 townhouse condominiums. These buildings face Calabazas or internal paseos and have entries with trellis', patio's, and/or stoops to activate the street frontages. Buildings 5-8 step down at the Southern edge to respect the adjacent neighbors. Ten percent of the units in each building are accessible. NFPA 13D Fire sprinkler system (per CRC R313.1.1 and CFC 903.3.1.3)

Construction Type:

All buildings are 2-3 stories, type VB Construction.



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3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Project Summary

A0.1

Project Summary

Site Area Information

Net Site Area	2.41 AC	Lot Coverage	41%
Density	25 DU/AC	Dwelling Unit Count	
On-Site Garage Parking	110 Stalls	Townhomes / Flats	20 Units
On-site Surface Parking	10 Stalls	Townhomes	40 Units
(Includes 1 loading stall + 1 Accessible Stall)		Total Units	60 Units

Gross Building Areas

	BLDG Type	Level 1	Level 2	Level 3	Patios + Balcony	GSF Per Building Type	# of Bldgs	Cumulative GSF All BLDGS Per Type
Type A: Bldg 1+2	V	± 7,775 SF	± 7,765 SF	± 7,300 SF	± 1,400 SF	± 24,240 SF	2	± 48,480 SF
Type B: Bldg 3+4	V	± 3,900 SF	± 4,500 SF	± 4,540 SF	-	± 12,940 SF	2	± 25,880 SF
Type C: Bldg 5-8	V	± 4,810 SF	± 5,230 SF	± 4,360 SF	-	± 14,400 SF	4	± 57,600 SF
* Gross Building Area = To outside face of stud of building, includes patios + balcony.							Cumulative GSF FOR ALL BUILDING ON SITE	± 131,960 SF

Building Type A - Buildings 1 + 2 - Flats / Townhomes

Unit Plan	Unit Type	NSF	Plan Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2 Bath	± 1,345 NSF	1	± 1,345 NSF	10.0%
P2	2 BR / 2 Bath	± 1,375 NSF	1	± 1,375 NSF	10.0%
P3	2 BR / 2.5 Bath	± 1,495 NSF	2	± 2,990 NSF	20.0%
P4	3 BR / 3 Bath	± 1,445 NSF	2	± 2,890 NSF	20.0%
PSR	3 BR / 3 Bath	± 1,500 NSF	1	± 1,500 NSF	10.0%
PSL	3 BR / 3 Bath	± 1,570 NSF	1	± 1,570 NSF	10.0%
P6	3 BR / 2.5 Bath	± 1,680 NSF	2	± 3,360 NSF	20.0%
			10 Units	± 15,030 NSF	100%
			20 Units	± 30,060 NSF	
			Total SF for Buildings 1 & 2		

Building Type A - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls
2	19	38 Stalls

Building Type B - Buildings 3 + 4 - Townhomes

Unit Plan	Unit Type	NSF	h Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	33.3%
P2	3 BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	33.3%
P3	3 BR / 2.5 Bath	± 1,740 NSF	2	± 3,480 NSF	33.3%
			6 Units	± 9,680 NSF	100%
			12 Units	± 19,360 NSF	
			Total SF for Buildings 3 & 4		

Building Type B - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls
2	12	24 Stalls

Building Type C - Buildings 5 - 8 - Townhomes

Unit Plan	Unit Type	NSF	h Count Per BLDG	NSF Per Building	Percent
P1	2 BR / 2.5 Bath	± 1,520 NSF	2	± 3,040 NSF	28.5%
P2	3 BR / 3 Bath	± 1,580 NSF	2	± 3,160 NSF	29.6%
P3	3 BR / 2.5 Bath	± 1,740 NSF	1	± 1,740 NSF	16.3%
PA	2 BR / 2.5 Bath	± 1,400 NSF	1	± 1,400 NSF	13.1%
PB	2 BR / 2.5 Bath	± 1,320 NSF	1	± 1,320 NSF	12.4%
			7 Units	± 10,660 NSF	100%
			28 Units	± 42,640 NSF	
			Total Unit Count and SF for Buildings 5 - 8		

Building Type C - Total Parking Count

Number of Buildings	# of Stalls	TOTAL Stalls
4	12	48 Stalls

Item	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	12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1 . Type A - Perspective



Architecture + Planning
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Oakland, CA 94612
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ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

Perspective
Buildings 1 + 2 : Type A

A2.0



2 . Type A - Perspective



Architecture + Planning
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Oakland, CA 94612
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ktgy.com



3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022

Perspective
Buildings 1 + 2 : Type A

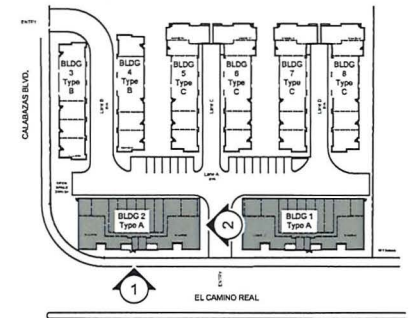
A2.1



2. Type A - Right Elevation



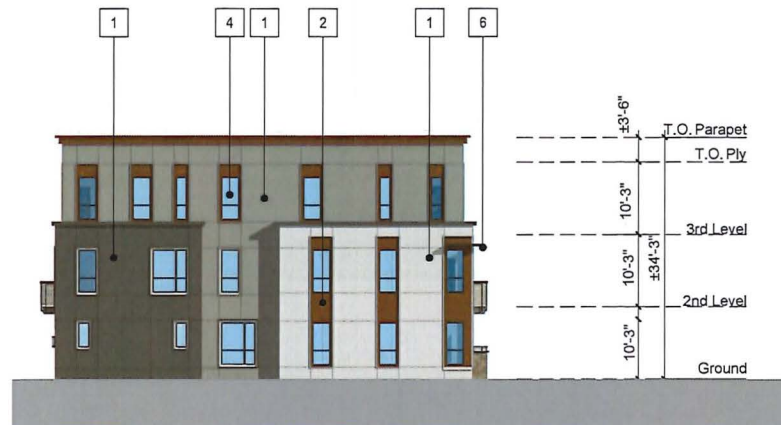
1. Type A - Front Elevation



Key Map n.t.s.

Building Type A: Material Legend

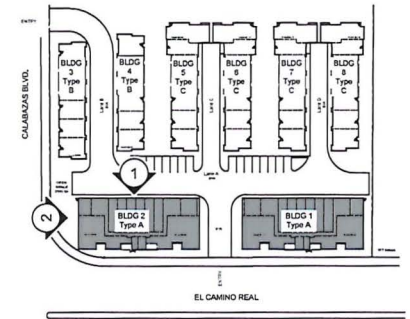
1. Stucco
2. Composite Lap Siding
3. Metal Railing
4. Vinyl Window
5. Stone Veneer Patio
6. Metal Awning
7. Trellis



2. Type A- Left Elevation



1. Type A - Back Elevation



Key Map n.t.s.

Building Type A: Material Legend

1. Stucco
2. Composite Lap Siding
3. Metal Railing
4. Vinyl Window
5. Stone Veneer Patio
6. Metal Awning
7. Trellis



1 . Type B - Perspective

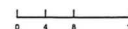


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SANTA CLARA CA # 2019-0598

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FEBRUARY 11, 2022



Perspective
Buildings 3 + 4 : Type B

A2.4



2 . Type B - Perspective

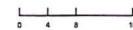


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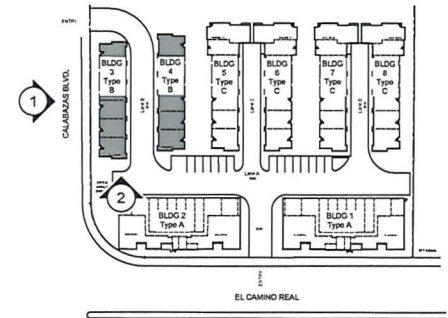
3155 EL CAMINO
SANTA CLARA CA # 2019-0598

SUBMITTAL #4
FEBRUARY 11, 2022



Perspective
Buildings 3 + 4: Type B

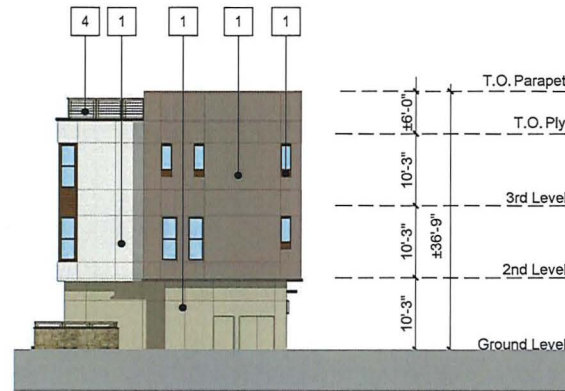
A2.5



Key Map n.t.s.

Building Type B/C: Material Legend

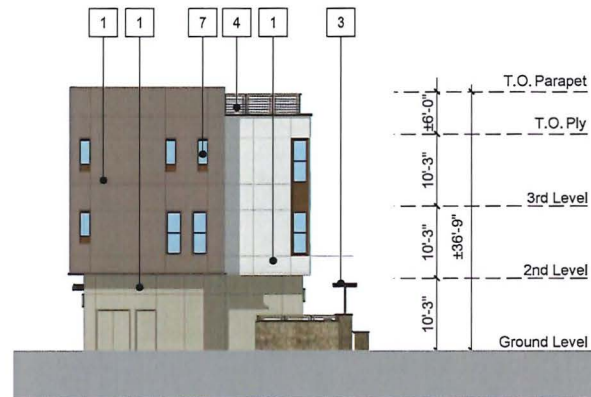
1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



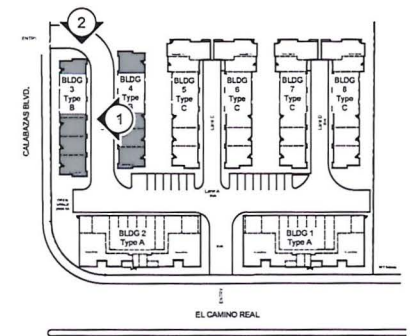
2. Type B - Elevation



1. Type B - Elevation



2. Type B - Elevation



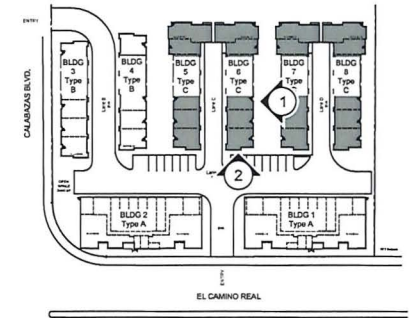
Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



1. Type B - Elevation



Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



2. Type C - Elevation



1. Type C - Elevation



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Elevations
Buildings 5 - 8 : Type C

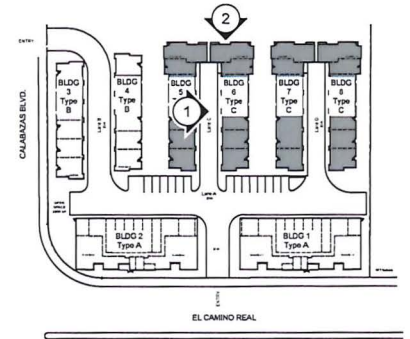
A2.8



2. Type C- Elevation



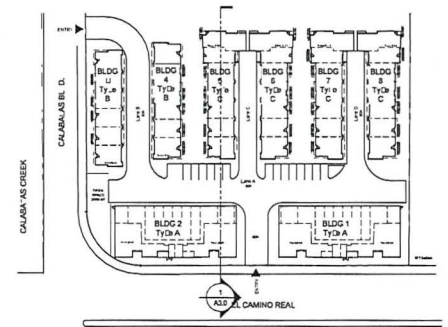
1. Type C - Elevation



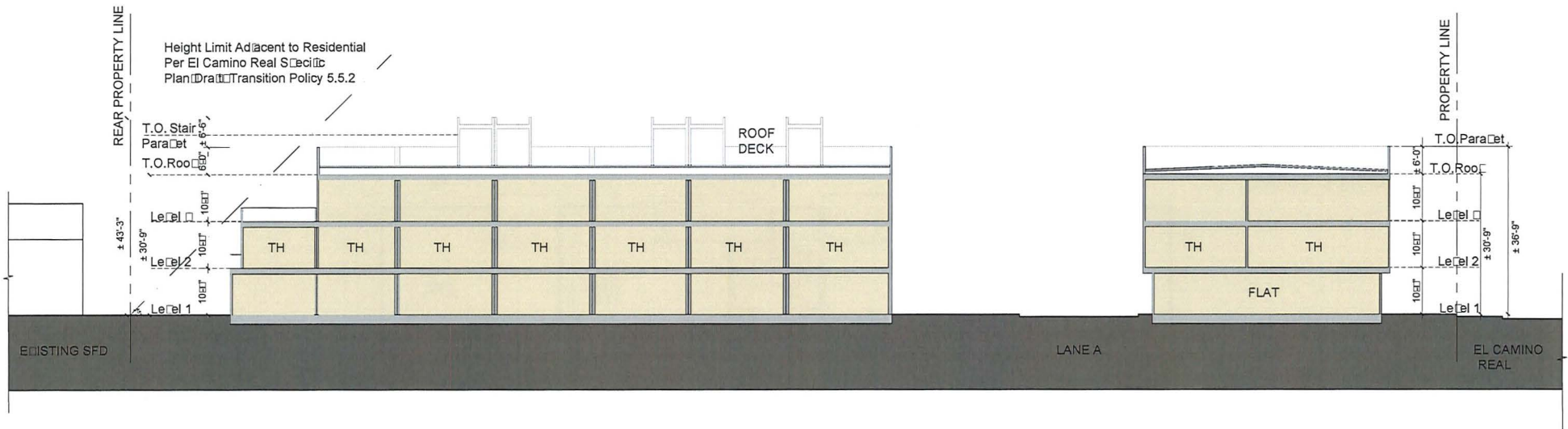
Key Map n.t.s.

Building Type B/C: Material Legend

1. Stucco
2. Roof
3. Metal Trellis
4. Metal Railing with Cap
5. Trim
6. Composite Lap Siding
7. Vinyl Window
8. Canopy



Key Map n.t.s.

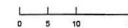


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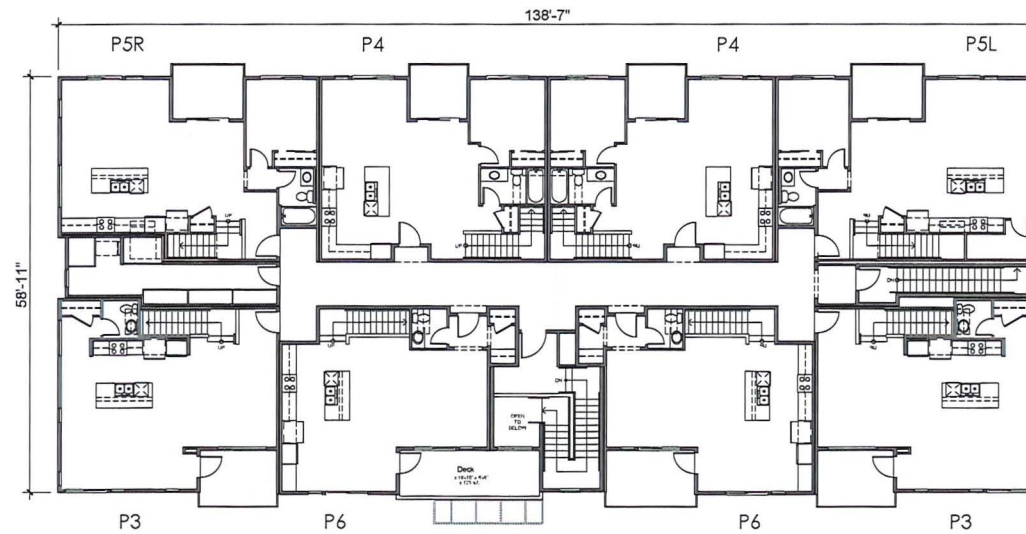
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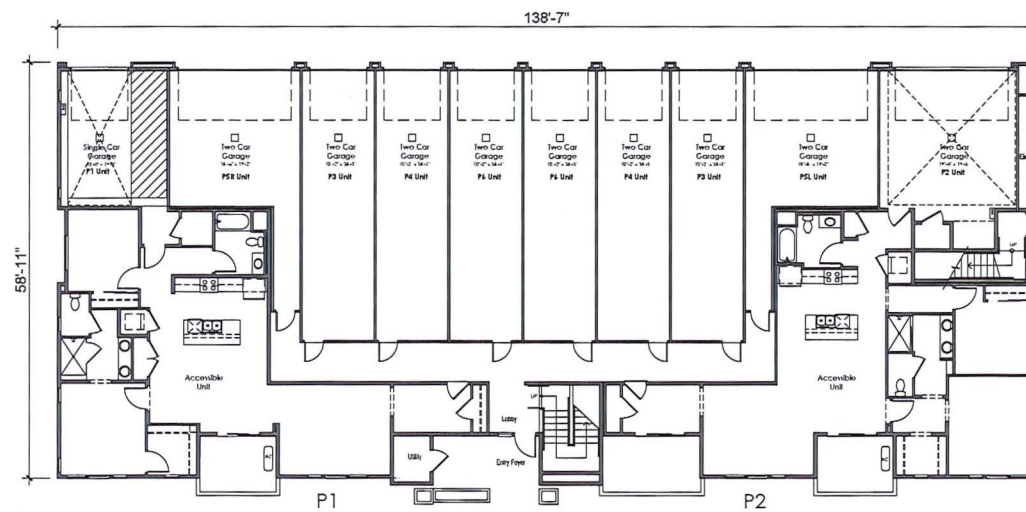


Conceptual Site Section

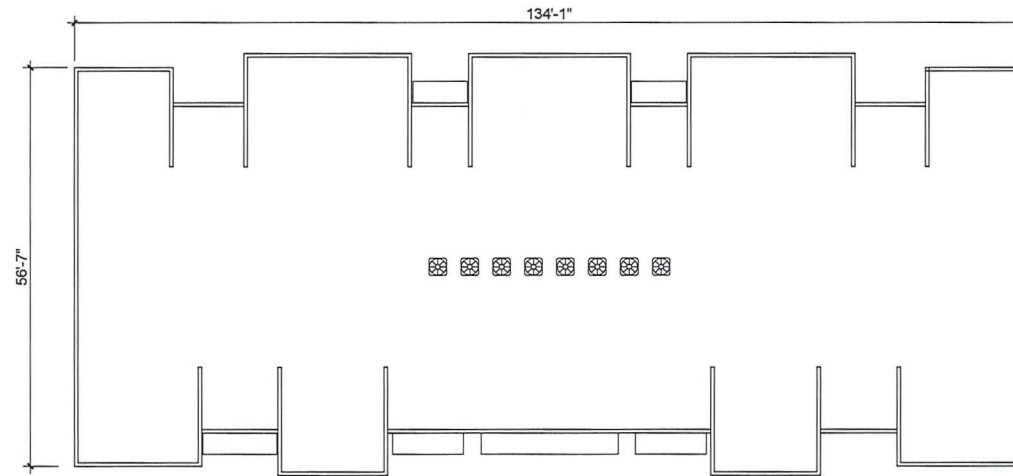
A00



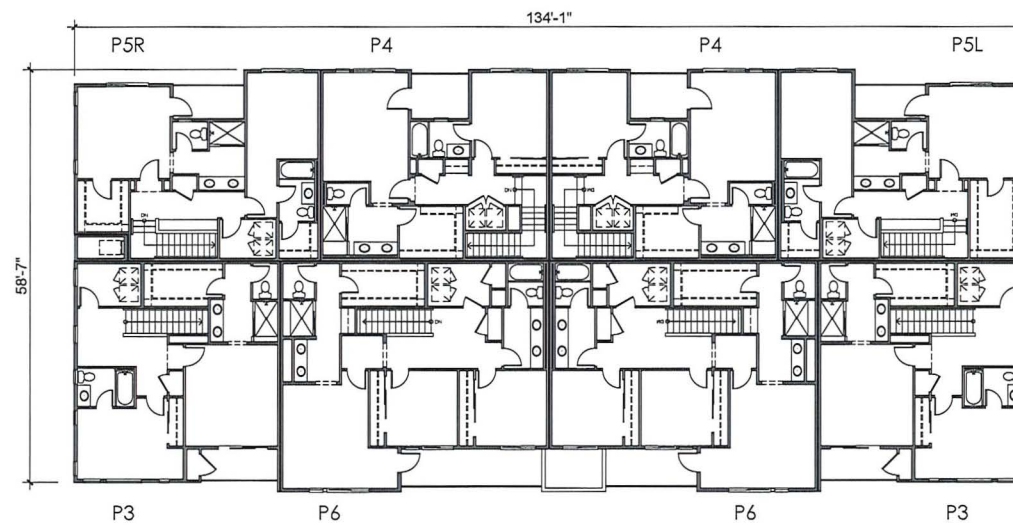
Second Floor



First Floor



Roof



Third Floor



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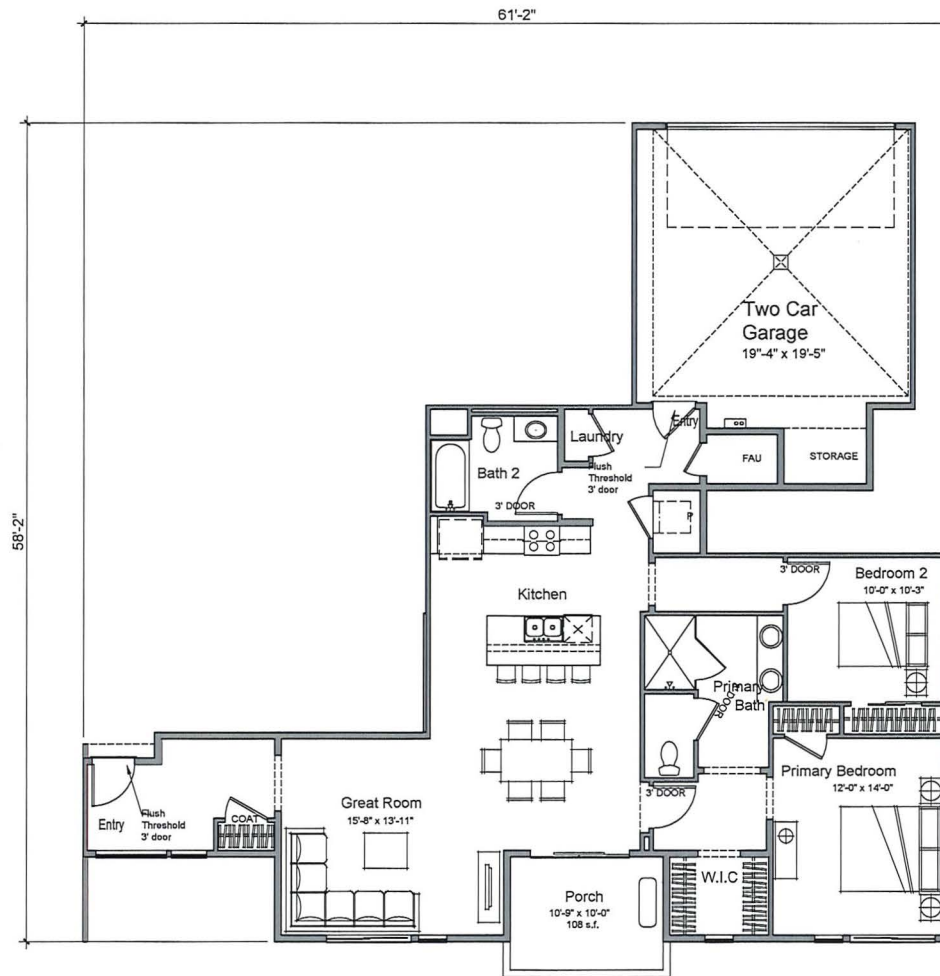
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Scale: 1/8" = 1'-0"
0 4 8 16

Building Plans
Buildings 1 + 2 : Type A

A4.1





P2
Accessible Unit
2 Bedroom
2 Baths
±1375 n.s.f.



