UNIVERSITY STATION - SANTA CLARA, CA

PROJECT TEAM

OWNER:
BIXBY SPE Finance 11, a
Delaware limited liability company
C/O Bixby Land Company
Matt Ela
1501 Quail St. #230
Newport Beach, CA 93660
(949) 336-7000

OWNER'S REP.:
THE MORLEY BROS.
Eric Morley
236 N. Santa Cruz Ave.
Suite 106-A
Los Gatos, CA 95030
(408) 497-9722

ARCHITECTURE:
KTGY GROUP INC.
Jessica Musick
1814 Franklin St, Suite 400
Oakland, CA 94612
(510) 272-2910

CIVIL ENGINEER:
CARLSON BARBEE & GIBSON
Ryan Hansen
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
(925) 866-3022

LANDSCAPE ARCHITECTS:
GUZZARDO PARTNERSHIP INC.
Morgan Burke
Pier 9, The Embarcadero
Suite 115
San Francisco, CA 94111
(415) 433-4672

LEGAL:
COX CASTLE
Margo Bradish
50 California St, Suite 3200
San Francisco, CA 94111
(415) 262-5100

WASTE MANAGEMENT:
AMERICAN TRASH MANAGEMENT
Daisy Urbina
1900 Powell Street, Suite 200
Emeryville, CA 94608
(415) 292-5400

JOINT TRENCH:
GIACALONE
Andrew Cummins
8080 Santa Teresa Blvd.
Suite 240
Gilroy, CA 95020
(925) 467-1740 ext. 409

PROJECT LOCATION

PARCEL NUMBERS:	230-09-020 (230-09-021 - San Jose)
SITE ADDRESS:	451, 469, 471, 475 El Camino Real Santa Clara, CA 95050 (San Jose - no situs address)
GENERAL PLAN:	Santa Clara Station Regional Mixed Use (Santa Clara Station Regional Commercial + Santa Clara Station High Density Residential)
ZONING:	MU-RC (Mixed Use - Regional Commercial)
EXISTING USE:	Commercial
PROPOSED USE:	Multiple Family Dwellings

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

COVER SHEET

A0-0.0

ARCHITECTURAL

PROJECT OVERVIEW

A0-0.0 COVER SHEET
A0-0.1 SHEET INDEX
A0-0.2 CONTEXT MAP
A0-0.3 PROJECT SUMMARY
A0-0.4 ZONING COMPLIANCE
A0-0.5 EXISTING CONDITIONS AERIAL AND PHOTOGRAPHS
A0-0.6 ADJACENT PROPERTY BUILDINGS
A0-0.7 EXISTING BUILDINGS TO BE DEMOLISHED
A0-0.8 ELEVATIONS OF EXISTING BUILDINGS
A0-0.9 ELEVATIONS OF EXISTING BUILDINGS
A0-1.0 ILLUSTRATIVE SITE PLAN
A0-1.1 MULTI-FAMILY BUILDING PERSPECTIVE
A0-1.2 TOWNHOUSE BUILDING PERSPECTIVE
A0-2.0 LOT COVERAGE
A0-2.1 PRIVATE OPEN SPACE - MULTIFAMILY BUILDING
A0-2.2 PRIVATE OPEN SPACE - TOWNHOUSES
A0-2.3 ACCESSIBLE DWELLING UNIT EXHIBIT

MULTI-FAMILY BUILDING

A1-0.0 MULTI-FAMILY COVER SHEET
A1-1.0 MULTI-FAMILY PROJECT DATA
A1-1.1 FIRE ACCESS EXHIBIT - MULTI-FAMILY
A1-1.2 EXITING PLAN - MULTI-FAMILY BUILDING LEVEL 1
A1-1.3 EXITING PLAN - MULTI-FAMILY BUILDING LEVELS 2-5
A1-1.4 ALLOWABLE AREA - MULTI-FAMILY BUILDING
A1-2.0 MULTI-FAMILY BUILDING PLAN - LEVEL 1
A1-2.1 MULTI-FAMILY BUILDING PLAN - LEVEL 2
A1-2.2 MULTI-FAMILY BUILDING PLAN - LEVEL 3-4
A1-2.3 MULTI-FAMILY BUILDING PLAN - LEVEL 5
A1-2.4 MULTI-FAMILY BUILDING PLAN - ROOF LEVEL
A1-3.0 MULTI-FAMILY BUILDING ELEVATIONS
A1-3.1 MULTI-FAMILY BUILDING ELEVATIONS
A1-4.0 MULTI-FAMILY BUILDING PERSPECTIVE
A1-4.1 MULTI-FAMILY BUILDING PERSPECTIVE
A1-4.2 MULTI-FAMILY BUILDING PERSPECTIVE
A1-4.3 MULTI-FAMILY BUILDING PERSPECTIVE
A1-5.0 MULTI-FAMILY COLORS AND MATERIALS
A1-6.0 MULTI-FAMILY BUILDING SECTIONS
A1-7.0 MULTI-FAMILY TYP. UNIT PLANS - STUDIO AND 1 BEDROOMS
A1-7.1 MULTI-FAMILY TYP. UNIT PLANS - 1 BEDROOMS
A1-7.2 MULTI-FAMILY TYP. UNIT PLANS - 2 BEDROOMS

TOWNHOUSE

A2-0.0 TOWNHOUSE COVER SHEET
A2-1.0 TOWNHOUSE PROJECT DATA
A2-2.0 TOWNHOUSE BUILDING PLAN - 6 PLEX
A2-2.1 TOWNHOUSE BUILDING PLAN - 6 PLEX
A2-3.0 TOWNHOUSE BUILDING ELEVATIONS - 6 PLEX
A2-3.1 TOWNHOUSE BUILDING ELEVATIONS - 6 PLEX
A2-4.0 TOWNHOUSE FRONT PERSPECTIVE - 6 PLEX
A2-4.1 TOWNHOUSE REAR PERSPECTIVE - 6 PLEX
A2-5.0 TOWNHOUSE BUILDING PLAN - 4 PLEX
A2-5.1 TOWNHOUSE BUILDING PLAN - 4 PLEX
A2-6.0 TOWNHOUSE BUILDING ELEVATIONS - 4 PLEX COLOR SCHEME A
A2-6.1 TOWNHOUSE BUILDING ELEVATIONS - 4 PLEX COLOR SCHEME A
A2-7.0 TOWNHOUSE FRONT PERSPECTIVE - 4 PLEX COLOR SCHEME A
A2-7.1 TOWNHOUSE REAR PERSPECTIVE - 4 PLEX COLOR SCHEME A
A2-8.0 TOWNHOUSE BUILDING ELEVATIONS - 4 PLEX COLOR SCHEME B
A2-8.1 TOWNHOUSE BUILDING ELEVATIONS - 4 PLEX COLOR SCHEME B
A2-9.0 TOWNHOUSE FRONT PERSPECTIVE - 4 PLEX COLOR SCHEME B
A2-9.1 TOWNHOUSE REAR PERSPECTIVE - 4 PLEX COLOR SCHEME B
A2-10.0 TOWNHOUSE BUILDING PLAN - 3 PLEX
A2-10.1 TOWNHOUSE BUILDING PLAN - 3 PLEX
A2-11.0 TOWNHOUSE BUILDING ELEVATIONS - 3 PLEX
A2-11.1 TOWNHOUSE BUILDING ELEVATIONS - 3 PLEX
A2-12.0 TOWNHOUSE FRONT PERSPECTIVE - 3 PLEX
A2-12.1 TOWNHOUSE REAR PERSPECTIVE - 3 PLEX
A2-13.0 TOWNHOUSE COLORS AND MATERIALS
A2-14.0 TOWNHOUSE BUILDING AND WALL SECTION
A2-14.1 TOWNHOUSE FIRE LADDER ACCESS EXHIBIT
A2-15.0 TOWNHOUSE UNIT PLANS - UNIT P1
A2-15.1 TOWNHOUSE UNIT PLANS - UNIT P1 ALT
A2-15.2 TOWNHOUSE UNIT PLANS - UNIT P2
A2-15.3 TOWNHOUSE UNIT PLANS - UNIT P2 ALT
A2-15.4 TOWNHOUSE UNIT PLANS - UNIT P3
A2-15.5 TOWNHOUSE UNIT PLANS - UNIT P4

CIVIL

C1.0 VESTING TENTATIVE MAP
C2.0 EXISTING CONDITIONS
C2.1 EXISTING CONDITIONS
C2.2 EXISTING TREE TABLE
C2.3 EXISTING EASEMENTS
C2.4 EXISTING EASEMENTS
C3.0 PRELIMINARY SITE PLAN
C3.1 PRELIMINARY SITE PLAN
C4.0 PRELIMINARY UTILITY PLAN
C4.1 PRELIMINARY UTILITY PLAN
C5.0 PRELIMINARY GRADING & DRAINAGE
C5.1 PRELIMINARY GRADING & DRAINAGE
C5.2 PRELIMINARY GRADING SECTIONS
C6.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.1 PRELIMINARY STORMWATER DETAILS
C6.2 CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)
C7.0 PRELIMINARY FIRE ACCESS PLAN

LANDSCAPE

L-1 CONCEPTUAL LANDSCAPE PLAN, TOTAL SITE
L-2 CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT, APARTMENTS
L-3 CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT, TOWNHOMES
L-4 LANDSCAPE AREA, TOTAL SITE
L-5 PLANTING PLAN, TOTAL SITE
L-6 PLANTING NOTES AND DETAILS
L-7 HYDROZONE PLAN
L-8 PHOTOMETRIC PLAN
L-9 PHOTOMETRIC PLAN
L-10 PHOTOMETRIC PLAN
L-11 LIGHTING CUTSHEETS
L-12 TREE DISPOSITION PLAN
L-13 ARBORIST NOTES AND DETAILS
L-14 LANDSCAPE DETAILS

JOINT TRENCH

INT-1 JOINT TRENCH INTENT TITLE SHEET
INT-2 JOINT TRENCH INTENT
INT-3 JOINT TRENCH INTENT

TRASH MANAGEMENT

TR0.1 SITE PLAN
TR1.0 APARTMENT - SINGLE CORE TRASH ROOM
TR1.1 FRONT END LOADER STAGING
TR2.0 NORTH TOWNHOME CIRCULATION
TR2.1 SOUTH TOWNHOME CIRCULATION

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

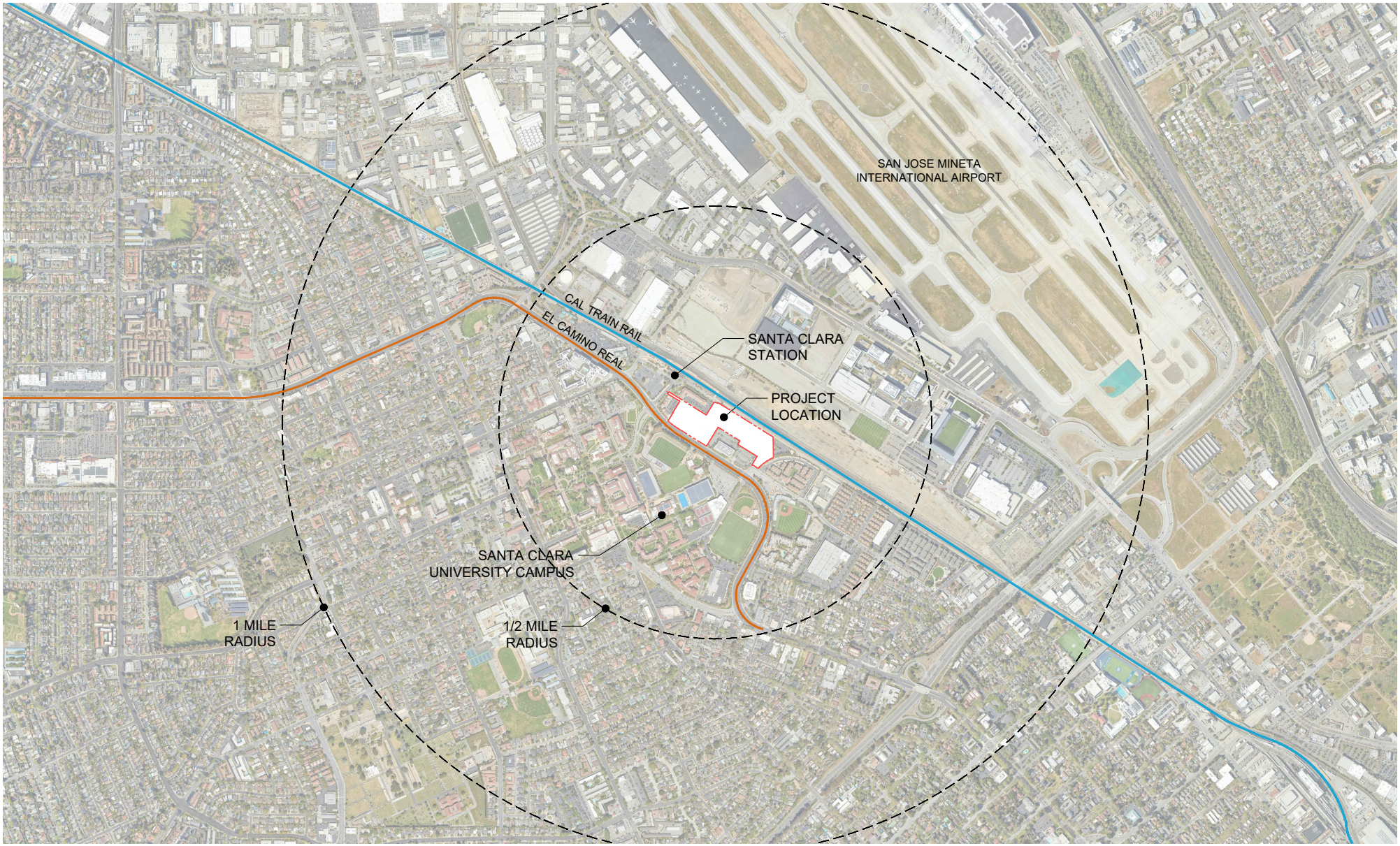
BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

SHEET INDEX

A0-0.1



ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 250 500 1000

CONTEXT MAP

A0-0.2

TOWNHOUSES REQUIRED EV CHARGING

Required EV Charging

*CalGreen Tier 2: A4.106.8.2.1	%	Total # of Units (Santa Clara)	Total # of Units (San Jose)	Total # of Units	Quantity
EV Ready - Low power LV 2 Receptacles (EVR)	40%	98	13	111	45 Spaces
Total					**45** ***Spaces (see note)

**Santa Clara Green Building Code 4.106.4.1	%	Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
Townhomes - private garages with 2 or more parking spaces					
LEVEL 2 EV Ready	50%	196	26	222	111 Spaces
LEVEL 1 EV Ready	50%	196	26	222	111 Spaces
Total Private spaces					**222** ***Spaces (see note)

**Santa Clara Green Building Code 4.106.4.1	%	Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
On street parking-unassigned to unit					
LEVEL 2 EV Ready	25%	12	0	12	3 Spaces
LEVEL 2 EV Ready- Low power	75%	12	0	12	9 Spaces
Total On Street spaces					**12** Spaces

Provided EV Charging

**Santa Clara Green Building Code 4.106.4.1	%	Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
Townhomes - private garages with 2 or more parking spaces					
LEVEL 2 EV Ready-assigned to unit	50%	196	26	222	111 Spaces
LEVEL 1 EV Ready-assigned to unit	50%	196	26	222	111 Spaces
Total Private spaces					**222** Spaces

**On street parking-unassigned to unit	%	Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
LEVEL 2 EV Ready	25%	12	0	12	3 Spaces
LEVEL 2 EV Ready- Low power	75%	12	0	12	9 Spaces
Total On Street spaces					**12** Spaces

*Per CalGreen 4.106.4 **(per July 2024 Supplement)**
**Per Santa Clara Green Building Standards Code Chapter 15.38. Section 4.106.4.1.
***Note: Project to comply with both CalGreen and Santa Clara Green Building Code. Total is not cumulative, most stringent requirement per EV stall type to be met.

PRELIMINARY PROJECT SCHEDULE

MILESTONES	DATE
Planning Application - Filed	May 2024
Planning Application - Approved	Summer 2025
Demolition	Summer 2026
Grading, Utilities, Foundations	Fall 2026
Temp. Power, Commencement of Constr.	Winter 2026
Phased Building Completions	Spring 2027 - 2029

AFFORDABLE HOUSING PLAN

For-Sale Ownership (inclusionary)

Category	AMI Limit	# of Units
Low	80%	5
Moderate	100%	4
Moderate	110%	6
Moderate	120%	2
Total Affordable Units		17
Total Number of Units		111
% of Affordable Units		15.3%
% units = < moderate income		**15.3%**
Average Affordability		**98.2%**

Rental (inclusionary)

Category	AMI Limit	# of Units
Extremely Low	30%	1
Very Low	50%	1
Low	80%	34
Moderate	110%	11
Total Affordable Units		47
Total Number of Units		297
% of Affordable Units		15.8%
% units < low income		**12.1%**
Average Affordability		**85.3%**
Total % of affordable units at lower income (ELI,VLI,LI)		**10.0%**

PARKING SUMMARY

Multi-Family Parking Garage

Proposed Spaces	
Number of Units	297
Total Parking Garage Spaces Provided	**359**
Parking Ratio	**1.21 sp/du**

Multi-Family Accessible Parking

CBC 11B-208.2	Accessible Spaces Required	Total Parking Provided	Accessible Spaces Provided
Multi-Family: Accessible Parking	301 to 400 parking spaces require 8 spaces	359	8

Townhouses Parking

Proposed Spaces		
SANTA CLARA	Residential (In-Garage)	196
	Parking Ratio	**2.00 sp/du**
	On-Street (Guest)	12
	Total Parking Spaces Provided	**208**
SAN JOSE	Residential (In-Garage)	26
	Parking Ratio	**2.00 sp/du**
	On-Street (Guest)	0
	Total Parking Spaces Provided	**26**
COMBINED	Residential (In-Garage)	222
	Parking Ratio	**2.00 sp/du**
	On-Street (Guest)	12
	Total Parking Spaces Provided	**234**

Townhouse Accessible Parking

CBC 11A-1109A.5	Accessible Spaces Required	Total Parking Provided	Accessible Spaces Provided
Townhouses: Accessible Parking COMBINED (Santa Clara + San Jose)	5%	222	12

*Per CBC 1109A.2.1, private garages attached to covered multifamily dwellings that provide a door into the garage complying with items 1132A.3 through 1132A.9 are exempt from accessible requirements

BICYCLE PARKING SUMMARY

Class I - Long Term		
*Class I - Bicycle Parking	Required	Provided
Multi-Family	Min. 1 per unit	297 Class I spaces
Townhouses (Santa Clara)	Min. 1 per unit	98 Class I spaces
Townhouses (San Jose)	Min. 1 per unit	13 Class I spaces
Total Provided		**408 Class I spaces**
Class II - Short Term		
Class II - Bicycle Parking	**Required**	**Provided**
Multi-Family	1 per 20 units	**15 Class II spaces**

*Class I stalls for Townhouses provided in private garage. Stalls for multi-family building are in dedicated bike room.

MULTI-FAMILY REQUIRED EV CHARGING

Required EV Charging

*CalGreen Tier 2: A4.106.8.2.1	%	Total stalls	Quantity
EV Ready - Low power LV 2 Receptacles (EVR)	55%	359	198 Spaces
EV Chargers - LV 2 EVSE (EVCS)	20%	359	72 Spaces
Total			**270** ***Spaces (see note)

**Santa Clara Green Building Code			Quantity
Multi-Family Housing			
First 20 Dwelling Units - LEVEL 2 EV Ready			20 Spaces
	%	Remaining Dwelling units with assigned spaces	
LEVEL 2 EV Ready	25%	278	70 Spaces
LEVEL 2 EV Ready- Low power	75%	278	209 Spaces
Total			**298** ***Spaces (see note)

Provided EV Charging

	%	Total stalls	Quantity
EV Ready - Low power LV 2 Receptacles (EVR)	58%	359	209 Spaces
LEVEL 2 EV Ready	5%	359	17 Spaces
EV Chargers - Level 2 EVSE (EVCS)	20%	359	73 Spaces
Total			**299** Spaces

*Per CalGreen 4.106.4 **(per July 2024 Supplement)**
**Per Santa Clara Green Building Standards Code Chapter 15.38. Section 4.106.4.2.
***Note: Project to comply with both CalGreen and Santa Clara Green Building Code. Total is not cumulative, most stringent requirement per EV stall type to be met.

UNIVERSITY STATION

Overall Project Summary

Site Summary		SANTA CLARA: Multi-Family Apartment	SANTA CLARA: For-Sale Townhouses	SAN JOSE: For-Sale Townhouses	COMBINED (SANTA CLARA + SAN JOSE): Total Site Summary
Gross Site Area (AC)	**10.02**	**4.12** Gross Site Area (AC)	**5.90** Gross Site Area (AC)	**0.94** Gross Site Area (AC)	**10.96** Gross Site Area (AC)
Total Units	**395**	**297** Total Units	**98** Total Units	**13** Total Units	**408** Total Units
Gross Density (DU/AC)	**39.4**	**72.1** Gross Density (DU/AC)	**16.6** Gross Density (DU/AC)	**13.8** Gross Density (DU/AC)	**37.2** Gross Density (DU/AC)
Proposed Contruction Type:		**5 levels of Type III Residential + 6 Levels Type I Garage**	**Type VB**	**Type VB**	
Proposed Occupancy Type:		**S-2, R-2, A-3, B, U**	**R-3**	**R-3**	
Site Address:		451,469,471,475 El Camino Real, Santa Clara, CA 95050			
Flood Zone Designation:		Zone AH - Area with floor depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined. Per FEMA map panel 06085C0231H create May 18, 2009			
Lot Area (Acres):		10.02			
APN:		230-09-020			
General Plan:		Santa Clara Station Regional Mixed Use (Santa Clara Station Regional Commercial + Santa Clara Station High Density Residential)			
Existing Use:		Commerical			
Proposed Use:		Multiple Family Dwellings			
Existing Zoning:		Planned Development			
Proposed Zoning:		Mixed Use - Regional Commercial (MU-RC)			
Total Number of Existing Buildings:**		6		0	6
Total Number of Proposed Buildings:		24		3	27
Proposed Building Coverage:		± 37.2 %		± 23.3 %	± 36.1 %
Proposed Building Square Footage:		702,100 GSF		30,400 GSF	732,500 GSF
Proposed Building Heights (feet):		± 38ft - 64ft		± 38ft	± 38ft - 64ft

**All existing buildings within project boundary to be demolished.

RESIDENTIAL DWELLING UNIT COUNT

	SANTA CLARA		SAN JOSE		COMBINED (SANTA CLARA + SAN JOSE)	
Building Type	Proposed No. of Units	Existing No. of Units	Proposed No. of Units	Existing No. of Units	Proposed No. of Units	Existing No. of Units
Townhouse	98	0	13	0	111	0
Multi-Family	297	0	0	0	297	0
Total No. of Units	**395**	**0**	**13**	**0**	**408**	**0**

UNIT TYPE TOTALS BY BEDROOM COUNT

	SANTA CLARA				SAN JOSE	COMBINED (SANTA CLARA + SAN JOSE)	
Bedroom Type	Multi-Family	Townhouses	Total Units	Unit Mix	Townhouses	Total Units	Unit Mix
Studio	42	0	42	10.63%	0	42	10.29%
1-Bedroom	167	0	167	42.28%	0	167	40.93%
2-Bedroom	88	26	114	28.86%	4	118	28.92%
3-Bedroom	0	72	72	18.23%	9	81	19.85%
Total No. of Units	**297**	**98**	**395**	**100.00%**	**13**	**408**	**100.00%**

FLOOR AREA (RESIDENTIAL GROSS SQUARE FOOTAGE)

Building Type		Per Building: Garage Floor Area (includes utility)	Per Building: Residential Floor Area	Per Building: Total Building Floor Area	Total No. of Buildings	Total Gross Floor Area	Total Gross Square Footage of Construction
3 Story Townhouse (Santa Clara)	4 plex	2,000 GSF	7,300 GSF	9,300 GSF	20	186,000 GSF	186,000 GSF
	6 plex	2,900 GSF	10,800 GSF	13,700 GSF	3	41,100 GSF	41,100 GSF
TOWNHOUSE SUBTOTAL (SANTA CLARA)						227,100 GSF	**227,100 GSF**
Multi-Family Building (Santa Clara)		139,800	335,200	475,000 sf	1	475,000 sf	**475,000 GSF**
MULTI-FAMILY + TOWNHOUSE TOTAL (SANTA CLARA)							**702,100 GSF**
3 Story Townhouse (San Jose)	3 plex	1,500 GSF	5,600 GSF	7,100 GSF	1	7,100 GSF	7,100 GSF
	4 plex	2,000 GSF	7,400 GSF	9,400 GSF	1	9,400 GSF	9,400 GSF
	6 plex	3,000 GSF	10,900 GSF	13,900 GSF	1	13,900 GSF	13,900 GSF
TOWNHOUSE SUBTOTAL (SAN JOSE)						30,400 GSF	**30,400 GSF**
MULTI-FAMILY + TOWNHOUSE TOTAL (COMBINED SAN JOSE + SANTA CLARA)							**732,500 GSF**

Per Santa Clara Municipal Code - Ch.18.06.010(g)(5):
"Gross floor area" means the area computed from the outside dimensions of the building and not excluding corridors and other design features and aggregated for each additional story or mezzanine floor, excluding any basement storage area.

OPEN LANDSCAPED AREA SUMMARY

MU-RC Zoning	Required: Min. 30% of site area to be open landscaped area		Landscaped Area Provided (SF)	
	Total Gross Site Area (GSF)	Total Open Landscaped Area Required (SF)	Total Open Landscaped Area Provided (SF)	Percentage of total site (%)
COMBINED (Santa Clara + San Jose)	**477,564 GSF**	**143,269 GSF**	**178,841 GSF**	**37.4%**

Per Santa Clara Municipal Code - Ch.18.22.040 (h)

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

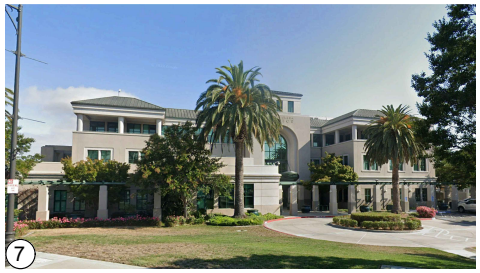
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

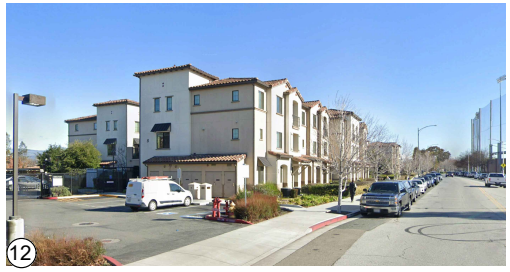
Zoning Summary

Site Information	
Address	495,469,471,475 El Camino Real Santa Clara, CA 95050
APN	230-09-020, 230-09-021
Parcel Area	Santa Clara: 10.02 AC San Jose: 0.94 AC **Total: 10.96 AC**
General Plan Designation	Santa Clara Station Regional Mixed Use (Santa Clara Station Regional Commercial + Santa Clara Station High Density Residential)

Project Development Standards

	Proposed Development	MURC Zoning Requirements	NOTES
Building / Parcel Info			
Density	37.2 DU/AC (Total Site)	37-50 DU/AC	Santa Clara: 39.4 DU/AC San Jose: 13.5 DU/AC
Areas			
Open Landscaped Area	± 37% of Site Area	30% of Site Area	Open Landscaped Area proposed includes required yard setbacks, common useable open space, and private open space
Height			
Number of Stories	3 - 5 Stories	6 Stories	**DENSITY BONUS WAIVER REQUESTED**
Max. Building Height	± 64' from grade to top of garage parapet	60'	
Setback			
Front Yard	10'	Min:10' Max: 15'	Front setback can be reduced to 0' if the total area is less than 20'
Rear Yard	20'	Min: 10'	
Side Yard	10'	N/A	
Encroachments			
Sills, Eaves, Cornices, Canopies, and other similar architectural features 8 feet or more above surface grade	± 24" projection at project lobby canopy for linear length of ± 20ft	Allowed in setback area	
Step-backs			
Multi-Story Step-backs		Min.: 6' (structures greater than 3-stories on min. 60% of first story wall length)	**DENSITY BONUS WAIVER REQUESTED**
Residential			
Building Frontage	± 435'	100 ft	
Parking			
Residential Car Parking	Multifamily: ± 1.2 spaces / DU Townhouse: ± 2.0 spaces / DU	N/A (no parking required within one-half mile of major transit stops)	
Bike Parking (Long-Term Class I spaces)	Multifamily: ± 297 spaces Townhouse (Santa Clara): ± 98 spaces Townhouse (San Jose): ± 13 spaces	Min: 1 space per unit	Multifamily Ratio: 1 space / unit Townhouse ratio: 1 space / unit
Bike Parking (Short-Term Class II spaces)	± 21 spaces	Min: 1 per 20 units	Ratio: 1 space / 20 units
Definitions			
Height	"Height of buildings" is a vertical distance from the "grade" to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest gable of a pitched or hipped roof.		SC City Code Title 18 Zoning: Ch.18.06 Definitions
Grade	"Grade (adjacent ground elevation)" means the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point five feet distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and the property line, if it is less than five feet distant from said wall. In case a wall is parallel to and within five feet of a public sidewalk, alley, or other public way, the grade shall be the lowest point of elevation of the sidewalk, alley, or public way.		SC City Code Title 18 Zoning: Ch.18.06 Definitions
Open Landscaped Area	"Each lot shall have not less than thirty percent (30%) of the lot area developed into permanently maintained open landscape areas. An irrigation system shall be installed and permanently maintained in each separate planter area. Open landscaped areas shall exclude driveway area but include required front, side and rear setback areas, and usable common and private open space areas, including hardscape on parking podiums, roofs, decks and balconies."		SC City Code Title 18 Zoning: Ch.18.22.140(h)
Use	"The purpose (type and extent) for which land or a structure is arranged, designed, or intended, or for which either land or a structure is occupied or maintained."		SC City Code Title 18 Zoning: Ch.18.60.210





ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

EXISTING CONDITIONS AERIAL AND PHOTOGRAPHS

A0.0.5

1. View 1

4. View 4

Existing Site Aerial

2. View 2

3. View 3

Note: View 1, 2, 3, & 4 show adjacent property buildings facing the subject property

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

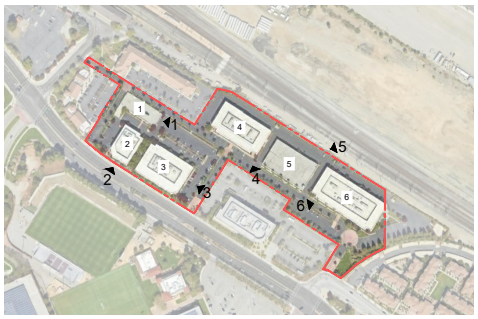
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

ADJACENT PROPERTY BUILDINGS

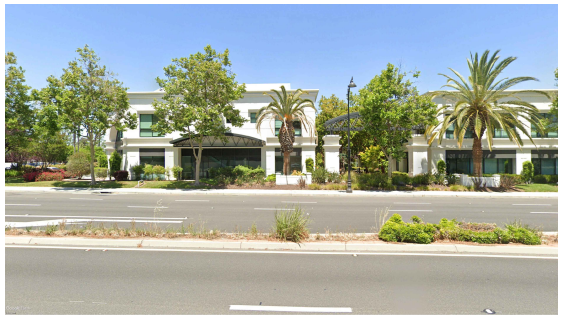
A0-0.6

1. View 1 - Building 1

4. View 4 - Building 4



Existing Site Aerial



2. View 2 - Building 2

5. View 5 - Building 5

3. View 3 - Building 3

6. View 6 - Building 6

Note: Photos of existing buildings to be demolished provided in lieu of elevations and plans. All existing buildings within project boundary to be demolished.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

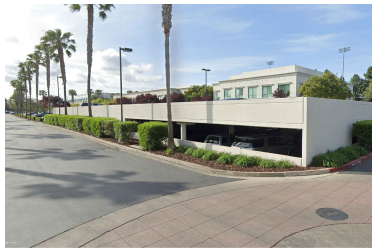
BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

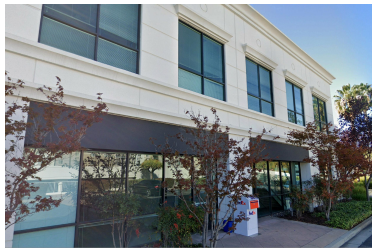
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

EXISTING BUILDINGS TO BE DEMOLISHED

A0-0.7



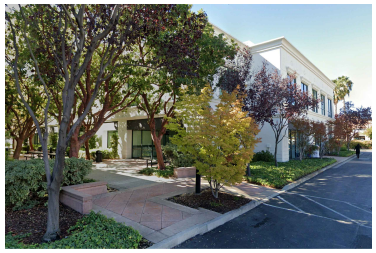
Building 1 - North Elevation



Building 2 - North Elevation

Building 3 - North Elevation

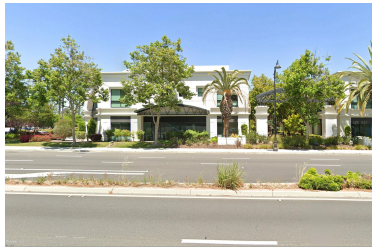
Building 1 - East Elevation



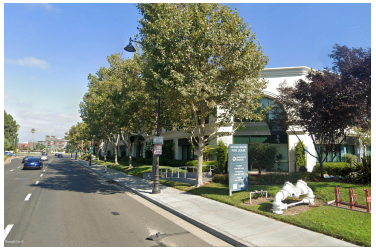
Building Elevation - East Elevation

Building 3 - East Elevation

Building 1 - South Elevation



Building 2 - South Elevation

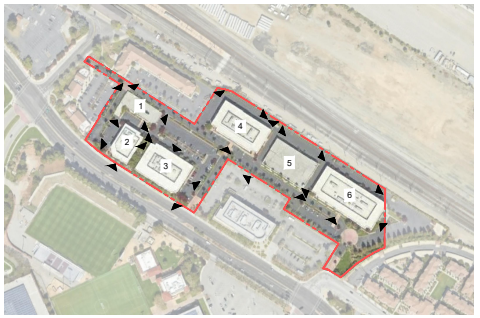


Building 3 - South Elevation

Building 1 - West Elevation

Building 2 - West Elevation

Building 3 - West Elevation



Existing Site Aerial NTS

Note: Photos of existing buildings provided in lieu of elevations and plans.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

ELEVATIONS OF EXISTING BUILDINGS

Building 4 - North Elevation

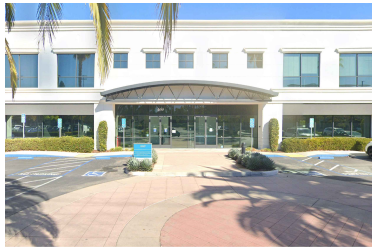
Building 5 - North Elevation

Building 6 - North Elevation

Building 4 - East Elevation

Building 5 - East Elevation

Building 6 - East Elevation



Building 4 - South Elevation

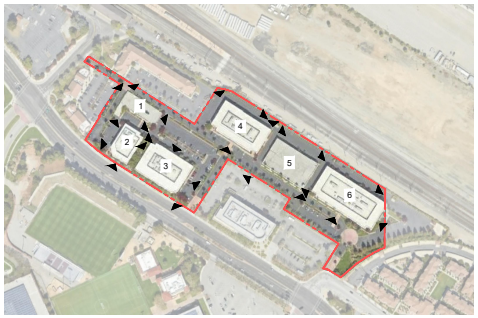
Building 5 - South Elevation

Building 6 - South Elevation

Building 4 - West Elevation

Building 5 - West Elevation

Building 6 - West Elevation



Existing Site Aerial NTS

Note: Photos of existing buildings provided in lieu of elevations and plans.

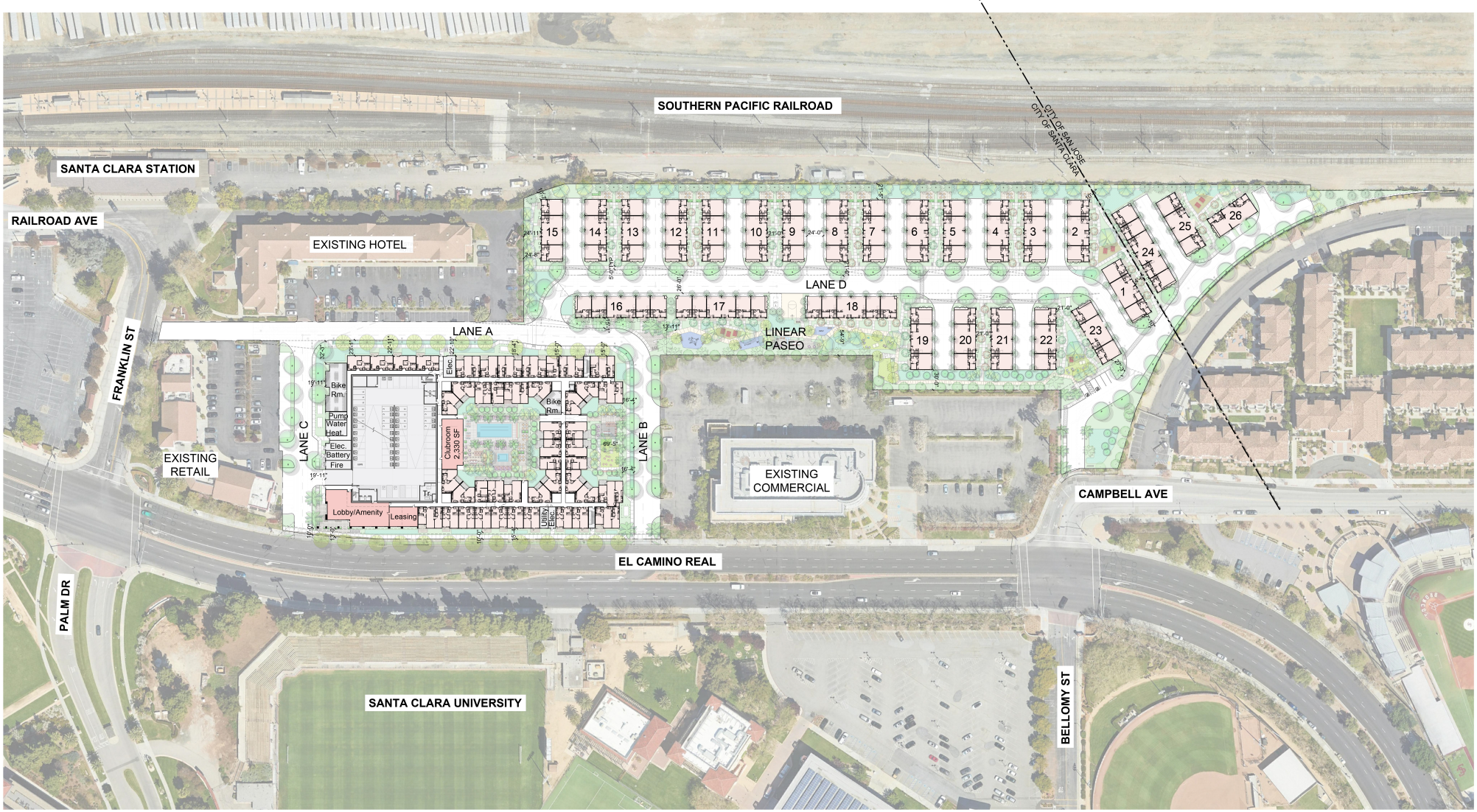
ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

ELEVATIONS OF EXISTING BUILDINGS



ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 32 64 128

ILLUSTRATIVE SITE PLAN
MULTIFAMILY + TOWNHOUSES

A0-1.0

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

MULTI-FAMILY BUILDING PERSPECTIVE

A0-1.1

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

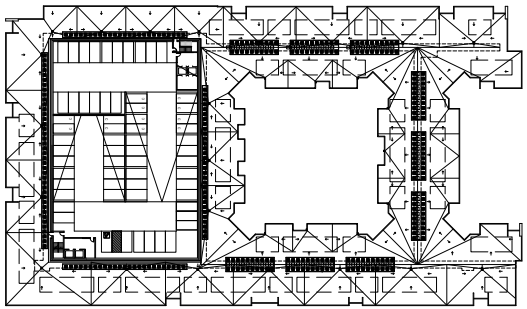
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

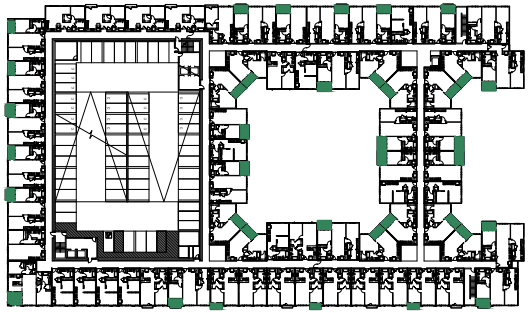
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE BUILDING PERSPECTIVE

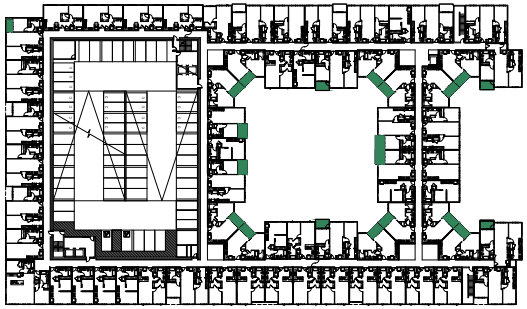
A0-1.2



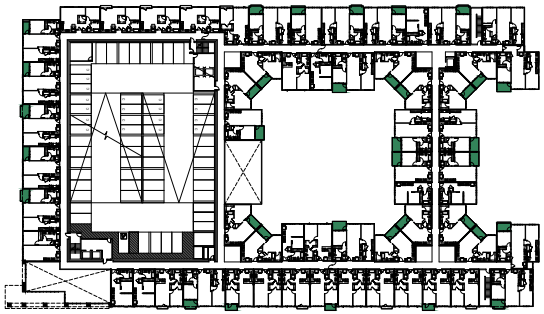
Roof Level



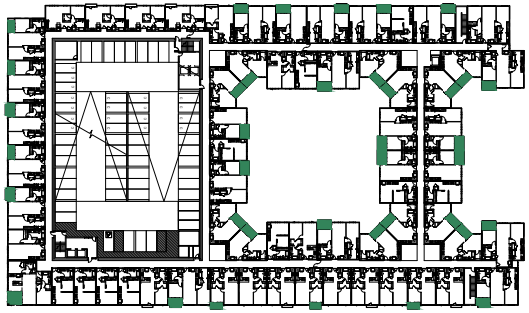
Level 3



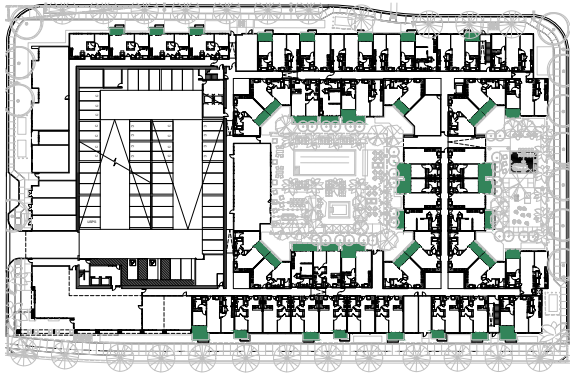
Level 5



Level 2



Level 4



Level 1

PRIVATE OPEN SPACE CALCULATIONS - WRAP BUILDING	
Bldg Level	**Open Space Area**
Level 1	± 3,900 SF
Level 2	± 2,730 SF
Level 3	± 2,940 SF
Level 4	± 2,940 SF
Level 5	± 1,640 SF
Roof Level	± 0 SF
Total Private O.S.	**± 14,150 SF**

LEGEND

PRIVATE OPEN SPACE

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

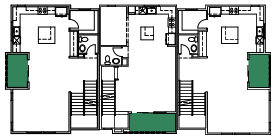
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

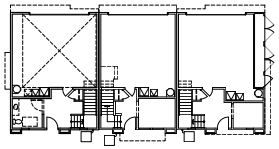
0 25 50 100

PRIVATE OPEN SPACE
MULTI-FAMILY BUILDING

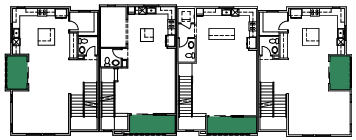
A0-2.1



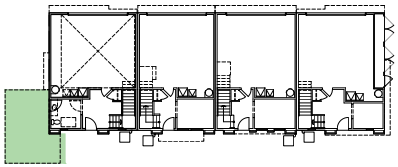
3 Plex -Typical Level 2



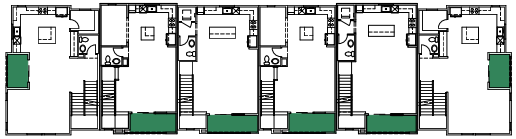
3 Plex - Typical Level 1



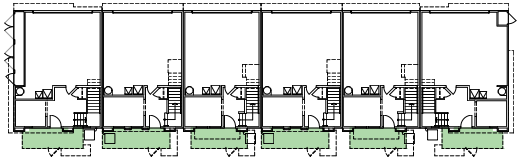
4 Plex -Typical Level 2



4 Plex - Typical Level 1



6 Plex -Typical Level 2



6 Plex - Typical Level 1

PRIVATE OPEN SPACE CALCULATIONS - TOWNHOUSES

Building Type	Building Level	Open Space Area	Number of Buildings	Total Area
3 PLEX	Level 1	± 0 SF	1	± 160 SF
	Level 2	± 160 SF		
	Level 3	± 0 SF		
	Roof Level	± 0 SF		
Subtotal		**±** 160 SF		
4 PLEX	Level 1	± 0 SF	8	± 1,760 SF
	Level 2	± 220 SF		
	Level 3	± 0 SF		
	Roof Level	± 0 SF		
Subtotal		**±** 220 SF		
4 PLEX WITH GROUND PATIOS	Level 1	± 360 SF	13	± 7,540 SF
	Level 2	± 220 SF		
	Level 3	± 0 SF		
	Roof Level	± 0 SF		
Subtotal		**±** 580 SF		
6 PLEX	Level 1	± 0 SF	3	± 1,050 SF
	Level 2	± 350 SF		
	Level 3	± 0 SF		
	Roof Level	± 0 SF		
Subtotal		**±** 350 SF		
6 PLEX WITH GROUND PATIOS	Level 1	± 540 SF	1	± 890 SF
	Level 2	± 350 SF		
	Level 3	± 0 SF		
	Roof Level	± 0 SF		
Subtotal		**±** 890 SF		
	Total Private O.S.		**26**	**± 11,400 SF**

LEGEND

PRIVATE OPEN SPACE

GROUND FLOOR PRIVATE OPEN SPACE, WHERE OCCURS

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 8 16 32

PRIVATE OPEN SPACE
TOWNHOUSES

A0-2.2

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

MULTI-FAMILY COVER SHEET

A1-0.0

Multi-Family Apartment Unit Summary

Residential: 5 levels of Type III Residential + 6 Levels Type I Garage

Unit Description			Units Per Level					Unit Type			Unit Mix		Bldg Area
Unit	Description	Area (NRSF)	Level 1 *(Type III)*	Level 2 *(Type III)*	Level 3 *(Type III)*	Level 4 *(Type III)*	Level 5 *(Type III)*	Studio	1Bd	2Bd	% of Mix		Total Net Rentable
P0-1	Studio / 1Ba	600	5	7	10	10	10	42			14.1%	14%	25,200 nrsf
P1-0	1Bd / 1Ba	760 - 830	6	5	5	5	5		26		8.8%		20,180 nrsf
P1-1	1Bd / 1Ba	740	4	4	4	4	4		20		6.7%		14,800 nrsf
P1-2	1Bd / 1Ba	760	11	12	12	12	12		59		19.9%	56%	44,840 nrsf
P1-3	1Bd / 1Ba	760	0	1	1	1	1		4		1.3%		3,040 nrsf
P1-4	1Bd / 1Ba	740 - 765	10	12	12	12	12		58		19.5%		43,995 nrsf
P2-0	2Bd / 2Ba	1,080 - 1,150	10	18	19	19	19			85	28.6%	30%	92,430 nrsf
P2-1	2Bd / 2Ba	1,175 - 1,300	0	0	1	1	1			3	7.1%		3,660 nrsf
Total			**46**	**59**	**64**	**64**	**64**	**42**	**167**	**88**	**100%**		**248,145 nrsf**

*NRSF (Net Rentable SF): To outside face of stud including 1" air gap. Does not include balconies/patios.

297	**Total Units**
836 SF	**Avg. Unit Size**

PARKING SUMMARY

Multi-Family Parking Garage

Proposed Spaces	
Number of Units	297
Total Parking Garage Spaces Provided	**359**
Parking Ratio	**1.21 sp/du**

Multi-Family Accessible Parking

CBC 11B-208.2	Accessible Spaces Required	Total Parking Provided	Accessible Spaces Provided
Multi-Family: Accessible Parking	301 to 400 parking spaces require 8 spaces	359	8

Bicycle Parking

Required - Class I	# of Units	Spaces
1 sp / du	297	297
Proposed		**297**
Required - Class II		
1 sp / 20 du		15
Proposed		**15**

Private Open Space

Proposed	
Level 1	3,900 SF
Level 2	2,730 SF
Level 3	2,940 SF
Level 4	2,940 SF
Level 5	1,640 SF
Total	14,150 SF

MULTI-FAMILY REQUIRED EV CHARGING

Required EV Charging

*CalGreen Tier 2: A4.106.8.2.1	%	Total stalls	Quantity
EV Ready - Low power LV 2 Receptacles (EVR)	55%	359	198 Spaces
EV Chargers - LV 2 EVSE (EVCS)	20%	359	72 Spaces
Total			**270** ***Spaces (see note)

**Santa Clara Green Building Code	Quantity
Multi-Family Housing	
First 20 Dwelling Units - LEVEL 2 EV Ready	20 Spaces

	%	Remaining Dwelling units with assigned spaces	
LEVEL 2 EV Ready	25%	278	70 Spaces
LEVEL 2 EV Ready- Low power	75%	278	209 Spaces
Total			**298** ***Spaces (see note)

Provided EV Charging

	%	Total stalls	Quantity
EV Ready - Low power LV 2 Receptacles (EVR)	58%	359	209 Spaces
LEVEL 2 EV Ready	5%	359	17 Spaces
EV Chargers - Level 2 EVSE (EVCS)	20%	359	73 Spaces
Total			**299** Spaces

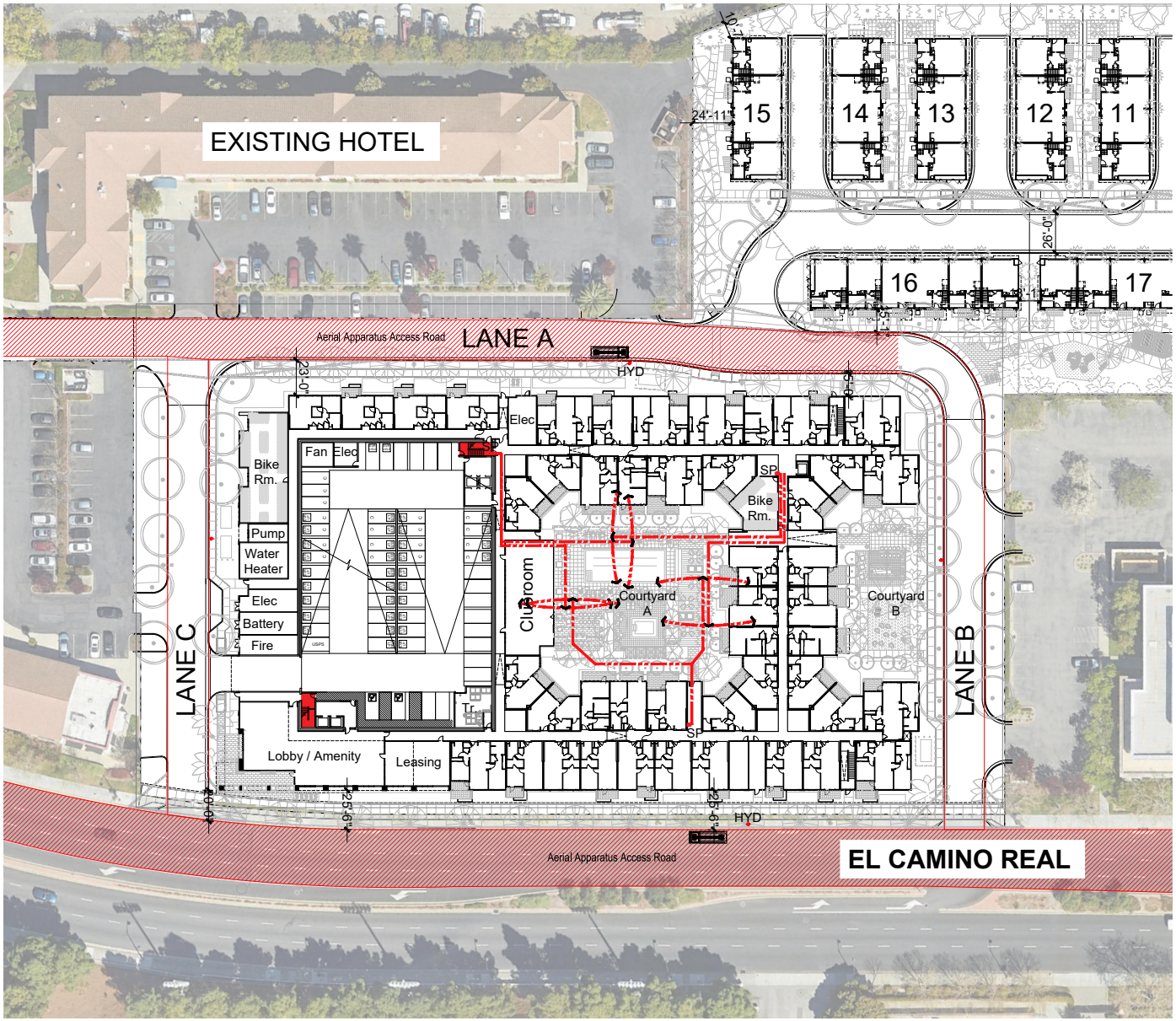
*Per CalGreen 4.106.4 **(per July 2024 Supplement)**
**Per Santa Clara Green Building Standards Code Chapter 15.38. Section 4.106.4.2.
***Note: Project to comply with both CalGreen and Santa Clara Green Building Code. Total is not cumulative, most stringent requirement per EV stall type to be met.

Apartments Amenity

Program	
Lobby/Leasing/Amenity	3,560 SF
Clubhouse / Pool Lounge	2,330 SF
Total	5,890 SF

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660



Project Summary

Proposed Use	Multifamily Residential and Parking
Construction Type	5 Levels of Type III-A Residential + 6 Levels Type I-A Garage
Building Height	+/- 60' 85' Max Allowable Height
Fire Sprinklers	NFPA 13

Legend

- 26' aerial apparatus access road (Ground level access and minimum of 15' and a max. of 30' to roof along ECR
- 150' minimum hose pull radius and travel distance as noted
- Wet standpipe at building lowest level
- Wet standpipes at intermediate stair landings
- 2-hr fire resistive stair w/ roof access
- Existing Fire Hydrant
- Proposed Fire Hydrant

ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

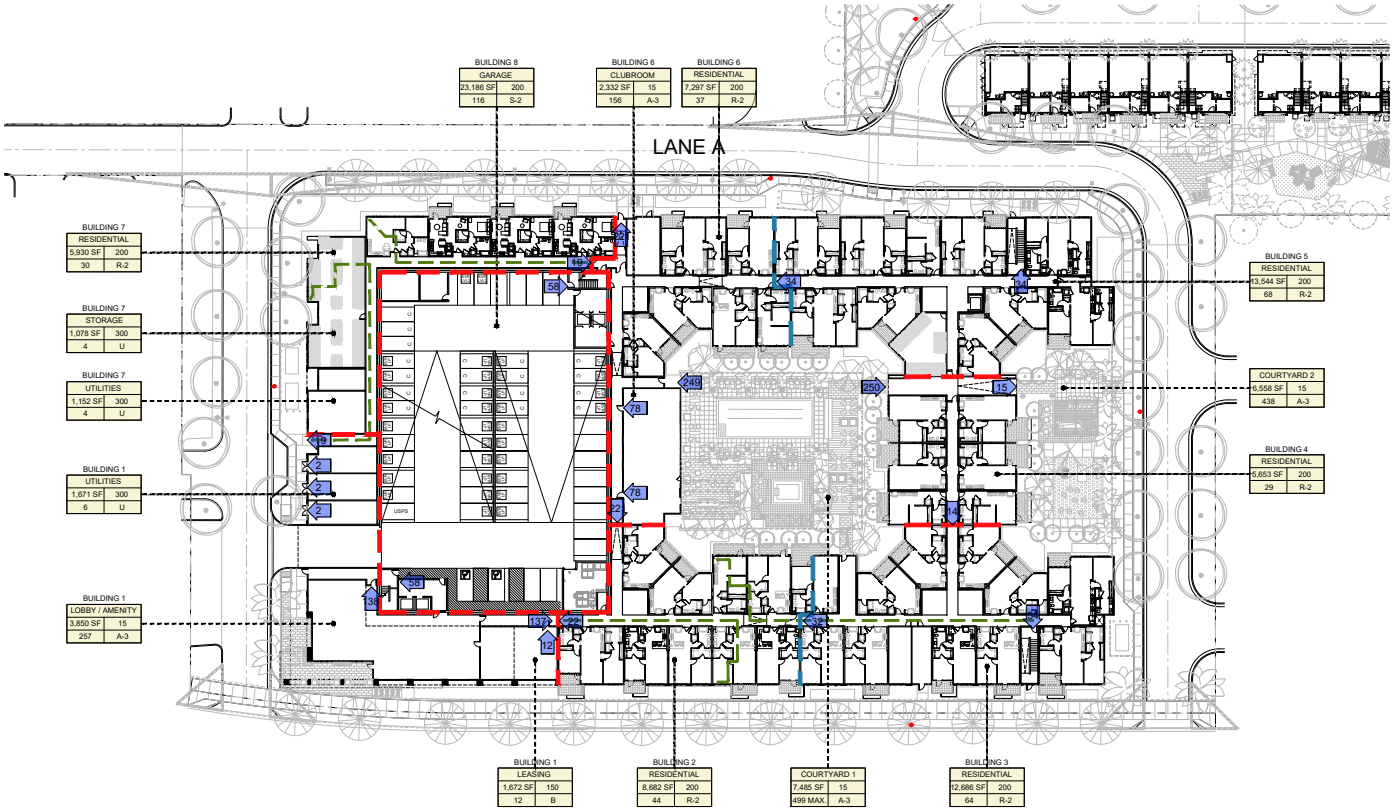
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

FIRE ACCESS EXHIBIT
MULTI-FAMILY

A1-1.1



LEVEL 1

NOTES + LEGEND

CONSTRUCTION TYPE: I-A, II-A

OCCUPANCY GROUPS:
S-2: Garage
R-2: Residential
A-3: Amenity
B: Business
U: Utility

OCCUPANT LOAD FACTOR CALCULATION:
CBC Table 1004.5, Maximum floor area allowances per occupant

Courtyard + Amenity
Assembly without fixed seats: Unconcentrated (tables and chairs)= 15 net

S-2: Parking Garage = 200 gross
R-2: Residential = 200 gross
A-3: Amenity : 15 net
B: Business = 150 gross
U: Utility = 300 gross

FIRE WALL
FIRE WALL - HORIZONTAL EXIT
RESIDENTIAL PATH OF TRAVEL
GARAGE PATH OF TRAVEL
10 EXIT DISCHARGE OCCUPANT LOAD

FLOOR AREA (SF) / # OF OCCUPANTS	Name	
	10,000	200
	Occupants	R-2

OCCUPANT SPACE/FUNCTION
OCCUPANT LOAD FACTOR (SF/OCCUPANT)
OCCUPANCY GROUP

NOTES:

1. EGRESS WIDTH SHALL COMPLY WITH CBC SECTION 1005.1
2. REQUIRED STAIR WIDTH = OCCUPANT LOAD x 0.2" (CBC 1005.3.1 EXCEPTION 1)
3. WIDTH OF STAIR SHALL NOT BE LESS THAN 44 INCHES PER CBC 1009.4. EXCEPTION 1: STAIRWAYS SERVING AND OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36" INCHES
4. 55" STAIR PROVIDES CLEARANCE FOR 273 OCCUPANTS
5. REQUIRED DOOR WIDTH = OCCUPANT LOAD x 0.15" (CBC 1005.3.2 EXCEPTION 1) (36" MIN. WIDTH DOORS PROVIDED AT EXITS THROUGHOUT)
6. SEE PLAN FOR SUMMARY OF OCCUPANT LOAD AT EACH EGRESS COMPONENT A 3'-0" DOOR PROVIDES 41" OF CLEARANCE FOR 273 OCCUPANTS.
7. EXTERIOR EXIT STAIRWAYS SHALL COMPLY WITH CBC SECTION 1026
8. ROOF ACCESS DOOR SHALL NOT LOCK OCCUPANTS ON ROOF.
9. EXIT ELEVATORS SHALL COMPLY WITH CBC SECTION 1009.2.1
10. COURTYARD SPACE ABOVE THE 3-HOUR HORIZONTAL ASSEMBLY FOR GROUP A OCCUPANCIES ARE LIMITED TO LESS THAN 300 PER CBC 510.2 #4.
11. TWO MEANS OF EGRESS TO BE SEPERATED BY NOT LESS THAN 1/3 OF THE OVERALL DIAGONAL DISTANCE OF THE SPACE PER CBC 1007.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

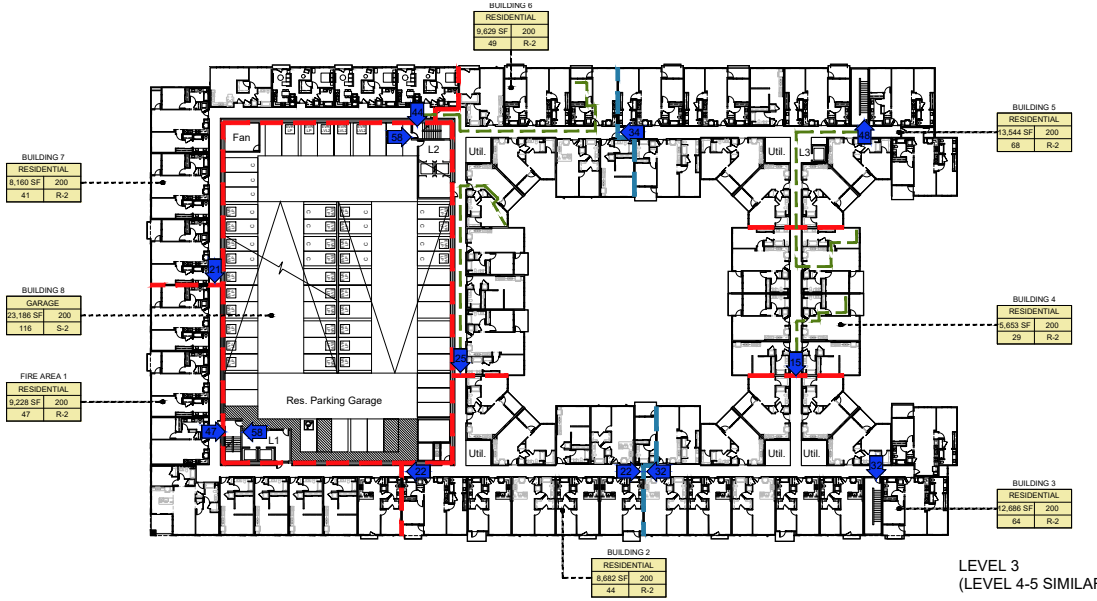
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

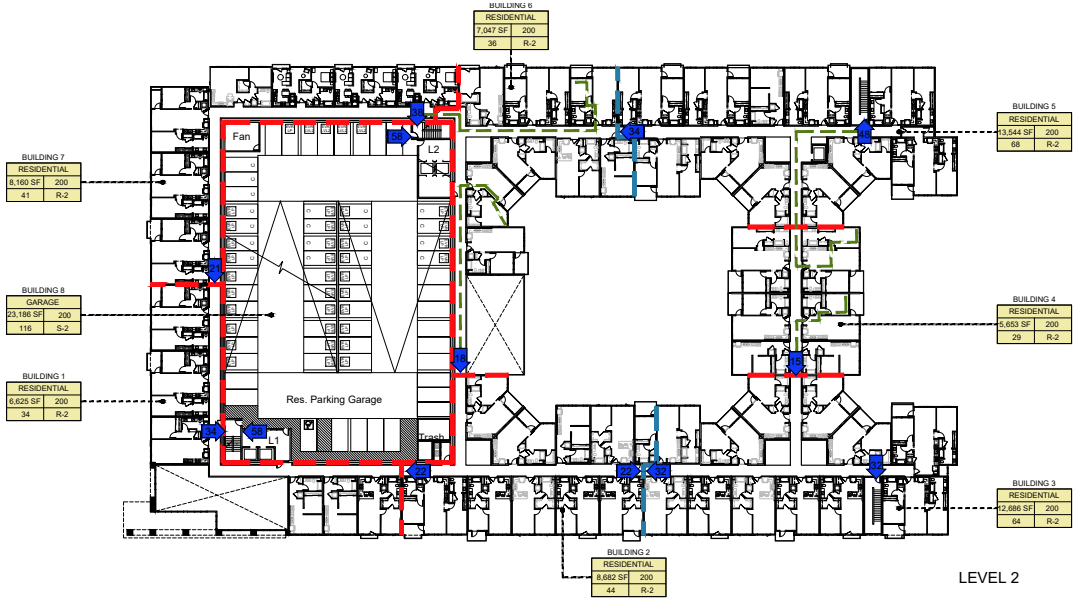
0 16 32 64

EXITING PLAN
MULTI-FAMILY BUILDING - LEVEL 1

A1-1.2



LEVEL 3
(LEVEL 4-5 SIMILAR)



LEVEL 2

NOTES + LEGEND

CONSTRUCTION TYPE: I-A, II-A

OCCUPANCY GROUPS:
S-2: Garage
R-2: Residential
A-3: Amenity
B: Business
U: Utility

OCCUPANT LOAD FACTOR CALCULATION:
CBC Table 1004.5, Maximum floor area allowances per occupant

Courtyard + Amenity
Assembly without fixed seats: Unconcentrated (tables and chairs)= 15 net

S-2: Parking Garage = 200 gross
R-2: Residential = 200 gross
A-3: Amenity : 15 net
B: Business = 150 gross
U: Utility = 300 gross

FIRE WALL
FIRE WALL - HORIZONTAL EXIT
RESIDENTIAL PATH OF TRAVEL
GARAGE PATH OF TRAVEL
10 EXIT DISCHARGE OCCUPANT LOAD

FLOOR AREA (SF) — Name — OCCUPANT SPACE/FUNCTION
10,000 — 200 — OCCUPANT LOAD FACTOR (SF/OCCUPANT)
OF OCCUPANTS — Occupants — R-2 — OCCUPANCY GROUP

NOTES:

1. EGRESS WIDTH SHALL COMPLY WITH CBC SECTION 1005.1
2. REQUIRED STAIR WIDTH = OCCUPANT LOAD × 0.2" (CBC 1005.3.1 EXCEPTION 1)
3. WIDTH OF STAIR SHALL NOT BE LESS THAN 44 INCHES PER CBC 1009.4. EXCEPTION 1: STAIRWAYS SERVING AND OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36" INCHES
4. 55" STAIR PROVIDES CLEARANCE FOR 273 OCCUPANTS
5. REQUIRED DOOR WIDTH = OCCUPANT LOAD × 0.15" (CBC 1005.3.2 EXCEPTION 1) (36" MIN. WIDTH DOORS PROVIDED AT EXITS THROUGHOUT)
6. SEE PLAN FOR SUMMARY OF OCCUPANT LOAD AT EACH EGRESS COMPONENT A 3'-0" DOOR PROVIDES 41" OF CLEARANCE FOR 273 OCCUPANTS.
7. EXTERIOR EXIT STAIRWAYS SHALL COMPLY WITH CBC SECTION 1026
8. ROOF ACCESS DOOR SHALL NOT LOCK OCCUPANTS ON ROOF.
9. EXIT ELEVATORS SHALL COMPLY WITH CBC SECTION 1009.2.1
10. COURTYARD SPACE ABOVE THE 3-HOUR HORIZONTAL ASSEMBLY FOR GROUP A OCCUPANCIES ARE LIMITED TO LESS THAN 300 PER CBC 510.2 #4.
11. TWO MEANS OF EGRESS TO BE SEPERATED BY NOT LESS THAN 1/3 OF THE OVERALL DIAGONAL DISTANCE OF THE SPACE PER CBC 1007.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

EXITING PLAN
MULTI-FAMILY BUILDING - LEVELS 2-5

A1-1.3

BUILDING 1		
Level	Occupancy Type	Area
Level 1	R-2	7,779
Level 2	R-2	6,625
Level 3	R-2	9,228
Level 4	R-2	9,228
Level 5	R-2	9,228
Total		42,088

BUILDING 2		
Level	Occupancy Type	Area
Level 1	R-2	9,067
Level 2	R-2	9,067
Level 3	R-2	9,067
Level 4	R-2	9,067
Level 5	R-2	9,067
Total		45,335

BUILDING 3		
Level	Occupancy Type	Area
Level 1	R-2	12,304
Level 2	R-2	12,304
Level 3	R-2	12,304
Level 4	R-2	12,304
Level 5	R-2	12,304
Total		61,520