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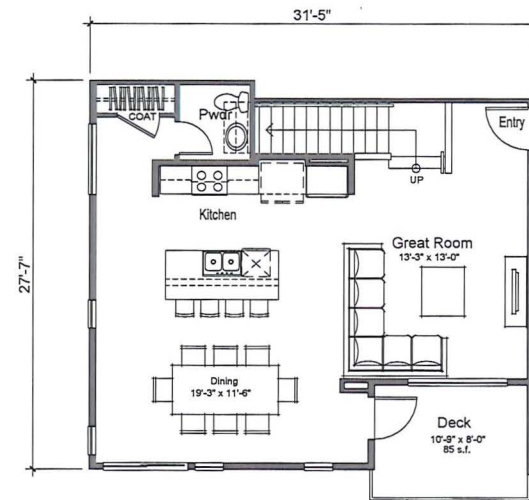
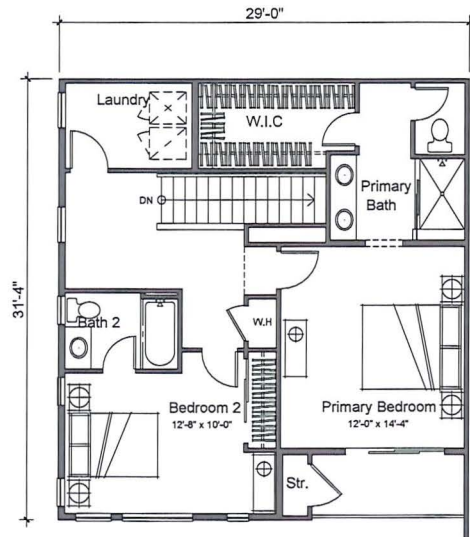
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Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2: Type A

A4.3



P3
2 Bedroom
2.5 Baths
±1,495 n.s.f.



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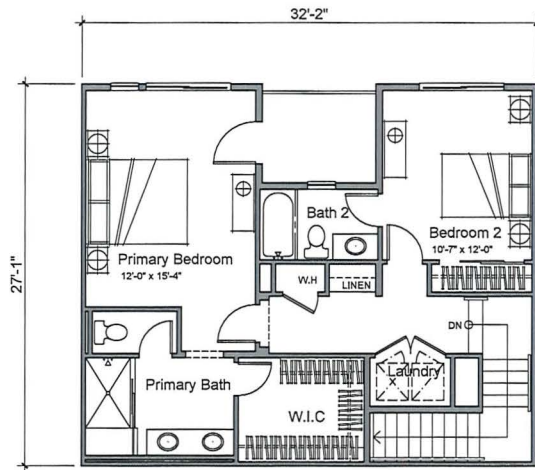
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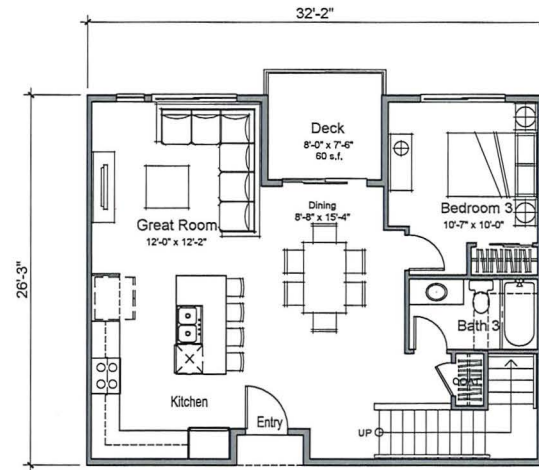
Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2: Type A

A4.4



Second Floor



First Floor

P4
3 Bedroom
3 Baths
±1445 n.s.f.



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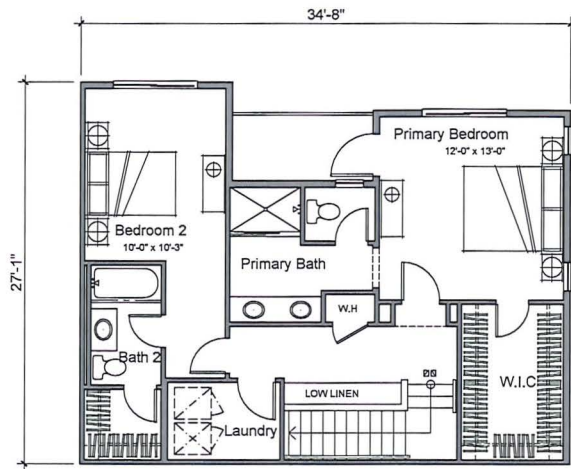
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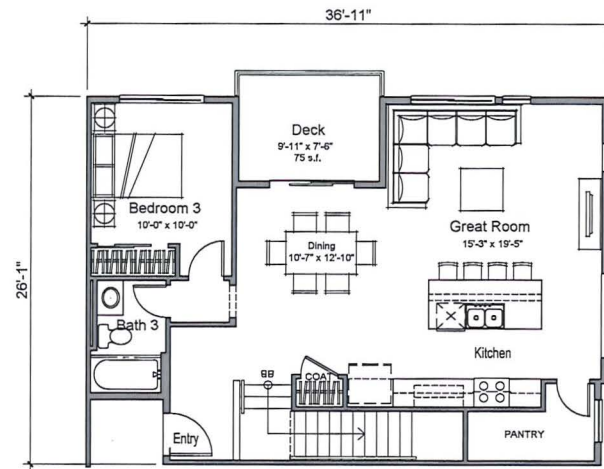
Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2: Type A

A4.5



Second Floor



First Floor

P5L
3 Bedroom
3 Baths
±1,570 n.s.f.

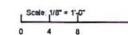


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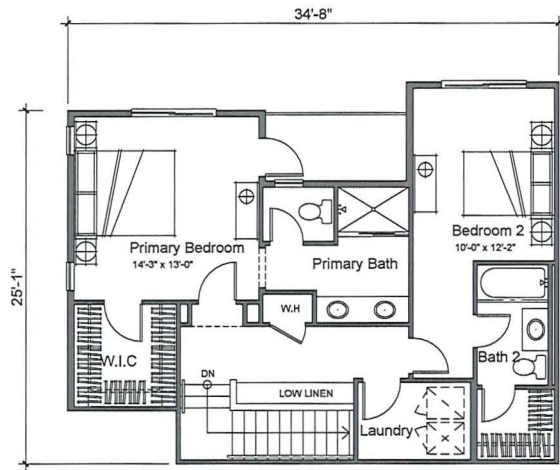
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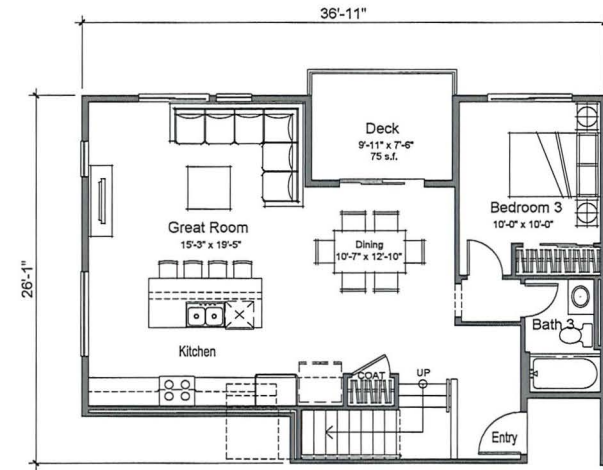


Floor Plans
Buildings 1 + 2 : Type A

A4.6



Second Floor



First Floor

P5R
3 Bedroom
3 Baths
±1,500 n.s.f.



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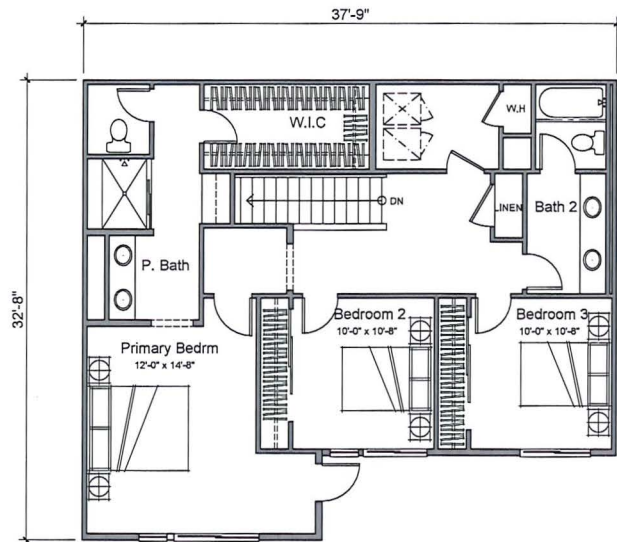
3155 EL CAMINO
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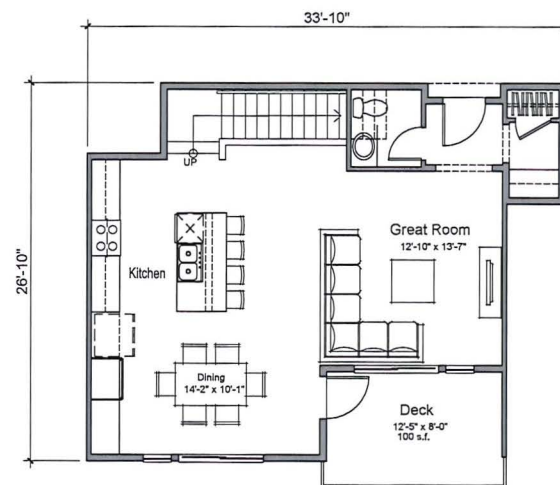
Scale: 1/8" = 1'-0"
0 4 8 16

Floor Plans
Buildings 1 + 2: Type A

A4.7



Second Floor



First Floor

P6
3 Bedroom
2.5 Baths
±1,680 n.s.f.

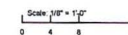


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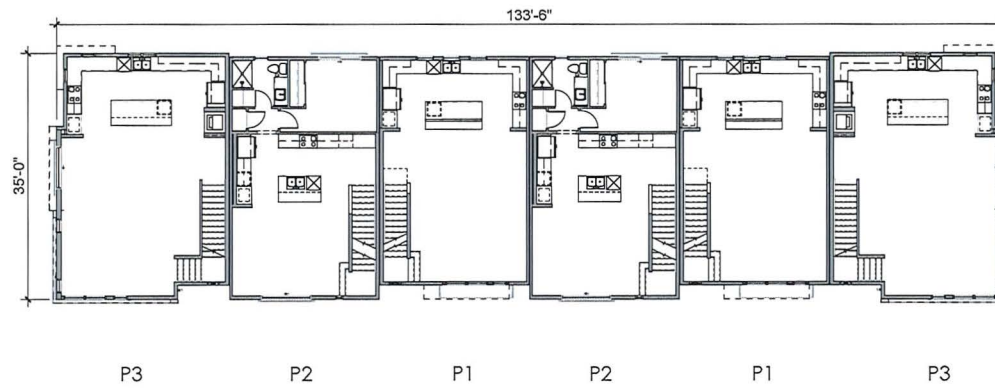
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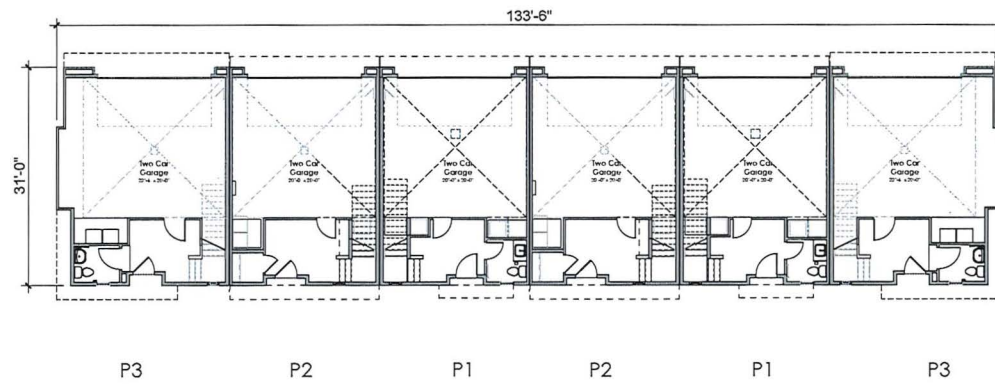


Floor Plans
Buildings 1 + 2 : Type A

A4.8



Second Floor



First Floor



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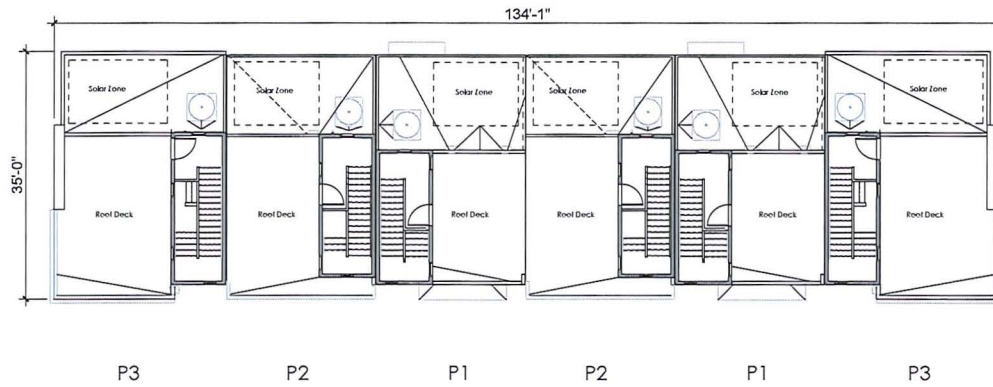
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SUBMITTAL #4
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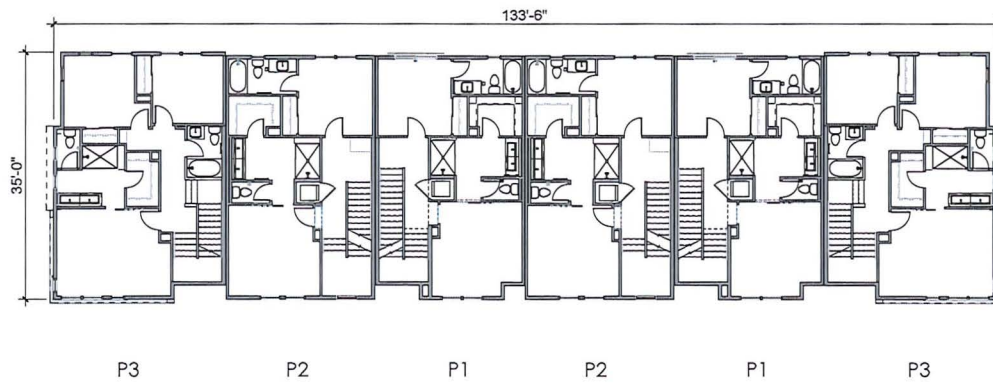
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Building Plans
Townhome Buildings 3 + 4 : Type B