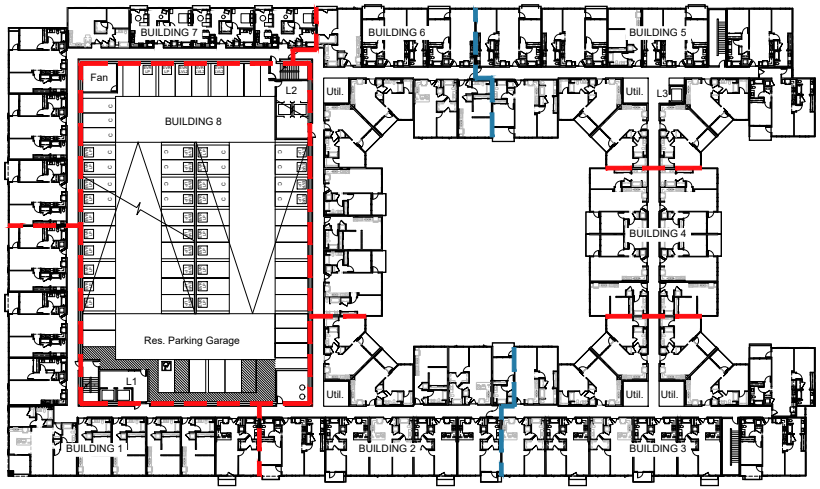
BUILDING 4		
Level	Occupancy Type	Area
Level 1	R-2	5,653
Level 2	R-2	5,653
Level 3	R-2	5,653
Level 4	R-2	5,653
Level 5	R-2	5,653
Total		28,265

BUILDING 5		
Level	Occupancy Type	Area
Level 1	R-2	13,544
Level 2	R-2	13,544
Level 3	R-2	13,544
Level 4	R-2	13,544
Level 5	R-2	13,544
Total		67,720

BUILDING 6		
Level	Occupancy Type	Area
Level 1	R-2	9,629
Level 2	R-2	7,047
Level 3	R-2	9,629
Level 4	R-2	9,629
Level 5	R-2	9,629
Total		45,563

BUILDING 7		
Level	Occupancy Type	Area
Level 1	R-2	5,930
Level 2	R-2	8,160
Level 3	R-2	8,160
Level 4	R-2	8,160
Level 5	R-2	8,160
Total		38,570

BUILDING 8		
Level	Occupancy Type	Area
Level 1	S-2	23,186
Level 2	S-2	23,186
Level 3	S-2	23,186
Level 4	S-2	23,186
Level 5	S-2	23,186
Level 6	S-2	23,186
Total		139,116



LEVEL 3
(LEVEL 2-5 SIMILAR)

Construction Type: Type IA, IIIA

Type I-A Parking

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IA S-2 = UL

Allowable Building Area (CBC Section 506.2)
Allowable Area: Type IA S-2 = UL

Fire-Resistance Rating Requirements in Type IIIA Construction
Exterior Bearing Walls: 3 Hour (CBC Table 601)
Exterior Nonbearing Walls: 1 Hour (0 Hour when F.S.D. > 30 FEET) (CBC Table 705.5)
Fire Walls: 3 Hour (CBC Table 706.4)
Stair Enclosure: 2 Hour (CBC Section 713.4)

Type III-A Residential

Allowable Building Height (CBC Table 504.3)
Allowable building heights: Type IIIA R-2 = 65 feet, 4 Stories
Allowable building heights with Sprinkler Increase: Type IIIA R-2 = 85 feet, 5 Stories

Allowable Building Area (CBC Section 506.2)
$A_a = [A_t + (NS \times I_f)] \times S_a$
A_a = Allowable area (square feet)
A_t = Tabular allowable area factor per Table 506.2
NS=Tabular allowable area factor per Table 506.2 for a nonsprinklered building
I_f = Frontage Increase
S_a = Number of building stories above grade plane, not to exceed 2

CBC 506.3.3 Frontage Increase:
50%-75%, 30 or greater open space = 0.5 (Frontage taken at Buildings 3 and 5)

Buildings 1, 2, 4, 6, 7:
$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24{,}000 + (24{,}000 \times 0)] \times 2$
$A_a = 48{,}000$ SF

Allowable building area = 48,000 SF per building

Buildings 3, 5:
$A_a = [A_t + (NS \times I_f)] \times S_a$
$A_a = [24{,}000 + (24{,}000 \times 0.5)] \times 2$
$A_a = 72{,}000$ SF

Allowable building area = 72,000 SF per building

Fire-Resistance Rating Requirements in Type IIIA Construction
Exterior Bearing Walls: 2 Hour (CBC Table 601)
Exterior Nonbearing Walls: 1 Hour (0 Hour when F.S.D. > 30 FEET) (CBC Table 705.5)
Fire Walls: 3 Hour (CBC Table 706.4)
Stair Enclosure: 2 Hour (CBC Section 713.4)

Legend

FIRE WALL

FIRE WALL - HORIZONTAL EXIT

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

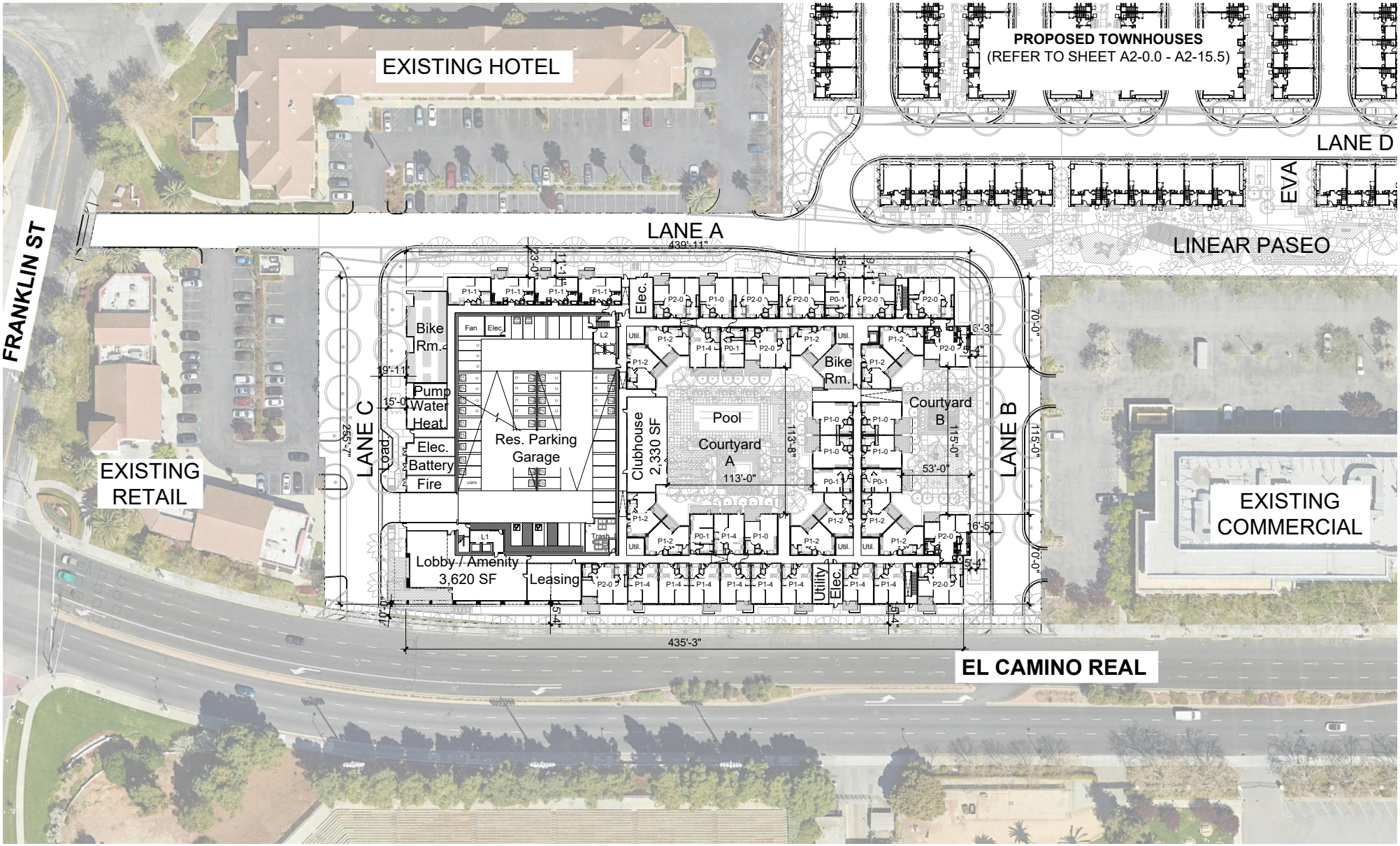
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

ALLOWABLE AREA
MILTIFAMILY CODE ANALYSIS

A1-1.4



ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

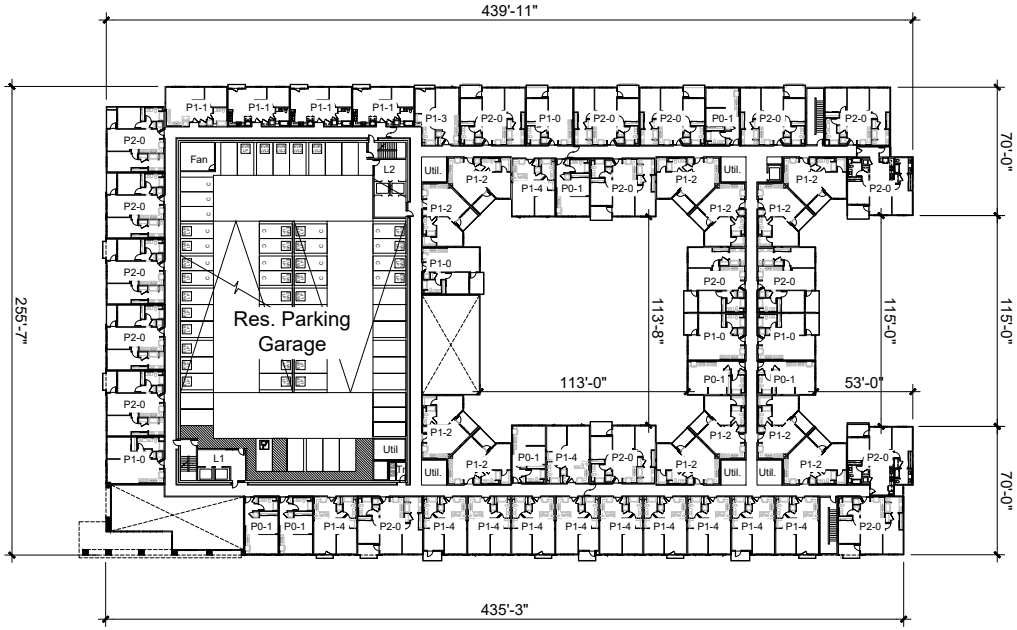
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

MULTI-FAMILY BUILDING PLAN
LEVEL 1

A1-2.0



ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

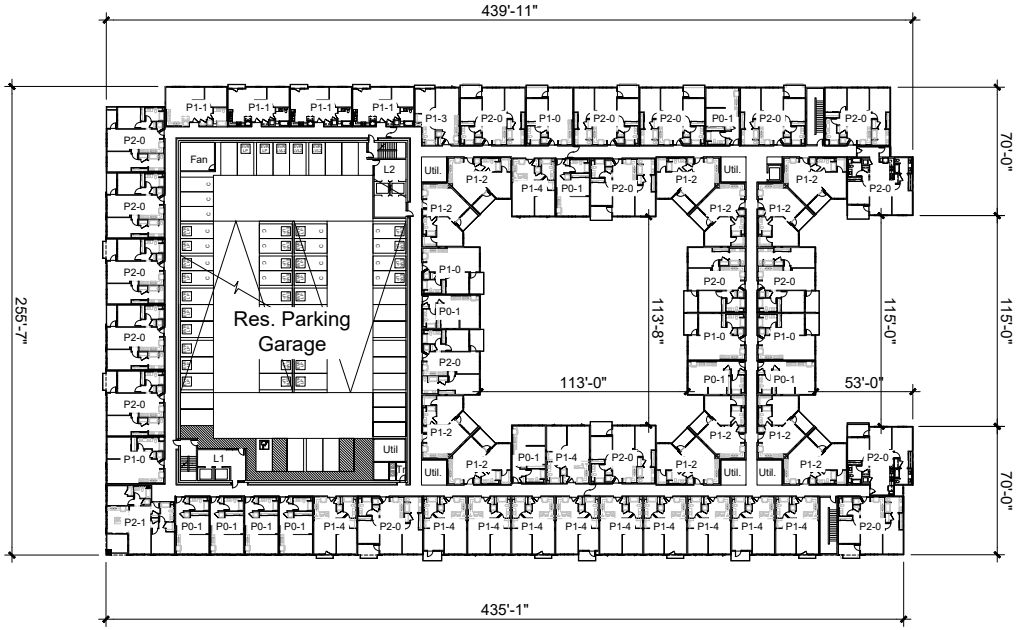
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

MULTI-FAMILY BUILDING PLAN
LEVEL 2

A1-2.1



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

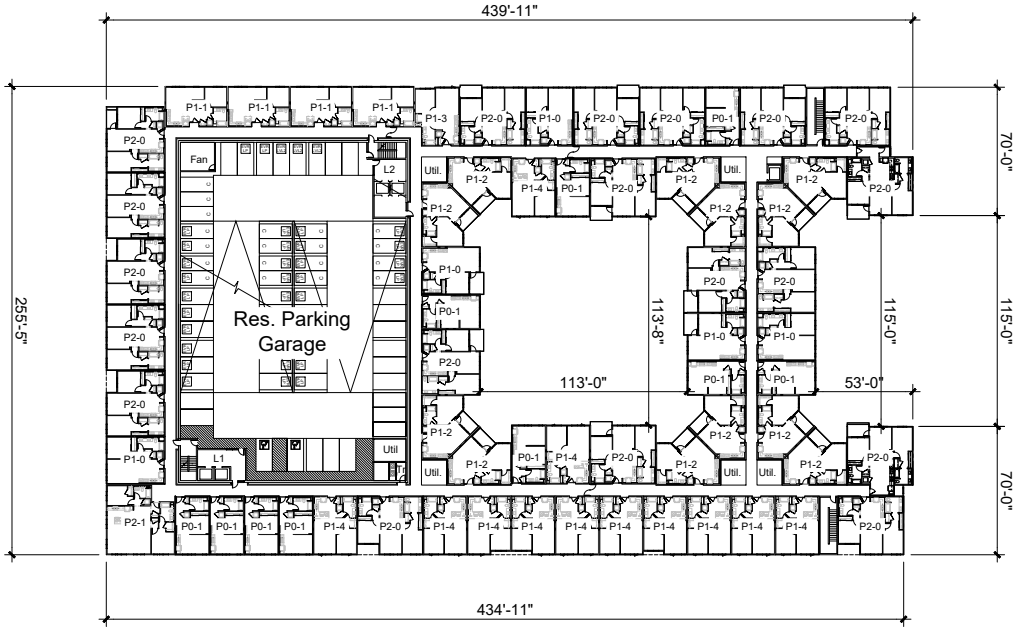
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

MULTI-FAMILY BUILDING PLAN
LEVELS 3 AND 4

A1-2.2



ktgy

Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

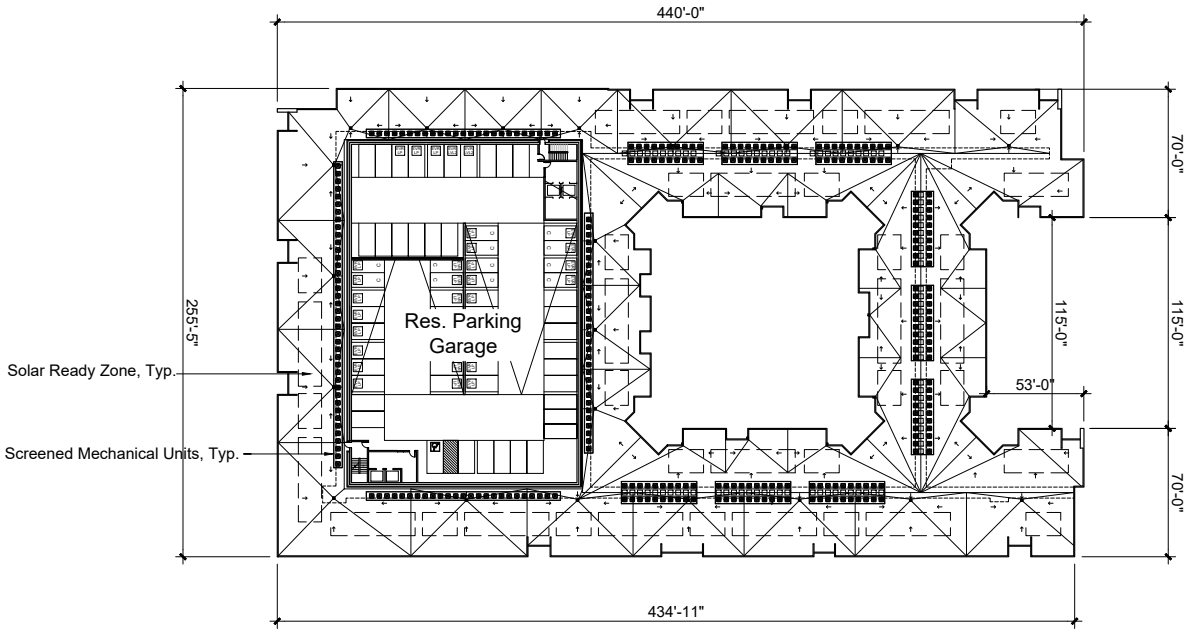
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

MULTI-FAMILY BUILDING PLAN
LEVEL 5

A1-2.3



ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

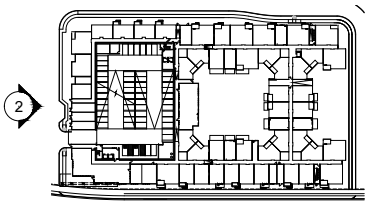
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 16 32 64

MULTI-FAMILY BUILDING PLAN
ROOF LEVEL

A1-2.4



Key Plan (NTS)

2. Left Elevation

Legend:

1. Stucco
2. Cementitious Lap Siding
3. Composite Wood Siding
4. Brick Veneer
5. Vinyl Window
6. Storefront
7. Metal Awning
8. Decorative Metal Railing
9. Wood-like Railing

1. Front Elevation

*External downspouts to occur in interior courtyard only, final locations T.B.D.
*Wall vents to occur as needed, final locations T.B.D.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

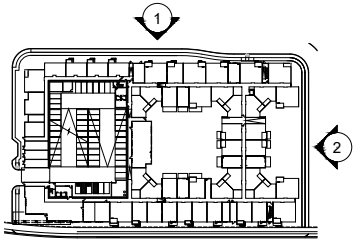
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 8 16 32

MULTIFAMILY BUILDING ELEVATIONS

A1-3.0



Key Plan (NTS)

2. Right Elevation

Legend:

1. Stucco
2. Cementitious Lap Siding
3. Composite Wood Siding
4. Brick Veneer
5. Vinyl Window
6. Storefront
7. Metal Awning
8. Decorative Metal Railing
9. Wood-like Railing

1. Rear Elevation

*External downspouts to occur in interior courtyard only, final locations T.B.D.
*Wall vents to occur as needed, final locations T.B.D.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 8 16 32

MULTIFAMILY BUILDING ELEVATIONS

A1-3.1

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

MULTI-FAMILY BUILDING PERSPECTIVE

A1-4.0

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

MULTI-FAMILY BUILDING PERSPECTIVE

A1-4.1

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

MULTI-FAMILY BUILDING PERSPECTIVE

A1-4.2

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

MULTI-FAMILY BUILDING PERSPECTIVE

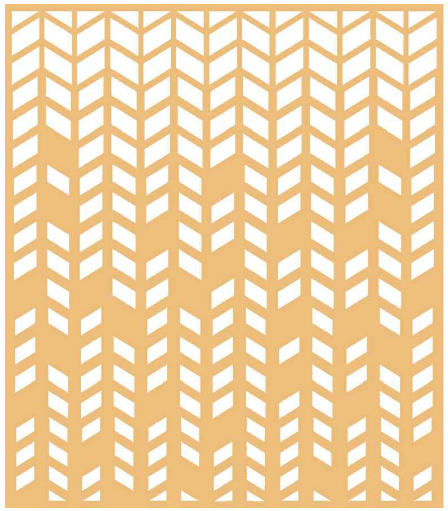
A1-4.3

Stucco
SW 2838 Polished Mahogany,
or similar

Stucco
SW 7537 Irish Cream,
or similar

Stucco
SW 9105 Almond Roca,
or similar

Stucco
Sand Finish or similar



Decorative Metal Railing
Bok Modern or similar

Wood-like Railing
Geolam, Teak or similar

Cementitious Lap
SW 7050 Useful Gray, or similar

Wood-like Siding
Geolam, Teak or similar

Storefront

Brick Veneer - Running Bond
Belden Alaska White Velour or similar

Brick Veneer - Stacked Bond
Belden Alaska White Velour or similar

Vinyl Window - Black
SW 7069 Iron Ore

Metal Awning
SW 7069 Iron Ore

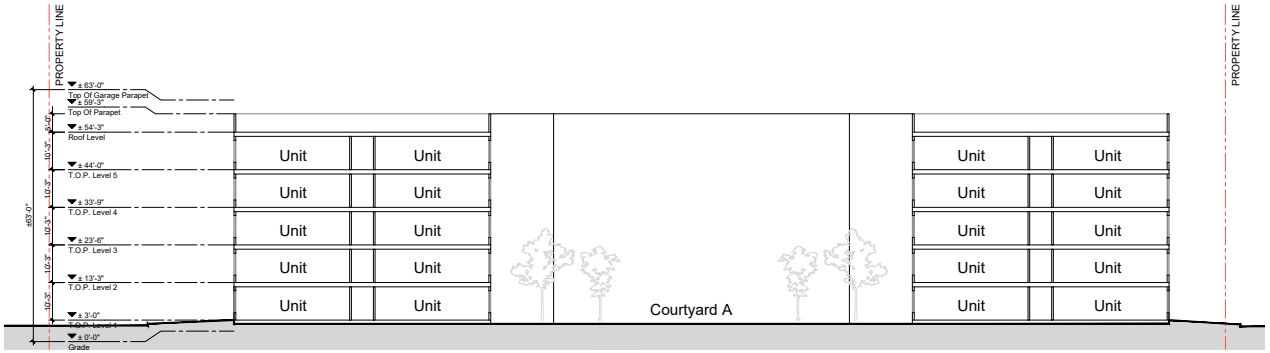
ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

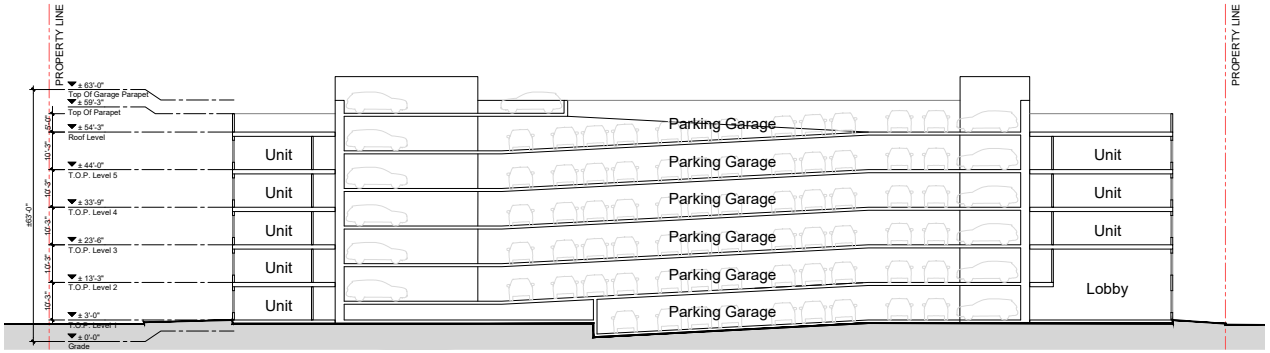
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

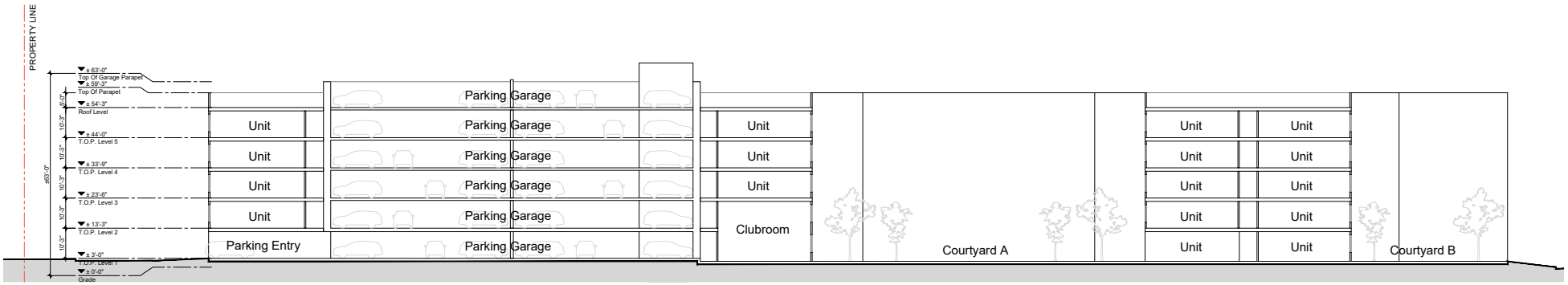
MULTI-FAMILY COLORS AND MATERIALS



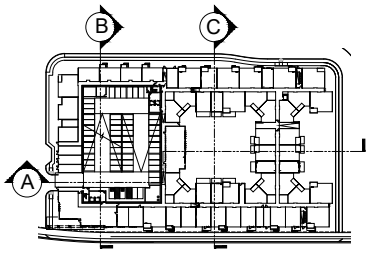
3. Section C



2. Section B



1. Section A



Key Plan (NTS)

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

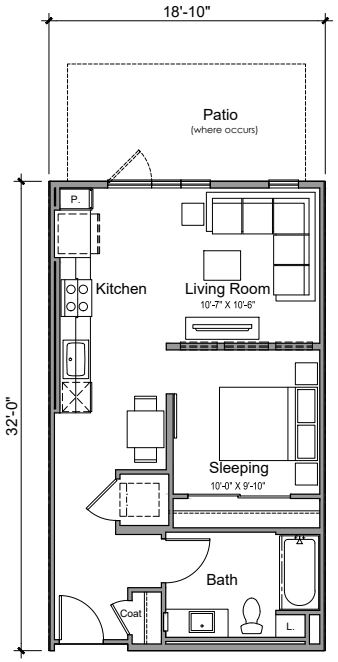
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

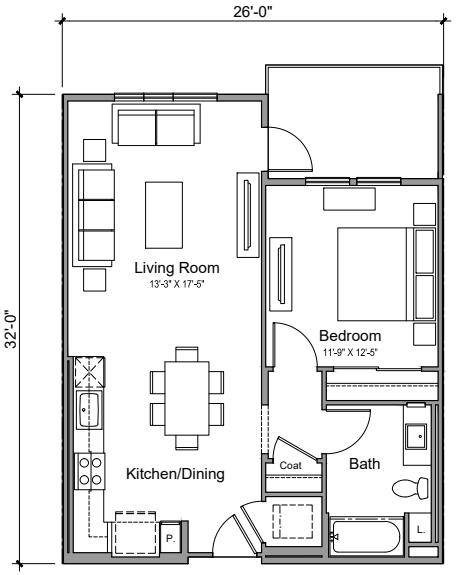
0 8 16 32

MULTIFAMILY BUILDING SECTIONS

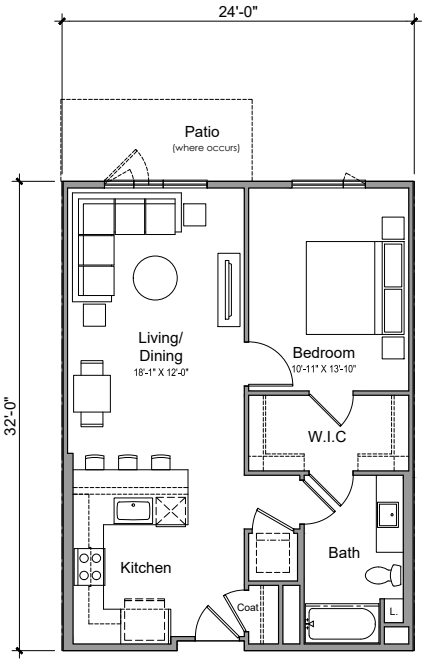
A1-6.0



Unit P0-1
Studio / 1 BA
± 600 NRSF



Unit P1-0
1 BD / 1 BA
± 760 NRSF



Unit P1-4
1 BD / 1 BA
± 760 NRSF

Note: For ground floor patio locations, refer to landscape drawings
For balcony locations, refer to building floor plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

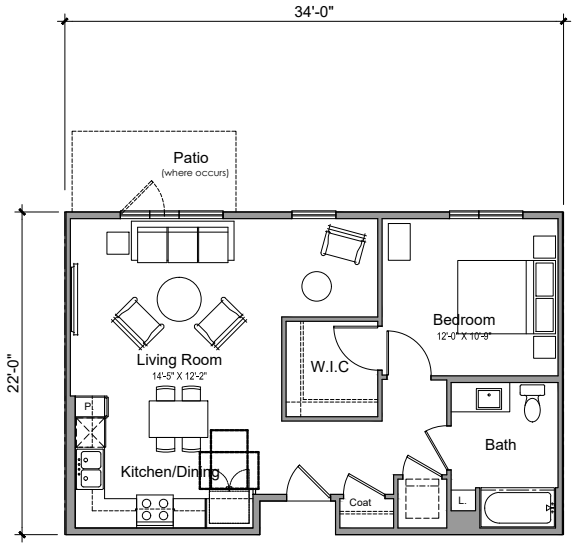
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

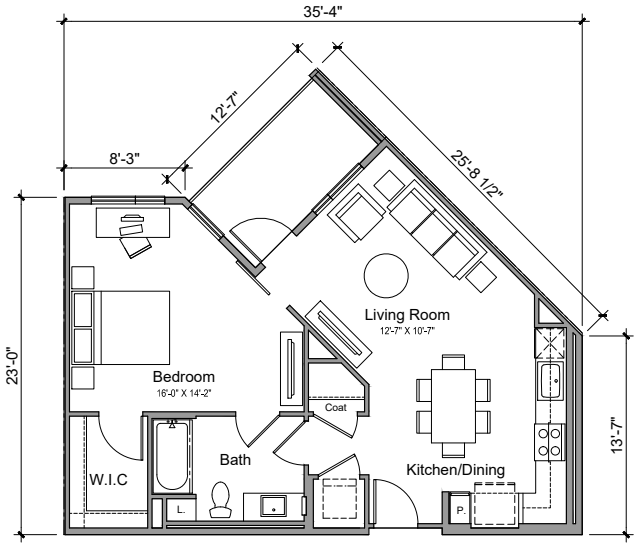
0 2 4 8

MULTI-FAMILY TYP. UNIT PLANS
STUDIO AND 1 BEDROOMS

A1-7.0



Unit P1-1 (Shallow)
1 BD / 1 BA + Den
± 740 NRSF



Unit P1-2 (Inside Corner)
1 BD / 1 BA
± 760 NRSF

Note: For ground floor patio locations, refer to landscape drawings
For balcony locations, refer to building floor plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

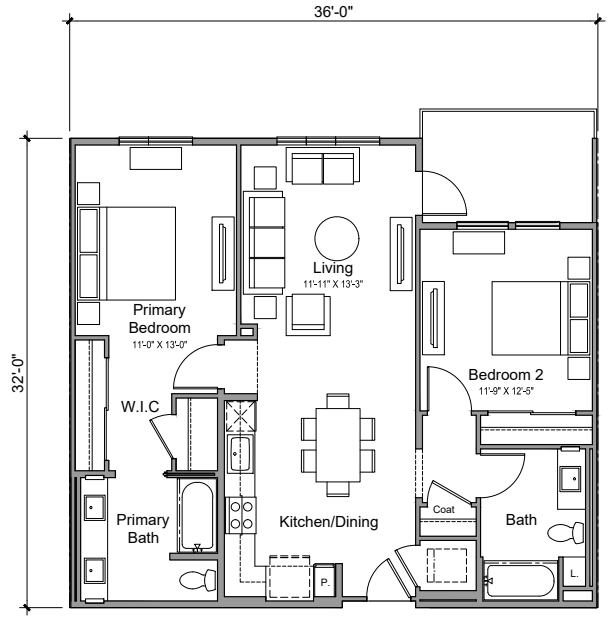
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

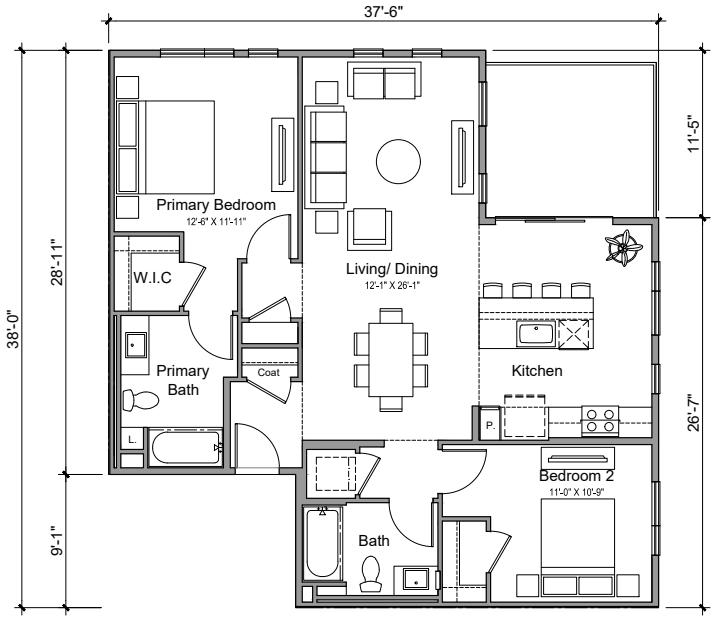
0 2 4 8

MULTI-FAMILY TYP. UNIT PLANS
1 BEDROOMS

A1-7.1



Unit P2-0
2 BD / 2 BA
± 1,080 NRSF



Unit P2-1
2 BD / 2 BA
± 1,175 NRSF

Note: For ground floor patio locations, refer to landscape drawings
For balcony locations, refer to building floor plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 2 4 8

MULTI-FAMILY TYP. UNIT PLANS
2 BEDROOMS

A1-7.2

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE COVER SHEET

A2-0.0

Townhouse Unit Summary

Residential: 3-Story Townhouse with Private Garage

TOWNHOME CALCULATIONS

Building Typology	Building Type	DU per Bldg	Unit Type per Building						Total Buildings on Site
			P1	P1-ALT	P2	P2-ALT	P3	P4	
3 Story Townhouse	3-Plex	3	1				1	1	**1**
	4-Plex	4		1	1		1	1	**21**
	6-Plex	6	1	1	1	1	2		**4**

Unit Name	Description	Garage	Deck SF	Approx. Net SF*	Total DU	Unit Mix	Total Deck SF	Total Net SF*
P1	2bd/2.5ba	Side x Side	63 SF	1,460 SF	5 DU	5%	313 SF	7,300 SF
P1-ALT	2bd/2.5ba	Side x Side	63 SF	1,480 SF	25 DU	23%	1,563 SF	37,000 SF
P2	3bd/2.5ba	Side x Side	61 SF	1,550 SF	25 DU	23%	1,519 SF	38,750 SF
P2-ALT	3bd/2.5ba	Side x Side	61 SF	1,575 SF	4 DU	4%	243 SF	6,300 SF
P3	3bd/2.5ba	Side x Side	50 SF	1,695 SF	30 DU	27%	1,499 SF	50,850 SF
P4	3bd/2.5ba	Side x Side	50 SF	1,685 SF	22 DU	20%	1,099 SF	37,070 SF
Subtotal					**111 DU**	**100%**	**5,135 SF**	**177,270 SF**
Avg. Unit Size								**1,597 SF**

* Net SF: Measured to the interior stud of the wall excluding covered garages, covered decks, roof decks, porches.