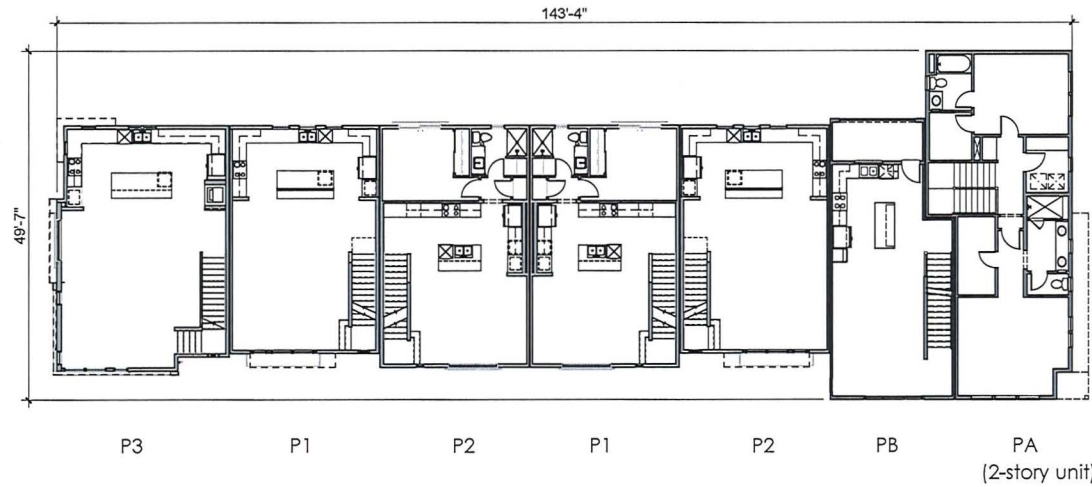
A5.0



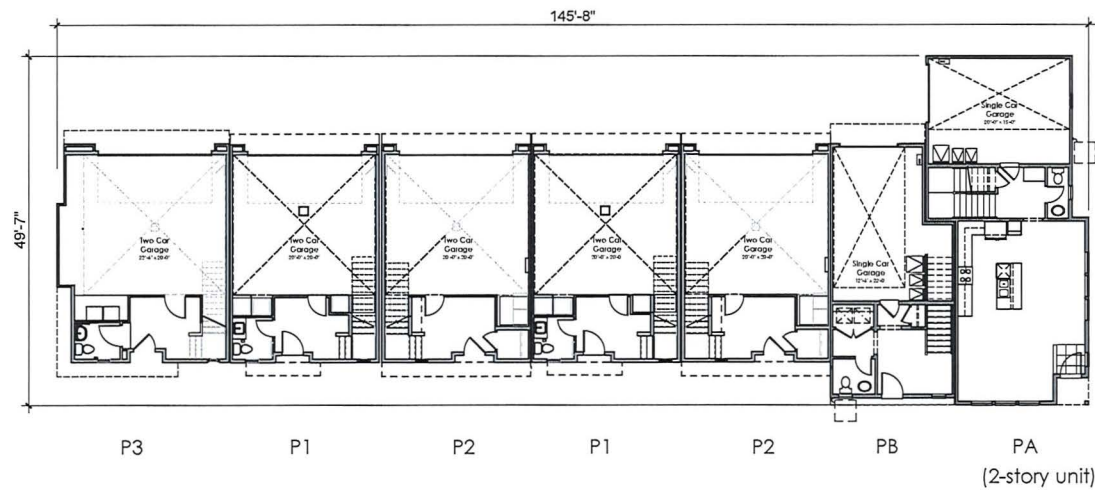
Roof



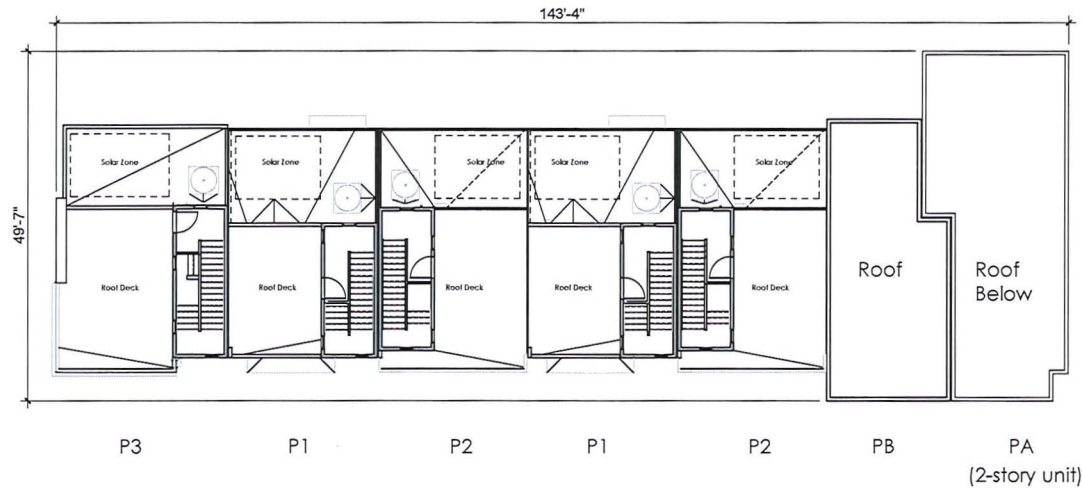
Third Floor



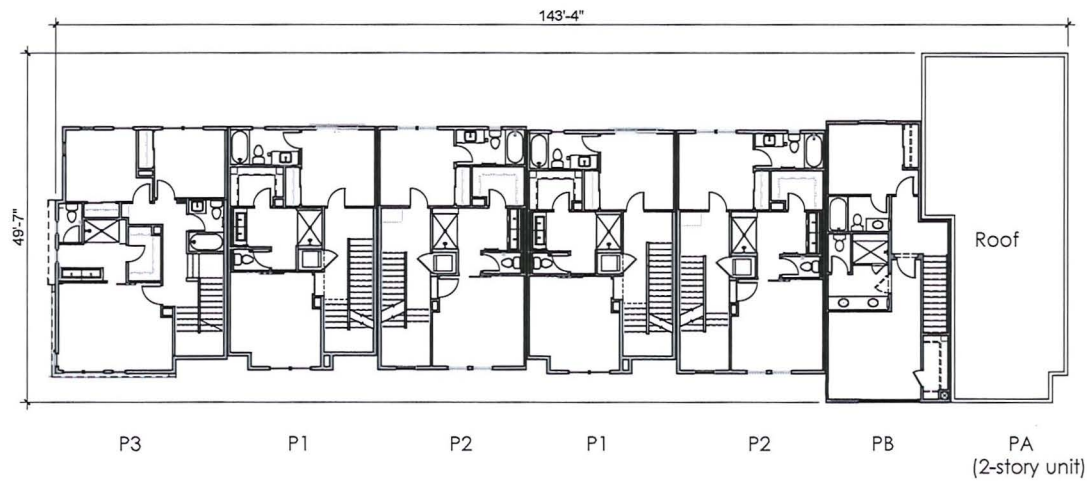
Second Floor



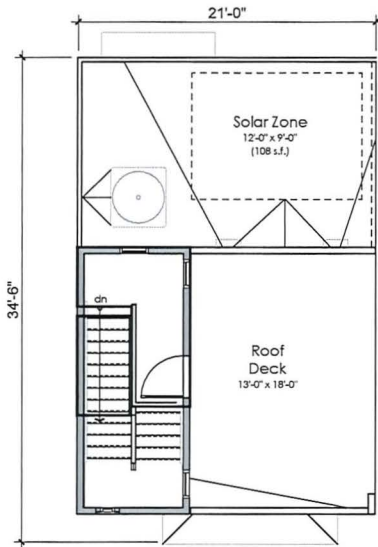
First Floor



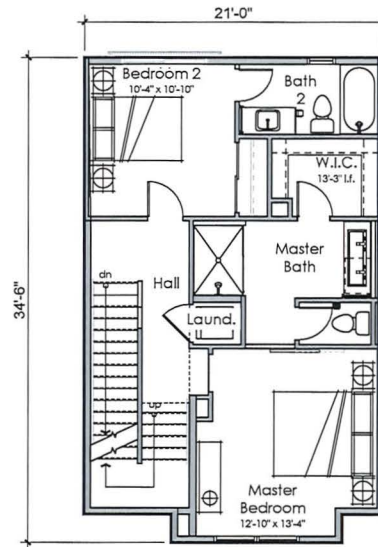
Roof



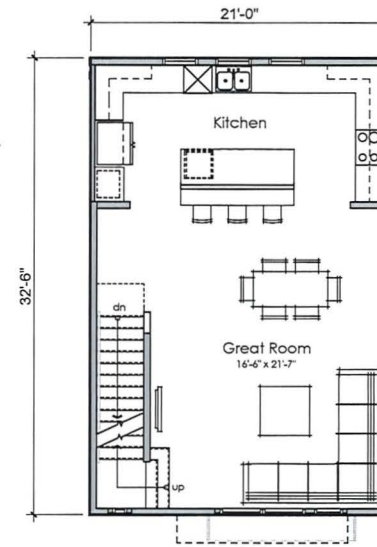
Third Floor



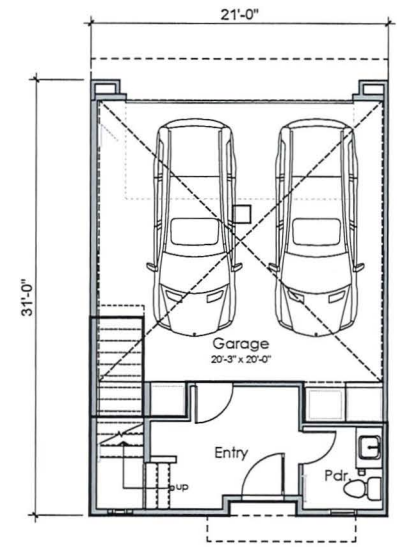
Roof



Third Floor



Second Floor



First Floor

P1
2 Bedroom
2.5 Baths
±1520 n.s.f.

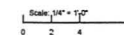


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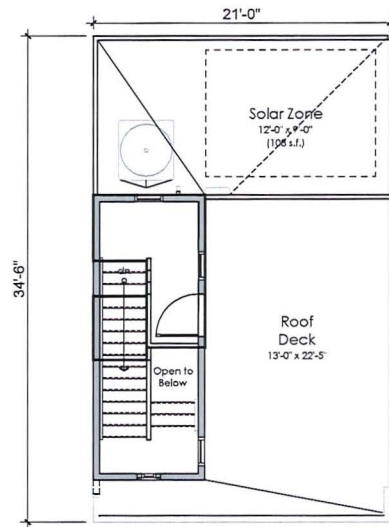
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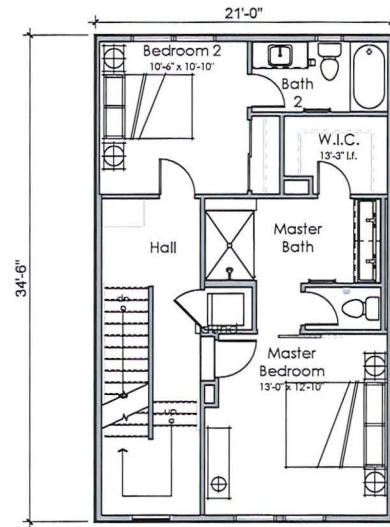


Floor Plans
Townhome Buildings: 3 - 8 : Type B & C

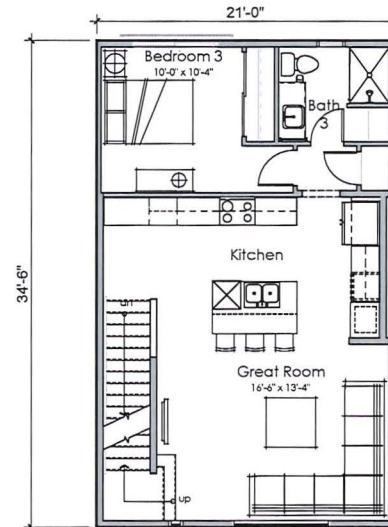
A5.4



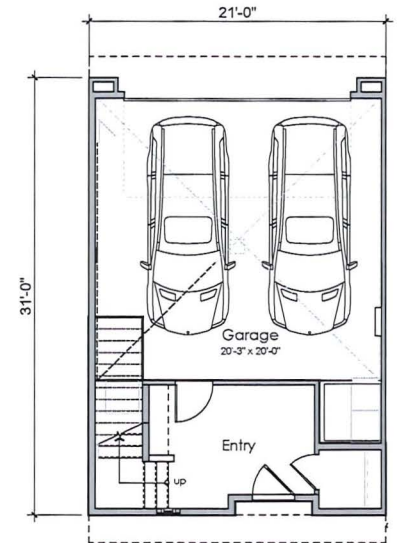
Roof



Third Floor

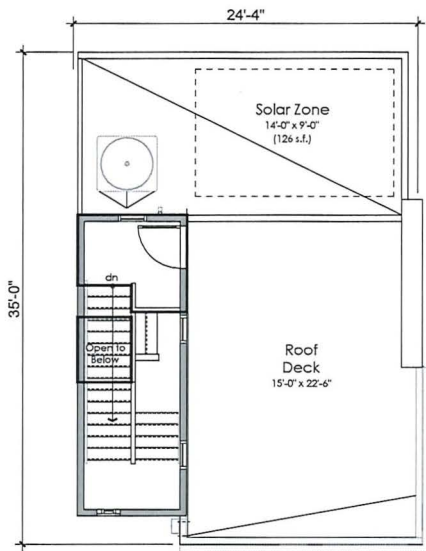


Second Floor

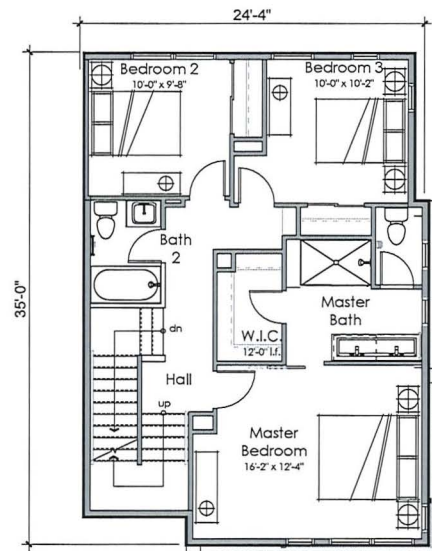


First Floor

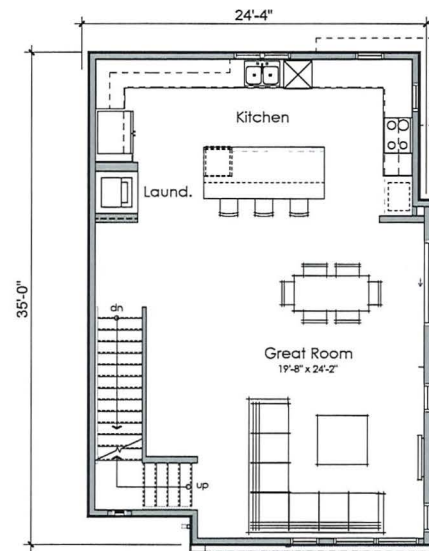
P2
3 Bedroom
3 Baths
±1580 n.s.f.



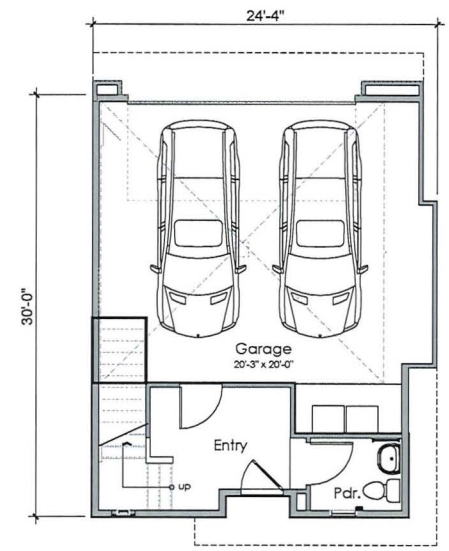
Roof



Third Floor



Second Floor



First Floor

P3
3 Bedroom
2.5 Baths
±1740 n.s.f.

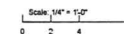


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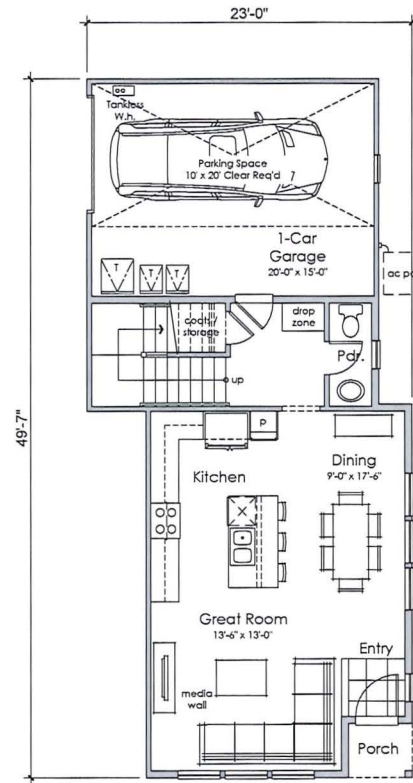
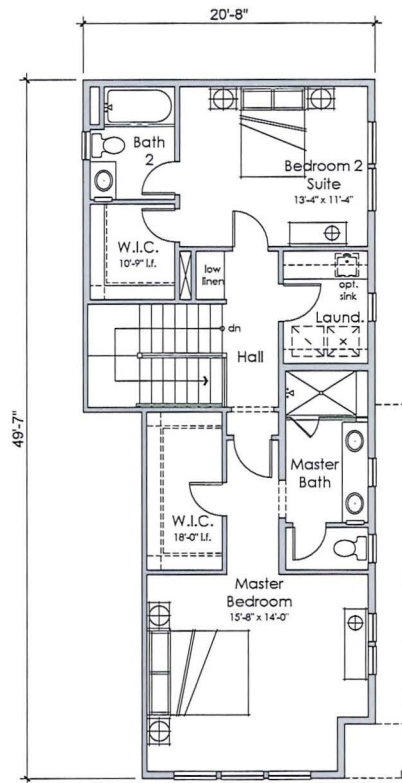
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Unit Plans
Townhome Buildings 3 - 8 : Type B - C

A5.6



PA
2 Bedroom
2.5 Baths
±1400 n.s.f.



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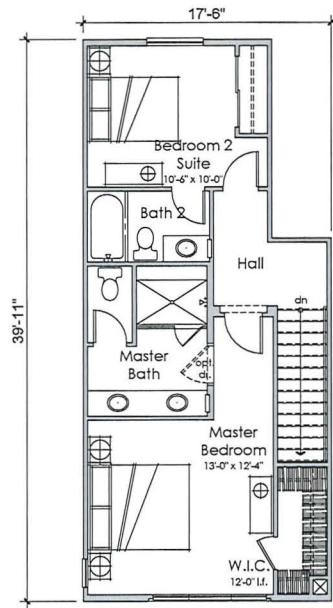
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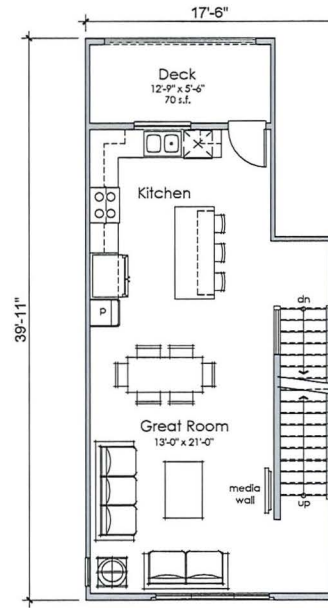
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0 2 4 8

Unit Plans
Townhome Buildings: 5 - 8 : Type C

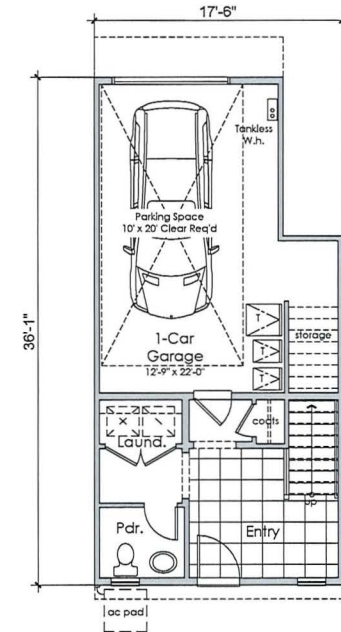
A5.7



Third Floor



Second Floor



First Floor

PB
2 Bedroom
2.5 Baths
±1320 n.s.f.

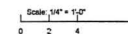


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Floor Plans
Townhome Building: S-B : Type C

A5.8



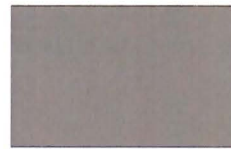
1. Stucco



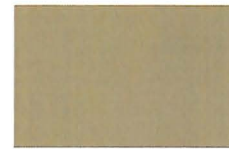
2. Stucco



3. Stucco



4. Stucco



5. Metal Railing



6. Composite Lap Siding



7. Vinyl Window



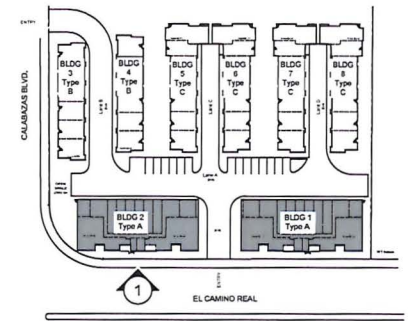
8. Stone Veneer Patio
medium



9. Metal Railing



10. Metal Awning/ Trellis



Key Map n.t.s.



1. Type A - Front Elevation



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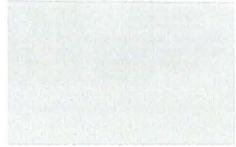
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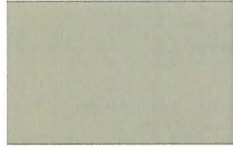


Colors and Materials Board
Buildings 1 + 2 : Type A

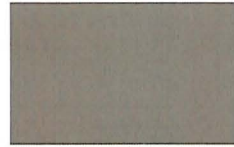
A6.0



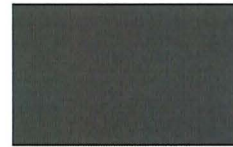
1. Stucco



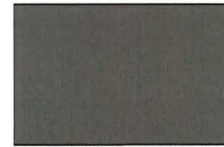
2. Stucco



3. Stucco



4. Stucco



5. Roof



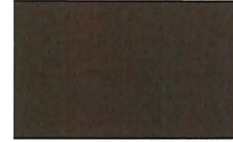
6. Composite Lap Siding



7. Vinyl Window



8. Metal Railing



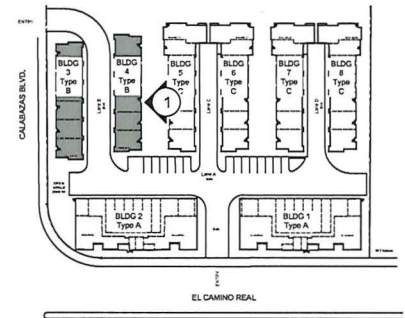
9. Metal Trellis



10. Stone Veneer Patio Light



11. Stone Veneer Patio Medium



Key Map n.t.s.



1. Type B - Front Elevation



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Colors and Materials Board
Buildings 3 + 4 : Type B

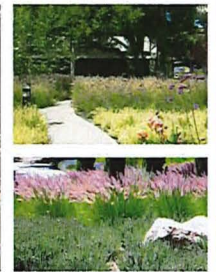
A6.1



HARDSCAPE



PLANTING



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T 415 423 4072
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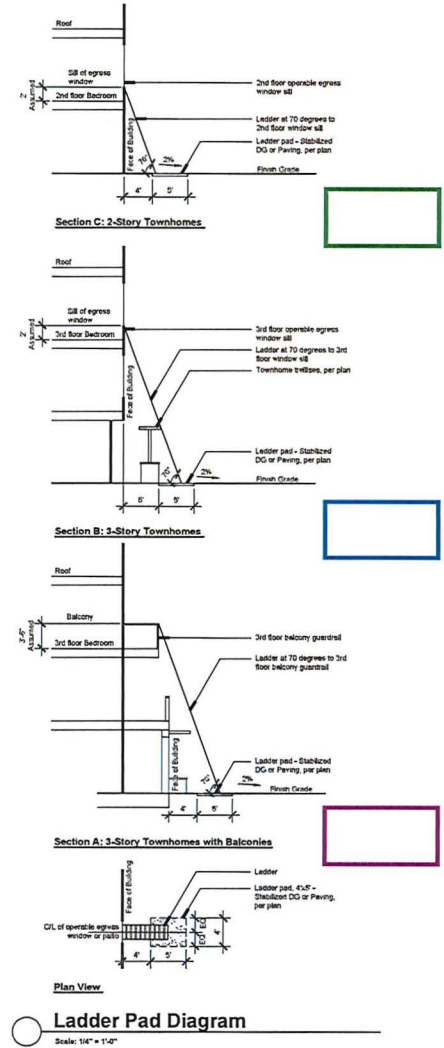
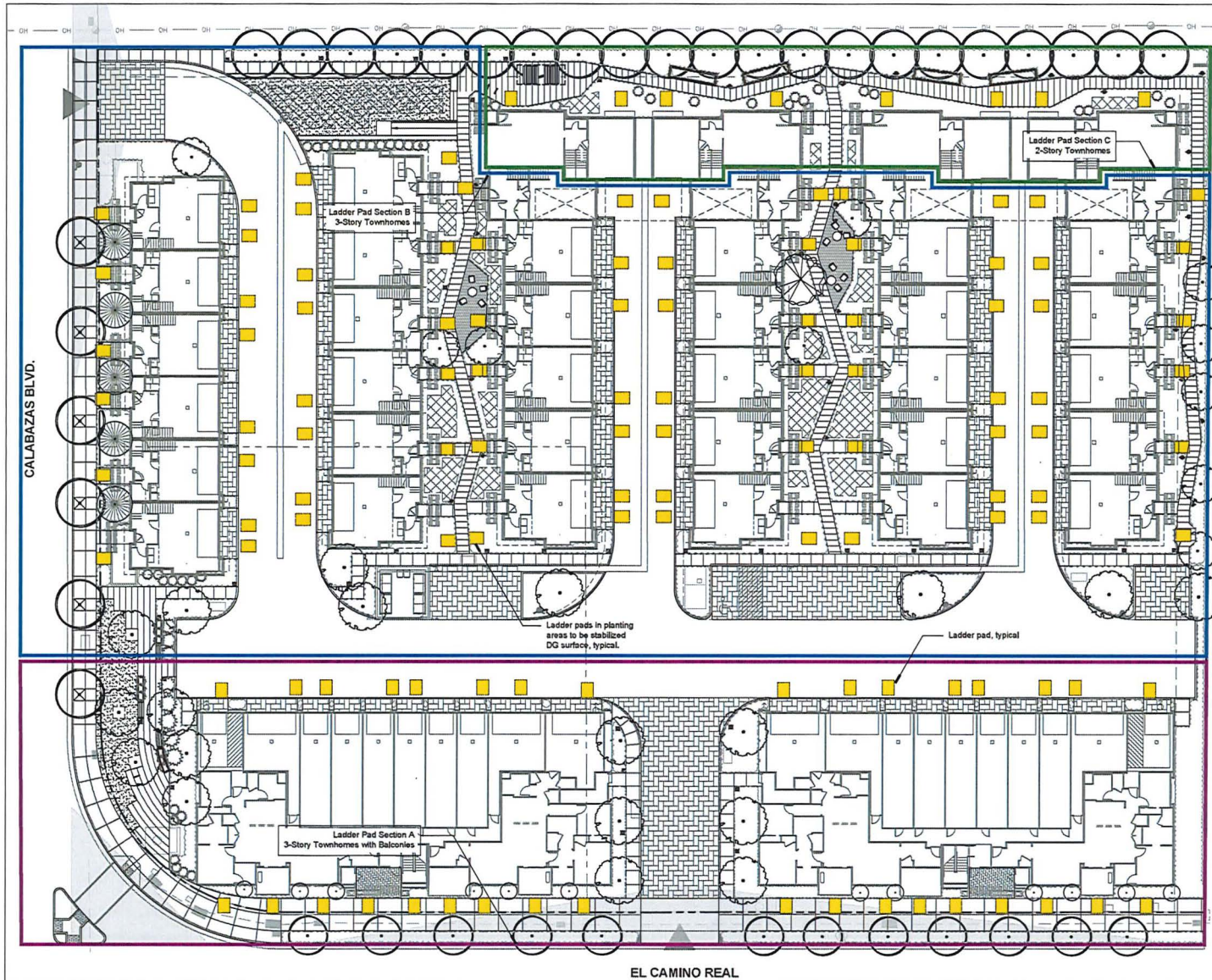


3155 EL CAMINO
SANTA CLARA CA # 2018-0345

SUBMITTAL #4
FEBRUARY 11, 2022

SCHEMATIC
LANDSCAPE IMAGERY

L-2



THE
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3155 EL CAMINO
SANTA CLARA CA # 2018-0345

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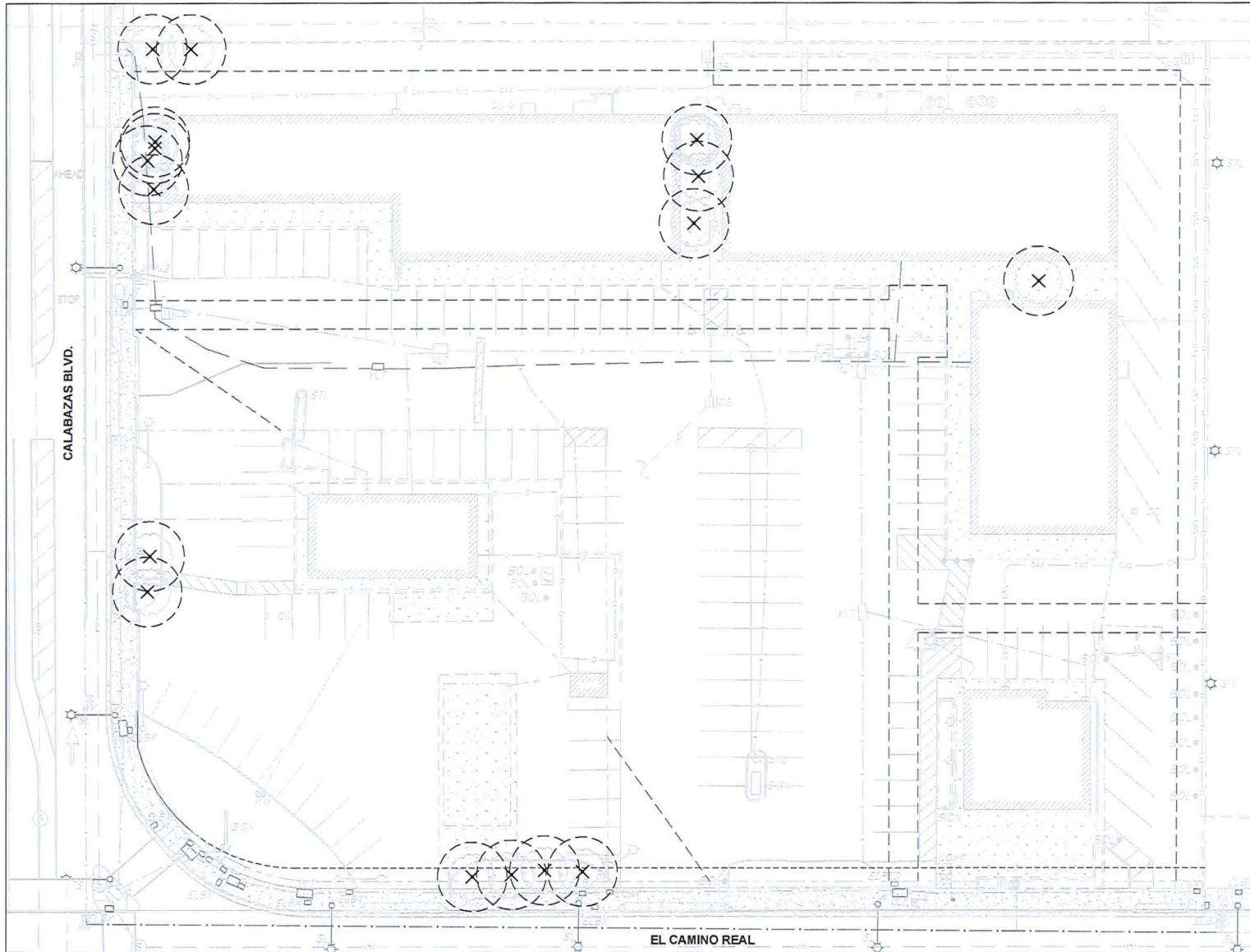


Scale: 1/16" = 1'-0"

0 8 16 32

LADDER PAD
EXHIBIT

L-4



TREE DISPOSITION LEGEND

Key	Description	Qty
	Total Existing Trees On Site	16
	Existing Trees to be Removed	16
	Existing Trees to Remain	0
	Total Proposed Trees, 24" box min. (Note: Refer to Plant List, sheet L-3)	81

Note: No cutting of any part of private trees, including roots, shall be done without securing prior approval of the City Arborist. Tree trimming/removal shall be done in accordance to the City of Santa Clara Tree Preservation/City Arborist specifications and with direct supervision of a certified arborist (Certification of International Society of Arboriculture). Refer to sheet L5.1 for City Arborist Specifications.



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SUBMITTAL #4
FEBRUARY 11, 2022



Scale: 1/16" = 1'-0"

0 8 16 32

TREE DISPOSITION
PLAN

L-5



CITY OF SANTA CLARA ARBORIST NOTES

I. GENERAL

1. No cutting of any part of city trees, including roots, shall be done without securing approval and direct supervision from the city arborist or arborist employed by city (408-415-5080).
2. No cutting of any part of private trees, including roots, shall be done without direct supervision of an international society of arboriculture (ISA) certified arborist.
3. When construction occurs within the drip line of existing trees, contractor shall pile the soil on the side away from the tree. When this is not possible, place soil on plywood, tarp, or 4"-5" thick bed of mulch. This is to help prevent cutting into the soil surface when the backhoe or tractor blade refills the trench.
4. Refill open trenches quickly within hours of excavation when they occur within the drip line of existing trees. If this is not possible and the weather is hot, dry, or windy, contractor must keep root ends moist by covering them with wet burlap. If the temperature is 80°F or greater, the burlap must be inspected every hour and re-wet as necessary to maintain a constant cool moist condition. If the temperature is below 80°F, the burlap must be inspected every four hours and re-wet as necessary to maintain a constant cool moist condition. Small roots can dry out and die in 10-15 minutes. Larger roots can succumb in an hour or less under unfavorable weather conditions.
5. When roots 2" or larger are required to be cut, shovel by hand near the roots and prune the roots with an industry-approved pruning tool. Roots that are accidentally broken should be pruned two inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flash of new roots helping the tree to recover from its injury.
6. Contractor shall notify the city arborist or arborist employed by city 72 hours in advance of any work requiring digging around or within the drip line of existing trees.
7. A clear system of flagging must be provided around trees within 20' of the proposed grading. Contractor shall secure approval of such system from the city arborist or arborist employed by city.
8. Materials, equipment, temporary buildings, fuels, paints and other construction items shall not be placed within the drip line of existing trees.

Page 1 of 4



CITY OF SANTA CLARA ARBORIST NOTES

9. Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fencing shall be placed at the drip line of existing trees, or, if possible, 1.5 times the radius of the drip line out from the trunk of the tree. A warning sign shall be prominently displayed on each fence. The sign shall be a minimum of 6" x 11" and clearly state "Warning - Tree Protection Zone - This fence shall not be removed without approval from the city arborist/project arborist". Fences shall be 6-foot tall chain link or equivalent, as approved by the city arborist or arborist employed by city. Fences shall remain until all grading and construction work is completed. In addition, wrap all trees with straw waddle up to the first main branch, and then wrap snow fencing around the waddle on all trees in the construction zone to protect them from bark damage caused by the work.
10. No trenching shall be done within the drip line of existing trees without the approval of the city arborist or arborist employed by city. Open trenching in the root zone of a public tree is prohibited except in cases where the trenching falls outside the drip line of the tree involved. Exceptions may be allowed if in the opinion of the city arborist or arborist employed by city, the impact of trenching on the tree will be negligible.
11. Any cutting of existing roots of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. Any cutting of existing roots of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist.
12. Grading should not create drainage problems for trees by channeling water into them, or creating ranken areas.
13. All grading within the drip line of city trees shall be done with approved light equipment under the direct supervision of the city arborist or arborist employed by city. All grading within the drip line of private trees shall be done with approved equipment under the direct supervision of an ISA certified arborist. The original grade at the base of existing trees shall not be modified. If a grade increase is necessary, dry wells should be used.
14. When trenching is allowed, the contractor must first cut roots with a vermeer root cutter prior to any trenching to avoid tugging or pulling of roots.
15. Trees that are determined to be removed by the city arborist or arborist employed by city due to an unforeseen circumstance during construction shall be replaced by the

Page 2 of 4



CITY OF SANTA CLARA ARBORIST NOTES

contractor. The city arborist or arborist employed by city shall determine the replacement species, size, quantity, and spacing.

16. Place 4"-6" thick mulch around all existing trees (out to their drip line) that are to be retained prior to any construction. This will help maintain moisture under the tree within the fencing area.
17. Bore pits are not allowed within the drip line of any tree.

II. BORING

Where there is insufficient space to bypass the drip line by trenching adjacent to all existing trees in excess of 5' DBH, the installation must be made by boring. The beginning and ending distance of the bore from the face of the tree in any direction is determined by the diameter of the tree as specified by the accompanying table:

When the tree diameter at 4' is:	Trenching will be replaced by boring at this minimum distance from the face of the tree in any direction:
0-2 inches	1 foot
3-4 inches	2 feet
6-9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Tree diameter	(minimum) depth of bore
9 inches or less	2.5 feet
10-14 inches	3.0 feet
15-19 inches	3.5 feet
20 inches or more	4.0 feet

III. TREE PROTECTION

1. Contractor shall tag and identify existing trees which are to remain within the project limits and on the public right-of-way prior to start of work. Protect all tagged trees at all times from damage by the work. Treatment of all minor damage to tagged trees shall be performed by an ISA certified arborist or other personnel approved by the city arborist or arborist employed by city. If a tagged tree is permanently

Page 3 of 4



CITY OF SANTA CLARA ARBORIST NOTES

disfigured or killed as a result of the work, contractor shall remove the tree, including its roots, from the site and replace each removed tree with an equal-sized tree. If such replacement is not possible, the contractor shall reimburse to the tree owner the amount listed in the table below. The city arborist or arborist employed by city shall be the sole judge of the condition of any tree. Contractor shall provide regular watering of existing landscaping within the construction area through the construction period.

2. Contractor shall pay the tree owner the value of existing trees to remain that died or were damaged because of the contractor's failure to provide adequate protection and maintenance. The payment amount shall be in accordance with the following schedule of value, using "tree caliper" method established in the most recent issue of the "Guide for establishing values of trees and other plants", prepared by the council of tree and landscape architects

7 inches	\$ 2,400
8 inches	\$ 2,400
9 inches	\$ 4,400
10 inches	\$ 6,200
11 inches	\$ 6,200
12 inches	\$ 7,200
13 inches	\$ 8,200
14 inches	\$ 9,200
15 inches	\$ 10,000
16 inches	\$ 11,000
17 inches	\$ 12,000
18 inches and over: Add for each caliper inch	\$ 1,200

Page 4 of 4



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3155 EL CAMINO
SANTA CLARA CA # 2018-0345

SUBMITTAL #4
FEBRUARY 11, 2022

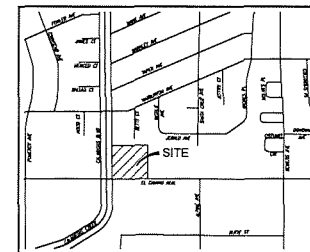
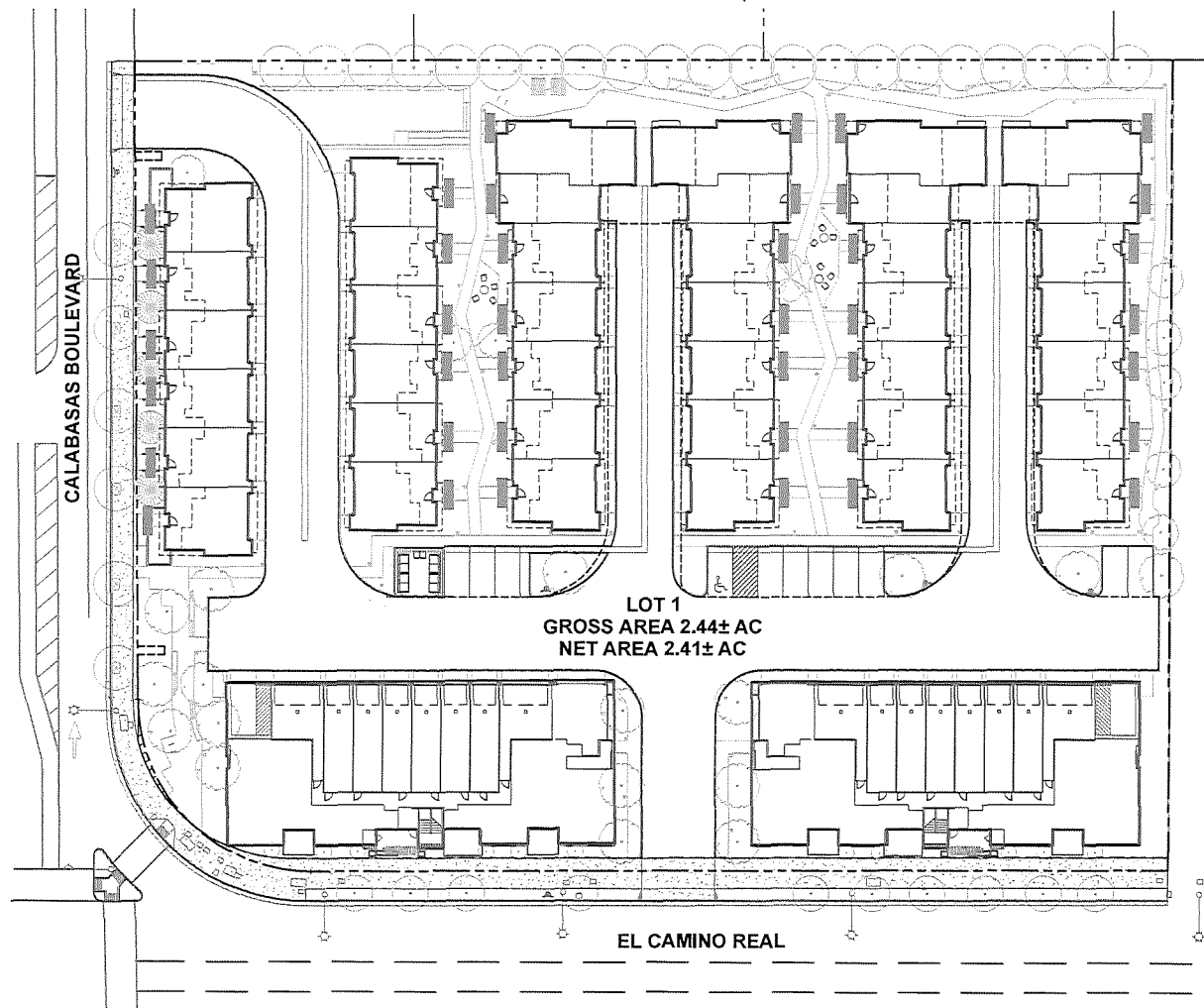


Scale: 1/16" = 1'-0"
0 8 16 32

TREE DISPOSITION
PLAN

L-5.1

3155 EL CAMINO REAL
SANTA CLARA, CALIFORNIA



VICINITY MAP

[illegible]

SITE ADDRESS

3155 EL CAMINO REAL
SANTA CLARA, CALIFORNIA

BASIS OF BEARINGS

THE BEARING: $N 00^{\circ}58'33''$ EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 3, 1957, IN BOOK 76 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

BENCHMARK

VERTICAL DATUM IS BASED UPON SCVD BENCHMARK #31:

A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, HAVING AN ELEVATION OF 80.43 FEET (NAVD83)

FLOOD HAZARD NOT

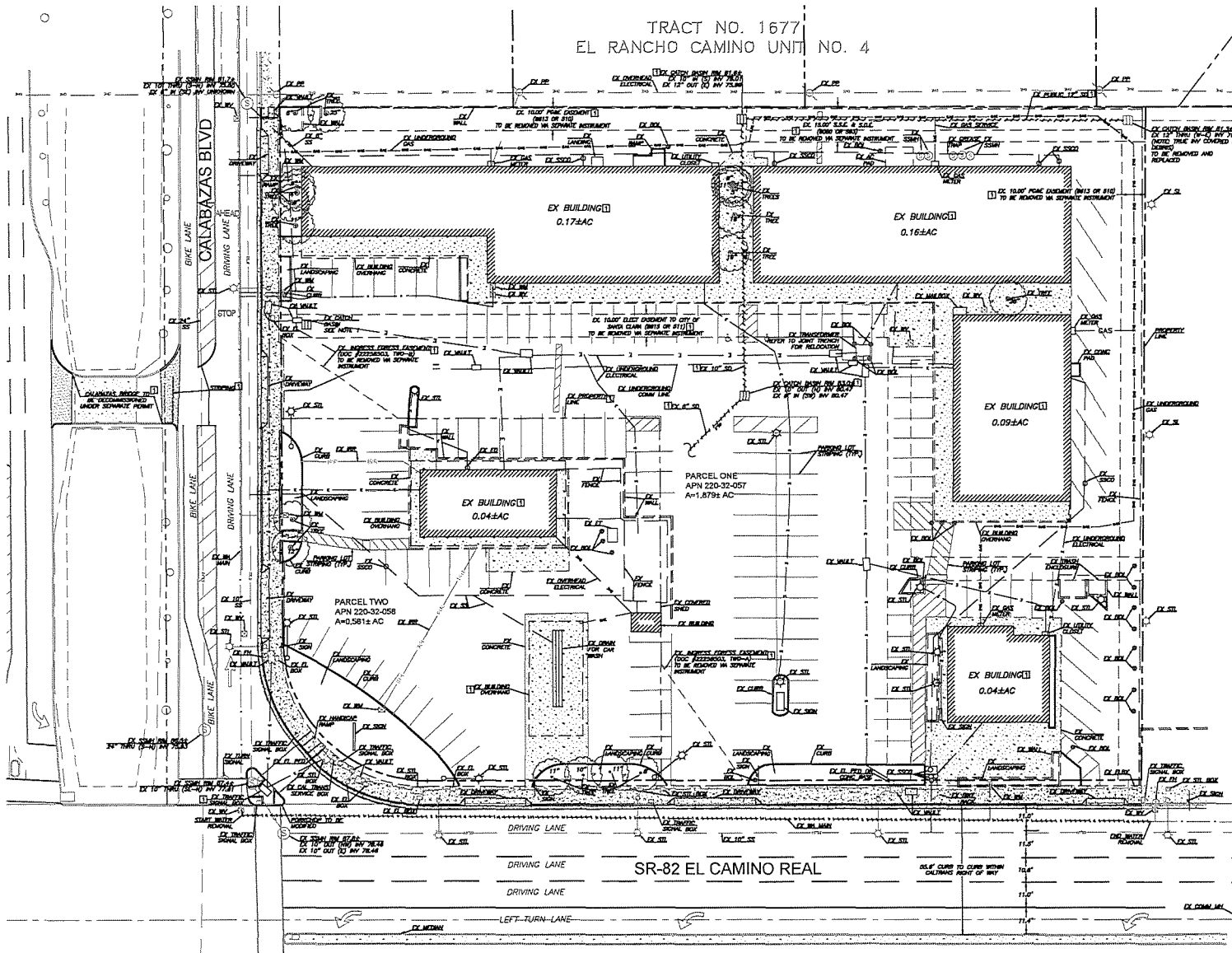
THE PARCEL DESCRIBED HEREIN IS LOCATED WITHIN THE FLOOD HAZARD ZONE DESIGNATION ZONE X, AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE CITY OF SANTA CLARA, SANTA CLARA COUNTY, EFFECTIVE DATE: AUGUST 10, 2021.