TOWNHOUSES REQUIRED EV CHARGING

Required EV Charging

*CalGreen Tier 2: A4.106.8.2.1	%	Total # of Units (Santa Clara)	Total # of Units (San Jose)	Total # of Units	Quantity
EV Ready - Low power LV 2 Receptacles (EVR)	40%	98	13	111	45 Spaces
Total					**45** ***Spaces (see note)
**Santa Clara Green Building Code 4.106.4.1	%	Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
Townhomes - private garages with 2 or more parking spaces					
LEVEL 2 EV Ready	50%	196	26	222	111 Spaces
LEVEL 1 EV Ready	50%	196	26	222	111 Spaces
Total Private spaces					**222** ***Spaces (see note)
**Santa Clara Green Building Code 4.106.4.1	%	Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
On street parking-unassigned to unit					
LEVEL 2 EV Ready	25%	12	0	12	3 Spaces
LEVEL 2 EV Ready- Low power	75%	12	0	12	9 Spaces
Total On Street spaces					**12** Spaces

Provided EV Charging

**Santa Clara Green Building Code 4.106.4.1	%	Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
Townhomes - private garages with 2 or more parking spaces					
LEVEL 2 EV Ready-assigned to unit	50%	196	26	222	111 Spaces
LEVEL 1 EV Ready-assigned to unit	50%	196	26	222	111 Spaces
Total Private spaces					**222** Spaces
On street parking-unassigned to unit		Parking spaces (Santa Clara)	Parking spaces (San Jose)	Total Parking spaces	Quantity
LEVEL 2 EV Ready	25%	12	0	12	3 Spaces
LEVEL 2 EV Ready- Low power	75%	12	0	12	9 Spaces
Total On Street spaces					**12** Spaces

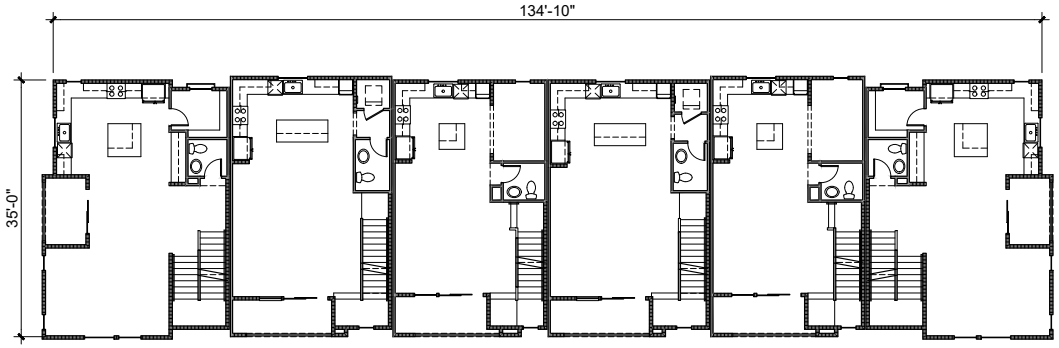
*Per CalGreen 4.106.4 **(per July 2024 Supplement)**

**Per Santa Clara Green Building Standards Code Chapter 15.38. Section 4.106.4.1.

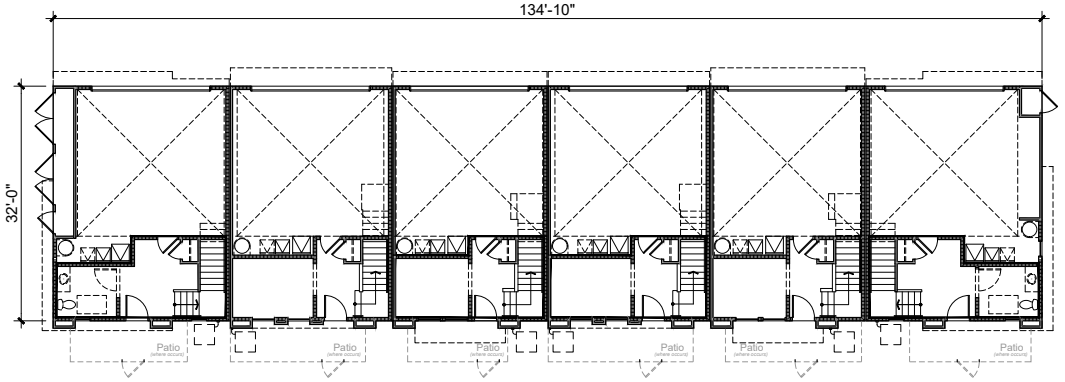
***Note: Project to comply with both CalGreen and Santa Clara Green Building Code. Total is not cumulative, most stringent requirement per EV stall type to be met.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660



P3-R P2-ALT P1 P2 P1-ALT P3 Level 2



P3-R P2-ALT P1 P2 P1-ALT P3 Level 1

Note: For ground level patios,refer to landscape sheets

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

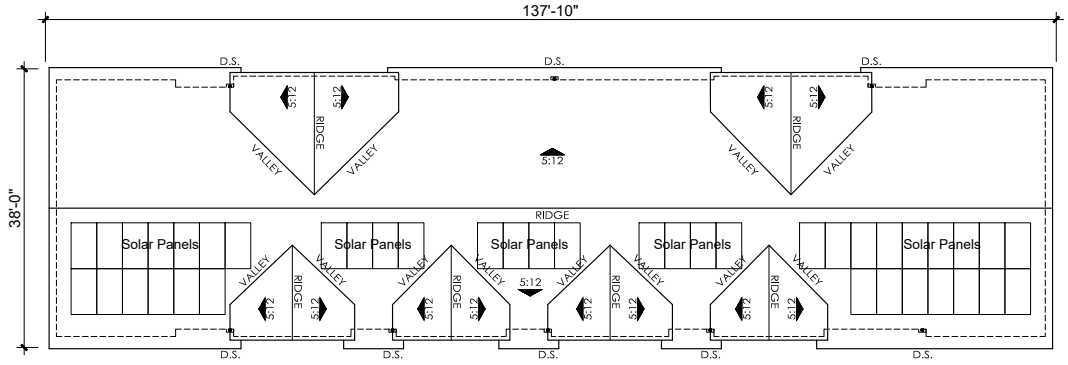
0 4 8 16

TOWNHOUSE BUILDING PLAN
6-PLEX

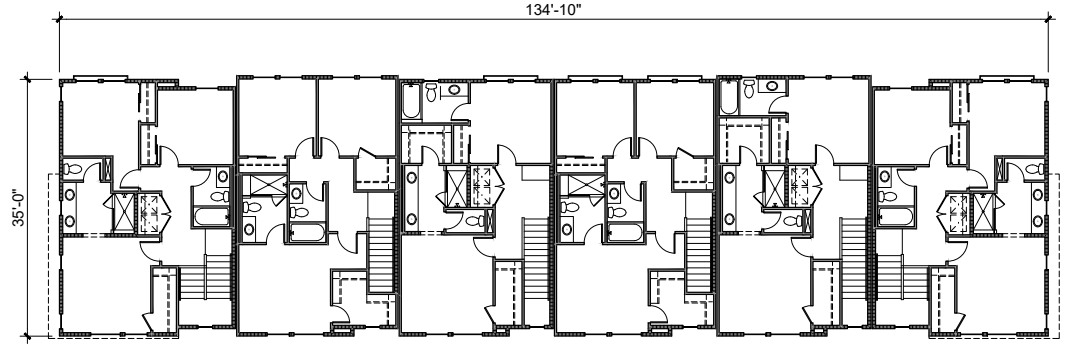
A2-2.0

ROOF PLAN NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location,quantity and orientation may change.

No roof mounted mechanical equipment.



Roof Level



P3-R P2-ALT P1 P2 P1-ALT P3 Level 3

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

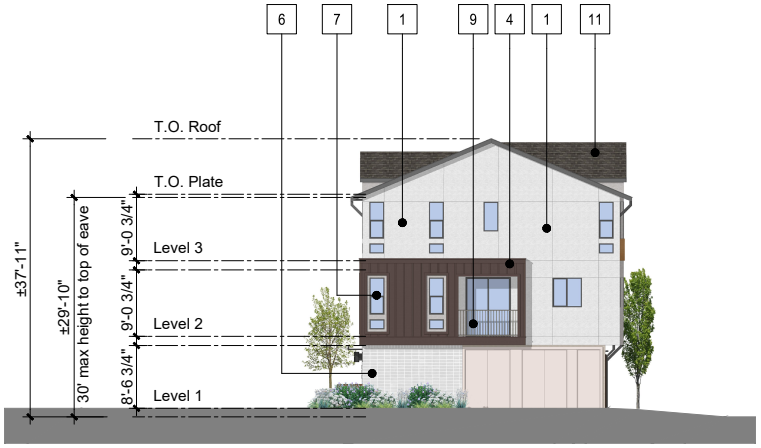
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

TOWNHOUSE BUILDING PLAN
6-PLEX

A2-2.1

1. Front Elevation



2. Left Elevation

*Wall vents to occur as needed, final locations T.B.D.

Key Plan (NTS)

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

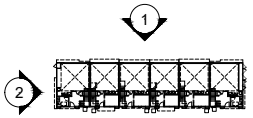
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

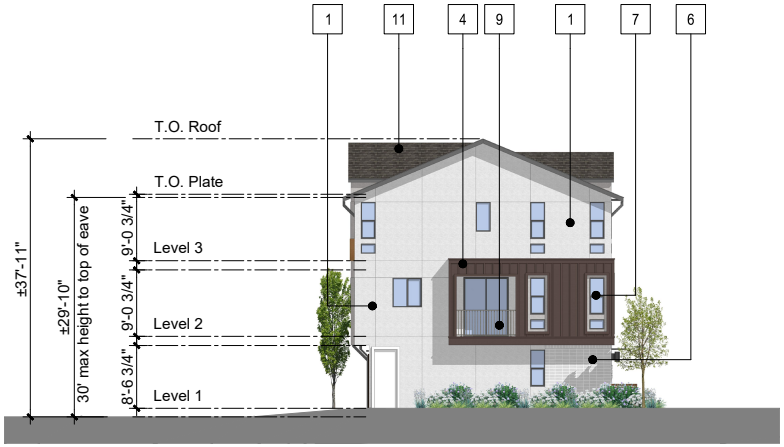
TOWNHOUSE BUILDING ELEVATIONS
6 PLEX

A2-3.0



Key Plan (NTS)

1. Rear Elevation



2. Right Elevation

*Wall vents to occur as needed, final locations T.B.D.

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

TOWNHOUSE BUILDING ELEVATIONS
6 PLEX

A2-3.1

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE FRONT PERSPECTIVE
6 PLEX

A2-4.0

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

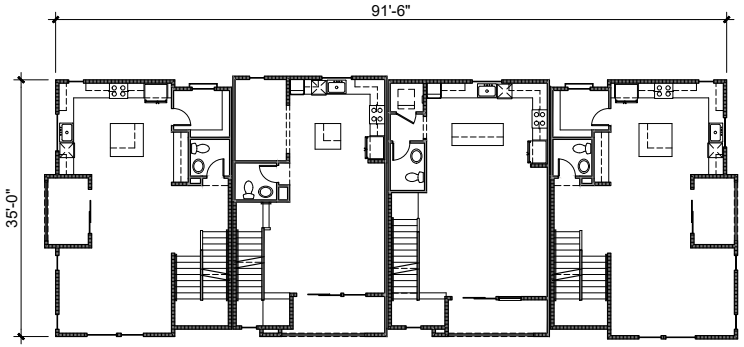
BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

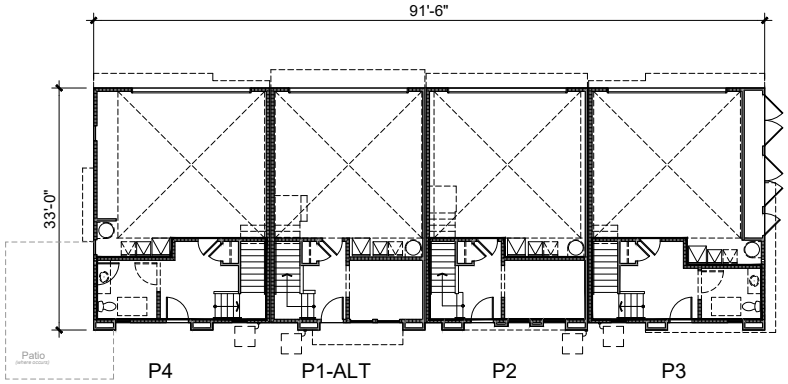
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE REAR PERSPECTIVE
6 PLEX

A2-4.1



P4 P1-ALT P2 P3 Level 2



P4 P1-ALT P2 P3 Level 1

Note: For ground level patios,refer to landscape sheets

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

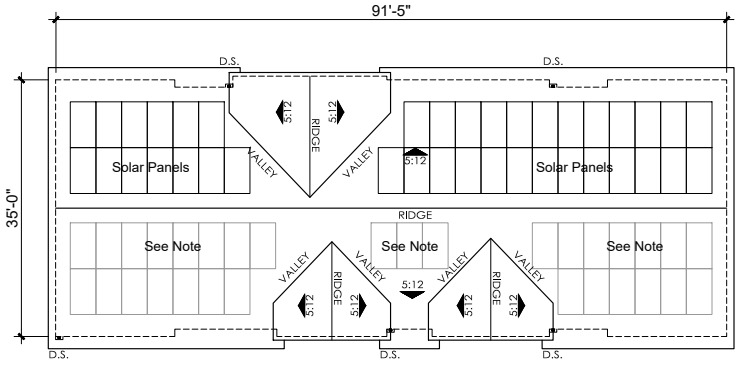
0 4 8 16

TOWNHOUSE BUILDING PLAN
4-PLEX

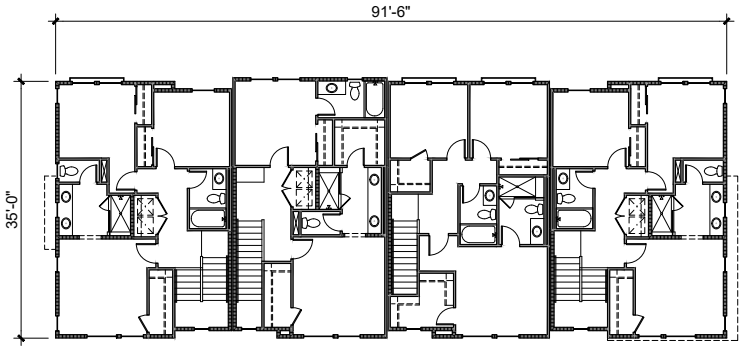
A2-5.0

ROOF PLAN NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location,quantity and orientation may change.

No roof mounted mechanical equipment.



Roof Level



P4 P1-ALT P2 P3 Level 3

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

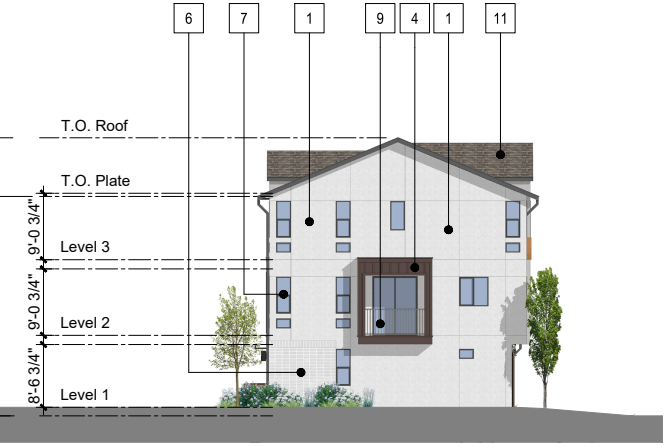
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

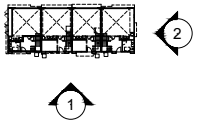
TOWNHOUSE BUILDING PLAN
4-PLEX

A2-5.1

1. Front Elevation



2. Left Elevation



Key Plan (NTS)

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

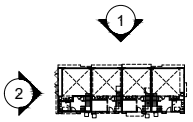
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

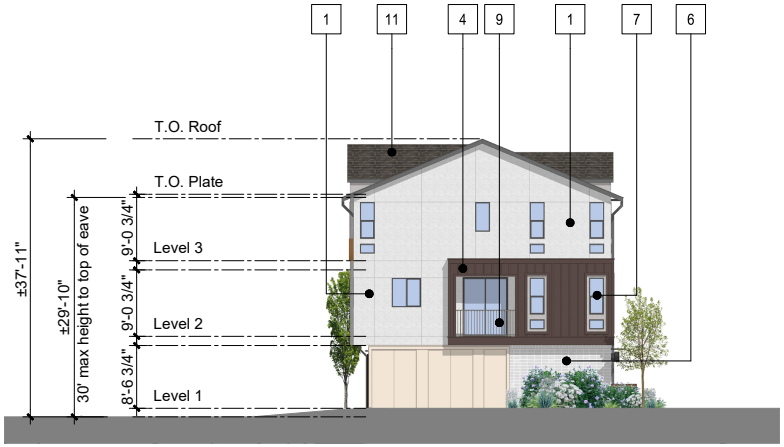
TOWNHOUSE BUILDING ELEVATIONS
4 PLEX COLOR SCHEME A

A2-6.0



Key Plan (NTS)

1. Rear Elevation



2. Right Elevation

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

TOWNHOUSE BUILDING ELEVATIONS
4 PLEX COLOR SCHEME A

A2-6.1

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE FRONT PERSPECTIVE
4 PLEX COLOR SCHEME A

A2-7.0

Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

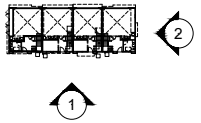
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE REAR PERSPECTIVE
4 PLEX COLOR SCHEME A

A2-7.1



Key Plan (NTS)

1. Front Elevation

2. Left Elevation

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

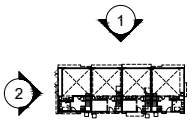
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

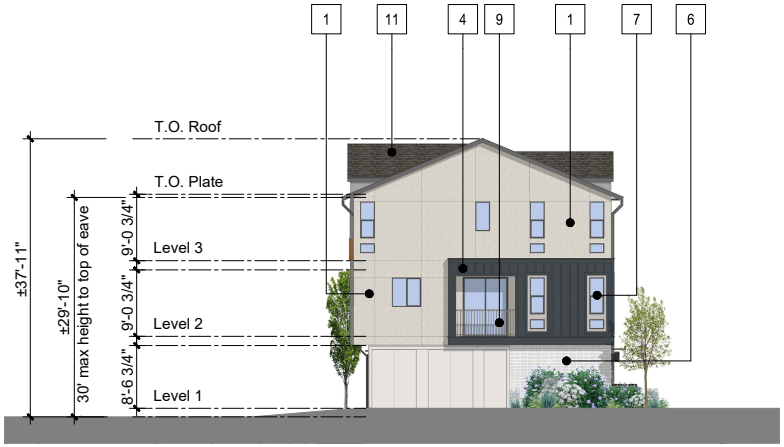
TOWNHOUSE BUILDING ELEVATIONS
4 PLEX COLOR SCHEME B

A2-8.0



Key Plan (NTS)

1. Rear Elevation



2. Right Elevation

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

TOWNHOUSE BUILDING ELEVATIONS
4 PLEX COLOR SCHEME B

A2-8.1

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE FRONT PERSPECTIVE
4 PLEX COLOR SCHEME B

A2-9.0

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

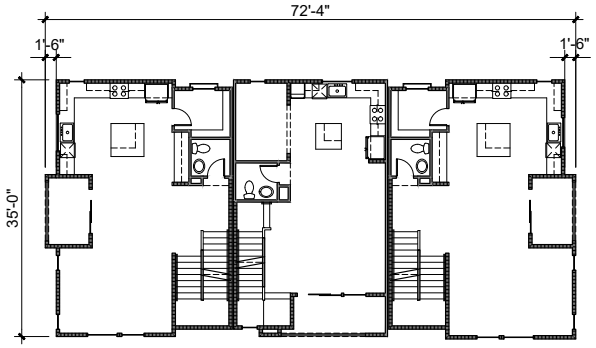
BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

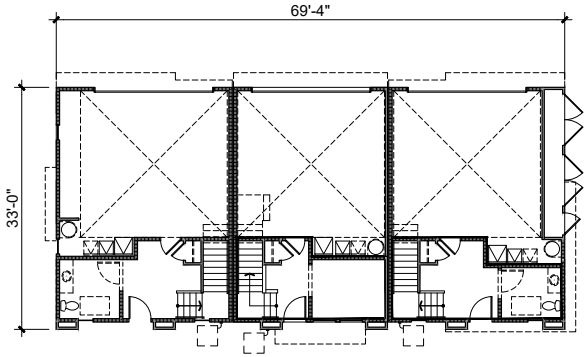
TOWNHOUSE REAR PERSPECTIVE
4 PLEX COLOR SCHEME B

A2-9.1



P4 P1 P3

Level 2



P4 P1 P3

Level 1

Note: For ground level patios,refer to landscape sheets

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

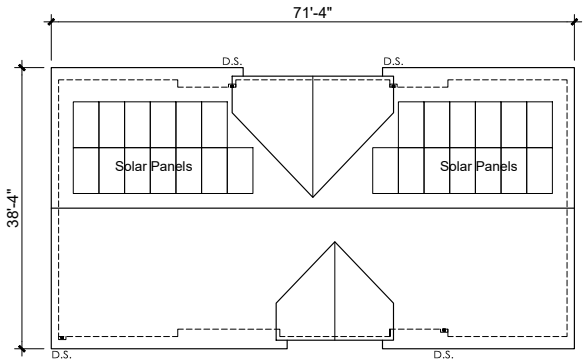
0 4 8 16

TOWNHOUSE BUILDING PLAN
3-PLEX

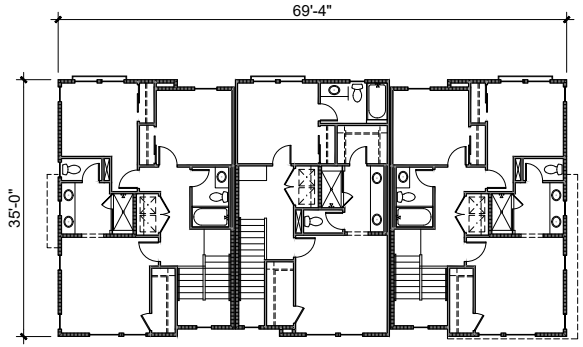
A2-10.0

ROOF PLAN NOTE:
Solar panels shown are for illustrative purposes. Solar will be confirmed with solar consultant during building submittal process. Location,quantity and orientation may change.

No roof mounted mechanical equipment.



Roof Level



P4 P1 P3

Level 3

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

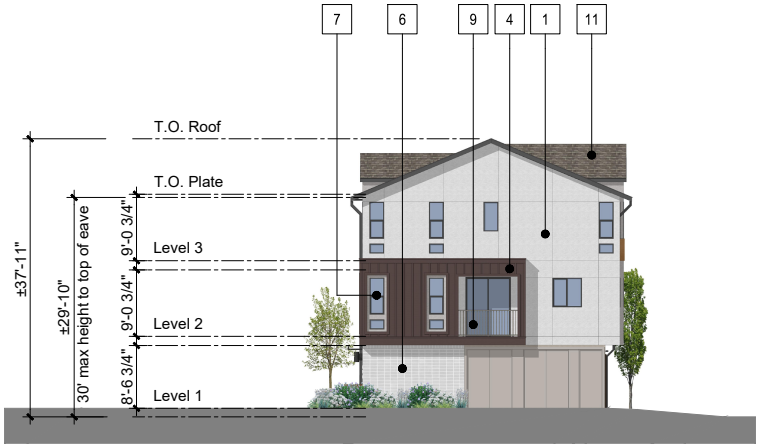
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

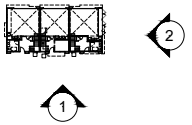
TOWNHOUSE BUILDING PLAN
3-PLEX

A2-10.1

1. Front Elevation



2. Left Elevation



Key Plan (NTS)

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

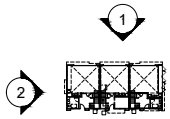
0 4 8 16

TOWNHOUSE BUILDING ELEVATIONS
3 PLEX

A2-11.0

1. Rear Elevation

2. Right Elevation



Key Plan (NTS)

Legend:

1. Stucco
2. Cementitous Lap Siding
3. Composite Wood Siding
4. Cementitious Board and Batten
5. Cementitious Panel
6. Brick Veneer - Stacking Bond
7. Vinyl Window
8. Metal Awning
9. Metal Railing
10. Downspout
11. Composition Shingle Roofing

✳ Egress window for emergency escape

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 4 8 16

TOWNHOUSE BUILDING ELEVATIONS
3 PLEX

A2-11.1

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE FRONT PERSPECTIVE
3 PLEX

A2-12.0

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE REAR PERSPECTIVE
3 PLEX

A2-12.1

Cementitious Lap
SW 7558 Medici Ivory
or similar

Stucco
SW 9143 Cadet
or similar

Stucco
Sand Finish or similar

Cementitious Lap
SW 7104 Cotton White

Composite Wood Siding
Modern Mill - Stained SW Superdeck Chestnut or sim.

Board and Batten
SW 7615 Sea Serpent or sim.

Brick Veneer - Running Bond
Belden Alaska White Velour or similar

Brick Veneer - Stacked Bond
Belden Alaska White Velour or similar

Metal Awning
SW 7069 Iron Ore

Vinyl Window - Black
SW 7069 Iron Ore

TOWNHOUSE COLOR SCHEME B

Stucco
SW 6203 Spare White
or similar

Stucco
SW 7050 Useful Gray
or similar

Stucco
Sand Finish or similar

Cementitious Lap
SW 7558 Medici Ivory

Composite Wood Siding
Modern Mill - Natural or similar

Board and Batten
SW 2838 Polished Mahogany

Brick Veneer - Running Bond
Belden Alaska White Velour or similar

Brick Veneer - Stacked Bond
Belden Alaska White Velour or similar

Metal Awning
SW 7069 Iron Ore

Vinyl Window - Black
SW 7069 Iron Ore

TOWNHOUSE COLOR SCHEME A

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

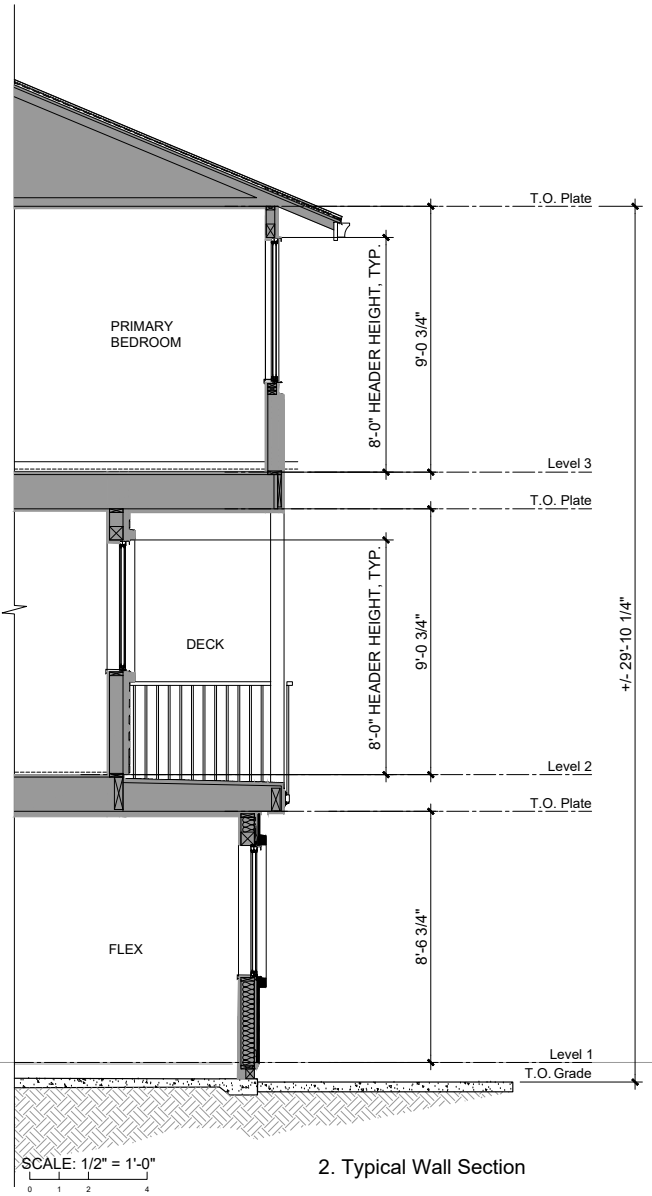
BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

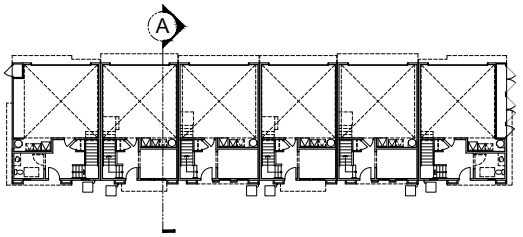
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE COLORS AND MATERIALS

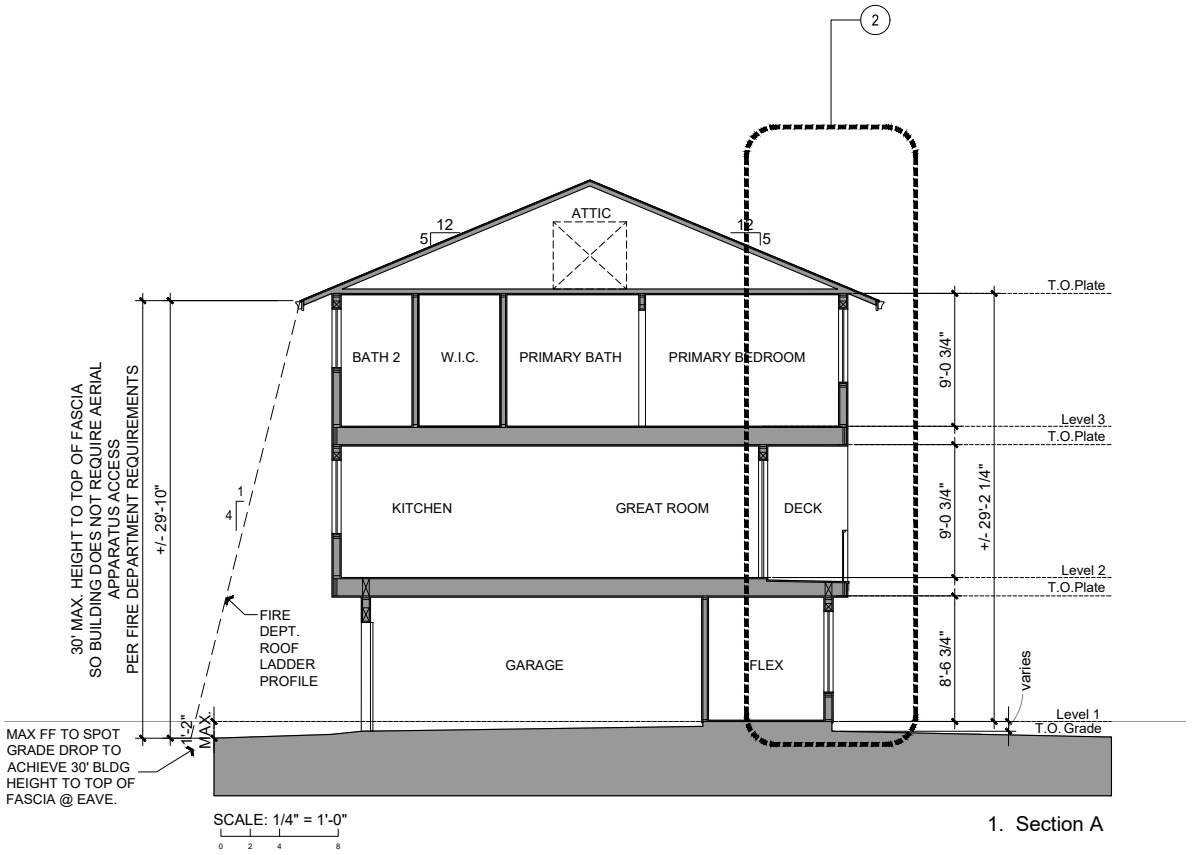
A2-12.0



2. Typical Wall Section



Key Plan (NTS)



1. Section A

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

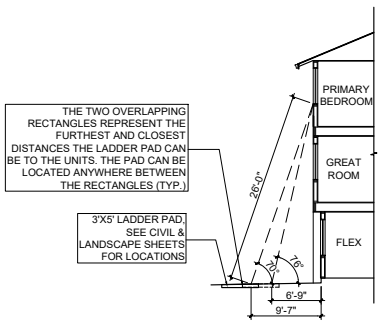
BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

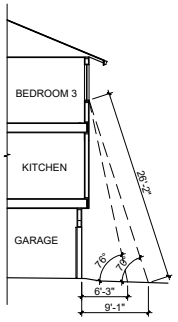
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