SAND ZONE X IS DEFINED AS AREAS WITH REDUCED FLOOD RISK DUE TO LEVEES.

SURVEY NOTE:

ALL FEATURES SHOWN HEREON REPRESENT SURFACE CONDITIONS OF THE PROJECT AREA AS COMPILED FROM AERIAL AND GROUND SURVEYS COMPLETED ON SEPTEMBER 8, 2020, SEPTEMBER 8, 2020 AND SEPTEMBER 28, 2020. NO ATTEMPT HAS BEEN MADE BY SURVEYOR TO DETERMINE THE EXISTENCE OR EXTENT OF UNDERGROUND UTILITIES OR OTHER FEATURES NOT SURFACE VISIBLE.

TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



BASIS OF BEARINGS:

THE BEARING IS INTERIOR EAST OF THE NORTHERLY LINE OF EL CAMINO REAL AS SHOWN ON THAT CERRAN MAP FILED FOR RECORD ON JANUARY 5, 1987, IN BOOK 74 OF MAPS, PAGE 22, 22A, AND SHOWN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK:

VERTICAL DATUM IS BASED UPON SOUND BENCHMARK #111 A BRASS DISK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABAZAS CREEK, HAVING AN ELEVATION OF 104.17 FEET (NGVD).

GENERAL NOTES:

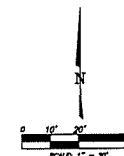
1. STORM DRAIN INLET LATERAL UNLINED BY SURVEY, TO BE REMOVED ON SITE AND CUT & CAPPED AT A MINIMUM OF 18\"/>

LEGEND

- TO BE REMOVED
- ▨ CONCRETE TO BE REMOVED
- ▩ ASPHALT TO BE REMOVED
- TREE
- +++++ TO BE REMOVED

CONSTRUCTION SOLID WASTE MANAGEMENT NOTES

1. ALL CONSTRUCTION AND DEMOLITION (C&D) PROJECTS OVER 5,000 SQUARE FEET SHALL TRACK AND REPORT A MINIMUM OF 80% OF THE DEBRIS GENERATED DURING THE PROJECT. DEBRIS IS ACKNOWLEDGED THROUGH A WASTE TRACKING SYSTEM. DEBRIS TRACKING SYSTEMS MUST BE IN PLACE FOR THE ENTIRE DURATION OF THE PROJECT. MATERIALS FROM NON-RECYCLABLE MATERIALS BEFORE TRAILING TO A RECYCLING OR DISPOSAL FACILITY IN ORDER TO ACHIEVE 80% DEBRIS.
2. PRIOR TO REMOVAL OF A BUILDING, THE APPLICANT SHALL OBTAIN A CONSTRUCTION WASTE MANAGEMENT PLAN (CWMP) AND OBTAIN A PROJECT TRACKING NUMBER FROM SAN JOSE DEPARTMENT OF PUBLIC WORKS. PRIOR TO REMOVAL, ALL WASTE TRACKING SYSTEMS MUST BE IN PLACE TO A CITY-AUTHORIZED WASTE DEBRIS FACILITY, FOR A CURRENT LIST OF THESE CITY-AUTHORIZED WASTE FACILITIES VISIT SANDAG.CALIFORNIA.GOV.
3. THROUGHOUT THE PROJECT, ALL WASTE TRACKING FOR DEBRIS GOING TO RECYCLING, RECYCLING AND DISPOSAL FACILITIES INTO THE DEBRIS WASTE TRACKING SYSTEM. WASTE TRACKING MUST BE IN PLACE FOR THE PROJECT ADDRESS AND THE MATERIAL TYPE ON THE TICKETS MUST MATCH WHAT IS ENTERED INTO THE SYSTEM. FAILURE TO OBTAIN AND TRACK WASTE DEBRIS WILL AFFECT THE PROJECT'S DEBRIS RATE AND MAY RESULT IN PENALTIES.
4. AT A MINIMUM OF TWO WEEKS PRIOR TO FINAL BUILDING INSPECTION, UPLOAD ALL WASTE TICKETS AND COMPLETE THE CWMP REPORT ONLINE FOR FINAL REVIEW. EVIDENCE OF FINAL APPROVAL IS REQUIRED WHEN REQUESTING THE FINAL INSPECTION.
5. PROJECTS THAT FAIL TO ACHIEVE THE 80% DEBRIS RATE ARE SUBJECT TO A FINE EQUAL TO THE DEBRIS SHORTFALL MULTIPLIED BY THE SQUARE FOOTAGE OF THE PROJECT, MULTIPLIED BY \$1. FINE SHALL BE PAID PRIOR TO THE PROJECT CLOSURE.
6. WASTE TRACKING SYSTEMS HAVE THE EXCLUSIVE RIGHTS TO PROVIDE ALL WASTE DEBRIS BOX SERVICES IN ALL AREAS OTHER THAN THOSE AREAS AS INDICATED. NO OTHER WASTE DEBRIS BOXES MAY BE PLACED WITHIN THESE AREAS. WASTE DEBRIS BOXES MAY BE ORDERED BY CONTACTING WASTE TIME, MUST BE ORDERED AT 408-875-4355. A CITY DEPARTMENT POINT IS REQUIRED PRIOR TO THE PLACEMENT OF ALL WASTE DEBRIS BOX ON A CITY STREET.
7. FOR AREAS ZONED INDUSTRIAL, IT IS PERMISSIBLE TO HAVE A WASTE DEBRIS BOX COMPANY FROM THE CITY OF SAN JOSE CLIENTS APPROVED HIGH-CLOSURE FRANCHISE WASTE DEBRIS BOX. FOR A CURRENT LIST OF APPROVED HIGH-CLOSURE FRANCHISE WASTE DEBRIS BOX VISIT SANDAG.CALIFORNIA.GOV.
8. THE USE OF ANY OTHER WASTE DEBRIS BOX OUTSIDE OF THOSE LISTED ABOVE REQUIRES ADVANCED APPROVAL BY THE CITY OF SAN JOSE - ENVIRONMENTAL PROGRAMS STAFF. FOR REQUEST CALL 408-875-4355 OR EMAIL ENVIRONMENT@SANDAG.CALIFORNIA.GOV.
9. FAILURE TO ABIDE BY THESE WASTE DEBRIS BOX/HAULING REQUIREMENTS IS A VIOLATION OF SANTA CLARA CITY CODE 8.25.030 AND IS SUBJECT TO A \$1000 FINE.



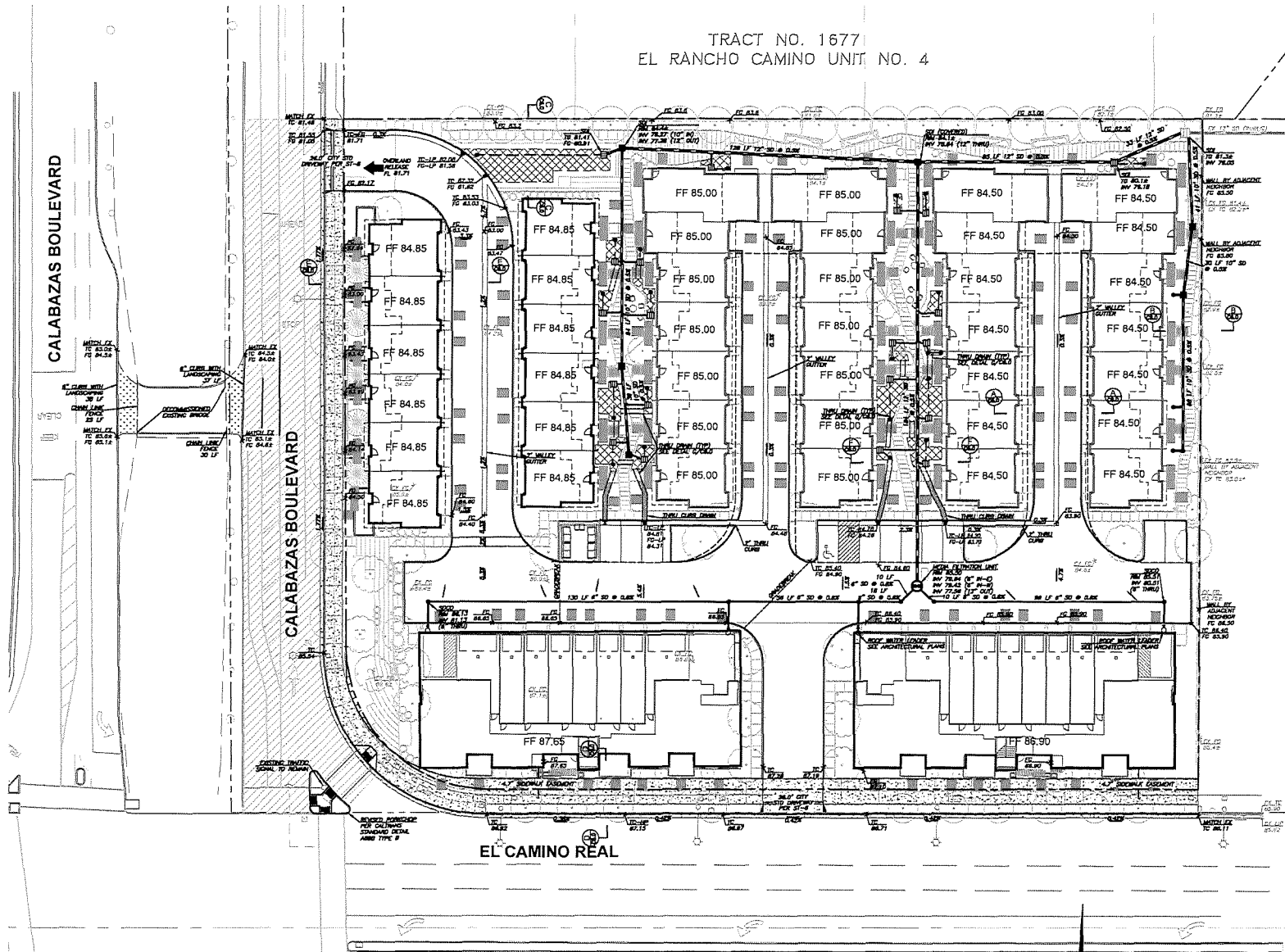
TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4

- GENERAL GRADING & DRAINAGE NOTES:**
1. ALL ON-SITE STORM DRAIN PIPES SHALL BE RCP CLASE II UNLESS OTHERWISE SPECIFIED.
 2. ALL PIPES TO CONCRETE CONNECTIONS SHALL BE DONE WITH WASTEWATER PER CITY OF SAN JOSE (STANDARD) DETAIL.
 3. ALL PIPES TO BE INSTALLED PER CITY STANDARD DETAIL.

LEGEND

SLURRY SEAL
STORM TO BE REPLACED TO PRE-IMPROVEMENT CONDITION

NEW PLANTING

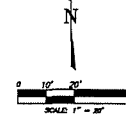


JMH WEISS, INC.
Civil Engineering - Surveying - Land Planning
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SAN JOSE, CA 95110

BD|G
Bayview Construction Group

3155 EL CAMINO
SANTA CLARA CA # 2018-0345

Submittal #4
02/11/2022



GRADING & DRAINAGE PLAN

C3.0
SHEET 3 OF 10

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIOTRETENTION AREAS			
NO.	MAINTENANCE TASK	FREQUENCY OF TASK	
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIOTRETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	
2	INSPECT BIOTRETENTION AREA FOR STANDING WATER, IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	
3	CHECK UNDERDRAINS FOR CLOGGING, USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS	
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY	
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION, PRUNE AND WEED THE BIOTRETENTION AREA, REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET 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 WET SEASON BEGINS	
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS	
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH, REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS	
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN, REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS	
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED, CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS, REMOVE TRASH AND DEBRIS, REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS	
11	INSPECT BIOTRETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON	

JMH Weiss Project Number: #2313 Project Name: 3155 El Camino Real Date: 02/13/2022 Project Address: 3155 El Camino Real		JMH Weiss Project Address: 3155 El Camino Real	
Existing Flow Hydrology (10 Year) Existing Permeable Area = 3,370 Existing Impervious Area = 101,581 C Value = 0.683 Intensity (inches/hour)** = 1.85 Average = 2.41 Existing Q (cfs) = 3.93		Proposed Flow Hydrology (10 Year) Proposed Permeable Area = 20,347 Proposed Impervious Area = 83,935 C Value = 0.791 Intensity (inches/hour)** = 1.85 Average = 2.41 Proposed Q (cfs) = 3.52	
Existing to Proposed Flow Differential (DF%) = -0.41 Existing to Proposed Flow Reduction (%) = 10.40%		Existing Flow Hydrology (100 Year) Existing Permeable Area = 3,370 Existing Impervious Area = 101,581 C Value = 0.883 Intensity (inches/hour)** = 2.5 Average = 2.41 Existing Q (cfs) = 5.31	
Existing to Proposed Flow Differential (DF%) = -0.56 Existing to Proposed Flow Reduction (%) = 18.40% **C Value** weighted average existing permeable area as C=0.10 & impervious as C=0.90 ***Intensity based on City of San Jose rain gauge with a 10 minute concentration time.		Proposed Flow Hydrology (100 Year) Proposed Permeable Area = 20,347 Proposed Impervious Area = 83,935 C Value = 0.791 Intensity (inches/hour)** = 2.5 Average = 2.41 Proposed Q (cfs) = 4.75	

2. Project Size		a. Total Site Area (Acre)		b. Total Site Area (Acre)	
		Pre-project (Existing) LA (A)		Total Post-Project LA (A)	
Impervious Area (A)		Existing LA (A)		Total Post-Project LA (A)	
Roof		16,474		16,474	
Surface Parking		28,949		28,949	
Sidewalks, streets, etc.		28,129		28,129	
c. Total Impervious Area		73,552		73,552	
d. Total new and replaced impervious area		0		0	
Permeable Area (P)		Existing LA (P)		Total Post-Project LA (P)	
Landscaping		3,141		3,141	
Permeable Parking		0		0	
Other (e.g., Green Roof)		0		0	
e. Total Permeable Area		3,141		3,141	
f. Total Area (LA+PA)		76,693		76,693	
g. Percent Replacement of LA in Redevelopment Projects (Total LA minus LA Replaced with LA + Total Impervious LA + 100% = 81.57 %					

3. State Construction General Permit Applicability:
- a. Is (2). equal to 1 acre or more?
- ☒ Yes, applicant must obtain coverage under the State Construction General Permit (see www.sccwrp.ca.gov/3155-El-Camino-Real for details).
- ☐ No, applicant does not need coverage under the State Construction General Permit.
4. MRP Prevalence C3 Applicability:
- a. Is (2). equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and stand-alone uncovered parking?
- ☒ Yes, C3, source control, site design and treatment requirements apply - check with local agency.
- ☐ No, C3, source control and site design requirements may apply - check with local agency.
- b. For redevelopment projects, is (2). equal to 50% or more?
- ☒ Yes, C3, requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire site.
- ☐ No, C3, requirements only apply to the impervious area created and/or replaced.
5. Hydromodification Measure (HIM) Applicability:
- a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?
- ☒ Yes (continue) ☐ No - exempt from HIM, go to page 3.
- b. Is the project located in an area of HIM applicability (green area) on the HIM Applicability Map? (www.sccwrp.ca.gov/3155-El-Camino-Real)
- ☐ Yes, the project must implement HIM requirements.
- ☐ No, the project is exempt from HIM requirements.

**The "new" and "replaced" LA are based on the total size of the site and not specific locations on site. "Replaced" refers to those existing LA in place. "Replaced" refers to new LA in place. "New" LA is the quantity of LA in place.

***Include bioretention and infiltration areas in landscaping.

6. Selection of Specific Stormwater Control Measures:

- Site Design Measures**
- ☒ Maximize land dedicated to: protect trees and soil
 - ☒ Maximize impervious surfaces, drain to sanitary sewer
 - ☒ Minimum-impact street or parking lot design (e.g., parking on lot or under buildings)
 - ☒ Cluster structures' pavement
 - ☒ Disconnected downspout (direct runoff from roofs, sidewalks, patios to landscaped area)
 - ☒ Permeable pavement
 - ☒ Green roof
 - ☒ Other self-sealing area (e.g., landscaped areas)
 - ☒ Self-sealing area
 - ☒ Intercept trees
 - ☒ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use)
 - ☒ Preserved open space, wetland area, or riparian area
 - ☒ Protected riparian and wetland area/buffer (defined from top of bank to 8)
 - ☒ Other
- Flow Reduction Controls for Hydromodification Measure (HIM)**
- ☐ Extended Detention Basin
 - ☐ Underground tank or vault
 - ☐ Bioretention with culvert
 - ☐ Other

*See SCV30777 C3 Handbook for definitions.

**Optional site design measures that do not have to be stated in compliance with Prevalence C3.3 treatment requirements.

***Subject to agency owner's ability requirements.

****These treatment measures are only allowed if the project qualifies as a "Special Project".

*****These treatment measures are only allowed as part of a multi-use treatment plan (e.g., for pre-treatment).

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.1 Name of DMA:	7				
For items 2.2 and 2.3, enter the area in square feet for each type of surface within the DMA.					
	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjust Permeable Surface	Effective Impervious Area	
2.2	Impervious surface	21,999	1.0	21,999	
2.3	Permeable surface	1,691	0.1	349	
	Total DMA Area (square feet) =	23,690			
2.4	Partial Effective Impervious Area (EIA)			22,348	Square Feet

3.0 Calculate Unit Basin Storage Volume in Inches

Table 3.2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-hour Stormwater			
		Unit Basin Storage Volume (in) for Applicable Runoff Coefficient	
Applicable Run Coefficient	Mean Annual Precipitation (in)	Coefficient of 1.00	
0.10	18.1	0.17	0.17
0.20	18.1	0.34	0.34
0.30	18.1	0.51	0.51
0.40	18.1	0.68	0.68
0.50	18.1	0.85	0.85
0.60	18.1	1.02	1.02
0.70	18.1	1.19	1.19
0.80	18.1	1.36	1.36
0.90	18.1	1.53	1.53
1.00	18.1	1.70	1.70

4.0 Calculate the Duration of the Rain Event

4.1 Rainfall intensity	0.2 inches per hour
4.2 Divide item 3.2 by item 4.1	2.62 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 4% of DMA impervious surface	879 Square feet
5.2 Area 20% smaller than item 5.1	671 Square feet
5.3 Volume of treated runoff for area in item 5.2	788 Cubic feet (item 5.2 * 5 inches per hour * 1/12 * item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subdivide item 5.3 from item 5.1	263 Cubic feet (Amount of runoff to be stored in ponding area)
6.2 Divide item 6.1 by item 5.1	0.4 Feet (Depth of stored runoff in surface ponding area)
6.3 Convert item 6.2 from feet to inches	4.7 Inches (Depth of stored runoff in surface ponding area)
6.4 If ponding depth in item 6.3 meets your target depth, skip item 6.5. If not, continue to Step 7.1.	

7.0 Optimize Size of Treatment Measure

7.1 Enter an area larger or smaller than item 5.2	628 Sq.Ft. (enter larger area if you need less ponding depth, smaller for more depth.)
7.2 Volume of treated runoff for area in item 7.1	778 Cubic feet (item 7.1 * 5 inches per hour * 1/12 * item 4.2)
7.3 Subdivide item 7.2 from item 5.1	313 Cubic feet (Amount of runoff to be stored in ponding area)
7.4 Divide item 7.3 by item 7.1	0.50 Feet (Depth of stored runoff in surface ponding area)
7.5 Convert item 7.4 from feet to inches	5.99 Inches (Depth of stored runoff in surface ponding area)
7.6 If the ponding depth in item 7.5 meets target depth, skip item 7.7. If not, repeat Steps 7.1 through 7.5 until you obtain target depth.	

8.0 Surface Area of Treatment Measure for DMA

8.1 Final surface area of treatment	628 Square feet (Either item 5.2 or final amount in item 7.1)
*Note: Check with the local jurisdiction as to its policy regarding the minimum treatment surface area allowed.	

2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)

2.0. Associate Percentage in Impervious Surface for Stormwater Management Area (Urban)				
2.1 Name of DMA:	8			
For items 2.2 and 2.3, enter the areas in square feet for each type of surface within the DMA.				
	Type of Surface	Area of surface type within DMA (Sq. Ft.)	Adjusted Permeable Surface Area	Effective Impervious Area
2.2	Impervious surface	33,906	1.0	33,906
2.3	Permeable surface	1,292	0.1	129
Total DMA Area (square feet) =		35,198		

3.0 Calculate Unit Basin Storage Volume in Inches

3.0 Calculate Unit Basin Storage Volume in Inches			
Table 3-2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Stormwater			
Applicable Run Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Runoff Coefficient of 1.00	
Oakland Airport	18.35		0.57
San Jose	14.6		0.47

4.0 Calculate the Duration of the Rain Event

4.1 Rainfall intensity	0.2 inches per hour
4.2 Divide item 3.2 by item 4.1	2.62 Hours of Rain Event Duration

5.0 Preliminary Estimate of Surface Area of Treatment Measure

5.1 4% of DMA impervious surface	561 Square feet
5.2 Area 20% smaller than item 5.1	421 Square feet
5.3 Volume of treated runoff for area in item 5.2	495 Cubic feet (item 5.2 * 5 inches per hour * 1/12 * item 4.2)

6.0 Initial Adjustment of Depth of Surface Ponding Area

6.1 Subdivide item 5.3 from item 5.1	165 Cubic feet (Amount of runoff to be stored in ponding area)
6.2 Divide item 6.1 by item 5.1	0.4 Feet (Depth of stored runoff in surface ponding area)
6.3 Convert item 6.2 from feet to inches	4.7 Inches (Depth of stored runoff in surface ponding area)
6.4 If ponding depth in item 6.3 meets your target depth, skip item 6.5. If not, continue to Step 7.1.	

7.0 Optimize Size of Treatment Measure

7.1 Enter an area larger or smaller than item 5.2	394 Sq.Ft. (enter larger area if you need less ponding depth, smaller for more depth.)
7.2 Volume of treated runoff for area in item 7.1	463 Cubic feet (item 7.1 * 5 inches per hour * 1/12 * item 4.2)
7.3 Subdivide item 7.2 from item 5.1	197 Cubic feet (Amount of runoff to be stored in ponding area)
7.4 Divide item 7.3 by item 7.1	0.50 Feet (Depth of stored runoff in surface ponding area)
7.5 Convert item 7.4 from feet to inches	5.99 Inches (Depth of stored runoff in surface ponding area)
7.6 If the ponding depth in item 7.5 meets target depth, skip item 7.7. If not, repeat Steps 7.1 through 7.5 until you obtain target depth.	

8.0 Surface Area of Treatment Measure for DMA

8.1 Final surface area of treatment	394 Square feet (Either item 5.2 or final amount in item 7.1)
*Note: Check with the local jurisdiction as to its policy regarding the minimum treatment surface area allowed.	

OPERATION AND MAINTENANCE INFORMATION:

- L. PROPERTY INFORMATION:
- LA. PROPERTY ADDRESS: 3155 EL CAMINO REAL, SANTA CLARA, CA 95051
- LB. PROPERTY OWNER: JMH WEISS
- LC. RESPONSIBLE PARTY FOR MAINTENANCE: JMH WEISS
- LD. CONTACT: JMH WEISS
- LE. PHONE NUMBER OF CONTACT: (408) 387-6281
- LF. EMAIL: JMH@JMHWEISS.COM
- LG. ADDRESS: 81 S. MARKET ST. SAN JOSE, CA 95114

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

MEDIA FILTER SIZING			
DMA #	10		
Area	17390 ± ft ²		
C Value	Area* (ft ²)	Weighted C Value	
0.9	15,337	0.809	
0.8	0		
0.7	0		
0.1	2,053		
Rainfall Intensity (i)			i = 0.2
$Q = C \times i \times A$ $Q = 0.0667190$ cfs			
Manufacturer: Contech Cartridge Height: 16 in. Cartridge Media (if applicable): PhosphoSorb G.U.L.D. Cartridge Treatment Flowrate (CTF): 15 gpm/cartridge # Cartridges: 10 x (619 gpm/ctf) / CTF # Cartridges = 1.5994M2 (round up) # Cartridges Required: 2 Treatment Flow Rate Capacity: 0.0668151 cfs			

* Input Values by hand or use Table at the bottom of the spreadsheet.



CatchBasin StormFilter™

Important: These guidelines should be used as a part of your site stormwater plan.

Overview
The CatchBasin StormFilter™ (CSBF) consists of a multi-chamber steel, concrete, or plastic catch basin unit that can contain up to four StormFilter cartridges. The steel CSBF is offered both as a standard and as a deep unit.

The CSBF is installed flush with the finished grade and is applicable for both aboveground lot and retrofit applications. It can also be fitted with an inlet pipe for roof leaders or similar applications.

The CSBF unit treats peak water quality design flows up to 0.13 cfs, coupled with an internal weir overflow capacity of 1.0 cfs for the standard unit, and 1.8 cfs for the deep steel and concrete units. Plastic units have an internal weir overflow capacity of 0.5 cfs.

Design Operation
The CSBF is installed as the primary receiver of runoff, either to a standard, gabled catch basin. The steel and concrete CSBF units have an H-20 rated, traffic-bearing lid that allows the filter to be installed in parking lots, and for all practical purposes, takes up no load area. Plastic units can be used in landscaped areas and for other non-traffic-bearing applications.

The CSBF consists of a sump inlet chamber and a cartridge chamber. Runoff enters the sump inlet chamber either by short flow from a paved surface or from an inlet pipe discharging directly to the unit wall. The inlet chamber is equipped with an internal baffle, which traps debris and floating oil and grease, and an overflow weir. While in the inlet chamber, heavier solids are allowed to settle into the deep sump, while lighter solids and soluble pollutants are directed under the baffle and into the cartridge chamber through a port between the baffle and the overflow weir.



OPERATION AND MAINTENANCE

Once in the cartridge chamber, polluted water ponds and penetrates horizontally through the media in the filter cartridges. Treated water collects in the cartridge's center basin from where it is directed by an under-drain manifold to the outlet pipe on the downstream side of the overflow weir and discharged.

When flows into the CSBF exceed the water quality design value, excess water spills over the overflow weir, bypassing the cartridge bay and discharges to the outlet pipe.

Applications
The CSBF is particularly useful where small flows are being treated or for sites that use first-flush flow mobile hydraulic head to store. The unit is ideal for applications in which standard catch basins can be used. Both water quality and catchment basins can be resolved with the use of the CSBF.

Best-Fit
The retrofit market has many possible applications for the CSBF. The CSBF can be installed by replacing an existing catch basin without having to "chase the grade," thus reducing the high cost of re-piping the storm system.



CatchBasin StormFilter™

Maintenance Guidelines
Maintenance procedures for initial catch basins can be applied to the CatchBasin StormFilter (CSBF). The filter cartridges contained in the CSBF are easily removed and replaced during maintenance activities according to the following guidelines:

1. Establish a safe working area as per typical catch basin safety activity.
2. Remove metal grate and diamond plate cover (weight 100 lbs. each).
3. Turn cartridge(s) counter-clockwise to disconnect from riser manifold.
4. Remove 4" cover cap from cartridge and replace with lifting cap.
5. Remove cartridge(s) from catch basin by hand or with vector truck boom.
6. Remove accumulated sediment via vector truck (min. clearance 9'22" x 11').
7. Remove accumulated sediment from cartridge bay (min. clearance 9'22" x 11').
8. Rinse interior of both bays and vector remaining water and sediment.
9. Install filter cartridge(s) (threading clockwise to pipe manifold).
10. Replace cover and grate.
11. Return original cartridges to Contech for cleaning.

Media may be removed from the filter cartridges using the vector truck before the cartridges are removed from the catch basin structure. Empty cartridges can be easily removed from the catch basin structure by hand. Empty cartridges should be maintained and returned to Contech as appropriate.

Materials required include a lifting strap, vector truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vector truck must be equipped with a hose capable of reaching every inch of treated clearance. The carrier may refresh level cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the equipment department of Contech at 360-238-7137 for more information.

Maintenance is estimated at 20 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.

Mosquito Abatement

In certain areas of the United States, mosquito abatement is desirable to reduce the incidence of vectors. In B&W with standing water, which could provide mosquito breeding habitat, certain abatement measures can be taken.

1. Periodic observation of the standing water to determine if the facility is harboring mosquito larvae.
2. Regular catch basin maintenance.
3. Use of larvicides containing Bacillus thuringiensis israelensis (Bti, BTI) in a bacterium toxic to mosquito and black fly larvae.

In some cases, the presence of petroleum hydrocarbons may interrupt the mosquito growth cycle.

Using Larvicides in the CatchBasin StormFilter
Larvicides should be used according to manufacturer's recommendations. Two widely available products are Mosquito Dunks and Sumter Bti. Inquest. For more information, visit http://www.sumterchemical.com/mosquito_dunks/.

The larvicide must be in contact with the permanent pool. The larvicide should also be fed to the CatchBasin StormFilter by string or vial to prevent displacement by high flows. A magnet can be used with a steel catch basin.

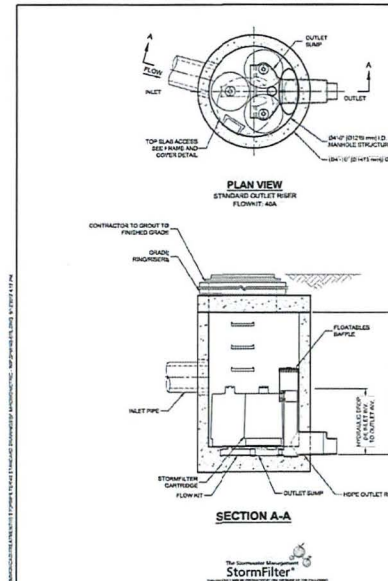
For more information on mosquito abatement in stormwater B&W, refer to the following: <http://www.campcofilters.com/publications/mosquitoabatement/0125.pdf>

Materials required include a lifting strap, vector truck and fresh filter cartridges. Contact Contech for specifications and availability of the lifting cap. The vector truck must be equipped with a hose capable of reaching every inch of treated clearance. The carrier may refresh level cartridges. Refreshed cartridges are also available from Contech on an exchange basis. Contact the equipment department of Contech at 360-238-7137 for more information.

Maintenance is estimated at 20 minutes of site time. For units with more than one cartridge, add approximately 5 minutes for each additional cartridge. Add travel time as required.



OPERATION AND MAINTENANCE



The Stormwater Management StormFilter®

Vault, Cast-In-Place, and Linear Units

Important: These guidelines should be used as a part of your site stormwater management plan.

Description
The Stormwater Management StormFilter® (StormFilter) is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house non-removable, media-filled, filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and absorb materials such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The StormFilter is offered in multiple configurations, including vault, linear, catch basin, manhole, and cast-in-place. The vault, linear, manhole, and catch basin models utilize pre-manufactured units to ease the design and installation processes. The manhole units are customized to fit larger flows and may be either covered or uncovered underground units.

Purpose
The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local

requirements for cleaning runoff in compliance with the Clean Water Act.

Through independent third party testing, it has been demonstrated that the StormFilter is highly effective for treatment of first flush flows and for treatment of low-pollution flows during the latter part of a storm. In general, the StormFilter's efficiency is highest when pollutant concentrations are highest. The primary non-point source pollutants targeted for removal by the StormFilter are suspended solids (TSS), oil and grease, soluble metals, nutrients, organic, and trash and debris.

Sizing
The StormFilter is sized to treat the peak flow of a water quality design storm. The peak flow is determined from calculations based on the contributing watershed hydrology and from a design storm magnitude set by the local stormwater management agency. The particular size of a StormFilter unit is determined by the number of filter cartridges (see Figure 1) required to treat this peak flow.

The slow rate through each filter cartridge is adjustable, allowing control over the amount of contact time between the influent and the filter media. The maximum flow rate through each cartridge can be adjusted to between 5 and 10 gpm using a calibrated reactor disk at the base of each filter cartridge. Adjustments to the cartridge flow rate will affect the number of cartridges required to treat the peak flow.

The StormFilter is a passive, flow-through, stormwater filtration system designed to improve the quality of stormwater runoff from the urban environment before it enters receiving waterways. It is intended to function as a Best Management Practice (BMP) to meet federal, state, and local

STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE UNIT IS DESIGNED TO TREAT THE DESIGN FLOW OF A CATCH BASIN WITH A TREATMENT CAPACITY OF 0.13 CFS (2.5 GPM). IF THE DESIGN FLOW EXCEEDS 0.13 CFS, A DEEPER UNIT OR A LARGER UNIT IS REQUIRED.

CARTRIDGE SELECTION	2" INLET	4" INLET	6" INLET	8" INLET
LOW FLOW	1.0	1.0	1.0	1.0
MEDIUM FLOW	1.0	1.0	1.0	1.0
HIGH FLOW	1.0	1.0	1.0	1.0
DEEP FLOW	1.0	1.0	1.0	1.0

* See general notes for details on cartridge selection and installation.

SITE SPECIFIC DATA REQUIREMENTS

ITEM	REQUIRED	NOTED	REMARKS
1. SITE SPECIFIC DATA	YES		
2. DESIGN FLOW	YES		
3. DESIGN FLOW	YES		
4. DESIGN FLOW	YES		
5. DESIGN FLOW	YES		
6. DESIGN FLOW	YES		
7. DESIGN FLOW	YES		
8. DESIGN FLOW	YES		
9. DESIGN FLOW	YES		
10. DESIGN FLOW	YES		
11. DESIGN FLOW	YES		
12. DESIGN FLOW	YES		
13. DESIGN FLOW	YES		
14. DESIGN FLOW	YES		
15. DESIGN FLOW	YES		
16. DESIGN FLOW	YES		
17. DESIGN FLOW	YES		
18. DESIGN FLOW	YES		
19. DESIGN FLOW	YES		
20. DESIGN FLOW	YES		

* SEE GENERAL NOTES FOR DETAILS ON CARTRIDGE SELECTION AND INSTALLATION.

FRAME AND COVER (CHAMBER VALVE)

N/A

CONTECH ENGINEERED SOLUTIONS LLC

10000 1st Avenue, Suite 100, Everett, WA 98203
 Phone: 425.336.7137
 Fax: 425.336.7138
 Email: info@contech-engineered.com

SFM48 STORMFILTER STANDARD DETAIL

Basic Function

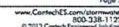
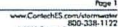
The StormFilter is designed to siphon stormwater runoff through a filter cartridge containing media. A variety of filter media is available and can be customized for each site to target and remove the desired level of pollutants, dissolved metals, organic, and oil and grease. In many cases, a combination of media is recommended to maximize the effectiveness of the stormwater pollutant removal.



Figure 1. The StormFilter Cartridge

Priming System Function
When stormwater in the StormFilter unit enters a StormFilter cartridge, it permeates horizontally through the cartridge's filter media and collects in the center tube of the cartridge, where the flow in the cartridge is in a closed (downward) position.

Water continues to pass through the filter media and into the cartridge's center tube. The air in the cartridge is displaced by the water and purged from beneath the filter hood through the one-way check valve located in the cap. Once the center tube is filled with water (approximately 18 inches deep), there is enough submergence on the float to open the float valve and allow the treated water in the center tube to flow into the under-drain manifold. This causes the check valve to close, creating a siphon that draws polluted water throughout the full surface area and volume of the filter. Thus, the



JM WEISS, INC.
Civil Engineering - Surveying - Land Planning
1731 TECHWOOD DRIVE, #1880
SAN JOSE, CA 95110

BD
BayView Development Group

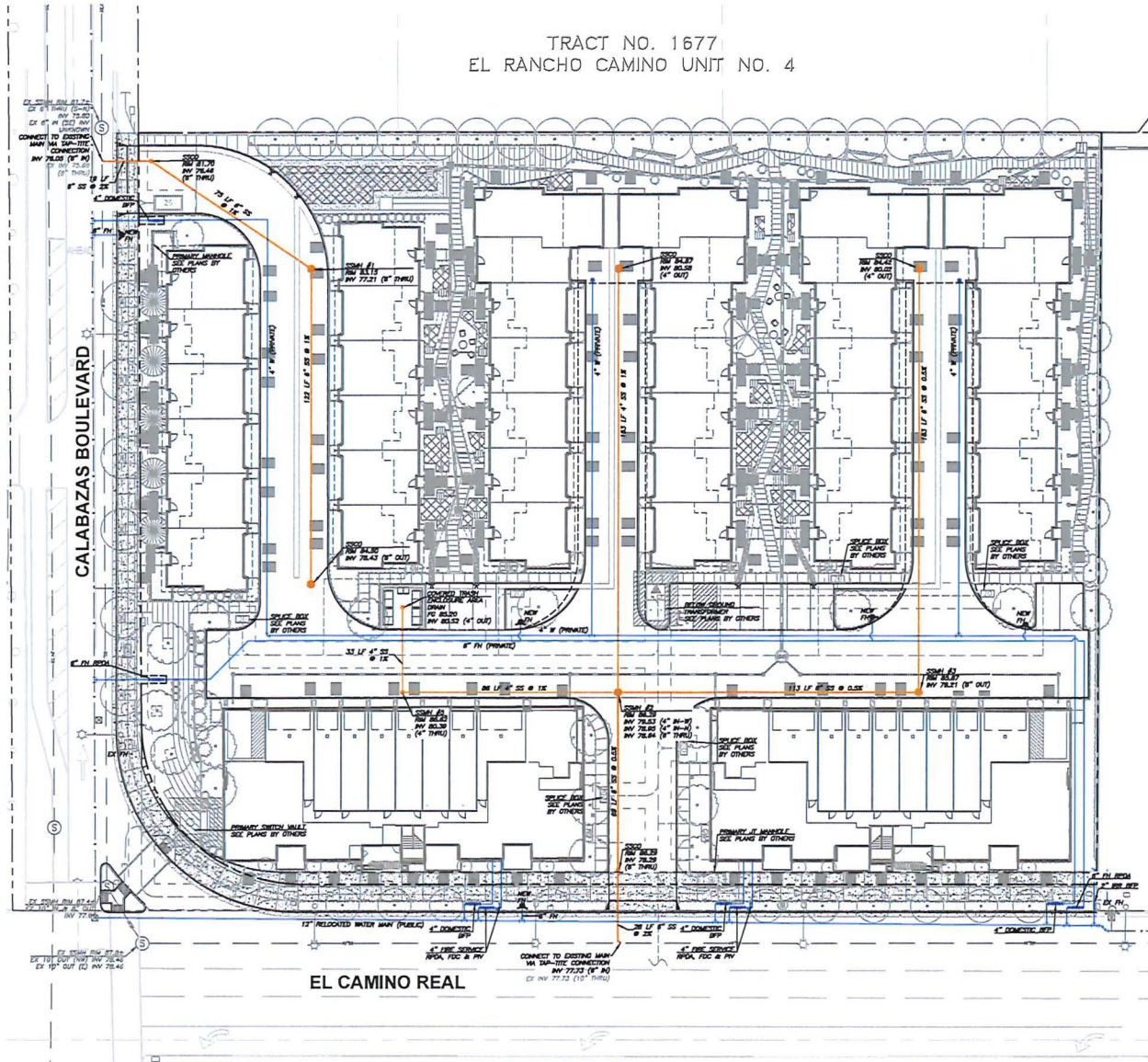
3155 EL CAMINO
SANTA CLARA CA #18-0345

Submittal #4
02/11/2022

MEDIA FILTER NOTES

C4.2
SHEET 6 OF 10

TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4



GENERAL UTILITY NOTES:

1. ALL ON-SITE SANITARY SEWER PIPES 12 INCHES OR LESS SHALL BE SDN-24 UNLESS OTHERWISE NOTED.
2. ALL PVC TO CONCRETE CONNECTIONS SHALL BE DONE WITH INTERSTOP.
3. WATER DESIGN IS SCHEMATIC ONLY AND NOT MEANT FOR CONSTRUCTION PURPOSES. REFER TO PLUMBING PLANS FOR FINAL DESIGN SPECIFICATIONS.
4. ALL WATER LINES ON-SITE ARE PRIVATE UNLESS OTHERWISE NOTED.

LEGEND

- WATER LINE
- - - - - SANITARY SEWER LINE
- - - - - STORM DRAIN
- - - - - JOINT TRENCH (SEE PLANS BY OTHERS)

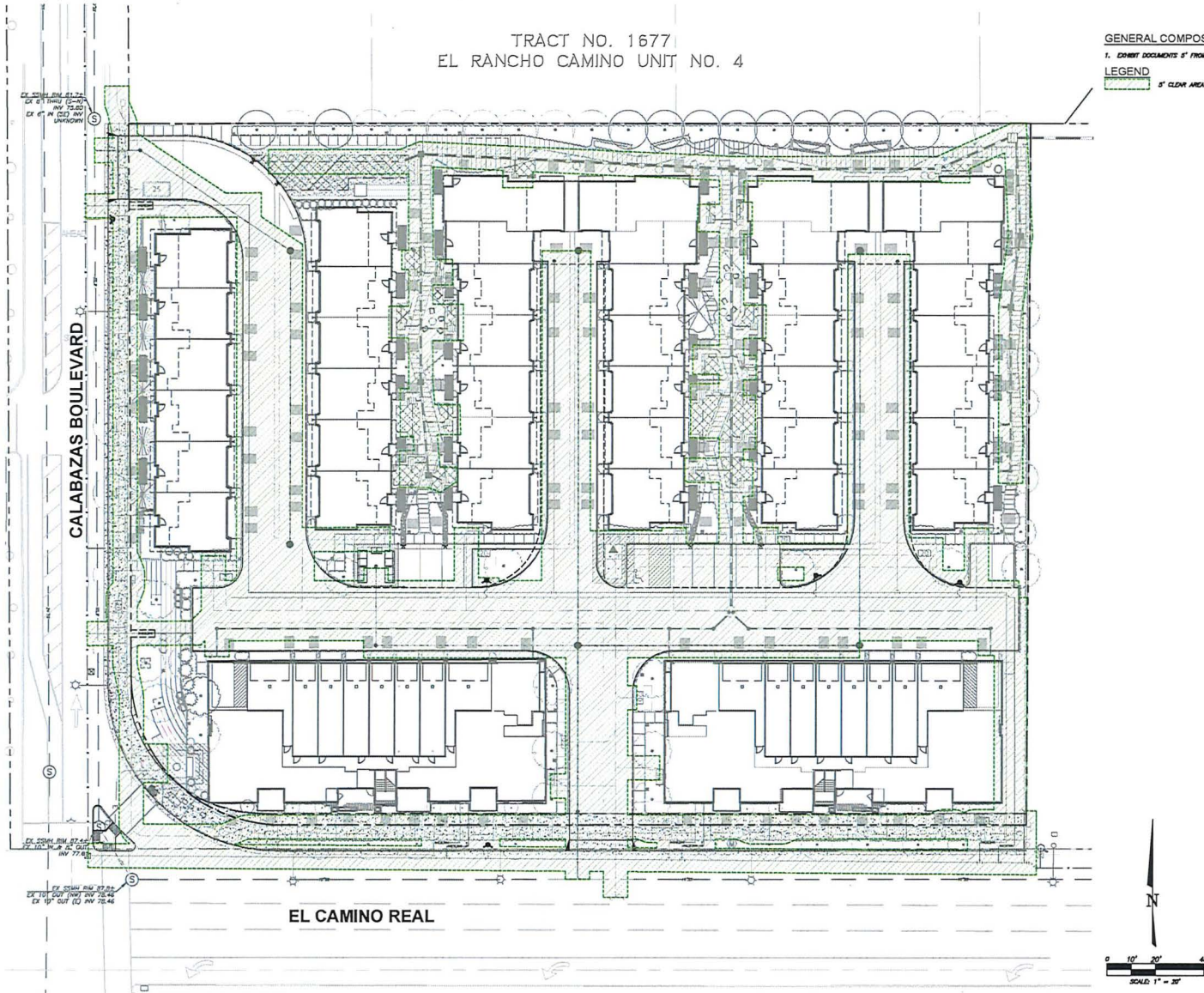
TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4