TOWNHOUSE BUILDING AND WALL SECTION
TYPICAL

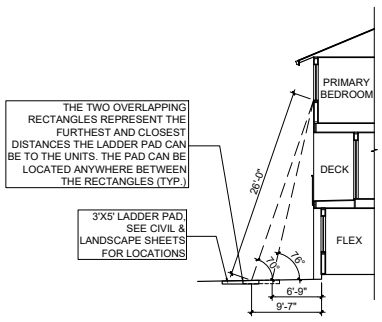
A2-14.0



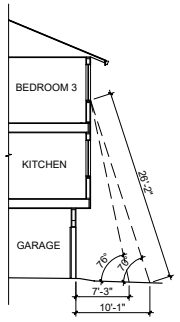
12. PLAN 4 - FRONT SECTION



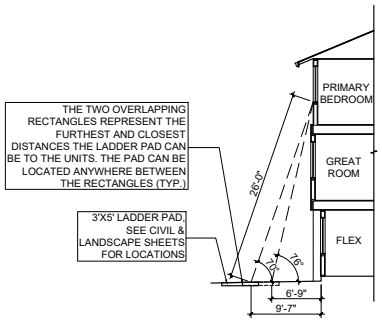
11. PLAN 4 - REAR SECTION



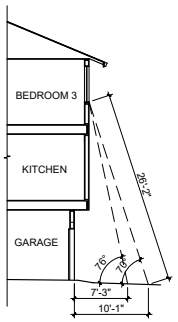
6. PLAN 2 - FRONT SECTION



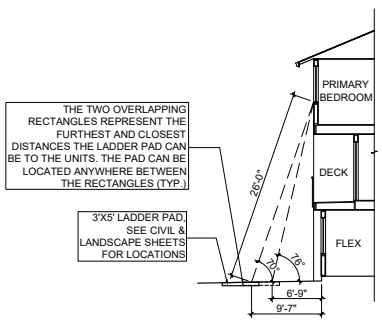
5. PLAN 2 - REAR SECTION



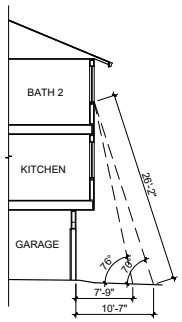
10. PLAN 3 - FRONT SECTION



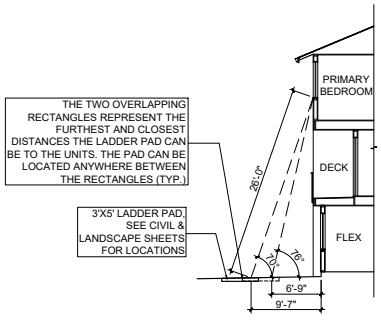
9. PLAN 3 - REAR SECTION



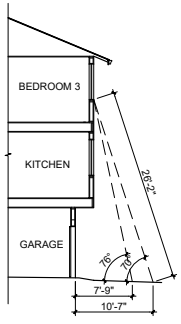
4. PLAN 1-ALT - FRONT SECTION



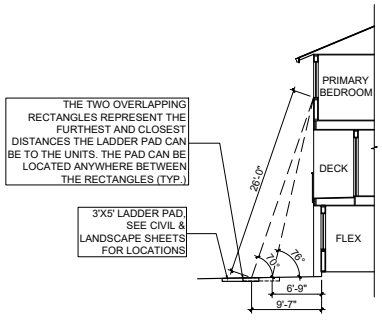
3. PLAN 1-ALT - REAR SECTION



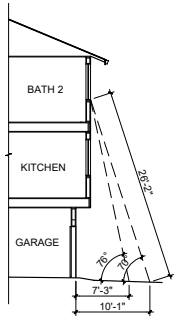
8. PLAN 2-ALT - FRONT SECTION



7. PLAN 2-ALT - REAR SECTION



2. PLAN 1 - FRONT SECTION



1. PLAN 1 - REAR SECTION

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

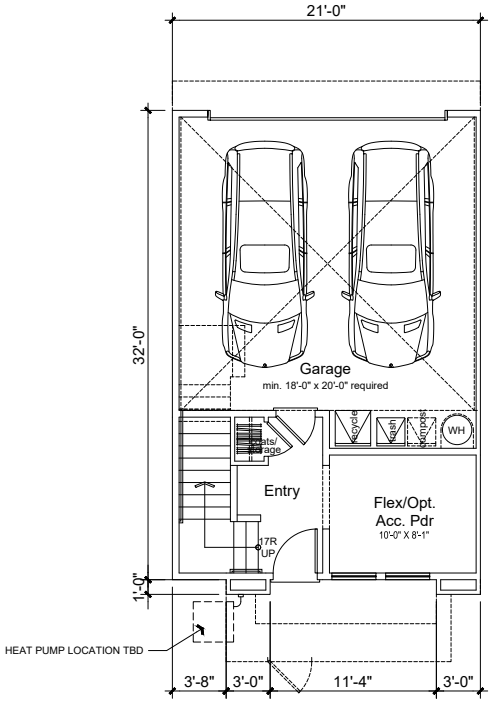
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

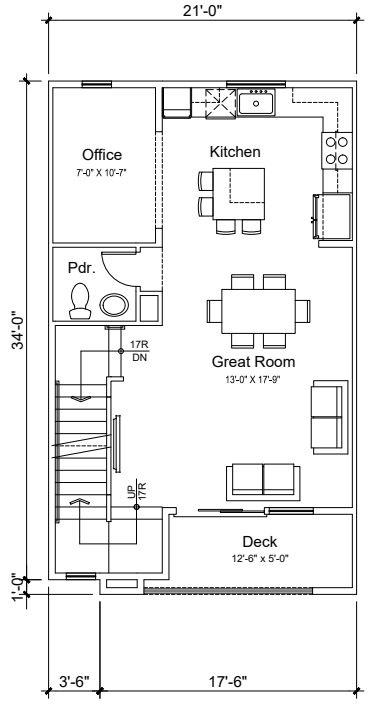
0 4 8 16

FIRE LADDER ACCESS EXHIBIT
TYPICAL 3 STORY TOWNHOUSE

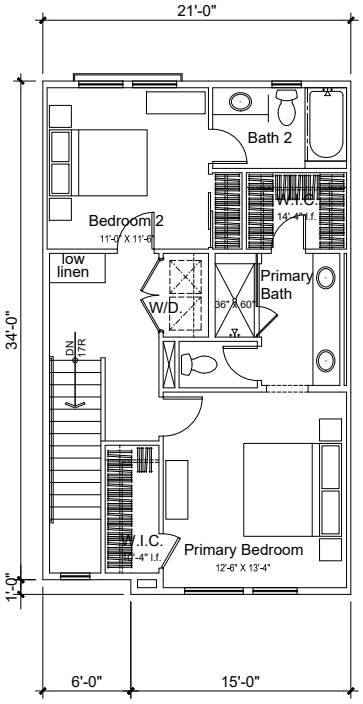
A2-14.1



LEVEL 1



LEVEL 2



LEVEL3

Unit Plan 1
2 Bedrooms / 2.5 Baths
1,460 N.S.F.

*Note: For ground floor patios, reference landscape plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

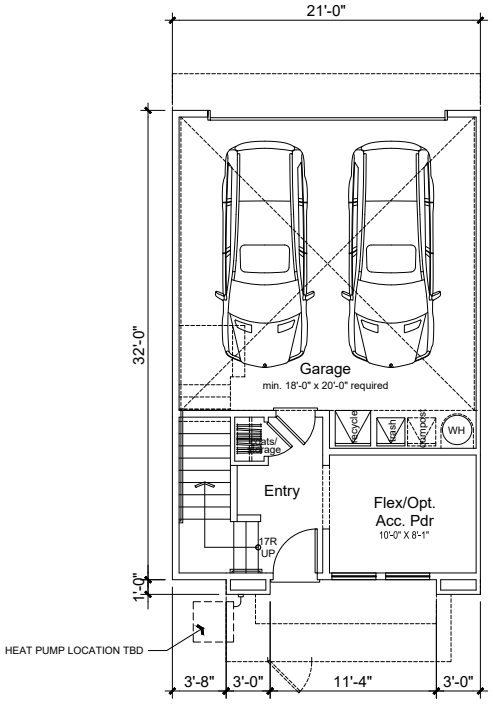
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

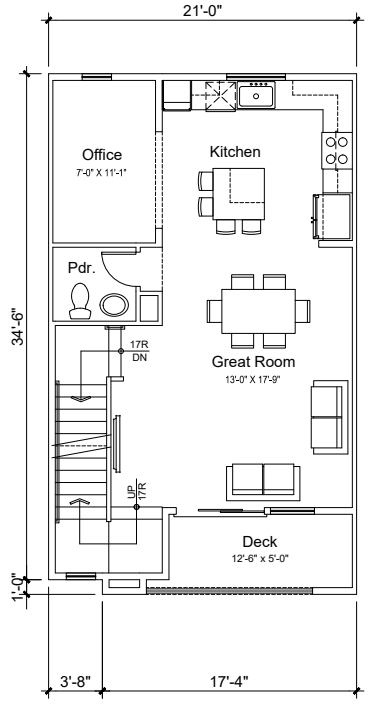
0 2 4 8

TOWNHOUSE UNIT PLANS
UNIT P1

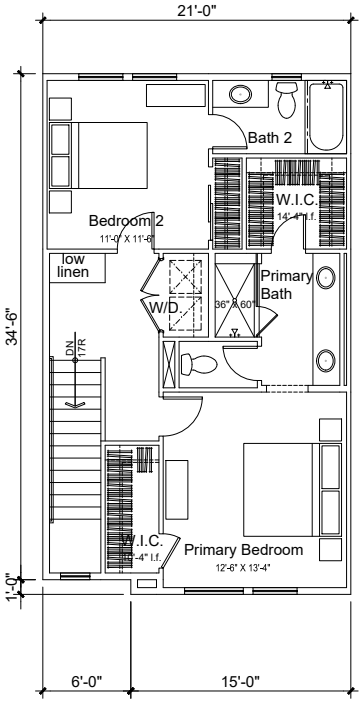
A15.0



LEVEL 1



LEVEL 2



LEVEL 3

Unit Plan 1-ALT
2 Bedrooms / 2.5 Baths
1,480 N.S.F.

*Note: For ground floor patios, reference landscape plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

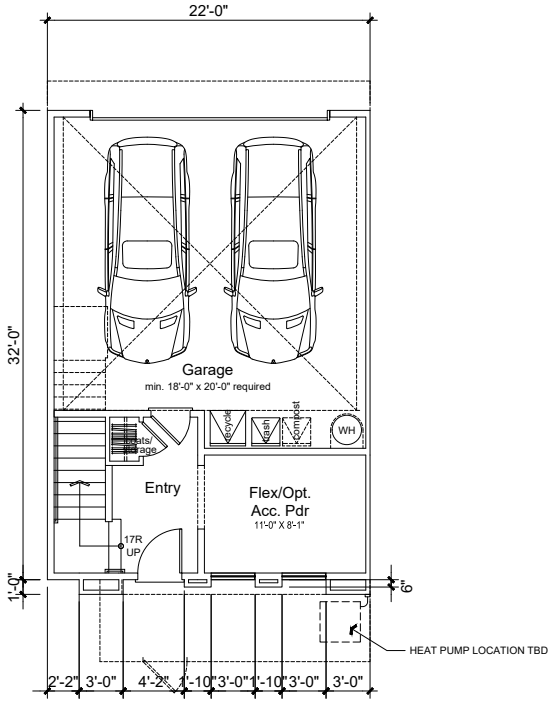
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

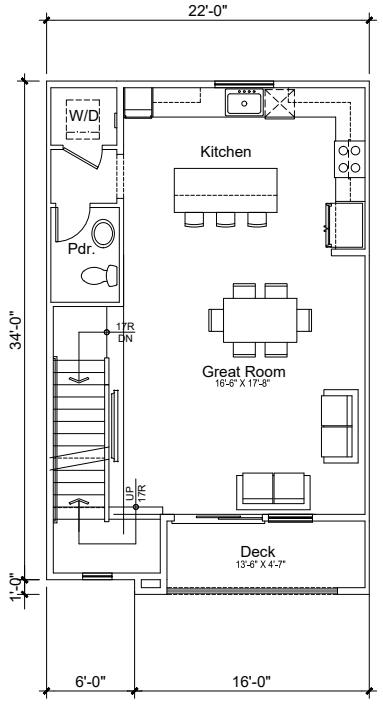
0 2 4 8

TOWNHOUSE UNIT PLANS
UNIT P1-ALT

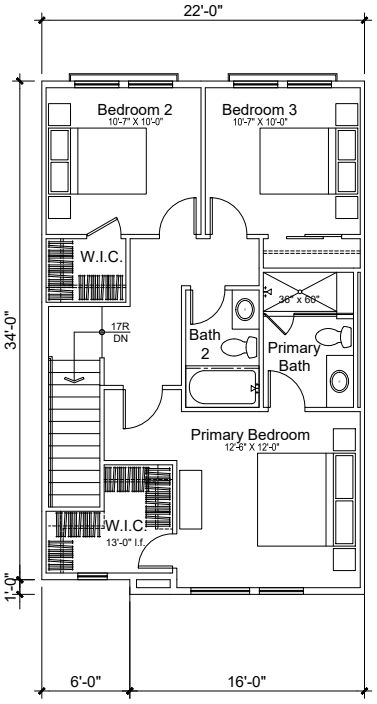
A15.1



LEVEL 1



LEVEL 2



LEVEL 3

Unit Plan 2
3 Bedrooms / 2.5 Baths
1,550 N.S.F.

*Note: For ground floor patios, reference landscape plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

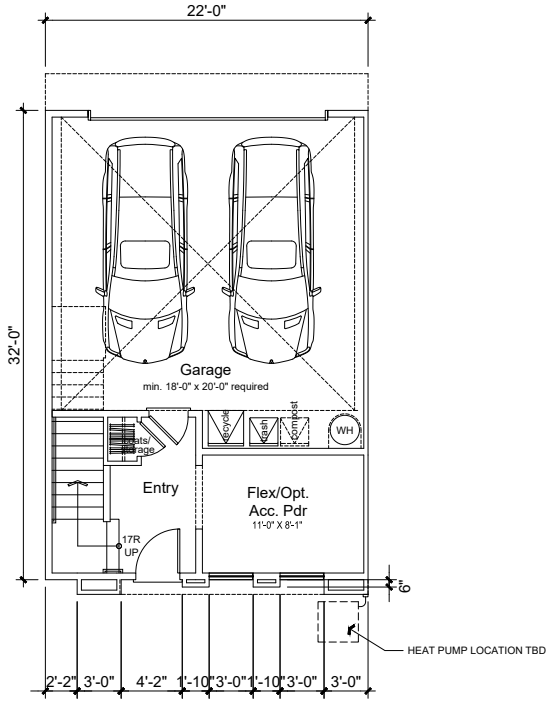
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

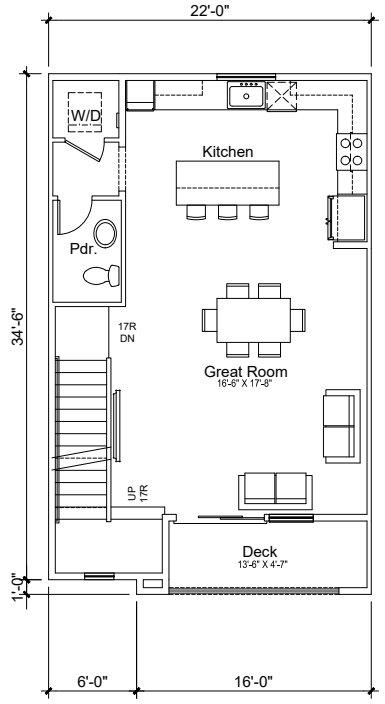
0 2 4 8

TOWNHOUSE UNIT PLANS
UNIT P2

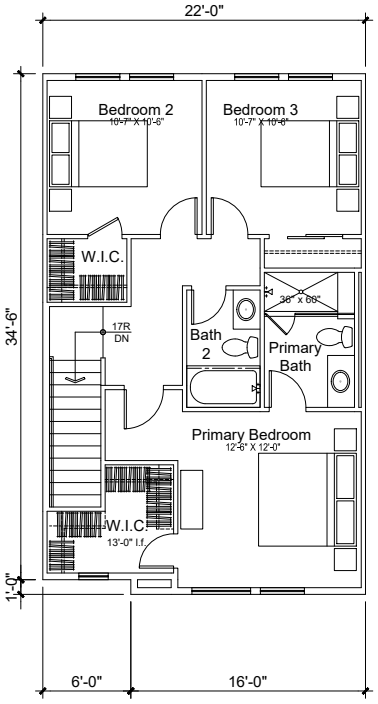
A15.2



LEVEL 1



LEVEL 2



LEVEL 3

Unit Plan 2-ALT
3 Bedrooms / 2.5 Baths
1,575 N.S.F.

*Note: For ground floor patios, reference landscape plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

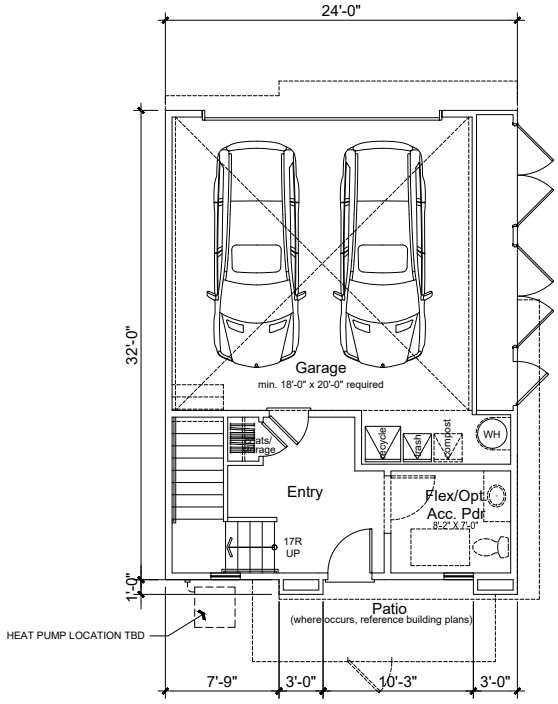
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

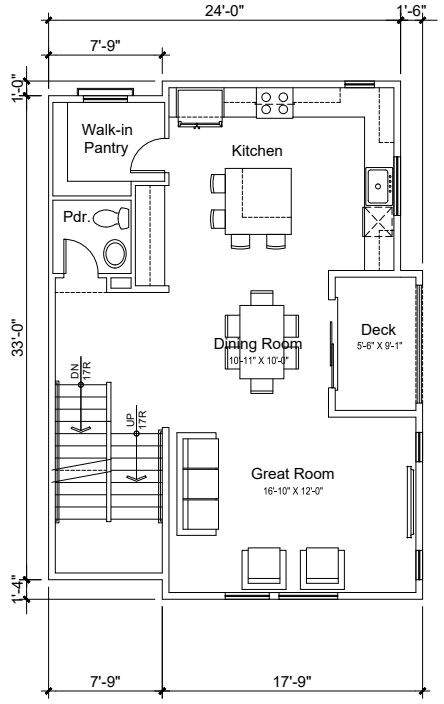
0 2 4 8

TOWNHOUSE UNIT PLANS
UNIT P2-ALT

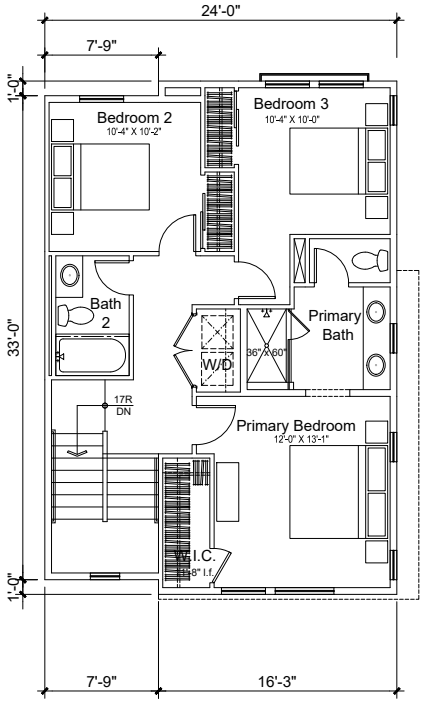
A15.3



LEVEL 1



LEVEL 2



LEVEL 3

✳Accessible 1st Floor where occurs per CBC 1102 A.3

NOTE:
step@ front door
& garage man door may occur
@ non-accessible conditions

Unit Plan 3
3 Bedrooms / 2.5 Baths
1,695 N.S.F.

*Note: For ground floor patios, reference landscape plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

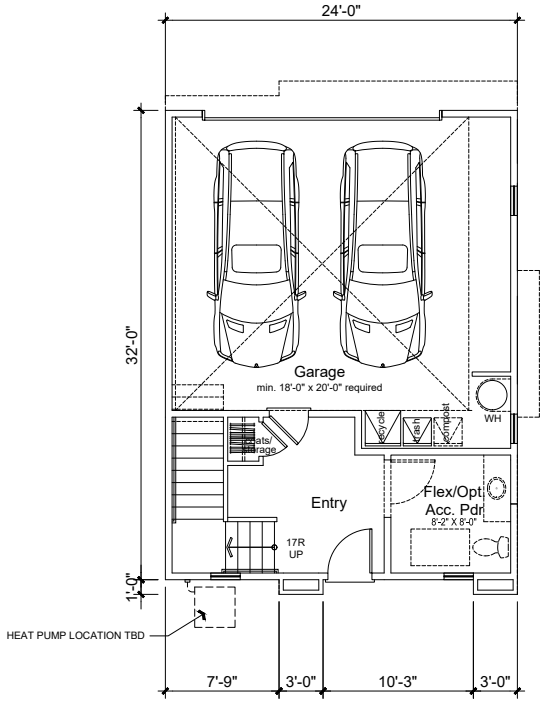
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

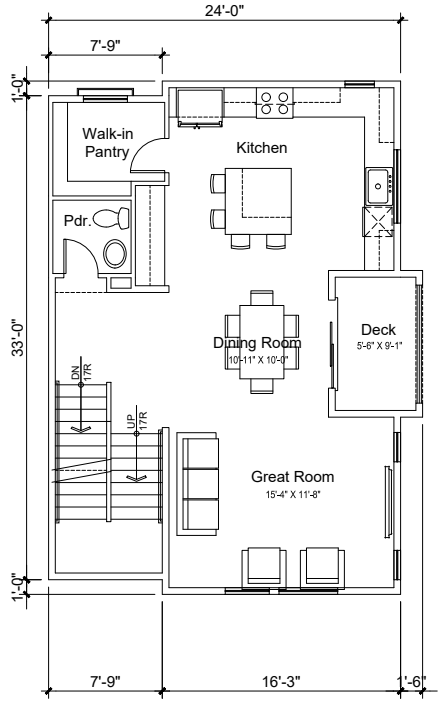
0 2 4 8

TOWNHOUSE UNIT PLANS
UNIT P3

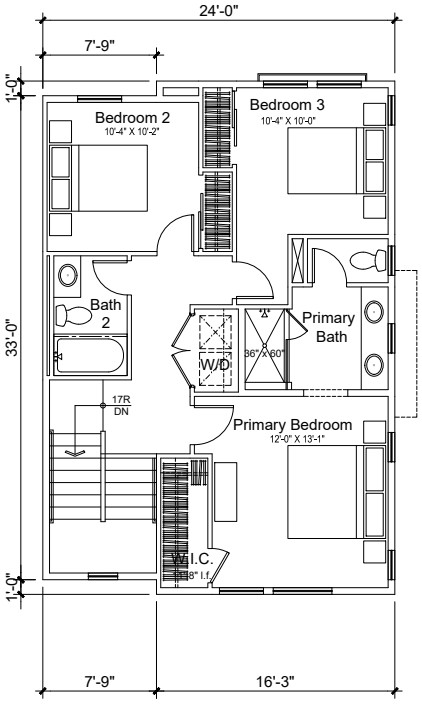
A15.4



LEVEL 1



LEVEL 2



LEVEL 3

Unit Plan 4
3 Bedrooms / 2.5 Baths
1,685 N.S.F.

*Note: For ground floor patios, reference landscape plans

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

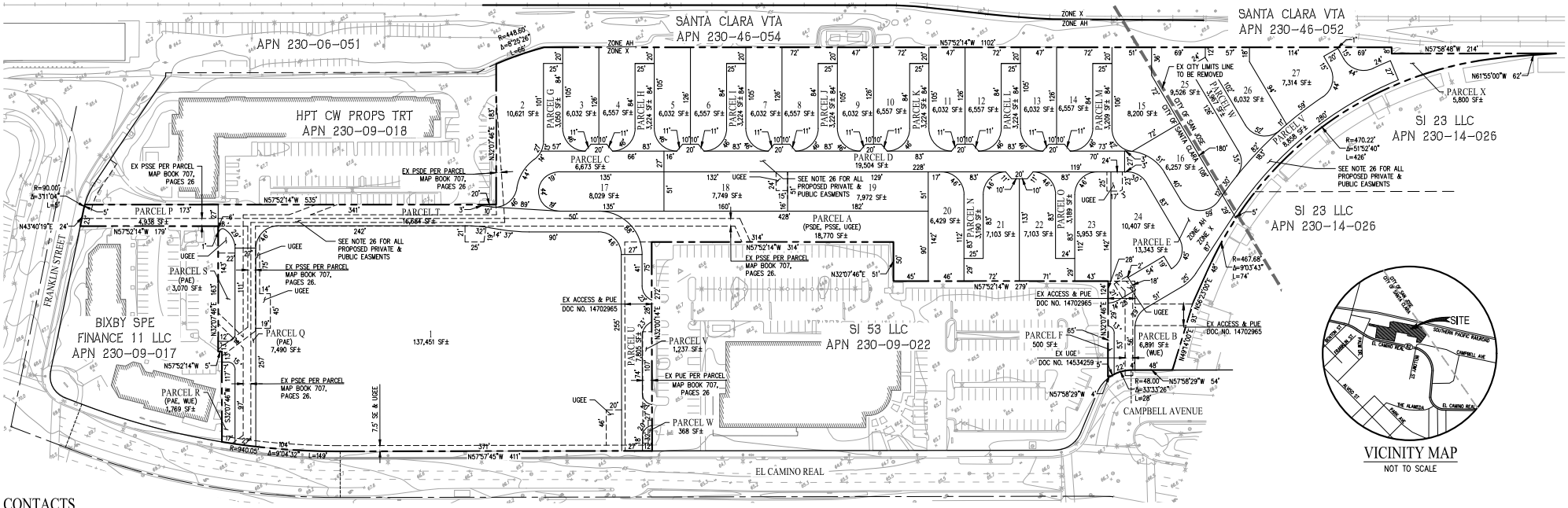
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

0 2 4 8

TOWNHOUSE UNIT PLANS
UNIT P4

A15.5



VICINITY MAP
NOT TO SCALE

CONTACTS

1. OWNER	BIXBY SPE FINANCE 11, A DELAWARE LIMITED LIABILITY COMPANY C/O BIXBY LAND COMPANY 1501 QUAIL ST #230 NEWPORT BEACH, CA 93660 (949) 336-7000 MATT ELA	
2. OWNER REPRESENTATIVE:	THE MORLEY BROS. 236 N. SANTA CRUZ AVENUE, SUITE 106-A LOS GATOS, CA 95030 (408) 497-9722 ERIC MORLEY	
3. CIVIL ENGINEER:	CARLSON, BARBEE, & GIBSON 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925)-866-0322 RYAN HANSEN, P.E.	
4. ARCHITECTURE:	KTGY GROUP INC. 1814 FRANKLIN STREET, SUITE 400 OAKLAND, CA 94612 (510) 272-2910 JESSICA MUSICK	

GENERAL NOTES

1.	ASSESSOR'S PARCEL NO.:	230-09-020
2.	ADDRESS:	451, 469, 471, 475 EL CAMINO REAL
3.	SITE AREA:	SANTA CLARA: 10.023 AC± SAN JOSE: 0.938 AC± TOTAL PROJECT SITE: 10.961 AC±
4.	CONTOUR INTERVAL:	1 FOOT (EXISTING)
5.	EXISTING LOTS:	1
6.	PROPOSED LOTS:	SANTA CLARA: 24 SAN JOSE: 3 TOTAL: 27
7.	NUMBER OF BUILDINGS:	SANTA CLARA: 23 TOWNHOMES SAN JOSE: 3 TOWNHOMES TOTAL: 26 TOWNHOMES 1 WRAPPED BUILDING
8.	DWELLING UNITS:	SANTA CLARA: 98 TOWNHOME UNITS 297 MULTI-FAMILY UNITS (WRAPPED BUILDING) SAN JOSE: 13 TOWN HOME UNITS TOTAL: 408 UNITS
9.	SITE DENSITY:	SANTA CLARA: 39.41 DU/AC SAN JOSE: 13.86 DU/AC TOTAL: 37.22 DU/AC (GROSS SITE AREA)
10.	BUILDING COVERAGE:	SANTA CLARA: EXISTING: 3.153 AC± / 10.023 AC = 31.45% PROPOSED: 4.195 AC± / 10.023 AC = 41.86% SAN JOSE: EXISTING: 0.0 AC± / 0.938 AC = 0.0% PROPOSED: 0.22 AC± / 0.938 AC = 23.45% TOTAL PROJECT SITE: EXISTING: 3.153 AC± / 10.961 AC = 28.76% PROPOSED: 4.415 AC± / 10.961 AC = 40.28%
11.	GENERAL PLAN DESIGNATION:	SANTA CLARA STATION REGIONAL MIXED USE (SANTA CLARA STATION REGIONAL COMMERCIAL + SANTA CLARA STATION HIGH RESIDENTIAL)
12.	EXISTING LAND USE: PROPOSED LAND USE:	OFFICE/RETAIL/WAREHOUSE MULTIPLE FAMILY DWELLINGS
13.	BENCHMARK:	BRASS DISK STAMPED "SCVWD BM 371 2007"; SOUTHERLY CORNER OF BRIDGE FOR TAYLOR STREET OVER GUADALUPE RIVER; 500 FEET SOUTHERLY FROM INTERSECTION WITH HIGHWAY 87; 31 FEET NORTHEASTERLY FROM END OF 2.25 FEET TALL CONCRETE HEADWALL; 3.5 FEET SOUTH FROM STREET LAMP; 0.7 FEET HIGHER THAT THE ROAD. CITY OF SAN JOSE.
14.	BASIS OF BEARING:	THE BEARING OF N57°57'45"W TAKEN ON THE MONUMENT LINE OF EL CAMINO REAL AS SHOWN ON THE PARCEL MAP FILED FOR RECORD ON SEPTEMBER 1, 1998 IN BOOK 707 OF MAPS PAGES 26-30, SANTA CLARA COUNTY RECORDS WAS TAKEN AS BASIS OF BEARINGS SHOWN HEREON.
15.	EXISTING STRUCTURES:	ALL EXISTING BUILDINGS AND PAVEMENT WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED.
16.	EXISTING UTILITIES:	EXISTING UTILITIES WITHIN THE PROJECT BOUNDARY ARE BE TO REMOVED UNLESS OTHERWISE NOTED.
17.	TREES:	STREET TREES WILL BE INSTALLED PER THE CITY OF SANTA CLARA STANDARDS. SEE LANDSCAPE PLANS. ALL EXISTING TREES ON SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON SHEETS C2.0 TO C2.2.
18.	PRIVATE UTILITIES:	ALL ONSITE DOMESTIC WATER AND FIRE SERVICE MAINS WILL BE PRIVATE. THE ONSITE SANITARY SEWER MAIN AND STORM DRAIN MAIN WILL BE PRIVATE.
19.	LANDSCAPING:	ALL LANDSCAPING WITHIN PROJECT BOUNDARY WILL BE PRIVATELY OWNED AND MAINTAINED.
20.	FLOOD ZONE:	ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP PANEL 06085C0231H CREATED MAY 18, 2009.
21.	WELLS ONSITE:	NONE
22.	UTILITIES: WATER SEWER STORM DRAIN GAS ELECTRIC TELEPHONE CABLE TV	 CITY OF SANTA CLARA CITY OF SANTA CLARA CITY OF SANTA CLARA PG&E SILICON VALLEY POWER AT&T COMCAST
23.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
24.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED FOR CITY STANDARDS AND ABAG RECOMMENDATIONS.
25.	STREETS:	ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
26.	EASEMENTS:	PARCELS C, B, E, G, H, I, J, K, L, M, N, O, P, Q, T, U, V, & W ARE TO INCLUDE THE FOLLOWING PUBLIC AND PRIVATE EASEMENTS TO SERVE PRIVATE AND PUBLIC FACILITIES AND PROVIDE GRANT OF ACCESS AS NOTED: EVAE, PAE, UGEE, PWE & PSSE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.
27.	DIMENSIONS:	ALL PARCELS AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FINAL DESIGN.
28.	PHASING:	PROJECT MAY BE PHASED AND HAVE MULTIPLE FINAL MAPS.
29.	CONDOMINIUM MAP:	A CONDOMINIUM PLAN WILL BE RECORDED FOR LOTS 2 THROUGH 27. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 111 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 2 THROUGH 27.