GENERAL COMPOSITE TREE PLAN NOTES

1. EXIST DOCUMENTS 5' FROM DRY & WET UTILITIES AS CLEAR AREA FROM TREE PLANTING.

LEGEND

5' CLEAR AREA NO TREE PLANTING ZONE



[illegible]

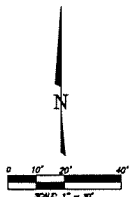
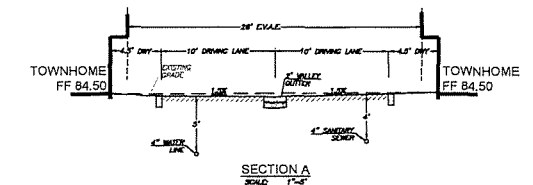
1. RED CURBS TO READ "NO PARKING-FIRE LANE" IN WHITE PAINT, 8 INCHES IN HEIGHT WITH A MINIMUM 1-INCH STROKE EVERY 35 FEET.
2. SEE FIRE ALARM LAYOUT ON PLANS BY OTHERS.
3. ALL PRIVATE FIRE HYDRANTS SHOWN HEREON SHALL BE CLOW MODEL 880 OR EQUIVALENT.
4. EACH SPARKER RISER SHALL BE PROTECTED BY A 17 LB GALVANEUM ALLOY WITH ALL LEADS, PIPE AND FITTINGS, FROM THE FLANGE 8" ABOVE FINISHED FLOOR TO THE DUCTILE IRON PIPE EXTENDING 5 LF BEYOND BUILDING LINE, AND BEING BOLTED TOGETHER WITH A 8"

1. BUILDINGS 1-2
 - 1.1. CONSTRUCTION TYPE: VI
 - 1.2. SOLARIE FOOTING PER ETV ARCHITECTURAL PLAND: 24,500 SF
 - 1.3. FLOW REQUIREMENTS: 2.588 GPM FROM 3 HYDRANTS
 - 1.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 225 FEET
 - 1.5. BUILDING 1 SERVED WA, FI, E, A, R
 - 1.6. BUILDING 2 SERVED WA, FI, E, A, R, A
2. BUILDINGS 3-4
 - 2.1. CONSTRUCTION TYPE: VI
 - 2.2. SOLARIE FOOTING PER ETV ARCHITECTURAL PLAND: 12,940 SF
 - 2.3. FLOW REQUIREMENTS: 2,588 GPM FROM 3 HYDRANTS
 - 2.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 225 FEET
 - 2.5. BUILDING 3 SERVED WA, FI, E, A, R
 - 2.6. BUILDING 4 SERVED WA, FI, E, A, R
3. BUILDINGS 5-6
 - 3.1. CONSTRUCTION TYPE: VI ARCHITECTURAL PLAND: 14,440 SF
 - 3.2. SOLARIE FOOTING PER ETV ARCHITECTURAL PLAND: 14,440 SF
 - 3.3. FLOW REQUIREMENTS: 2,588 GPM FROM 3 HYDRANTS
 - 3.4. MAX DISTANCE FROM ANY POINT TO A HYDRANT: 225 FEET
 - 3.5. BUILDING 5 SERVED WA, FI, E, A, R
 - 3.6. BUILDING 6 SERVED WA, FI, E, A, R, A
 - 3.7. BUILDING 7 SERVED WA, FI, E, A, R, A
 - 3.8. BUILDING 8 SERVED WA, FI, E, A, R, A
4. ALL FIRE TRUCK ACCESSIBLE HIGHWAYS FOR THIS PROJECT ARE, OR WILL BE, DESIGNED TO SUPPORT FIRE APPARATUS OF AT LEAST 75,000 LBS.
5. THE UNDERGROUND FIRE PROTECTION SYSTEM SHOWN ON THIS PLAN IS SHOWN ON A BASIS AND IS NOT INTENDED TO BE AN INSTALLATION DESIGN. REFER TO THE UNDERGROUND FIRE PROTECTION SYSTEM DESIGN FOR FIRE SPONGE LOCATION AND APPROVAL.
6. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PROVIDE SHOWN DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE JURISDICTION.
7. THE SUBMITTER SHALL SUBMITTUED TO THE LOCAL FIRE JURISDICTION, THE ISSUING AGENCY AND THE ARCHITECT ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO THE START OF WORK.
8. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL COORDINATE WITH THE INTERIOR SPRINKLER CONTRACTOR FOR LOCATION OF SPRINKLER HEADS.
9. ALL FIRE DETENTION AREAS: KITCHEN, WATER WARE, AND FIRE HYDRANTS SHALL BE PROVIDED AND OPERATIONAL DURING CONSTRUCTION IN ACCORDANCE WITH THE FIRE CODE AND ALL OTHER APPLICABLE STANDARDS.
10. LANDSCAP PLANT AS SHOWN LOCATED IN DRAINWAYS OR HANGOVER AREA. LANDSCAP PLANT REQUIRED TO BE BUILT AROUND LANDSCAPING WALL.

SANITARY SEWER PIPE	SDR26 OR EQUIVALENT
WATERMAIN (FS) PIPE	C900 CL200 PVC OR EQUIVALENT
STORM DRAIN	RCP CLASS III OR EQUIVALENT

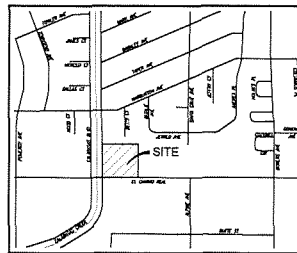
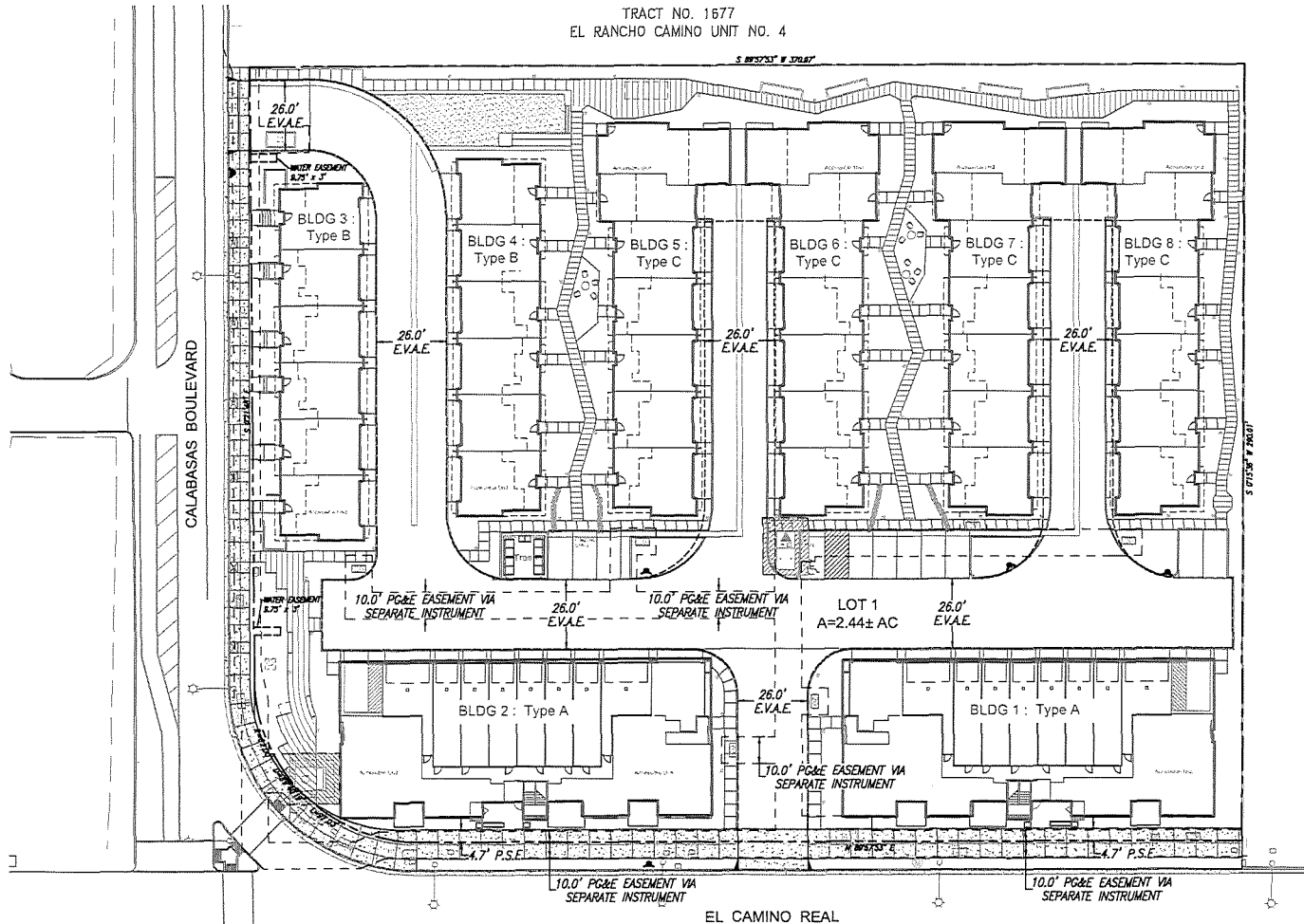
1. FIRE SERVICE LAYOUT IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL BUILDING FIRE DEMAND CALCULATIONS. UNDERGROUND DUCTWORK TO PROVIDE SHOP DRAWINGS. EXTINGUISH FIRE SERVICES TO REMAIN UNLESS NOTED OTHERWISE. ALL SHUTDOWN OF ACTIVE FIRE LOOPS REQUIRE NOTIFICATION OF FIRE DEPARTMENT AND OWNER. A SEPARATE PERMIT IS REQUIRED FOR UNDERGROUND FIRE SERVICE.
2. FIRE SPRINKLER SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE JURISDICTION ALLOWING TIME FOR REVIEW AND ACCEPTANCE PRIOR TO THE START OF WORK.

	FIRE TRUCK ENVELOPE AREA
	AERIAL APPARATUS
	LADDER PAD (TO BE BUILT ON HARDSCAPE)
	ROLLED CURB LIMITS



TRACT NO. 1677
EL RANCHO CAMINO UNIT NO. 4

S 89°53'31" E 326.07'



VICINITY MAP
N

BASIS OF BEARINGS
THE BEARING N 89°53'31" EAST, OF THE NORTHERLY LINE OF EL CAMINO REAL, AS SHOWN ON THAT CERTAIN MAP FILED FOR RECORD ON MARCH 4, 1972, IN BOOK 78 OF MAPS, PAGE 32, S.G.C., WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK
VERTICAL DATUM IS BASED UPON SOUND BENCHMARK (B1): A BRASS CORK IN THE SIDEWALK ON THE SOUTH SIDE OF THE EL CAMINO REAL BRIDGE OVER CALABASAS CREEK, HAVING AN ELEVATION OF 68.83 FEET (NAVD83).

GENERAL NOTES:
1. OWNER/SUBOWNER: OAK INVESTMENT GROUP
60 S MARKET STREET, STE #430
SAN JOSE, CA 95113
ATTN: EDWARD HANAWAY
(408) 397-6289

2. CIVIL ENGINEER/
LAND SURVEYOR: KEVIN R. WEISS, R.C.E., 47967, P.L.S. 7139
1221 TECHNOLOGY DRIVE, STE #800
SAN JOSE, CA 95110
(408) 266-4333

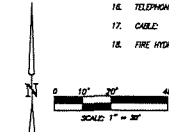
3. ASSESSOR'S PARCEL NUMBER: 220-32-057 & 220-32-058
4. EXISTING ZONING/LAND USE: THOROUGHFARE COMMERCIAL
5. PROPOSED ZONING: NO CHANGE
6. SUBDIVIDED AREA: 2.44± ACRES (GROSS)
2.41± ACRES (NET)

7. TOTAL EXISTING LOTS: 2 LOTS
8. TOTAL PROPOSED LOTS: 1 LOT OF RESIDENTIAL CONDOMINIUM PURPOSES
9. EXISTING LAND USE: COMMERCIAL / RETAIL

10. PROPOSED LAND USE: 80 RESIDENTIAL CONDOMINIUM UNITS
11. WATER SYSTEM: CITY OF SANTA CLARA
12. STORM DRAIN: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SANTA CLARA

13. SANITARY SEWER: TO BE INSTALLED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF SANTA CLARA
14. GAS: PACIFIC GAS & ELECTRIC (PG&E)

15. ELECTRIC: SLOAN VALLEY POWER (SVP)
16. TELEPHONE: AT&T
17. CABLE: COMCAST
18. FIRE HYDRANTS: TO BE INSTALLED TO CONFORM TO LOCATIONS AND STANDARDS OF THE CITY OF SANTA CLARA



PROPOSED DEVELOPMENT

VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
PLN2020-14674
SANTA CLARA CALIFORNIA

JMH WEISS, INC.
Civil Engineering & Surveying - License No. 12345
1231 Technology Drive, Suite 800, San Jose, CA 95110
Tel: (408) 266-4333

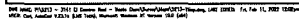
AS SHOWN SCALE: 02/11/2022 3213 1 OF 4
DATE JOB NO.

- LEGEND & ABBREVIATIONS**
- EX. PROPERTY LINE
 - EX. PROPERTY LINE TO BE REMOVED
 - NEW PROPERTY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - BUILDING LINE
 - PERKELINE
 - WALL
 - PROPOSED STORM DRAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - AREA DRAIN OFF GUTCH (BACH)
 - COMMUNICATIONS WALK
 - CURB DRAIN
 - DETECTOR
 - DETECTOR CHECK VALVE
 - ELECTRICAL UTILITY BOX

- ELECTRICAL/STREET LIGHT
- ELECTRICAL WALK
- GAS VALVE
- SANITARY SEWER CLEANOUT
- SEW
- SITE LIGHT
- SPOT ELEVATION (WHENLY DERIVED)
- SPOT ELEVATION
- STREET LIGHT BOB
- STORM DRAIN MANHOLE
- TRAFFIC SIGNAL BOX
- TRANSFORMER
- UTILITY CONDUIT
- UTILITY MANHOLE (TYPE UNKNOWN)
- UTILITY POLE
- UTILITY WALK (TYPE UNKNOWN)
- WATER METER
- WATER VALVE

- NOTES**
- 1) EASEMENTS, AS NEEDED, TO BE DESIGNATED ON THE FINAL MAP OR BY SEPARATE INSTRUMENTS
 - 2) SOME EASEMENTS TO BE ABANDONED, AS NEEDED TO NECESSARY SITE DESIGN, EITHER BY THE FINAL MAP OR BY SEPARATE INSTRUMENT.
 - 3) SUBJECT TO PROJECT OWNER'S TO BE RECORDED
 - 4) EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.) TO BE DESIGNATED THROUGHOUT PROPERTY AS INDICATED.

REVISIONS	DATE	DESCRIPTION
1	10/12/2020	FINAL SUBMITTAL
2	10/12/2021	2ND SUBMITTAL
3	12/22/2021	3RD SUBMITTAL
4	10/11/2022	FINAL SUBMITTAL



Architectural floor plan of the FI CAMINO REAL project. The plan shows a large, multi-unit residential building with a central corridor and multiple stairwells. The building is situated on a site bounded by Calabasas Boulevard to the west and FI Camino Real to the south. The plan includes various room layouts, elevations, and site details. Key features include:

- Unit Layouts:** Numerous units are shown with room labels such as 'FF 84.85', 'FF 85.00', and 'FF 84.50'. Some units are labeled 'FF 87.65' and 'FF 86.90'.
- Stairwells:** Several stairwells are indicated, including 'STAIRWELL' and 'STAIR'.
- Elevations and Levels:** Elevation markers are present throughout the plan, such as 'FF 84.85', 'FF 85.00', 'FF 84.50', 'FF 87.65', and 'FF 86.90'.
- Site Details:** The plan shows the building's location relative to Calabasas Boulevard and FI Camino Real. It also includes details for a 'PROPOSED RIGHT-OF-WAY ADJUSTMENT' and 'EXISTING TRACT SIGNAL TO REMAIN'.
- Annotations:** Various engineering notes and dimensions are provided, including '4.7' SIDEWALK CEMENT', '4.7' SIDEWALK CEMENT', and '4.7' SIDEWALK CEMENT'.

EX. PROPERTY LINE
 EX. PROPERTY LINE TO BE REMOVED
 NEW PROPERTY LINE
 EXISTING EASEMENT LINE
 PROPOSED EASEMENT LINE
 BUILDING LINE
 FENCELINE
 WALL
 PROPOSED STORM DRAIN
 PROPOSED SANITARY SEWER
 PROPOSED WATER
 AREA DRAIN OR CATCH BASIN
 COMMUNICATIONS WULT
 CURB DRAIN
 DETECTOR
 DETECTOR CHECK VALVE
 ELECTRICAL UTILITY PIPE

ELECTROLIER/STREET LIGHT
ELECTRICAL VAULT
GAS VALVE
SANITARY SEWER CLEANOUT
SIGN
SITE LIGHT
SPOT ELEVATION
SPOT ELEVATION (ADJUDICALLY DERIVED)
STREET LIGHT BOX
STORM DRAIN MANHOLE
TRAFFIC SIGNAL BOX
TRANSFORMER
UTILITY CONDUIT
UTILITY MANHOLE (TYPE UNKNOWN)
UTILITY POLE
UTILITY VAULT (TYPE UNKNOWN)
WATER METER
WATER VALVE

DWG NAME: P12173 - 3141 D Center Rd - State Office/Maple/2173-2174, (NOT EXIST) /n, Feb 11, 2017 12:02
 USER: Cui, AneCui V2.1.6 (MS Tool, Microsoft Windows NT Version 5.0 (x64))

[illegible]

VESTING TENTATIVE TRACT MAP
FOR RESIDENTIAL CONDOMINIUM PURPOSES
3074 - 3157 EL CAMINO REAL
PLAN 2020-14674

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1731 Technology Drive, Ste#800 San Jose, CA 95110
Tel#408/285-4335

AS SHOWN SCALE	02/11/2022 DATE	3213 JOB NO.	3 OF 4
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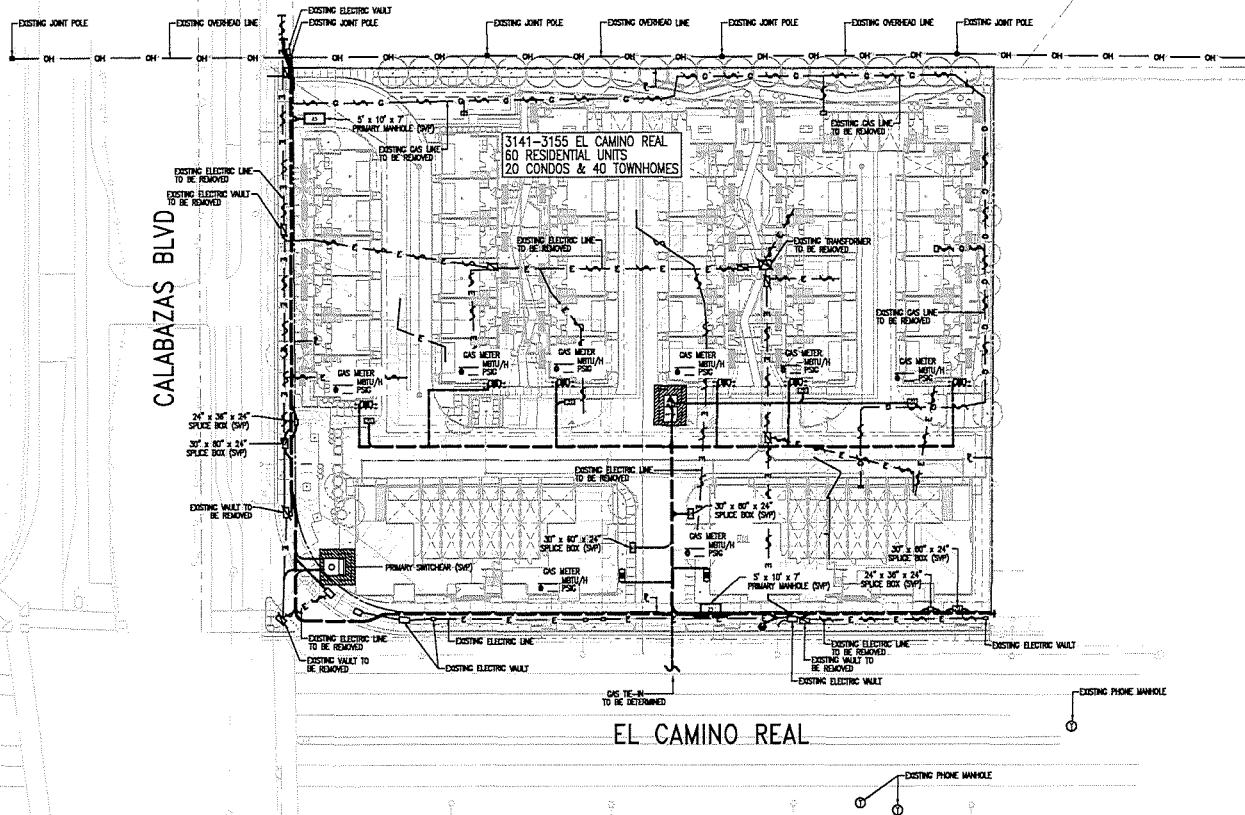
UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

**-PRELIMINARY-
NOT FOR CONSTRUCTION**

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

LEGEND

- PROPOSED SERVICE TRENCH
- PROPOSED GAS METER
- PRIMARY SWITCHGEAR (SVP)
- 84" x 75" THREE PHASE TRANSFORMER PAD (SVP)
WORKING SPACE SHOWN WITH 8' APRON
- 24" x 36" x 24" SPLICE BOX (SVP)
- 30" x 60" x 24" SPLICE BOX (SVP)
- 5' x 10' x 7' PRIMARY MANHOLE (SVP)
- EXISTING JOINT POLE
- OH — EXISTING OVERHEAD LINE
- ⊙ EXISTING PHONE MANHOLE
- E — EXISTING ELECTRIC LINE TO BE REMOVED
- V — EXISTING ELECTRIC VAULT TO BE REMOVED
- G — EXISTING GAS LINE TO BE REMOVED



NOTE TO CONTRACTOR:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND
VAULTS. DEVELOPER TO PROVIDE TRENCH.