LEGEND

- EXISTING BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ADJOINER PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING CENTER LINE
- APPROX CITY LIMITS

ABBREVIATIONS

AC	ACRES
CL	CENTERLINE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PRIVATE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWE	PRIVATE WATER EASEMENT
R/W	RIGHT OF WAY
SE	SIDEWALK EASEMENT
SF	SQUARE FEET
TC	TOP OF CURB
UGEE	UNDERGROUND ELECTRICAL EASEMENT
WUE	WATER UTILITY EASEMENT

SHEET INDEX

SHEET NO.	SHEET TITLE
C1.0	VESTING TENTATIVE MAP
C2.0	EXISTING CONDITIONS
C2.1	EXISTING CONDITIONS
C2.2	EXISTING TREE TABLE
C2.3	EXISTING EASEMENTS
C2.4	EXISTING EASEMENTS
C3.0	PRELIMINARY SITE PLAN
C3.1	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY UTILITY PLAN
C4.1	PRELIMINARY UTILITY PLAN
C5.0	PRELIMINARY GRADING & DRAINAGE
C5.1	PRELIMINARY GRADING & DRAINAGE
C5.2	PRELIMINARY GRADING SECTIONS
C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
C6.1	PRELIMINARY STORMWATER DETAILS
C6.2	CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)
C7.0	PRELIMINARY FIRE ACCESS PLAN

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

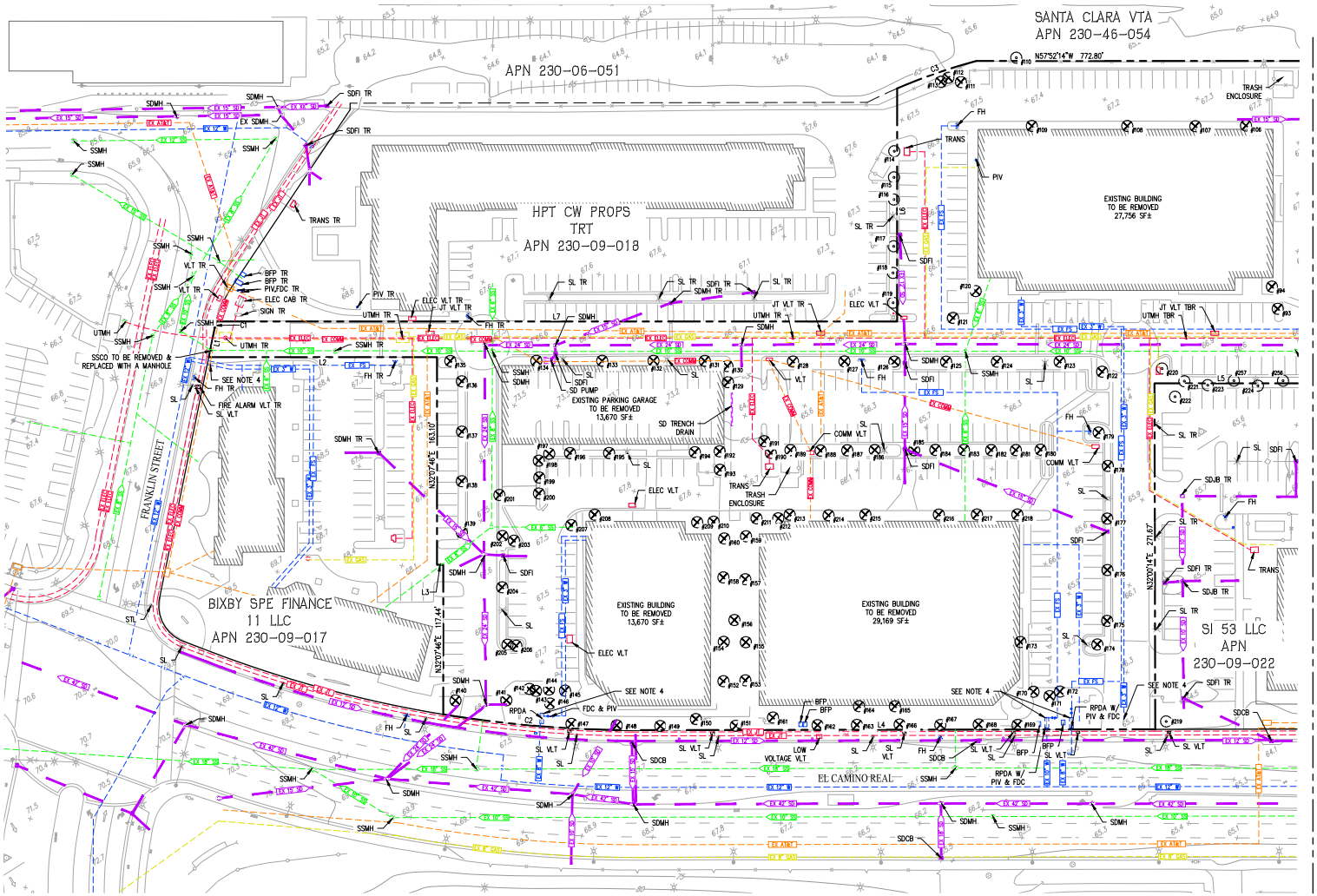
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 30 60 120

VESTING TENTATIVE MAP

C1.0

H:\2017-008\ACAD\TM\C1.0.DWG



LEGEND

- BOUNDARY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- CITY LIMITS LINE
- EX 12" SD — EXISTING STORM DRAIN MAIN
- EXISTING WATER MAIN
- EX 8" SS — EXISTING SANITARY SEWER MAIN
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING UNDERGROUND ELECTRIC
- EX AT&T — EXISTING AT&T LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN FIELD INLET
- EXISTING FIRE HYDRANT
- EXISTING BACK FLOW
- EXISTING PRESSURE INDICATOR VALVE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING UTILITY BOX/VAULT
- EXISTING STREET LIGHT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

ABBREVIATIONS

BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
CONC	CONCRETE
DWY	DRIVEWAY
FI	FIELD DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
GM	GAS METER
LAT	LATERAL
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
RPDA	REDUCED PRESSURE DETECTION ASSEMBLY
R/W	RIGHT OF WAY
SL	STREET LIGHT
SDMH	STORM DRAIN MANHOLE
SDJB	STORM DRAIN JUNCTION BOX
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SSE	SANITARY SEWER EASEMENT
STL	STOP LIGHT
TBR	TO BE REMOVED
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN
UTIL	UTILITY
UTMH	UTILITY MANHOLE
VLT	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

LINE TABLE		
NO	BEARING	LENGTH
L1	S43°40'19"W	23.60'
L2	N57°52'14"W	179.26'
L3	N57°52'14"W	4.92'
L4	N57°57'45"W	410.90'
L5	N57°52'14"W	314.29'
L6	N32°07'46"E	183.05'
L7	N57°52'14"W	534.77'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	90.00'	3°11'04"	5.00'
C2	940.05'	9°04'32"	148.90'
C3	448.60'	8°25'26"	65.96'

NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL TREES NOTED ON THE PLANS CAN BE FOUND ON SHEET C2.2 PER ARBORIST REPORT DATED APRIL 1, 2024
4. ALL EXISTING WATER SERVICES SERVING THE SITE ARE TO BE REMOVED & ABANDONED AT THE MAIN PER CITY OF SANTA CLARA WATER & UTILITIES STANDARDS.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CBG CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

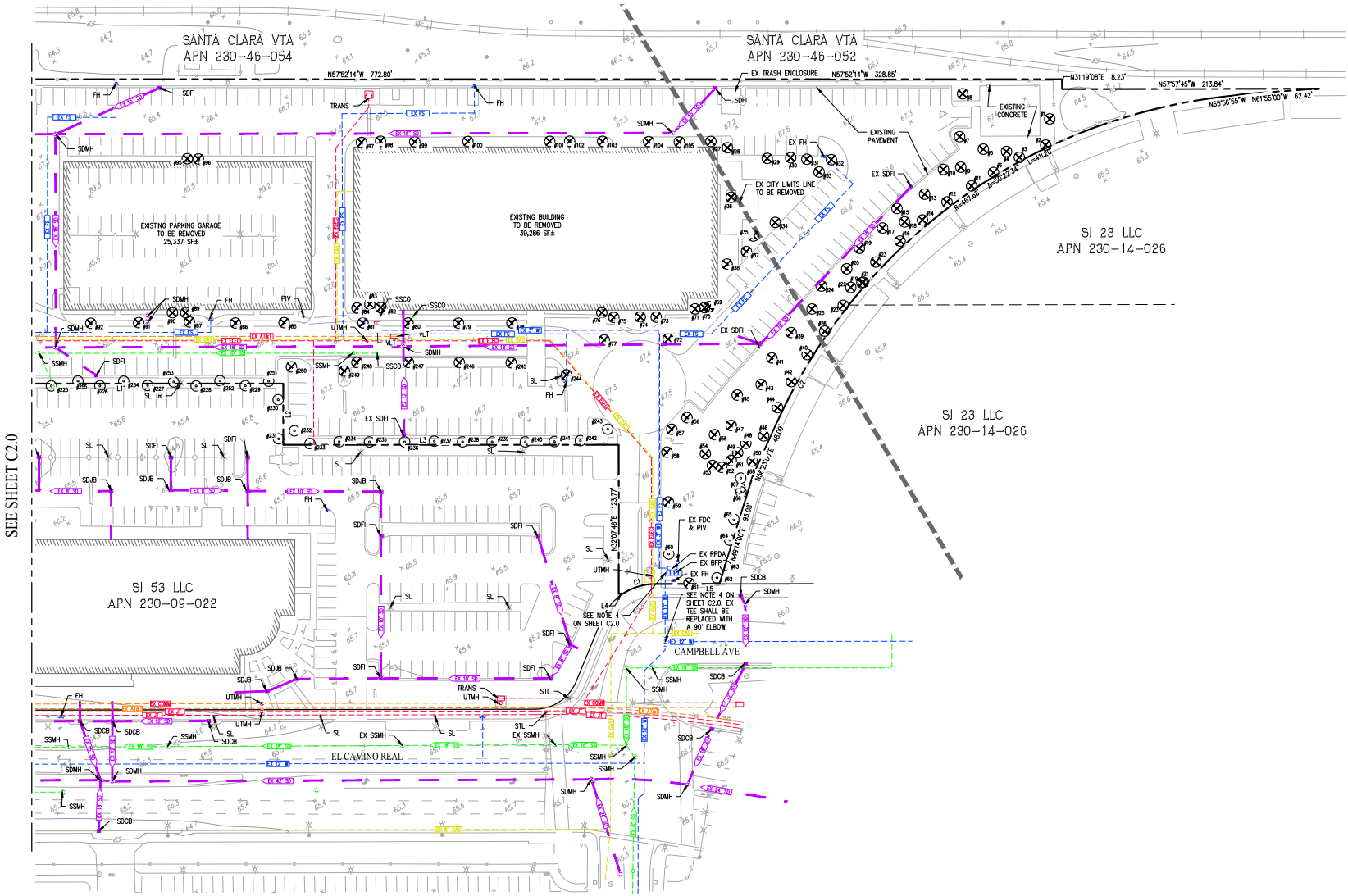
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 20 40 80

EXISTING CONDITIONS

C2.0

H:\3917-000\ACAD\TM\C2.0.DWG



LINE TABLE		
NO	BEARING	LENGTH
L1	N57°52'14"W	314.29'
L2	N32°07'46"E	50.93'
L3	N57°52'14"W	278.95'
L4	N57°58'29"W	3.52'
L5	N57°58'29"W	53.73'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	48.00'	33°33'26"	28.11'
C2	467.68'	9°36'23"	78.41'

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 20 40 80

EXISTING CONDITIONS

C2.1

H:\3917-000\ACAD\TM\C2.0.DWG

Tree No.	Species	Diameter (in.)	Protected Tree	Proposed Action
37	PURPLELEAF PLUM	9	NO	REMOVE
38	CRAPE MYRTLE	6,3,3,2,2,2,2,2	NO	REMOVE
39	COAST REDWOOD	16	YES	REMOVE
40	LONDON PLANE	5	NO	REMOVE
41	COAST REDWOOD	15	YES	REMOVE
42	LONDON PLANE	5	NO	REMOVE
43	COAST REDWOOD	16	YES	REMOVE
44	LONDON PLANE	7,5,4	NO	REMOVE
45	COAST REDWOOD	16	YES	REMOVE
46	LONDON PLANE	5,5,4,4	NO	REMOVE
47	COAST REDWOOD	10	NO	REMOVE
48	DRAGON TREE	11	NO	REMOVE
49	DRAGON TREE	12	NO	REMOVE
50	LONDON PLANE	11	NO	REMOVE
51	DRAGON TREE	12	NO	REMOVE
52	DRAGON TREE	11	NO	REMOVE
53	DRAGON TREE	11	NO	REMOVE
54	DRAGON TREE	10	NO	REMOVE
55	COAST REDWOOD	13	YES	REMOVE
56	PURPLELEAF PLUM	5	NO	REMOVE
57	CANARY ISLAND DATE PALM	23	NO	REMOVE
58	MEXICAN FAN PALM	13	NO	REMOVE
59	MEXICAN FAN PALM	11	NO	REMOVE
60	MEXICAN FAN PALM	12	NO	TO REMAIN
61	CANARY ISLAND DATE PALM	24	NO	REMOVE
62	LONDON PLANE	18	NO	TO REMAIN
63	COAST LIVE OAK	4,3,3,3,2,2,2	NO	TO REMAIN
64	PHOTINIA	4,3,3,3,2,2,2	NO	TO REMAIN
65	LONDON PLANE	14	NO	TO REMAIN
66	LONDON PLANE	14	NO	TO REMAIN
67	PHOTINIA	4,3,3,3	NO	TO REMAIN
68	COAST LIVE OAK	5,3	NO	TO REMAIN
69	PURPLELEAF PLUM	6	NO	REMOVE
70	CRAPE MYRTLE	2,1,1,1,1,1	NO	REMOVE
71	PURPLELEAF PLUM	6	NO	REMOVE
72	CANARY ISLAND DATE PALM	30	NO	REMOVE
73	PURPLELEAF PLUM	7	NO	REMOVE
74	PURPLELEAF PLUM	8	NO	REMOVE
75	PURPLELEAF PLUM	5,3	NO	REMOVE
76	PURPLELEAF PLUM	7	NO	REMOVE
77	CANARY ISLAND DATE PALM	33	NO	REMOVE
78	MEXICAN FAN PALM	12	NO	REMOVE
79	MEXICAN FAN PALM	12	NO	REMOVE
80	MEXICAN FAN PALM	14	NO	REMOVE
81	MEXICAN FAN PALM	13	NO	REMOVE
82	PURPLELEAF PLUM	5	NO	REMOVE
83	PURPLELEAF PLUM	6	NO	REMOVE
84	PURPLELEAF PLUM	6	NO	REMOVE
85	MEXICAN FAN PALM	10	NO	REMOVE
86	MEXICAN FAN PALM	11	NO	REMOVE
87	MEXICAN FAN PALM	12	NO	REMOVE
88	CRAPE MYRTLE	4	NO	REMOVE
89	CRAPE MYRTLE	7	NO	REMOVE
90	CRAPE MYRTLE	9	NO	REMOVE
91	MEXICAN FAN PALM	11	NO	REMOVE
92	MEXICAN FAN PALM	11	NO	REMOVE
93	PURPLELEAF PLUM	6	NO	REMOVE
94	PURPLELEAF PLUM	7	NO	REMOVE
95	CRAPE MYRTLE	6	NO	REMOVE
96	CRAPE MYRTLE	6	NO	REMOVE
97	PURPLELEAF PLUM	8	NO	REMOVE
98	PURPLELEAF PLUM	7	NO	REMOVE
99	PURPLELEAF PLUM	6	NO	REMOVE
100	PURPLELEAF PLUM	9	NO	REMOVE
101	BRONZE LOQUAT	6	NO	REMOVE
102	PURPLELEAF PLUM	7	NO	REMOVE
103	PURPLELEAF PLUM	7	NO	REMOVE
104	PURPLELEAF PLUM	6	NO	REMOVE
105	PURPLELEAF PLUM	6	NO	REMOVE
106	PURPLELEAF PLUM	6	NO	REMOVE
107	PURPLELEAF PLUM	6	NO	REMOVE
108	PURPLELEAF PLUM	6	NO	REMOVE
109	PURPLELEAF PLUM	6	NO	REMOVE
110	BLUE GUM	18	NO	TO REMAIN
111	COAST REDWOOD	15	YES	REMOVE
112	COAST REDWOOD	11	NO	REMOVE
113	COAST REDWOOD	14	YES	REMOVE
114	PURPLELEAF PLUM	7	NO	TO REMAIN
115	CHINESE PISTACHE	9	NO	TO REMAIN
116	CHINESE PISTACHE	7	NO	TO REMAIN
117	CHINESE PISTACHE	10	NO	TO REMAIN
118	CHINESE PISTACHE	9	NO	TO REMAIN
119	CHINESE PISTACHE	11	NO	TO REMAIN
120	STRAWBERRY TREE	14	NO	REMOVE
121	PURPLELEAF PLUM	11	NO	REMOVE
122	CANARY ISLAND DATE PALM	20	NO	REMOVE
123	MEXICAN FAN PALM	15	NO	REMOVE
124	MEXICAN FAN PALM	11	NO	REMOVE
125	MEXICAN FAN PALM	11	NO	REMOVE
126	MEXICAN FAN PALM	12	NO	REMOVE
127	MEXICAN FAN PALM	13	NO	REMOVE
128	MEXICAN FAN PALM	14	NO	REMOVE
129	PURPLELEAF PLUM	5	NO	REMOVE
130	PURPLELEAF PLUM	9	NO	REMOVE
131	MEXICAN FAN PALM	11	NO	REMOVE
132	MEXICAN FAN PALM	12	NO	REMOVE
133	MEXICAN FAN PALM	14	NO	REMOVE
134	MEXICAN FAN PALM	11	NO	REMOVE
135	CANARY ISLAND DATE PALM	25	NO	REMOVE
136	MEXICAN FAN PALM	10	NO	REMOVE
137	MEXICAN FAN PALM	12	NO	REMOVE
138	MEXICAN FAN PALM	10	NO	REMOVE
139	MEXICAN FAN PALM	12	NO	REMOVE
140	CANARY ISLAND DATE PALM	21	NO	REMOVE
141	CANARY ISLAND DATE PALM	25	NO	REMOVE
142	CRAPE MYRTLE	3,2,2,2,2,2,2	NO	REMOVE
143	CRAPE MYRTLE	4,4,4,4,3,3	NO	REMOVE
144	CRAPE MYRTLE	3,2,2,2,2,2,2	NO	REMOVE
145	CRAPE MYRTLE	4,4,3,3,3,3,3,3,2,2	NO	REMOVE
146	PURPLELEAF PLUM	10	NO	REMOVE
147	LONDON PLANE	13	NO	REMOVE
148	LONDON PLANE	13	NO	REMOVE
149	LONDON PLANE	13	NO	REMOVE
150	CANARY ISLAND DATE PALM	26	NO	REMOVE
151	LONDON PLANE	10	NO	REMOVE
152	STRAWBERRY TREE	12	NO	REMOVE
153	STRAWBERRY TREE	13	NO	REMOVE
154	STRAWBERRY TREE	12	NO	REMOVE
155	STRAWBERRY TREE	14	NO	REMOVE
156	MAIDENHAIR TREE	6	NO	REMOVE
157	STRAWBERRY TREE	15	NO	REMOVE
158	STRAWBERRY TREE	13	NO	REMOVE
159	STRAWBERRY TREE	15	NO	REMOVE
160	STRAWBERRY TREE	14	NO	REMOVE
161	CANARY ISLAND DATE PALM	29	NO	REMOVE
162	LONDON PLANE	12	NO	REMOVE
163	LONDON PLANE	14	NO	REMOVE
164	WINDMILL PALM	8	NO	REMOVE
165	WINDMILL PALM	9	NO	REMOVE
166	LONDON PLANE	13	NO	REMOVE
167	LONDON PLANE	12	NO	REMOVE
168	LONDON PLANE	12	NO	REMOVE
169	LONDON PLANE	12	NO	REMOVE
170	PURPLELEAF PLUM	8	NO	REMOVE
171	PURPLELEAF PLUM	8	NO	REMOVE
172	PURPLELEAF PLUM	10	NO	REMOVE
173	BRONZE LOQUAT	6	NO	REMOVE
174	PURPLELEAF PLUM	6	NO	REMOVE
175	MEXICAN FAN PALM	12	NO	REMOVE
176	MEXICAN FAN PALM	10	NO	REMOVE
177	MEXICAN FAN PALM	13	NO	REMOVE
178	MEXICAN FAN PALM	11	NO	REMOVE
179	PURPLELEAF PLUM	8	NO	REMOVE
180	CHINESE PISTACHE	7	NO	REMOVE
181	CHINESE PISTACHE	6	NO	REMOVE
182	CHINESE PISTACHE	5	NO	REMOVE
183	CHINESE PISTACHE	6	NO	REMOVE
184	CHINESE PISTACHE	6	NO	REMOVE
185	CHINESE PISTACHE	8	NO	REMOVE
186	CHINESE PISTACHE	7	NO	REMOVE
187	CHINESE PISTACHE	6	NO	REMOVE
188	CHINESE PISTACHE	11	NO	REMOVE
189	CHINESE PISTACHE	8	NO	REMOVE
190	PURPLELEAF PLUM	8	NO	REMOVE
191	PURPLELEAF PLUM	7	NO	REMOVE
192	PURPLELEAF PLUM	10	NO	REMOVE
193	PURPLELEAF PLUM	7	NO	REMOVE
194	DRAGON TREE	13	NO	REMOVE
195	DRAGON TREE	12	NO	REMOVE
196	DRAGON TREE	11	NO	REMOVE
197	DRAGON TREE	9	NO	REMOVE
198	STRAWBERRY TREE	10	NO	REMOVE
199	STRAWBERRY TREE	5	NO	REMOVE
200	STRAWBERRY TREE	4	NO	REMOVE
201	MEXICAN FAN PALM	11	NO	REMOVE
202	MEXICAN FAN PALM	12	NO	REMOVE
203	PURPLELEAF PLUM	11	NO	REMOVE
204	MEXICAN FAN PALM	12	NO	REMOVE
205	PURPLELEAF PLUM	6	NO	REMOVE
206	PURPLELEAF PLUM	5	NO	REMOVE
207	PURPLELEAF PLUM	9	NO	REMOVE
208	PURPLELEAF PLUM	6	NO	REMOVE
209	PURPLELEAF PLUM	5	NO	REMOVE
210	PURPLELEAF PLUM	6	NO	REMOVE
211	PURPLELEAF PLUM	9	NO	REMOVE
212	PURPLELEAF PLUM	9	NO	REMOVE
213	BRONZE LOQUAT	4	NO	REMOVE
214	BRONZE LOQUAT	6	NO	REMOVE
215	BRONZE LOQUAT	7	NO	REMOVE
216	BRONZE LOQUAT	9	NO	REMOVE
217	BRONZE LOQUAT	8	NO	REMOVE
218	BRONZE LOQUAT	9	NO	REMOVE
219	LONDON PLANE	18	NO	TO REMAIN
220	CANARY ISLAND DATE PALM	22	NO	TO REMAIN
221	MEXICAN FAN PALM	13	NO	TO REMAIN
222	CHINESE ELM	11	NO	TO REMAIN
223	CHINESE ELM	7	NO	TO REMAIN
224	CHINESE ELM	7	NO	TO REMAIN
225	CHINESE ELM	10	NO	TO REMAIN
226	CHINESE ELM	11	NO	TO REMAIN
227	CHINESE ELM	9	NO	TO REMAIN
228	CHINESE ELM	11	NO	TO REMAIN
229	CHINESE ELM	8	NO	TO REMAIN
230	CHINESE ELM	8	NO	TO REMAIN
231	CHINESE ELM	9	NO	TO REMAIN
232	PURPLELEAF PLUM	10	NO	TO REMAIN
233	LONDON PLANE	9	NO	TO REMAIN
234	LONDON PLANE	10	NO	TO REMAIN
235	LONDON PLANE	11	NO	TO REMAIN
236	LONDON PLANE	10	NO	TO REMAIN
237	LONDON PLANE	9	NO	TO REMAIN
238	LONDON PLANE	10	NO	TO REMAIN
239	LONDON PLANE	10	NO	TO REMAIN
240	LONDON PLANE	9	NO	TO REMAIN
241	LONDON PLANE	9	NO	TO REMAIN
242	LONDON PLANE	9	NO	TO REMAIN
243	CANARY ISLAND DATE PALM	25	NO	TO REMAIN
244	PURPLELEAF PLUM	7	NO	REMOVE
245	MEXICAN FAN PALM	11	NO	REMOVE
246	MEXICAN FAN PALM	10	NO	REMOVE
247	MEXICAN FAN PALM	12	NO	REMOVE
248	MEXICAN FAN PALM	9	NO	REMOVE
249	PURPLELEAF PLUM	6	NO	REMOVE
250	PURPLELEAF PLUM	9	NO	REMOVE
251	MEXICAN FAN PALM	12	NO	TO REMAIN
252	MEXICAN FAN PALM	12	NO	TO REMAIN
253	MEXICAN FAN PALM	12	NO	TO REMAIN
254	MEXICAN FAN PALM	12	NO	TO REMAIN
255	MEXICAN FAN PALM	14	NO	TO REMAIN
256	MEXICAN FAN PALM	12	NO	TO REMAIN
257	MEXICAN FAN PALM	12	NO	TO REMAIN

EXISTING SAN JOSE TREE SUMMARY

TREE NO.	SPECIES	DIAMETER (IN)	PROTECTED TREE	PROPOSED ACTION
1	COAST REDWOOD	14	YES	REMOVE
2	LONDON PLANE	9	NO	REMOVE
3	LONDON PLANE	6	NO	REMOVE
4	COAST REDWOOD	16	YES	REMOVE
5	COAST REDWOOD	13	YES	REMOVE
6	LONDON PLANE	5	NO	REMOVE
7	PURPLELEAF PLUM	6	NO	REMOVE
8	PURPLELEAF PLUM	6	NO	REMOVE
9	COAST REDWOOD	15	YES	REMOVE
10	COAST REDWOOD	10	NO	REMOVE
11	LONDON PLANE	8	NO	REMOVE
12	LONDON PLANE	8	NO	REMOVE
13	COAST REDWOOD	16	YES	REMOVE
14	LONDON PLANE	14	YES	REMOVE
15	COAST REDWOOD	18	YES	REMOVE
16	LONDON PLANE	6	NO	REMOVE
17	COAST REDWOOD	18	YES	REMOVE
18	LONDON PLANE	7	NO	REMOVE
19	COAST REDWOOD	16	YES	REMOVE
20	COAST REDWOOD	14	YES	REMOVE
21	LONDON PLANE	8	NO	REMOVE
22	ALEPPO PINE	4	NO	REMOVE
23	LONDON PLANE	8	NO	REMOVE
24	COAST REDWOOD	15	YES	REMOVE
25	COAST REDWOOD	13	YES	REMOVE
26	LONDON PLANE	6	NO	REMOVE
27	PURPLELEAF PLUM	7	NO	REMOVE
28	PURPLELEAF PLUM	6	NO	REMOVE
29	CRAPE MYRTLE	4,3,3,3,2,2,2	YES	REMOVE
30	PURPLELEAF PLUM	7	NO	REMOVE
31	CRAPE MYRTLE	4,2,2,2,2,2,2,1,1,1	YES	REMOVE
32	PURPLELEAF PLUM	13	YES	REMOVE
33	CRAPE MYRTLE	3,2,1,1,1,1	NO	REMOVE
34	PURPLELEAF PLUM	10	NO	REMOVE

NOTE:

1. ALL TREES NOTED ON THE PLANS PER ARBORIST REPORT DATED APRIL 1, 2024
2. TREES 1–36 ARE NOT PART OF THIS PLAN SET.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

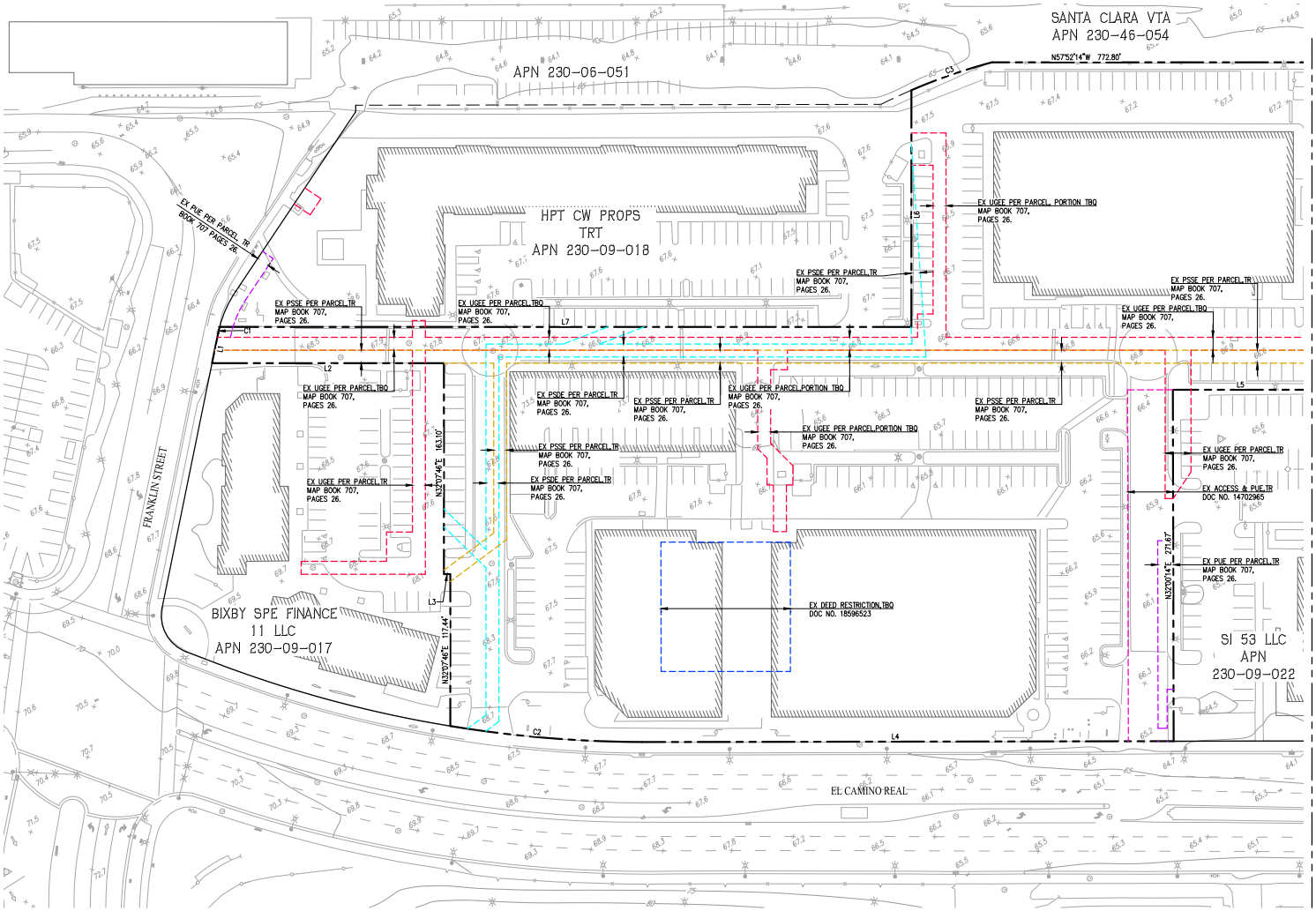
UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

EXISTING TREE TABLE

C2.2

H:\3917-000\ACAD\TM\C2\2.DWG



SEE SHEET C2.4

LEGEND

	BOUNDARY LINE
	MONUMENT LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
	EX UNDERGROUND ELECTRICAL EASEMENT 707 M 26
	EX PRIVATE STORM DRAIN EASEMENT 707 M 26
	EX PRIVATE SANITARY SEWER EASEMENT 707 M 26
	EX PUBLIC UTILITY EASEMENT 707 M 26
	EX UNDERGROUND ELECTRICAL EASEMENT PER 14534259
	EX ACCESS & PUE PER 14702965
	EX DEED RISTRICTION PER 18596523
EX	EXISTING
UGEE	UNDERGROUND ELECTRIC EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN

LINE TABLE		
NO	BEARING	LENGTH
L1	S43°40'19"W	23.60'
L2	N57°52'14"W	179.26'
L3	N57°52'14"W	4.92'
L4	N57°57'45"W	410.90'
L5	N57°52'14"W	314.29'
L6	N32°07'46"E	183.05'
L7	N57°52'14"W	534.77'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	90.00'	3°11'04"	5.00'
C2	940.05'	9°04'32"	148.90'
C3	448.60'	8°25'26"	65.96'

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

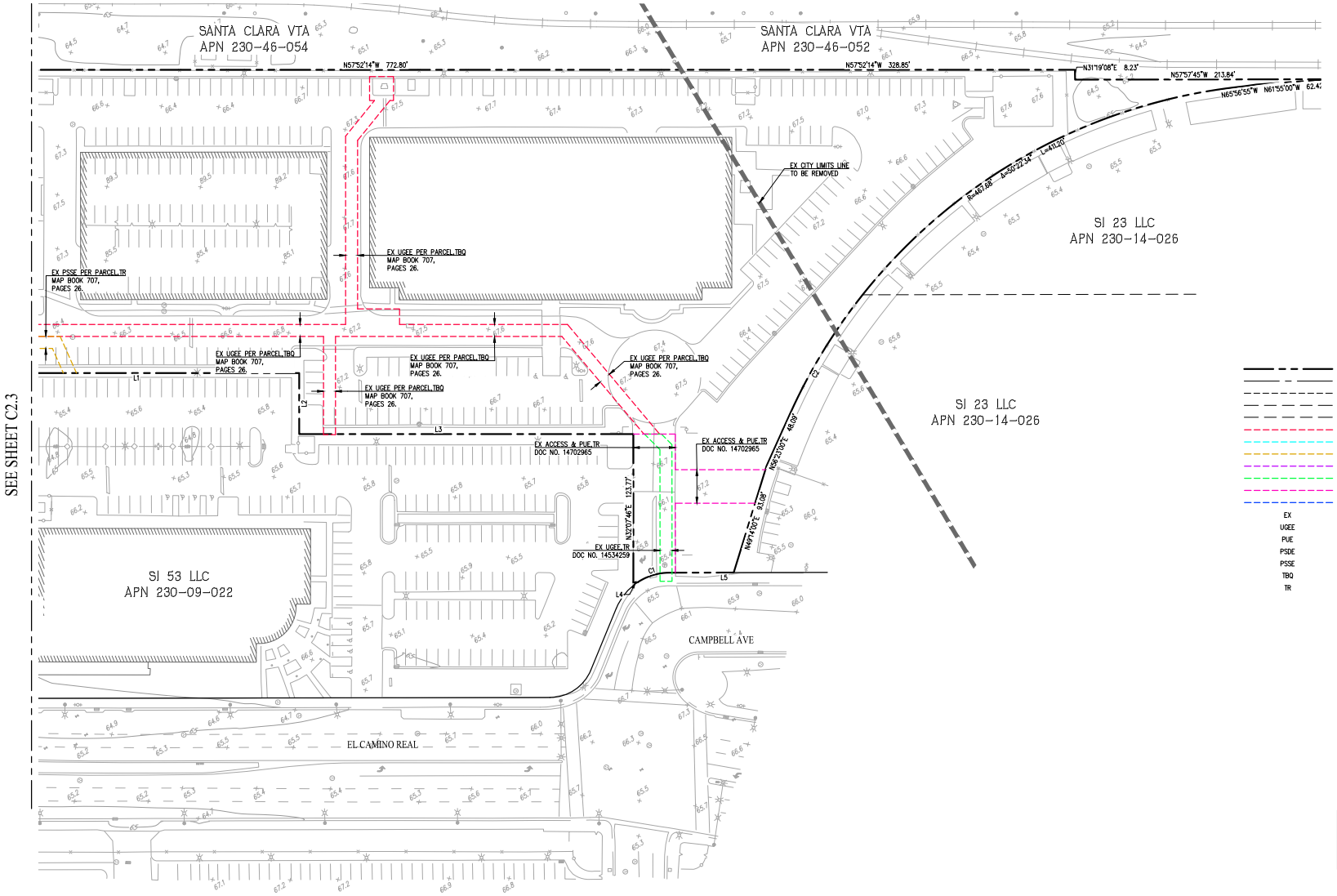
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 20 40 80

EXISTING EASEMENTS

C2.3

H:\3917-000\ACAD\TM\C2\3.DWG



LEGEND

	BOUNDARY LINE
	MONUMENT LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
	EX UNDERGROUND ELECTRICAL EASEMENT 707 M 26
	EX PRIVATE STORM DRAIN EASEMENT 707 M 26
	EX PRIVATE SANITARY SEWER EASEMENT 707 M 26
	EX PUBLIC UTILITY EASEMENT 707 M 26
	EX UNDERGROUND ELECTRICAL EASEMENT PER 14534259
	EX ACCESS & PUE PER 14702965
	EX DEED RISTRICTION PER 18596523
EX	EXISTING
UGEE	UNDERGROUND ELECTRIC EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN

LINE TABLE		
NO	BEARING	LENGTH
L1	N57°52'14"W	314.29'
L2	N32°07'46"E	50.93'
L3	N57°52'14"W	278.95'
L4	N57°58'29"W	3.52'
L5	N57°58'29"W	53.73'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	48.00'	33°33'26"	28.11'
C2	467.68'	9°36'23"	78.41'

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

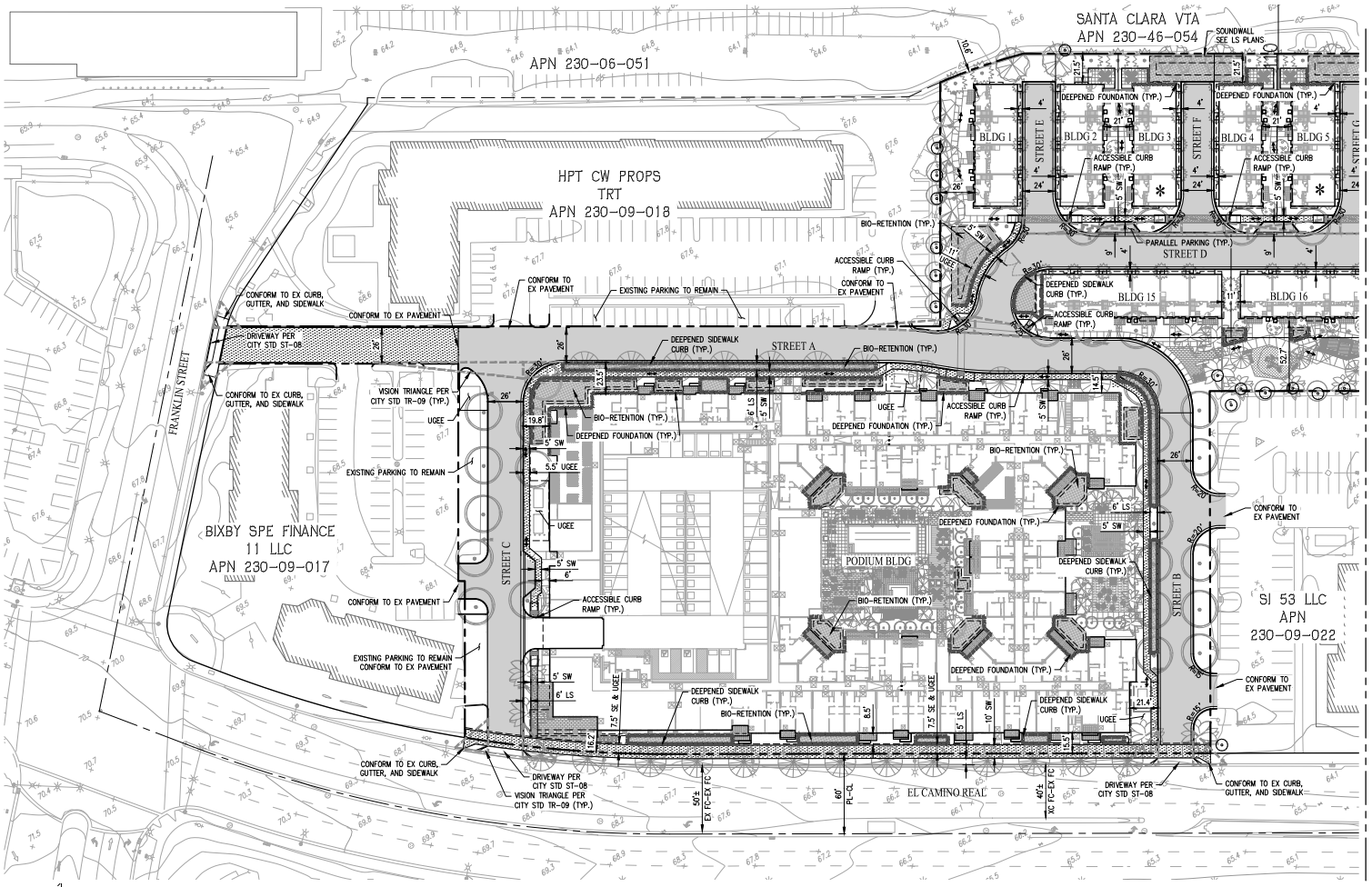
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 20 40 80

EXISTING EASEMENTS

C2.4

H:\3917-000\ACAD\TM\C2.0.DWG



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED DEEPENED SIDEWALK CURB & FOUNDATIONS
- ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
- ASPHALT PAVEMENT
- GRIND & OVERLAY
- ACCESSIBLE PARKING STALL
- ACCESSIBLE UNIT
- BIO-RETENTION AREA
- VISION TRIANGLE PER CITY STD TR-9

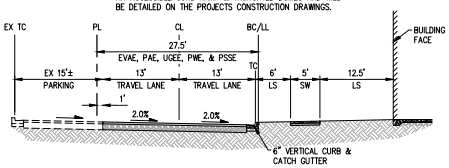
ABBREVIATIONS:

CL	CENTERLINE
EX	EXISTING
LS	LANDSCAPE
PL	PROPERTY LINE
SW	SIDEWALK
TYP.	TYPICAL
TRC	TOP OF ROLLED CURB
TC	TOP OF CURB
VG	VALLEY GUTTER

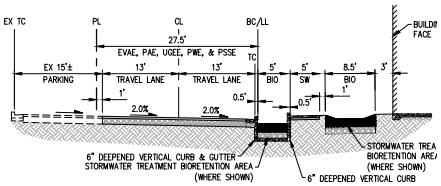
NOTE:

1. SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
2. SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
3. ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.

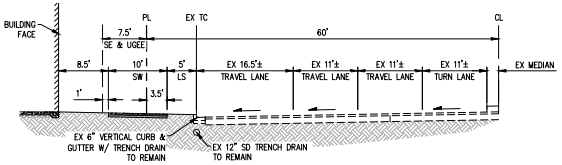
SEE SHEET C3.1



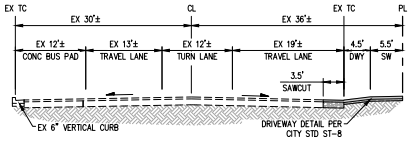
TYPICAL STREET A
NOT TO SCALE



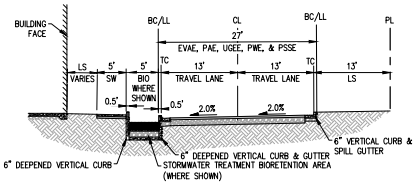
TYPICAL STREET A W/ STORMWATER TREATMENT
NOT TO SCALE



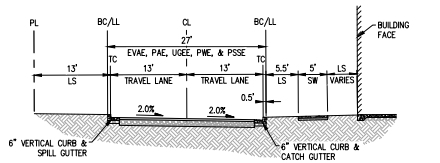
TYPICAL EL CAMINO REAL
NOT TO SCALE



TYPICAL FRANKLIN STREET DRIVEWAY
NOT TO SCALE



TYPICAL STREET B
NOT TO SCALE



TYPICAL STREET C
NOT TO SCALE

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

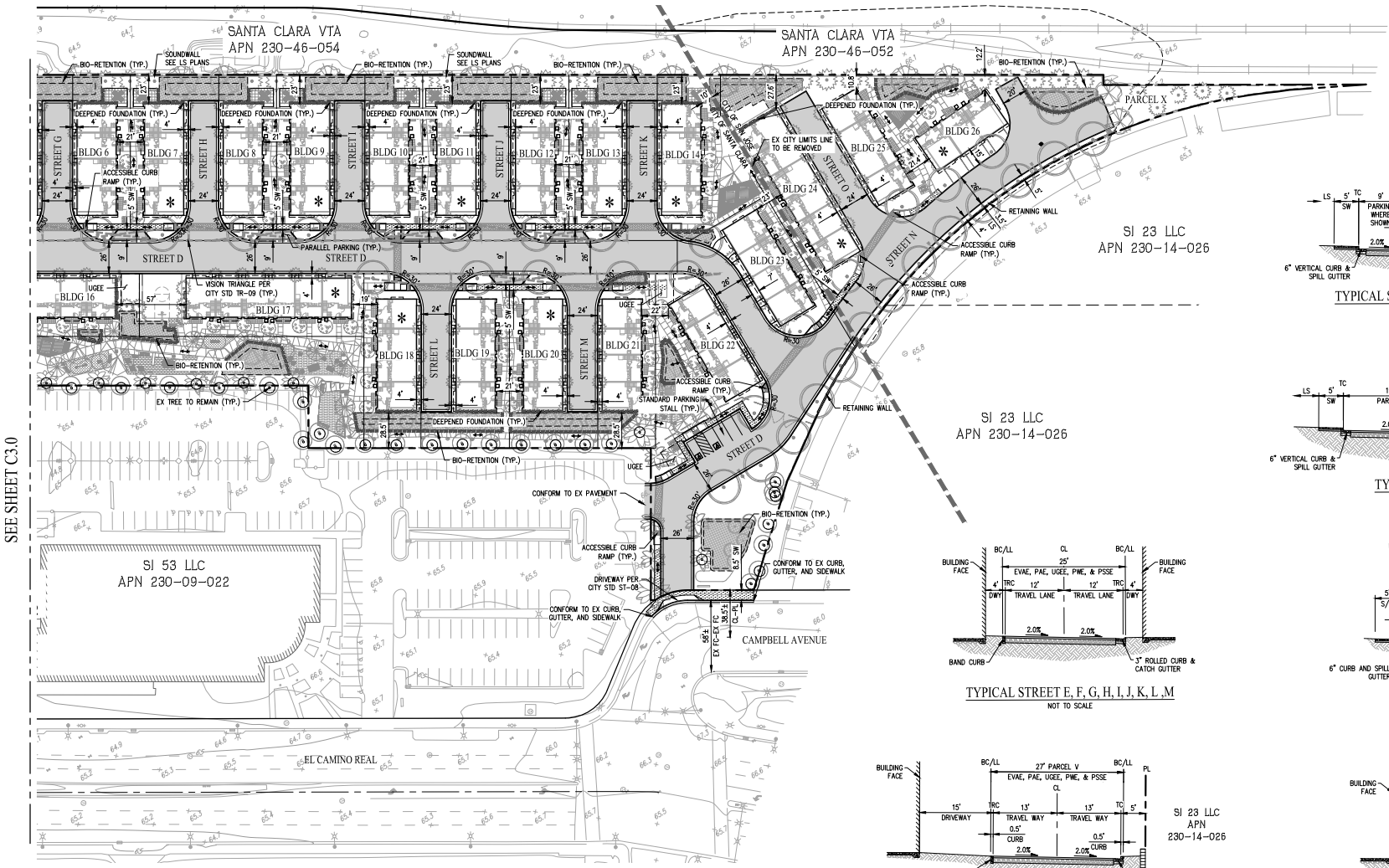
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

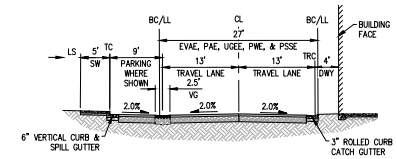
0 20 40 80

PRELIMINARY SITE PLAN

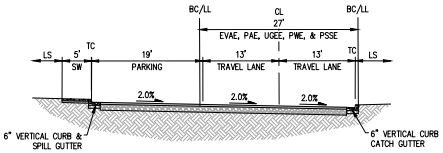
C3.0

H:\3917-000\ACAD\TM\CS\LD.DWG



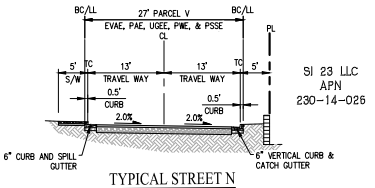


TYPICAL STREET D W/ PARALLEL PARKING
NOT TO SCALE

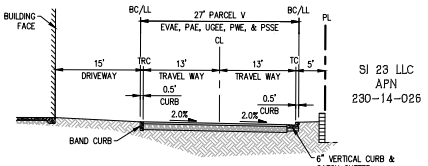


TYPICAL STREET D W/ PARKING
NOT TO SCALE

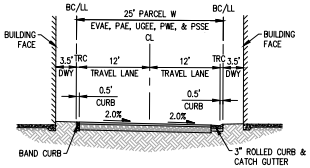
TYPICAL STREET E, F, G, H, I, J, K, L ,M
NOT TO SCALE



TYPICAL STREET N
NOT TO SCALE



TYPICAL STREET N /W DRIVEWAY
NOT TO SCALE



TYPICAL STREET O
NOT TO SCALE

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

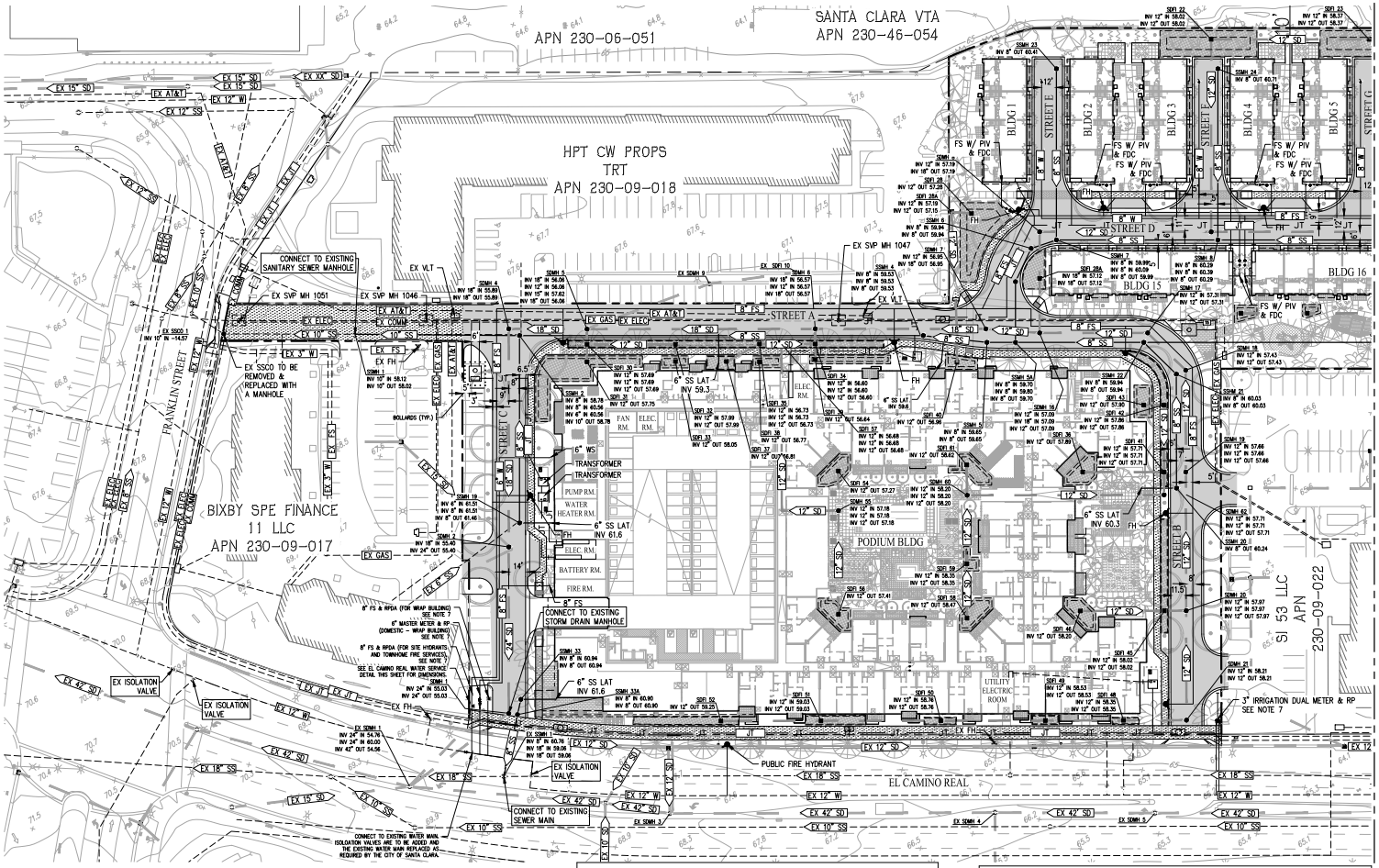
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

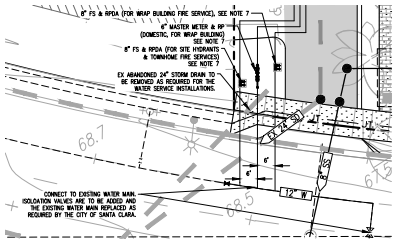
0 20 40 80

PRELIMINARY SITE PLAN

C3.1

H:\3917-000\ACAD\TM\CS\LD.DWG





EL CAMINO REAL WATER SERVICE DETAIL
SCALE: 1" = 20'

WATER & SEWER SERVICE SUMMARY TABLE

SERVICE TYPE	LATERAL SIZE
EXISTING DOMESTIC WATER (MAIN)	12" (DUCTILE IRON)
DOMESTIC WATER (OFFSITE)	8" (DUCTILE IRON, CLASS PC350)
DOMESTIC WATER (ONSITE)	8" (PVC C900)
DOMESTIC WATER (WRAP BLDG-OFFSITE)	6" (DUCTILE IRON, CLASS PC350)
DOMESTIC WATER (WRAP BLDG-ONSITE)	8" (PVC C900)
FIRE SERVICE (OFFSITE)	8" (DUCTILE IRON, CLASS PC350)
FIRE SERVICE (ONSITE)	8" (PVC C900)
FIRE SERVICE (WRAP BLDG-OFFSITE)	8" (DUCTILE IRON, CLASS PC350)
FIRE SERVICE (WRAP BLDG-ONSITE)	8" PVC (C900)
IRRIGATION SERVICE (OFFSITE)	2" (COPPER PIPE, TYPE K SOFT)
IRRIGATION SERVICE (ONSITE)	3" (PVC C900)
EXISTING SANITARY SEWER MAIN	18" (VCP)
SANITARY SEWER MAIN	8" (SDR 26 PVC)

STRUCTURE SUMMARY TABLE

DESCRIPTION	CITY DETAIL	MODEL
FIRE HYDRANT	WATER STD-18	CLOW 860
GATE VALVE	WATER STD-19	MUELLER A-2361
BLOW OFF ASSEMBLY	WATER STD-25	KUPFERLES TF550
8" WATER RP	WATER STD-11	WILKINS 375
8" FIRE RPDA	WATER STD-18	WATTS LF909
3" IRR RP	WATER STD-10	WILKINS 975XL2

EXISTING WATER SERVICE NOTE:
1. ALL EXISTING WATER SERVICES SERVING THE EXISTING SITE SHALL BE REMOVED AND ABANDONED PER THE CITY OF SANTA CLARA ABANDONMENT PROCEDURES.

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT OF WAY
EX AT&T		AT&T MAIN
EX ELEC		ELEC MAIN
EX GAS		GAS MAIN
EX W	8" W	WATER MAIN (PRIVATE)
	8" FS	FIRE SERVICE MAIN (PRIVATE) (FOR SITE HYDRANTS & BUILDING FIRE SERVICES)
EX SS	8" SS	SANITARY SEWER PIPE (PRIVATE)
EX SD	12" SD	STORM DRAIN PIPE (PRIVATE)
	JT	JOINT TRENCH (PUBLIC)
		STORM DRAIN INLET
		MANHOLE
		DOMESTIC WATER METER AND RPDA BACKFLOW (PUBLIC)
		FIRE SERVICE RPDA BACKFLOW (PUBLIC)
		FIRE HYDRANT (PRIVATE, UNLESS OTHERWISE NOTED)
		FIRE DEPARTMENT CONNECTION (PRIVATE)
		POST INDICATOR VALVE (PRIVATE)
		BLOW OFF VALVE (PRIVATE)
		WATER VALVE
		BIO-RETENTION AREA
		PAD MOUNT TRANSFORMER (PUBLIC)
		STREET LIGHT
		UTILITY BOX/VAULT
		AC UNIT

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
BLDG	BUILDING
B/O	BLOW OFF VALVE
CB	CATCH BASIN
SDFI	STORM DRAIN FIELD INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
JT	JOINT TRENCH
LAT	LATERAL
LS	LANDSCAPE
MF	MULTIFAMILY BUILDINGS
PIV	POST INDICATOR VALVE
PP	POWER POLE
RPDA	REDUCED PRESSURE PRINCIPLE DETECTOR BACKFLOW PREVENTION ASSEMBLY
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
UTIL	UTILITY
VLT	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

UTILITY NOTES:

1. ALL UTILITY CLEARANCES SHALL MEET CITY OF SANTA CLARA STANDARDS AS SUMMARIZED BELOW...

   A MINIMUM 24" 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).
2. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
3. PRELIMINARY DOMESTIC AND FIRE SERVICE SIZES ARE SUBJECT TO FINAL PLUMBING ENGINEERS DESIGN.
4. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING ENGINEERS DESIGN.
5. ALL JOINT TRENCH MAINS AND TRANSFORMER LOCATIONS HAVE BEEN SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO THE FINAL JOINT TRENCH CONSULTANTS DESIGN.
6. ALL STORM WATER STRUCTURES SHALL HAVE FULL TRASH CAPTURE DEVICES SUBJECT TO FINAL DESIGN.
7. ALL PUBLIC METERS AND BACKFLOWS WILL BE PROVIDED PER THE CURRENT CITY ON SANTA CLARA STANDARD DETAILS. ALL BACKFLOWS WILL FOR FIRE SERVICES BE RPDA'S.
8. SANITARY SEWER LATERALS SHALL BE 6" CONNECTED BY "TAP-TITE" TO CITY SANITARY SEWER MAIN A MINIMUM 5' DOWNSTREAM FROM EXISTING MANHOLES WITH PROPERTY LINE CLEANOUT, AND 2% MINIMUM SLOPE. 8" SANITARY SEWER LATERALS, IF NEEDED, SHALL CONNECT TO EXISTING SANITARY SEWER MAIN MANHOLES.
9. ALL SVP POWER FACILITIES WILL BE PROVIDED WITH A UNDERGROUND ELECTRIC EASEMENT WITH A MINIMUM WIDTH OF 10'.
10. ALL ONSITE WATER, SEWER, AND STORM DRAIN MAINS WILL BE PRIVATE. ALL WATER, SEWER, AND STORM DRAIN MAINS WITHIN THE PUBLIC RIGHT OF WAY WILL BE PUBLIC. ALL WATER SERVICES WILL BE PRIVATE AFTER THE METER AND BACKFLOWS.
11. SHARED PRIVATE UTILITIES WILL BE OWNED AND MAINTAINED UNDER A SHARED AGREEMENT BETWEEN MULTIPLE ENTITIES, WHICH SHALL BE DETERMINED AT A LATER DATE, SUBJECT TO FINAL DESIGN.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CBG CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

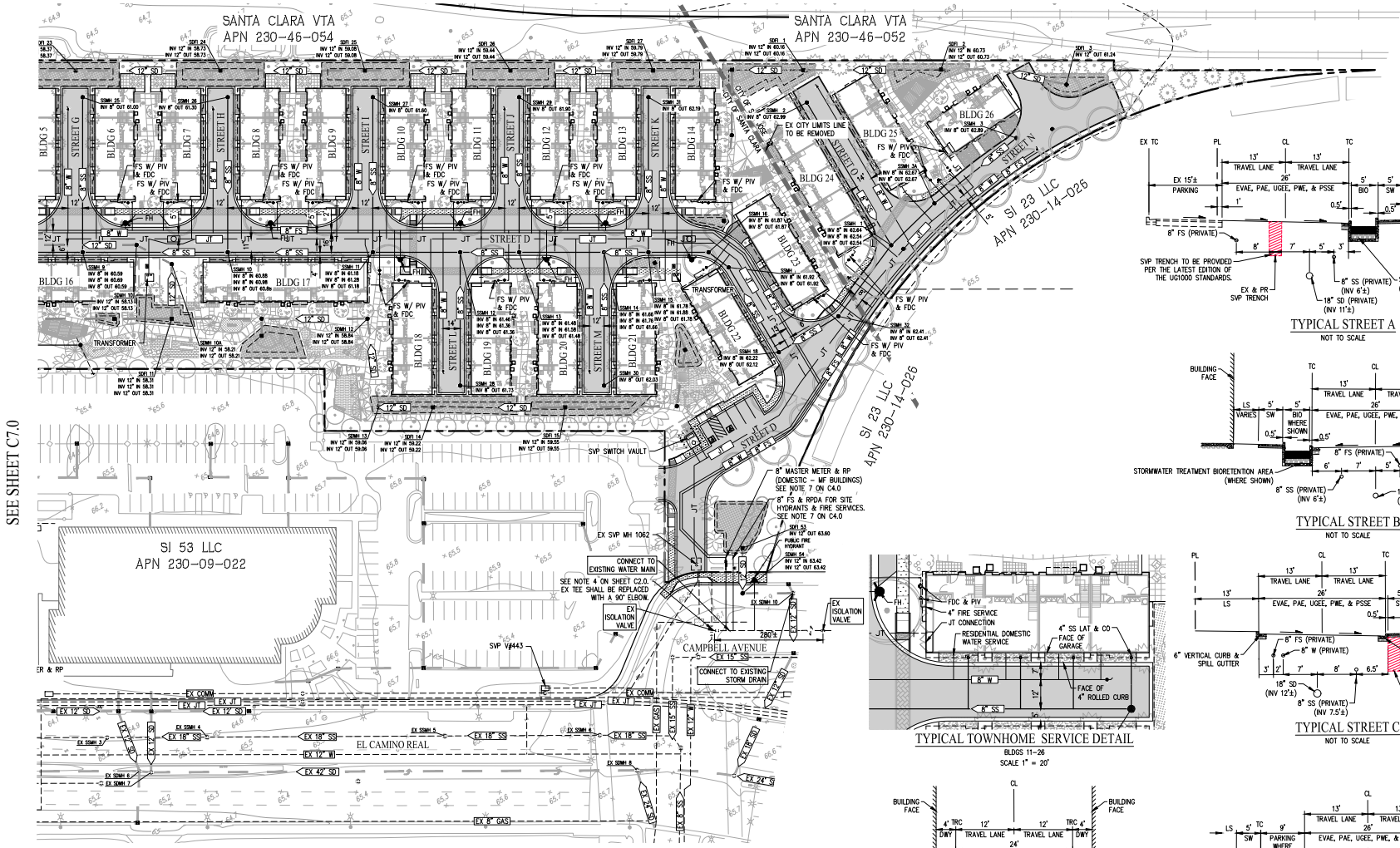
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

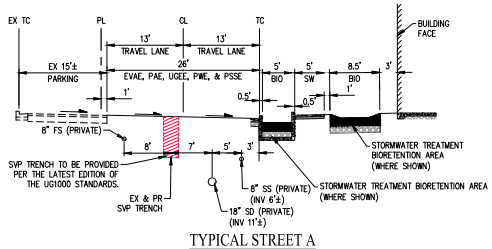
0 20 40 80

PRELIMINARY
UTILITY PLAN

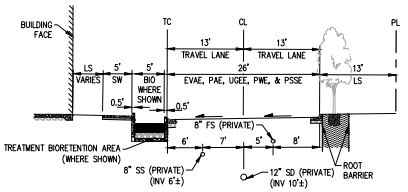
C4.0

H:\3917-000\ACAD\TM\C4.0.DWG



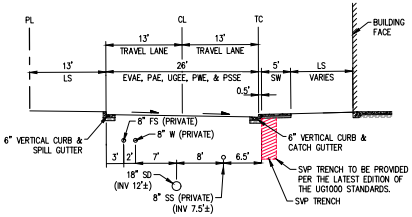


TYPICAL STREET A
NOT TO SCALE

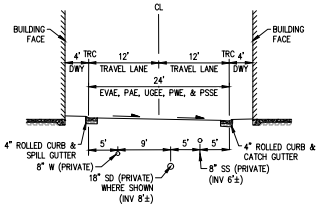


TYPICAL STREET B
NOT TO SCALE

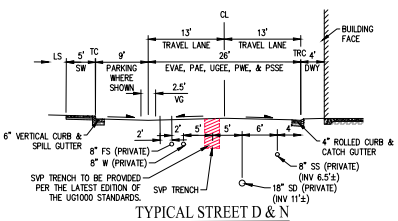
TYPICAL TOWNHOME SERVICE DETAIL
BLDGS 11-26
SCALE 1" = 20'



TYPICAL STREET C
NOT TO SCALE



TYPICAL STREET E, F, G, H, I, J, K, L ,M & O
NOT TO SCALE



TYPICAL STREET D & N
NOT TO SCALE

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

cbg CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

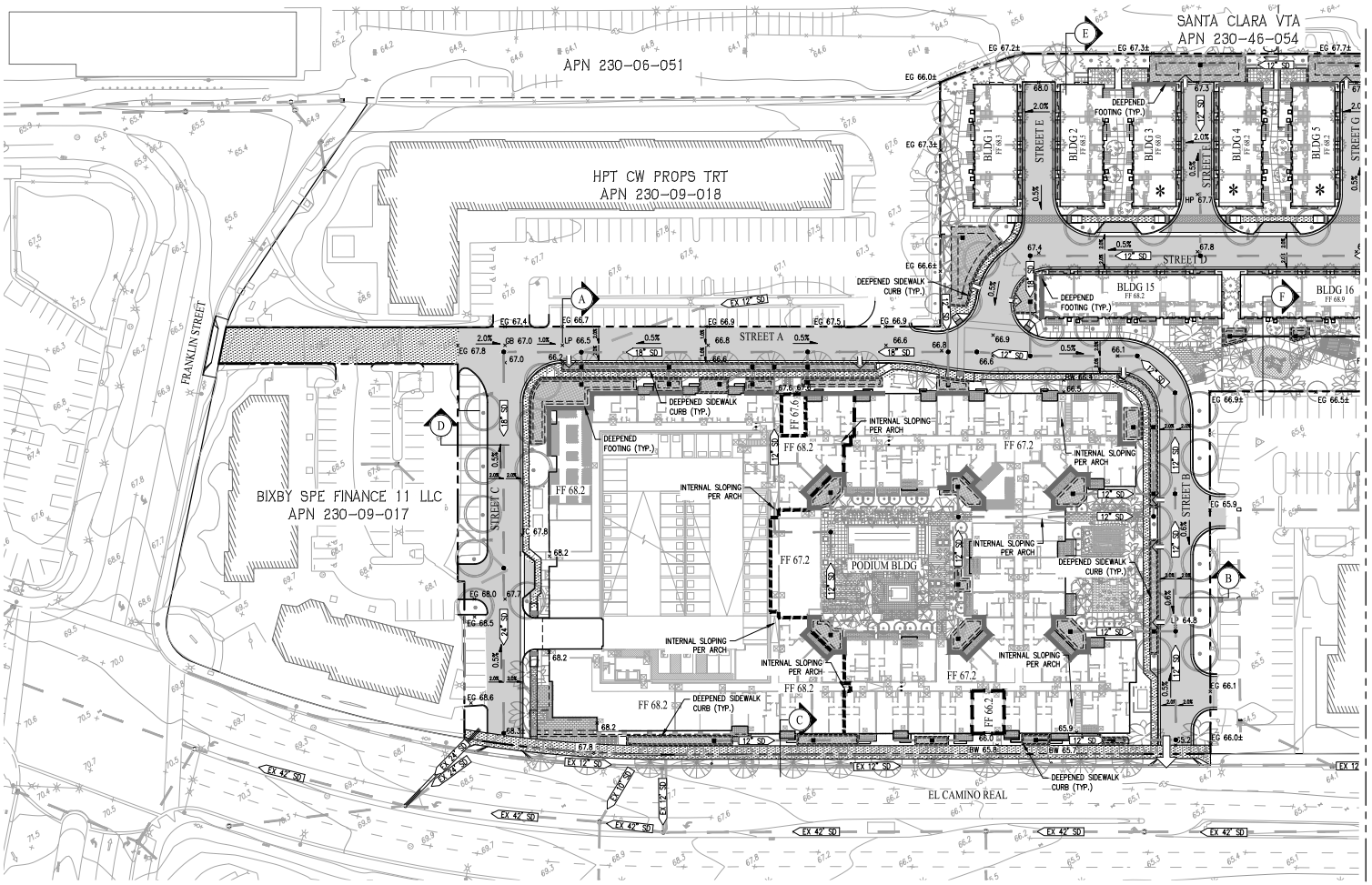
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 20 40 80

PRELIMINARY UTILITY PLAN

C4.1

H:\3917-000\ACAD\TM\C4\L0.DWG



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT OF WAY
EX SD	12" SD	STORM DRAIN
		DEEPENED SIDEWALK CURB
		DEEPENED FOOTING
		STORM DRAIN FIELD INLET
		MANHOLE
		AREA DRAIN
		BIO-RETENTION AREA
		CURB CUT/SLOT DRAIN
		DIRECTION OF OVERLAND RELEASE

ABBREVIATIONS

BLDG	BUILDING
BR	BIORETENTION
CB	CATCH BASIN
DI	DRAIN INLET
E/B	EASTBOUND
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
LAT	LATERAL
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
PR	PROPOSED
PV	PAVEMENT
RW	RIGHT OF WAY
RET	RETAINING
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
STND	STANDARD
TCB	TOP OF CONCRETE BAND
TYP	TYPICAL
WAL	WALL
W/B	WESTBOUND

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CBG CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

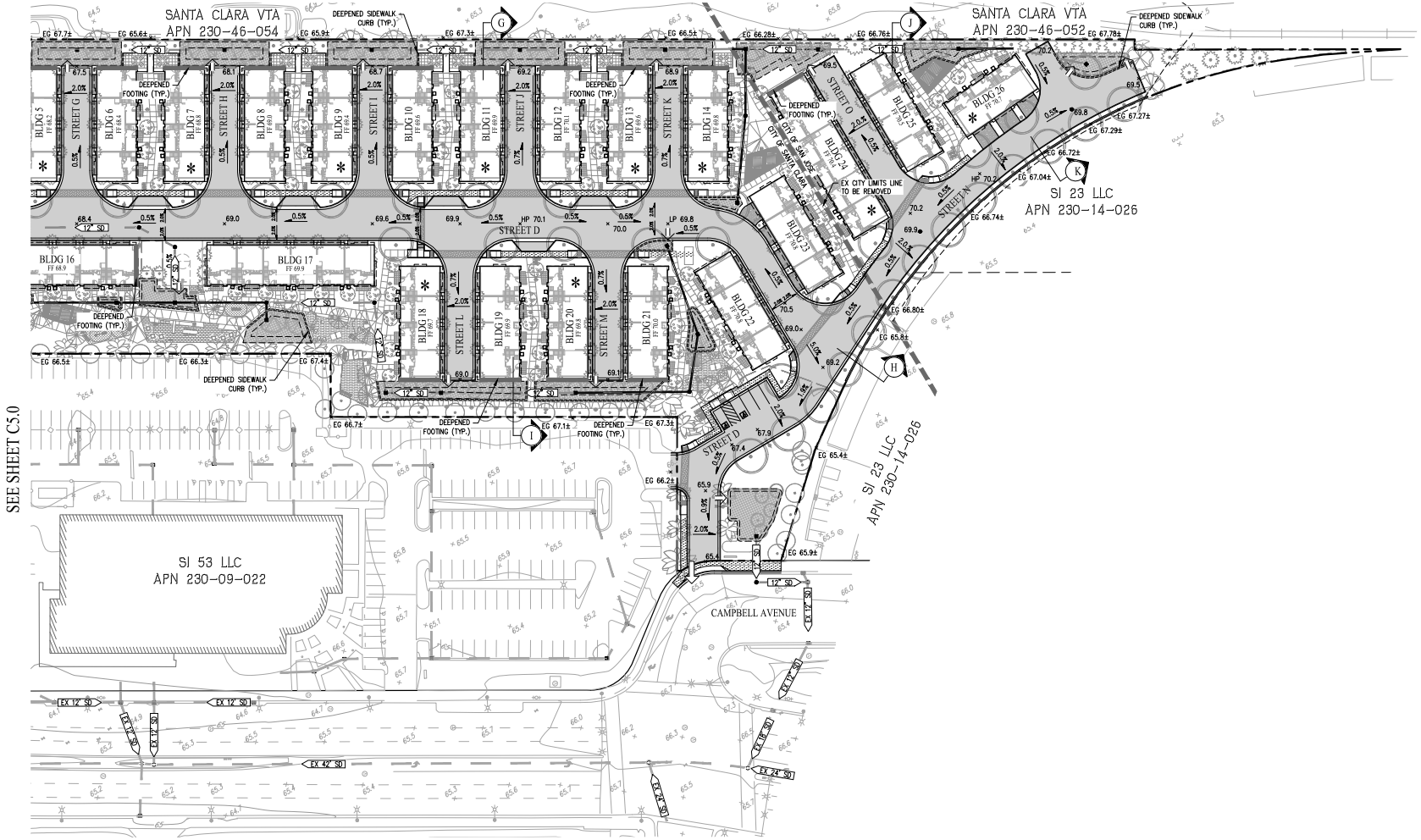
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 20 40 80