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

SHEET INDEX

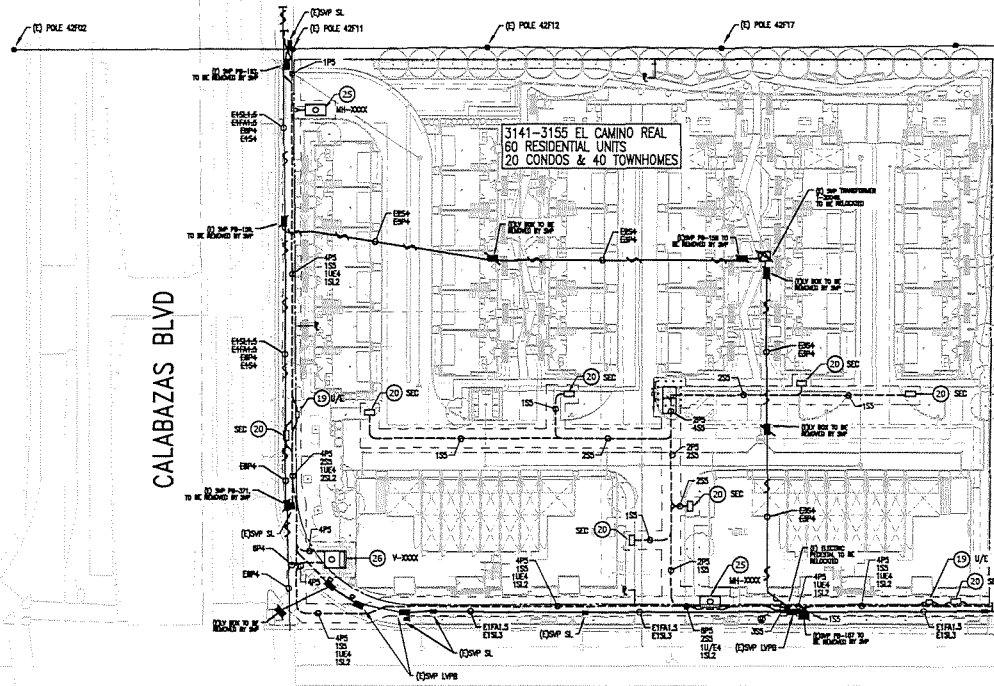
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

DATE:	10/22/21
REVISION:	
SHEET NO.:	20-055
DATE OF SUBMITTAL:	
DATE OF REVISION:	

JOINT TRENCH INTENT
3141-3155 EL CAMINO REAL
NEW BUSINESS
BAYVIEW DEVELOPMENT GROUP
SANTA CLARA CALIFORNIA

Vizion Utility
UTILITY ENGINEERING CONSULTANTS & STREETLIGHT DESIGN
THE STANDARD OF EXCELLENCE IN UTILITY DESIGN

PROJECT NO.:	20-055
SCALE:	1" = 30'
DATE:	K. MENDOZA
DRAWN BY:	R. FALCON
CHECKED BY:	QUADRELLA DESIGN
DATE UPDATES:	02-11-2022
DRAWING NO.:	JT-2
SHEET:	2 OF 2



CALABAZAS BLVD

EL CAMINO REAL

CONSTRUCTION NOTES:

GENERAL NOTES:

- ALL CONDITIONS ON THIS DRAWING MUST BE MET PRIOR TO PERMANENT ELECTRICAL SERVICE.
- 1. INDICATES NOTE IS REQUIRED FOR THIS JOB.
 - 2. SERVICE VOLTAGE SHALL BE 120/208 V. 3 W. 3 # (PER UNIT).
 - 3. AVAILABLE SHORT CIRCUIT IS 1000 AMPS SYMMETRICAL.
 - 4. ALL METERS MUST BE GROUPED AND ACCESSIBLE TO TENANTS AND THE UTILITY AT ALL TIMES.
 - 5. METER ENCLOSURES SHALL MEET METER CABINET ENCLOSURE CLEARANCES FOR CITY OF SANTA CLARA ELECTRIC SUPPLYMAN'S DRAWINGS 100-00 AND 100-01, REVISION 0.
 - 6. ELECTRIC METERS AND MAIN SERVICE DISCONNECTS SHALL BE LOCATED OUTSIDE OF BUILDING OR IN A UTILITY ROOM DIRECTLY ACCESSIBLE FROM THE OUTSIDE. THE CITY SHALL HAVE IMMEDIATE AND UNHINDERED ACCESS TO THIS EQUIPMENT AT ALL TIMES WITHOUT NOTICE.
 - 7. SINTHOSBOARD MANUFACTURER SHALL SUBMIT SINTHOSBOARD DRAWINGS FOR REVIEW, IN TRIPLICATE, PRIOR TO FABRICATION. SEND TO: SUCON VALLEY POWER, 1500 WASHINGTON AV, SANTA CLARA, CA 95050 - ATTN: JOHN SANDERS.
 - 8. CUSTOMER TO FILL OUT LOAD SURVEY FORM (COPY ATTACHED) WITH COMPLETE LOAD BREAKDOWN, SERVICE DATE, SIZE AND NUMBER OF SERVICE ENTRANCE CONDUCTIONS (PER BLDG.).
 - 9. ELECTRICAL POINTS FOR SERVICE ENTRANCE AND OTHER PRIVATE ELECTRICAL WORK SHALL BE OBTAINED FROM THE CITY POINT CENTER PRIOR TO START OF WORK OR PROVIDE LETTER FROM THE CITY.
 - 10. ELECTRIC CABLES MUST BE REQUIRED AND MUST BE SIGNED PRIOR TO CONNECTING PERMANENT SERVICE. DOCUMENTS TO FOLLOW. NO TREES MAY BE PLANTED IN US EASEMENT AREAS.
 - 11. DEVELOPER SHALL FURNISH AND INSTALL ALL MATERIAL ON-SITE AND OFF-SITE IN ACCORDANCE WITH THE DRAWING AND SUCON VALLEY POWER STANDARD U.S. 1000, REVISION 0.
 - 12. PROVIDE REDWOOD HEADERS ON CONCRETE LANDSCAPE ISLANDS TO AVOID CORNERING ELECTRICAL PALLETTES AND VALVES. TREES SHALL BE A MINIMUM OF 2'-0" FROM CENTER LINE OF TRENCH.
 - 13. SEE U.S. 1000, REVISION 0, SHEETS 3 & 4 FOR WORK REQUIREMENTS, LABEL, PHASE AND NEUTRAL OR SERVICE ENTRANCE CONDUCTIONS. FOR MULTI-BLDG. SITE, IDENTIFY AS TO BLDG. SERVED.
 - 14. SUCON VALLEY POWER ELECTRIC DIVISION WILL MAINTAIN ALL CONNECTIONS TO UTILITY SYSTEM.
 - 15. SEE U.S. 1000, REVISION 0, SHEET 9 FOR UTILITY INSPECTIONS. CALL (408) 640-4302.
 - 16. FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN REQUIRED STREET OPENING PERMIT FROM THE CITY POINT CENTER. TREES SHALL BE A MINIMUM OF 5' FROM CENTERLINE OF TRENCH.
 - 17. PRIOR TO ANY EXCAVATION, CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT (800) 227-3600.
 - 18. COORDINATE WORK WITH LINE MAINTENANCE AND CONSTRUCTION DIVISION AT (408) 619-3800.

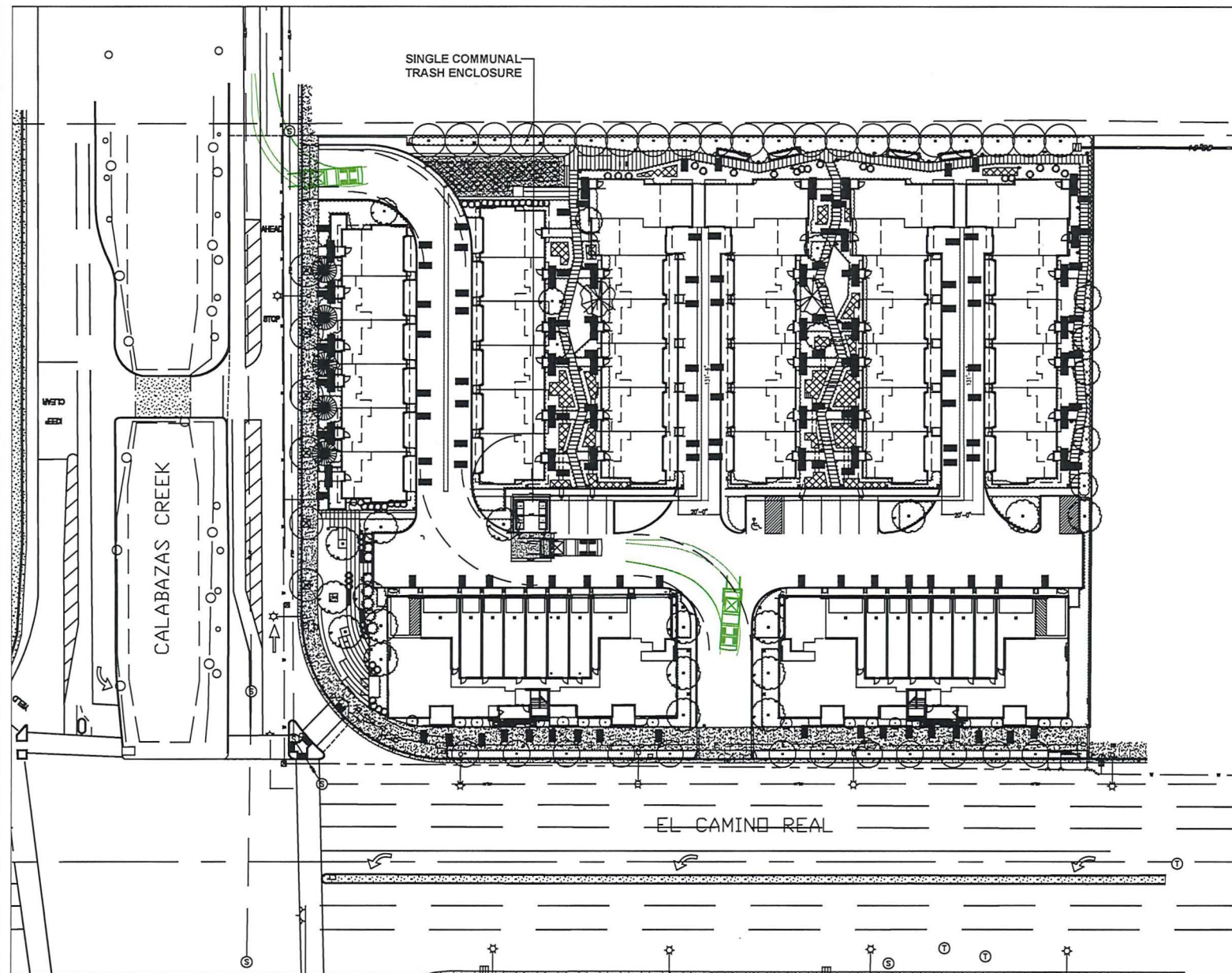
LEGEND

	NEW/INSTALL	EXISTING
PL	PROPERTY LINE	
EE	ELECTRICAL EASEMENT	
CONDUIT/TRENCH INSTALL PER NOTE		
NOTES: DO NOT USE FLEXIBLE CONDUIT OR DEGREE COUPLINGS ANYWHERE ON THIS JOB. ONLY USE RIGID. THESE ARE CALLED FOR BY CONSTRUCTION NOTE. FOR TYPICAL TRENCH SECTION SEE U.S. 1000 REV. 0 SHEET 3A.		
P OR PE	PIPE/PIPE	CPY
S OR SEC	SIZE/SECTION	SEC
GROUND PER NOTE		
TYPE 'N' OR 'W' AS REQUIRED		
LVP	LOW VOLTAGE PULL BOX	
PER NOTE	1. SLLV OR LVE AND NOTED ON PLAN	2. SLLV OR LVE
SP	SERVICE BOX USE	
PER NOTE	3. SLLV OR LVE	4. SLLV OR LVE
PER NOTE	5. SLLV OR LVE	6. SLLV OR LVE
PR	PRIMARY PALLETTES PER NOTE	
PER NOTE	7. SLLV OR LVE	8. SLLV OR LVE
PR	PRIMARY PALLETTES PER NOTE	
PER NOTE	9. SLLV OR LVE	10. SLLV OR LVE
V	VALVE	
PER NOTE	11. SLLV OR LVE	12. SLLV OR LVE
TR	TRANSFORMER	
PER NOTE	13. SLLV OR LVE	14. SLLV OR LVE
CITY OF SANTA CLARA ELECTRIC DEPT. UNDERGROUND EXISTING (SHOWING REVISION NUMBERS)		
FOR DETAILS OF THESE BALLOON NOTE NUMBERS SEE THE CORRESPONDING PAGE NUMBER IN U.S. 1000 REVISION 0.		
U/E		
SL	OR OF ST. STREET LIGHT	
FA	FIRE ALARM	
UE	UTILITY ELECTRICAL	
UNDERGROUND ELECTRIC SEE U.S. 1000 (PAGE 1) FOR U.S. 1000 IN ACCORDANCE WITH CITY OF SANTA CLARA BLDG. 10 SPECIFICATION CODES.		

DEVELOPER'S WORK

1	02/11/22	SUBMITTAL #4	
DESIGNED BY	DATE	APPROVED BY	
3141-3155 EL CAMINO REAL			
DESIGNED BY	DATE	APPROVED BY	
3141-3155 EL CAMINO REAL			
DESIGNED BY	DATE	APPROVED BY	
3141-3155 EL CAMINO REAL			

IN ORDER TO CONSTRUCT WORK SHOWN ON THIS DRAWING YOU MUST HAVE A 30 DAY BUILD PERMIT AND START CONSTRUCTION WITHIN 6 MONTHS OF DATE OF APPROVAL OF THIS DRAWING FOR ANY EXTENSION OF TIME PLEASE CONTACT S.M.P. AT (408) 281-5255.





AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
 1900 POWELL STREET, SUITE 220
 EMERYVILLE, CALIFORNIA 94608
 P: 415.292.5400
 F: 415.292.5410
 SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

12.20.21	SUBMITTAL #2
NO.	DATE
ISSUE / REVISION	ISSUED BY

3155 EL CAMINO
 SANTA CLARA, CA

PROJECT

SITE PLAN

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN DU	T0.1
APPROVED SB	
DATE 02/11/2022	
SCALE	

SINGLE ENCLOSURE PROJECTED TRASH COLLECTION SCHEDULE / WK

SERVICE	M	T	W	T	F	S
WASTE - 3CY - LOOSE	2			2		
RECYCLING - 3CY - LOOSE	2			2		



**AMERICAN
TRASH MANAGEMENT**

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

12.22.21		SUBMITTAL #2	
NO.	DATE	ISSUE / REVISION	ISSUED BY

3155 EL CAMINO
SANTA CLARA, CA

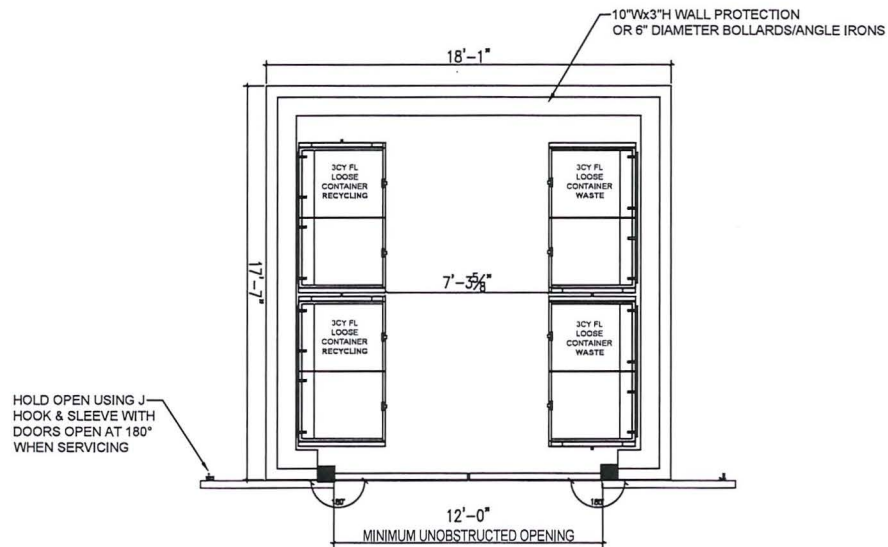
PROJECT

TRASH ENCLOSURE LAYOUT

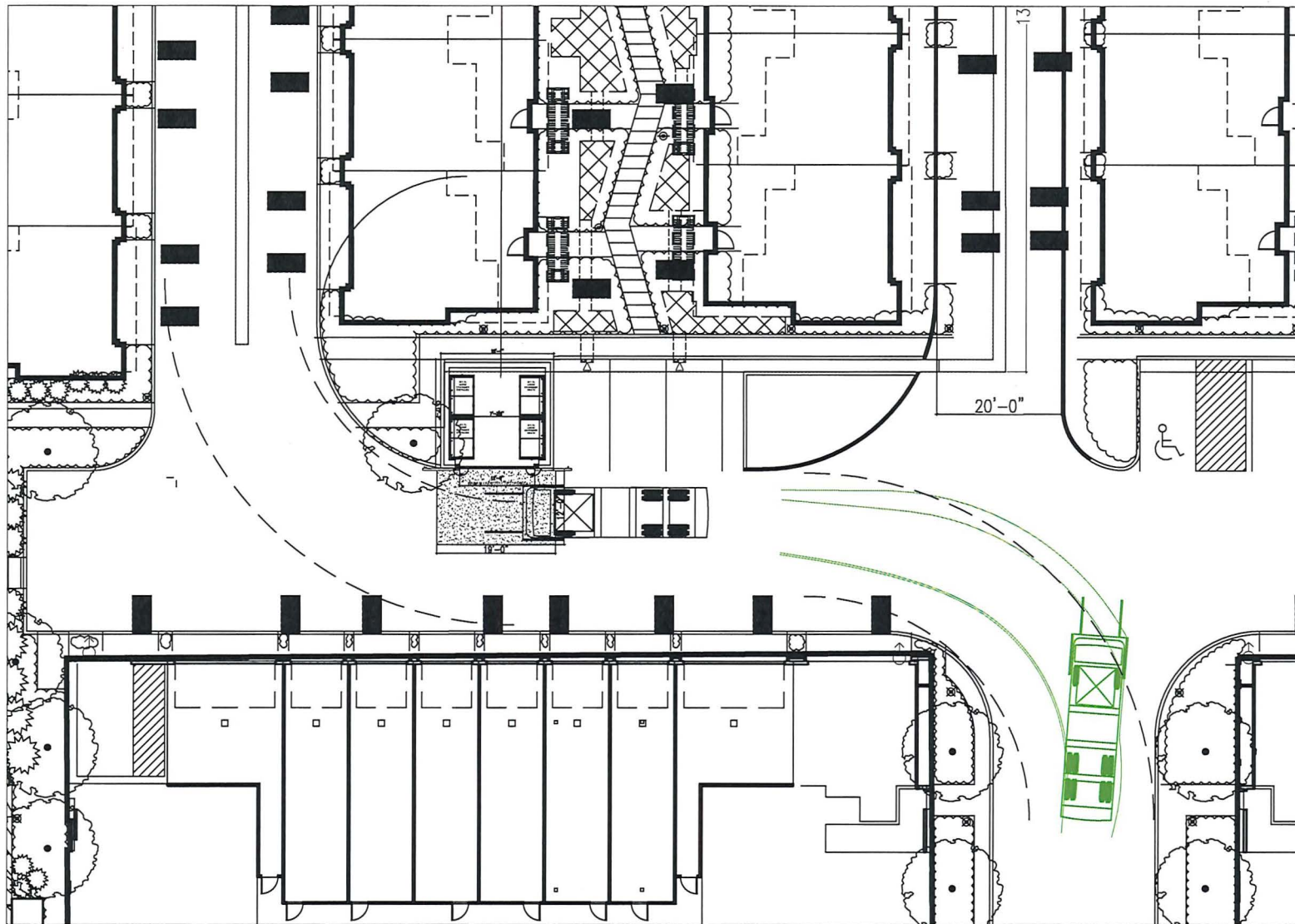
DRAWING TITLE

PROJECT NO.		DRAWING NO.	
DRAWN	DU		
APPROVED	SB		
DATE	02/11/2022		
SCALE	3/16" = 1'-0"		

T0.2



TRASH ENCLOSURE LAYOUT
SINGLE TRASH ENCLOSURE (RESIDENTIAL ACCESS)



AMERICAN TRASH MANAGEMENT

AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.292.5400
F: 415.292.5410
SBROWN@TRASHMANAGE.COM

CONSULTANT

KTGY

ARCHITECT

BAYVIEW DEVELOPMENT GROUP

OWNER / DEVELOPER

NO.	DATE	ISSUE / REVISION	ISSUED BY
12.22.21		SUBMITTAL #2	

3155 EL CAMINO
SANTA CLARA, CA

PROJECT

OPTION 2: SERVICE LOCATION
LOOSE FRONT-LOAD SERVICE

DRAWING TITLE

PROJECT NO.	DRAWING NO.
DRAWN DU	
APPROVED SB	
DATE 02/11/2022	
SCALE 1/16" = 1'-0"	

T0.3