PRELIMINARY GRADING & DRAINAGE

C5.0

H:\3917-000\ACAD\TM\C5\LD.DWG



ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

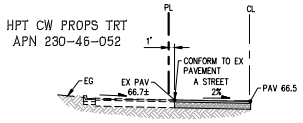
UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

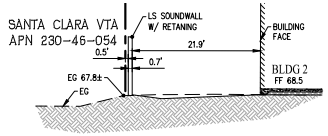
0 20 40 80

PRELIMINARY GRADING & DRAINAGE

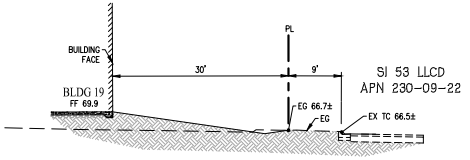
C5.1



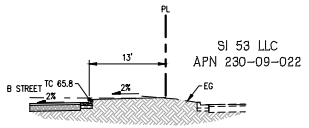
SECTION A
NOT TO SCALE



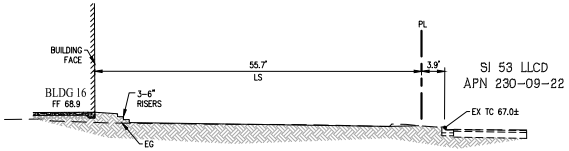
SECTION E
NOT TO SCALE



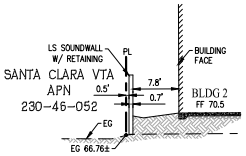
SECTION I
NOT TO SCALE



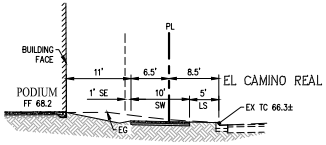
SECTION B
NOT TO SCALE



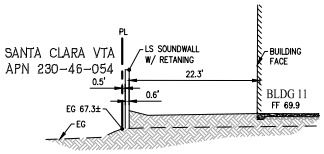
SECTION F
NOT TO SCALE



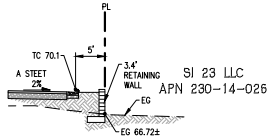
SECTION J
NOT TO SCALE



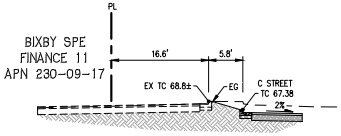
SECTION C
NOT TO SCALE



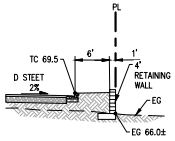
SECTION G
NOT TO SCALE



SECTION K
NOT TO SCALE



SECTION D
NOT TO SCALE



SECTION H
NOT TO SCALE

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

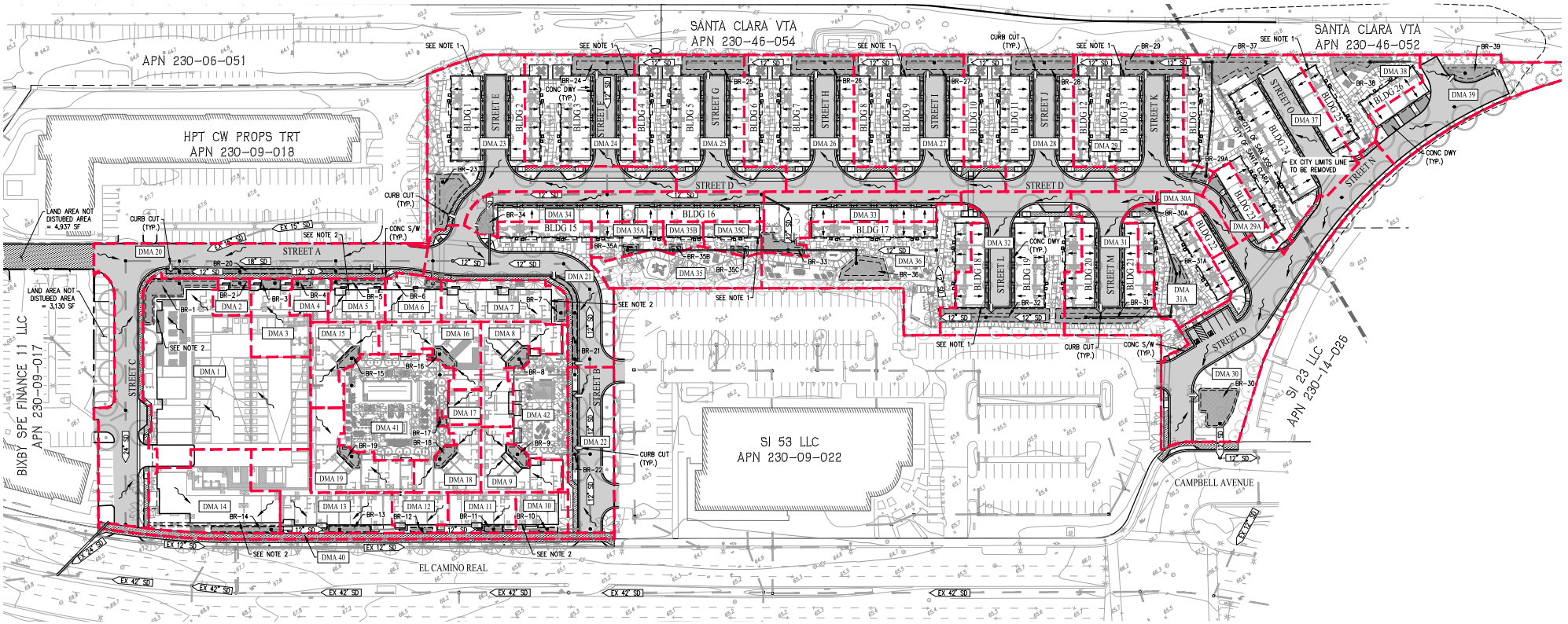
UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

NTS

PRELIMINARY GRADING SECTIONS

C5.2



LEGEND

- DMA 14 — DRAINAGE MANAGEMENT AREA BOUNDARY
- DRAINAGE MANAGEMENT AREA
- PROPOSED PROPERTY LINE
- 12" SD / 6" SD — PROPOSED STORM DRAIN PIPE
- EX 12" SD — EXISTING STORM DRAIN PIPE
- STORM DRAIN FIELD INLET
- EXISTING STORM DRAIN CATCH BASIN
- PROPOSED STORM DRAIN CATCH BASIN
- PROPOSED MANHOLE
- EXISTING MANHOLE
- CURB CUT/ SLOT DRAIN
- DRAINAGE ARROWS
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE DRIVEWAY
- BIO-RETENTION AREA

ABBREVIATIONS

CONC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
DWY	DRIVEWAY
EX	EXISTING
POC	POINT OF CONNECTION
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
S/W	SIDEWALK
TCM	TREATMENT CONTROL MEASURE
TYP	TYPICAL

SOURCE CONTROL MEASURES (C.3 HANDBOOK APPENDIX H)

1. ILLEGAL DUMPING TO STORM DRAIN INLETS AND WATERWAYS (A.1)
2. INTERIOR FLOOR DRAINS (B.1)
3. PESTICIDE/FERTILIZER APPLICATION (D.2)

OPERATIONAL CONTROL MEASURES (C.3 HANDBOOK APPENDIX H)

1. PRIVATE STREETS (B.1)

CITY OF SANTA CLARA C.3 TREATMENT FACILITIES CONSTRUCTION NOTES

1. DURING THE BEGINNING OF THE CONSTRUCTION, THE PROJECT APPLICANT SHALL ARRANGE FOR A SITE VISIT (INSPECTION) BY A THIRD-PARTY REVIEWER ACCEPTABLE TO THE CITY OF SANTA CLARA THAT THE INSTALLED STORMWATER TREATMENT MEASURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED BUILDING PLANS. THE THIRD-PARTY REVIEWER WILL RECOMMEND THE REQUIRED NUMBER OF SITE INSPECTIONS AT DIFFERENT INTERVALS OF CONSTRUCTION. THE THIRD-PARTY REVIEWER MUST BE A CIVIL ENGINEER, ARCHITECT, OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF CALIFORNIA AND MUST HAVE A CURRENT TRAINING ON STORMWATER TREATMENT DESIGN. A LIST OF QUALIFIED THIRD-PARTY REVIEWERS CAN BE FOUND ON THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) WEBSITE AT WWW.SCVURPPP-W2K.COM/CONSULTANTS_LIST.SHTML
2. SOILS IN THE BIORETENTION FACILITIES SHOULD MEET THE BIOTREATMENT SOIL MIX (BSM) SPECIFICATIONS PER SCVURPPP C.3 STORMWATER HANDBOOK, APPENDIX C. A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM PERCOLATION RATE OF 10 INCHES/HOUR ARE REQUIRED (INITIAL INFILTRATION RATE MAY EXCEED THIS TO ALLOW FOR TENDENCY OF INFILTRATION RATE TO REDUCE OVER TIME). PLANTING SOIL LAYER SHOULD BE AT LEAST 18 INCHES DEEP. CONTRACTOR TO SUBMIT MATERIAL CERTIFICATES SIGNED BY THE MATERIAL PRODUCER, CERTIFYING THAT SOIL COMPLIES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS WITHIN 6 MONTHS.
3. PERMEABLE DRAIN ROCK SHALL BE CLASS 2 PERM ROCK PER CALTRANS STANDARD SECTION 68-1.025. THE MATERIAL SHALL BE WASHED AND FREE FROM CLAY OR ORGANIC MATERIAL.
4. PERFORATED PIPE SHALL BE SOLVENT WELD PVC SDR 35 (OR APPROVED EQUAL) WITH PERFORATIONS FACED DOWN. LOCATION OF THE PIPE VARIES, SEE PLAN.
5. INSTALLATION OF POROUS PAVEMENT AND/OR VAULTS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THIRD PARTY REVIEWER OR VENDOR SHALL INSPECT THE POROUS PAVEMENT AND/OR VAULTS INSTALLATION (INCLUDING IF NECESSARY, PERFORMING PERCOLATION TEST) AND SUBMIT THEIR CONCURRENCE LETTER TO THE CITY OF SANTA CLARA.
6. INSTALLATION OF INTERCEPTOR TREES AS A TREATMENT CONTROL MEASURE SHALL BE INSPECTED TO VERIFY THE ACCURACY OF LOCATION, SPECIES, AND NUMBER OF INTERCEPTOR TREES.
7. FOR ANY LINER PENETRATIONS, RADIAL CUT THE LINER FOR PIPE. MASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-TIGHT SEAL.
8. SEE LANDSCAPE PLANS AND SPECIFICATIONS FOR PLANTING MATERIALS WITHIN BIO-RETENTION FACILITIES.

NOTES

1. THE ROOF DRAINAGE FROM ALL MULTI-FAMILY BUILDINGS IS TO BE COLLECTED IN A LANDSCAPE DRAINAGE SYSTEM AND BUBBLE-UP WITHIN THE BIO-RETENTION AREAS, OR DISCHARGE DIRECTLY INTO THE ADJACENT STREET WHERE IT WILL SHEET FLOW TO A BIO-RETENTION AREA FOR TREATMENT.
2. ALL ROOF DRAINAGE FROM THE WRAP BUILDING IS TO DISCHARGE DIRECTLY INTO THE ADJACENT BIO-RETENTION AREAS FROM DOWNSPOUTS AND/OR HARD PIPED TO THE BIO-RETENTION AREA'S VIA LANDSCAPE DRAINS WHERE IT WILL BUBBLE UP INTO THE TREATMENT AREAS.
3. RUNOFF FROM ALL STREETS WILL SHEET FLOW TO BIO-RETENTION FACILITIES WHERE CURB CUTS AND SLOT DRAINS WITH COBBLE FOR ENERGY DISSIPATION WILL BE PROVIDED FOR RUNOFF TO ENTER THE TREATMENT FACILITIES. ALL CURB CUT & SLOT DRAIN DETAILS WILL BE DETAILED ON THE FINAL CONSTRUCTION DRAWINGS.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CBG CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

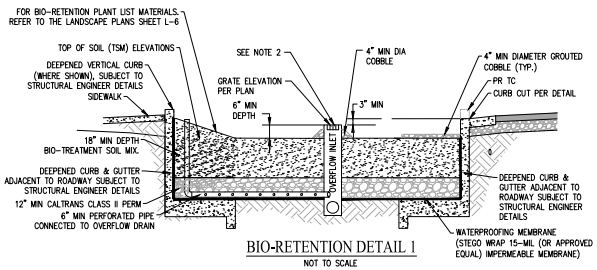
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 25 50 100

PRELIMINARY STORMWATER MANAGEMENT PLAN

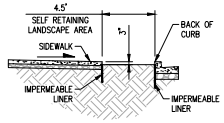
C6.0

H13917-000\ACAD\TM\C6\LD.DWG



BIO-RETENTION DETAIL 1

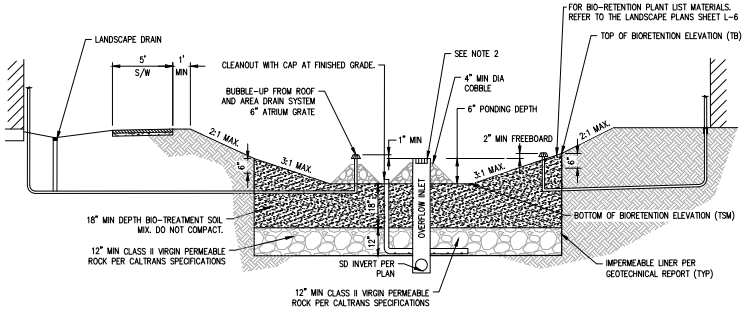
NOT TO SCALE



SELF RETAINING AREA DETAIL 1

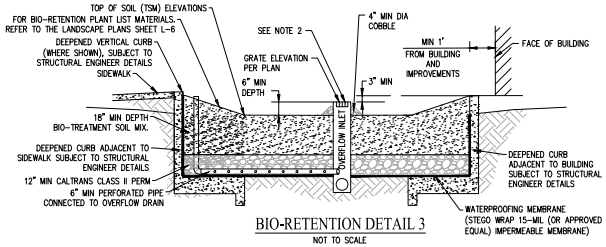
(DMA 40)

NOT TO SCALE



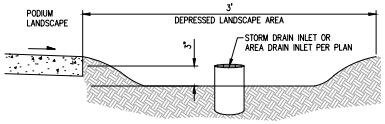
BIORETENTION DETAIL 2

NOT TO SCALE



BIO-RETENTION DETAIL 3

NOT TO SCALE



SELF RETAINING AREA DETAIL 2

(DMA 41 & 42)

NOT TO SCALE

TREATMENT CONTROL MEASURE CALCULATION SUMMARY TABLE

DMA #	TREATMENT TYPE	TCM #	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPRVIOUS AREA (A) (SF)	SIZING METHOD	REQUIRED BIORETENTION (SF)	PROVIDED BIORETENTION (SF) [4]	BIO DETAIL	
1	BIO-RETENTION	1	26,893	23398	3495	23748	FLOW & VOLUME	712	917	DETAIL 2	
2	BIO-RETENTION	2	1,567	1223	344	1257	4%	50	78	DETAIL 2	
3	BIO-RETENTION	3	4,629	4212	417	4254	4%	170	186	DETAIL 3	
4	BIO-RETENTION	4	1,805	1429	376	1467	4%	59	81	DETAIL 2	
5	BIO-RETENTION	5	2,884	2284	600	2344	4%	94	167	DETAIL 2	
6	BIO-RETENTION	6	2,988	2149	839	2233	4%	89	109	DETAIL 2	
7	BIO-RETENTION	7	6,027	4265	1762	4441	4%	178	188	DETAIL 2	
8	BIO-RETENTION	8	5,872	5432	440	5476	4%	164	245	DETAIL 2	
9	BIO-RETENTION	9	4,477	4072	405	4113	4%	123	216	DETAIL 2	
10	BIO-RETENTION	10	2,485	1847	638	1911	4%	76	79	DETAIL 3	
11	BIO-RETENTION	11	3,346	3170	176	3188	FLOW & VOLUME	96	108	DETAIL 3	
12	BIO-RETENTION	12	2,531	2258	273	2285	4%	91	102	DETAIL 3	
13	BIO-RETENTION	13	8,334	7846	488	7895	FLOW & VOLUME	237	263	DETAIL 3	
14	BIO-RETENTION	14	10,428	9789	639	9853	4%	394	422	DETAIL 3	
15	BIO-RETENTION	15	4,825	4421	404	4461	4%	178	217	DETAIL 2	
16	BIO-RETENTION	16	5,256	4830	426	4873	4%	195	200	DETAIL 2	
17	BIO-RETENTION	17	1,480	1322	158	1338	4%	54	55	DETAIL 2	
18	BIO-RETENTION	18	3,987	3606	381	3644	4%	146	222	DETAIL 2	
19	BIO-RETENTION	19	6,249	5713	536	5767	FLOW & VOLUME	173	206	DETAIL 2	
20	BIO-RETENTION	20	25,218	23470	1748	23645	4%	946	1052	DETAIL 1	
21	BIO-RETENTION	21	15,576	12930	2646	13195	FLOW & VOLUME	488	491	DETAIL 1	
22	BIO-RETENTION	22	8,958	6834	2124	7046	4%	282	377	DETAIL 1	
23	BIO-RETENTION	23	21,608	14951	6657	15617	FLOW & VOLUME	578	596	DETAIL 2	
24	BIO-RETENTION	24	14,407	10817	3590	11176	4%	447	563	DETAIL 2	
25	BIO-RETENTION	25	17,674	13579	4095	13989	4%	560	563	DETAIL 2	
26	BIO-RETENTION	26	17,668	13575	4093	13984	4%	559	563	DETAIL 2	
27	BIO-RETENTION	27	17,674	13569	4105	13980	4%	559	563	DETAIL 2	
28	BIO-RETENTION	28	17,670	13547	4123	13959	4%	558	563	DETAIL 2	
29	BIO-RETENTION	29	17,268	13570	3698	13940	4%	558	563	DETAIL 2	
29A	BIO-RETENTION	29A	2,945	2570	375	2608	4%	104	141	DETAIL 2	
30	BIO-RETENTION	30	25,084	17534	7550	18289	4%	732	1148	DETAIL 2	(PORTION WITHIN SAN JOSE)
30A	BIO-RETENTION	30A	2,323	1949	374	1986	4%	79	188	DETAIL 1	
31	BIO-RETENTION	31	13,353	10150	3203	10470	4%	419	473	DETAIL 2	
31A	BIO-RETENTION	31A	9,130	5168	3962	5564	4%	223	256	DETAIL 2	
32	BIO-RETENTION	32	18,674	9294	9380	10232	4%	409	455	DETAIL 2	
33	BIO-RETENTION	33	8,142	4024	4118	4436	4%	177	511	DETAIL 2	
34	BIO-RETENTION	34	10,611	9683	928	9776	FLOW & VOLUME	362	365	DETAIL 1	
35	SELF-RETAINING	N/A	6,758	2298	4460	2744	SELF-RETAINING	N/A	N/A	N/A	
35A	BIO-RETENTION	35A	2,837	1576	1261	1702	4%	68	87	DETAIL 2	
35B	BIO-RETENTION	35B	1,324	971	353	1006	4%	40	41	DETAIL 2	
35C	BIO-RETENTION	35C	2,151	1572	579	1630	4%	65	70	DETAIL 2	
36	BIO-RETENTION	36	17,639	8744	8895	9634	4%	385	522	DETAIL 2	
37	BIO-RETENTION	37	24,564	17142	7422	17884	FLOW & VOLUME	662	679	DETAIL 2	(PORTION WITHIN SAN JOSE)
38	BIO-RETENTION	38	8,335	3998	4337	4432	4%	177	183	DETAIL 2	(WITHIN SAN JOSE)
39	BIO-RETENTION	39	12,732	7262	5470	7809	4%	312	409	DETAIL 2	(WITHIN SAN JOSE)
40	SELF-RETAINING	N/A	3,653	1389	2264	1615	SELF RETAINING	N/A	N/A	SELF-RET DETAIL 1	
41	SELF-RETAINING	N/A	12,333	7742	4591	8201	SELF RETAINING	N/A	N/A	SELF-RET DETAIL 2	
42	SELF-RETAINING	N/A	7,021	2747	4274	3174	SELF RETAINING	N/A	N/A	SELF-RET DETAIL 2	
TOTAL			469393	345921	123472	358268					

NOTES

1. DEVELOPER SHALL INSTALL ANY APPROPRIATE STORMWATER POLLUTION PREVENTION MESSAGE SUCH AS "NO DUMPING-FLOWS TO THE BAY" ON ANY STORM DRAINS LOCATED ON PRIVATE PROPER
2. ALL STORM WATER STRUCTURES SHALL HAVE FULL TRASH CAPTURE DEVICES SUBJECT TO FINAL DESIGN. TRASH CAPTURE DEVICE TO BE ON THE LIST OF APPROVED DEVICES FROM THE STATE WATER RESOURCE BOARD.
3. DMA 41 & 42 CONSISTS OF PATHWAYS AND PERVIOUS LANDSCAPE AREAS. THAT ARE LOCATED WITHIN THE CENTRAL COURTYARD AREAS. THE HARDSCAPE FINE GRADING WILL BE DETAILED AS PART OF THE IMPROVEMENT PLAN CONSTRUCTION DOCUMENTS AND WILL BE GRADED SUCH THAT THE WALKWAY DRAIN TO THE PERVIOUS LANDSCAPE AREAS FOR TREATMENT AS A SELF RETAINING AREA.
4. DMA 40 WILL BE GRADED SUCH THAT THE SIDEWALK WILL BE CROSS SLOPED TO DRAIN TO THE ADJACENT LANDSCAPE STRIP FOR TREATMENT AS A SELF RETAINING AREA.
5. THE PROVIDED BIORETENTION AREA NOTED IN THE STORMWATER TREATMENT TABLE IS THE SURFACE AREA OF THE BIORETENTION FACILITIES WHERE THE RUNOFF WILL BE ABLE TO POND.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

NTS

PRELIMINARY STORMWATER DETAILS

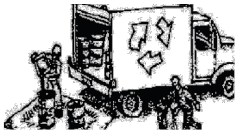
C6.1

H:\3917-000\ACAD\TMC\SLD.DWG

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control

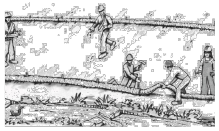
Vehicle and Equipment Maitenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.
- ❑ Ensure all subcontractors working onsite are implementing appropriate BMPs.

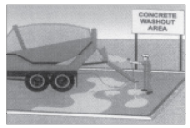
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Construction Stormwater BMP Handbook, Fact Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work

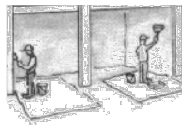
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to $10,000 per day!

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

February 2024

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

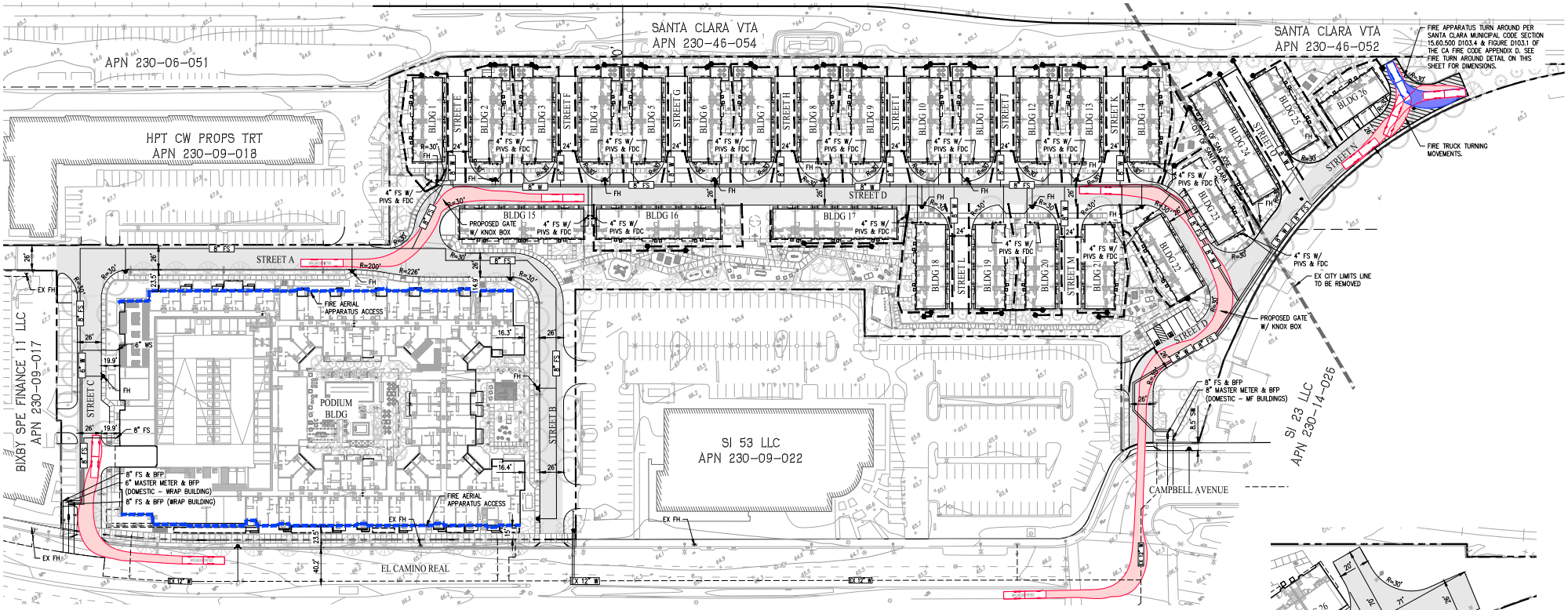
ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

NTS

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)

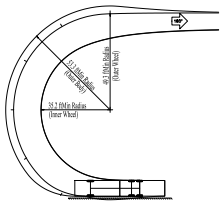
C6.2

H:\3917-000\ACAD\TM\C6\L0.DWG



LEGEND:

	PROPOSED PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED RIGHT OF WAY
	FIRE DEPARTMENT HOSE REACH (150')
	FIRE AERIAL APPARATUS ACCESS LOCATION
8" W	DOMESTIC WATER MAIN
8" FS	FIRE SERVICE MAIN
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED BACKFLOW PREVENTOR
	PROPOSED POST INDICATOR VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
CONC	CONCRETE
DWY	DRIVEWAY
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
OH	OVERHANG
PL	PROPERTY LINE
PIV	PRESSURE INDICATOR VALVE
S/W	SIDEWALK
	FIRE ACCESS ROAD
	FIRE TRUCK



CITY OF SANTA CLARA FIRE TRUCK TURNING TEMPLATE

NOT TO SCALE

BUILDING FIRE FLOW: (WRAPPED BUILDING)

1. BUILDING TYPE / AREA:

   WRAPPED BUILDING = 139,800 SF (TYPE I–A) + 335,200 SF (TYPE III–A)
   = 475,000 SF

2. FIRE FLOW CALCULATION PER CONSTRUCTION TYPE

   TYPE I–A CONSTRUCTION TYPE – 6,000 GPM
   TYPE III–A CONSTRUCTION TYPE – 6,000 GPM

3. PERCENTAGE OF BUILDING

   139,800/475,000 = 29.4%
   335,200/475,000 = 70.6%

   (0.294 X 6,000 GPM) + (0.706 X 6,000 GPM) = 6,000 GPM

4. REQUIRED FIRE FLOW

   6,000 GPM WITH 25% REDUCTION = 4,500 GPM

   A 25% REDUCTION FOR NFPDA 13 SPRINKLER PROTECTION THROUGHOUT IS ALLOWED PER CITY OF SANTA CLARA MUNICIPAL CODE SECTION 15.60.470

5. FIRE HYDRANT REQUIREMENT AND SPACING
   (PER TABLE C102.1 – CFC)

   - FIRE FLOW REQUIREMENT – 6,000 GPM (25% REDUCTION NOT INCLUDED)
   - MINIMUM NUMBER OF HYDRANTS – 6
   - AVERAGE SPACING (FEET) – 250'

BUILDING FIRE FLOW: (6-PLEX TOWNHOME)

1. LARGEST BUILDING TYPE / AREA:

   6–PLEX TOWNHOME = 13,850 SF (TYPE V–B)

2. FIRE FLOW CALCULATION PER CONSTRUCTION TYPE

   TYPE V–B CONSTRUCTION TYPE – 3,250 GPM

3. REQUIRED FIRE FLOW

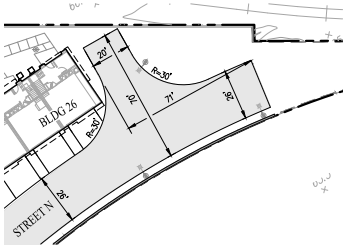
   3,250 GPM WITH 25% REDUCTION = 2,438 GPM

   A 25% REDUCTION FOR NFPDA 13 SPRINKLER PROTECTION THROUGHOUT IS ALLOWED PER CITY OF SANTA CLARA MUNICIPAL CODE SECTION 15.60.470

4. FIRE HYDRANT REQUIREMENT AND SPACING
   (PER TABLE C102.1 – CFC)

   - FIRE FLOW REQUIREMENT – 3,250 GPM (25% REDUCTION NOT INCLUDED)
   - MINIMUM NUMBER OF HYDRANTS – 3
   - AVERAGE SPACING (FEET) – 400'

NOTE:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B FOR FULLY SPRINKLERED BUILDINGS.
2. REQUIRED FIRE FLOW CALCULATIONS INCLUDES THE BUILDINGS WITHIN THE SAN JOSE CITY LIMITS.
3. ALL ON–SITE PRIVATE ROADWAYS WILL BE PROVIDED WITH AN EMERGENCY VEHICLE ACCESS EASEMENT.
4. AVAILABLE FIRE FLOW AT HYDRANT #2869 ALONG THE PROJECT FRONTAGE OF EL CAMINO REAL IS 5,294 GPM AT 20 PSI FROM THE CITY OF SANTA CLARA MODEL DATA.



CITY OF SANTA CLARA FIRE TURN AROUND DETAIL

SCALE: 1" = 30'

NOTE:
1. FIRE APPARATUS TURN AROUND PER SANTA CLARA MUNICIPAL CODE SECTION 15.60.500 D103.4 & FIGURE D103.1 OF THE CA FIRE CODE APPENDIX D. SEE FIRE TURN AROUND THIS SHEET FOR DIMENSIONS.

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

CARLSON, BARBEE & GIBSON, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS

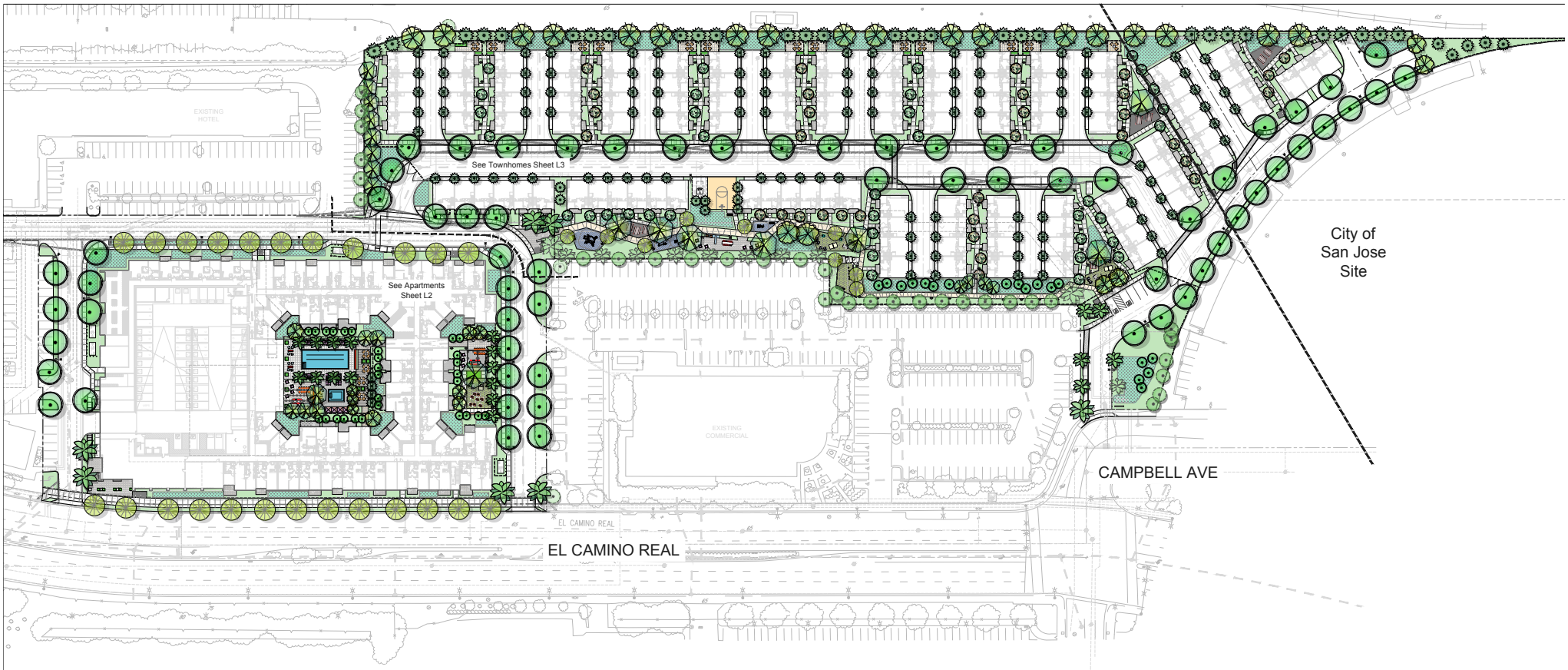
UNIVERSITY STATION
SAN JOSE, CA # 2023-0944

ENTITLEMENT APPLICATION
NOVEMBER 26, 2025

0 25 50 100

PRELIMINARY FIRE ACCESS PLAN

C7.0



THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

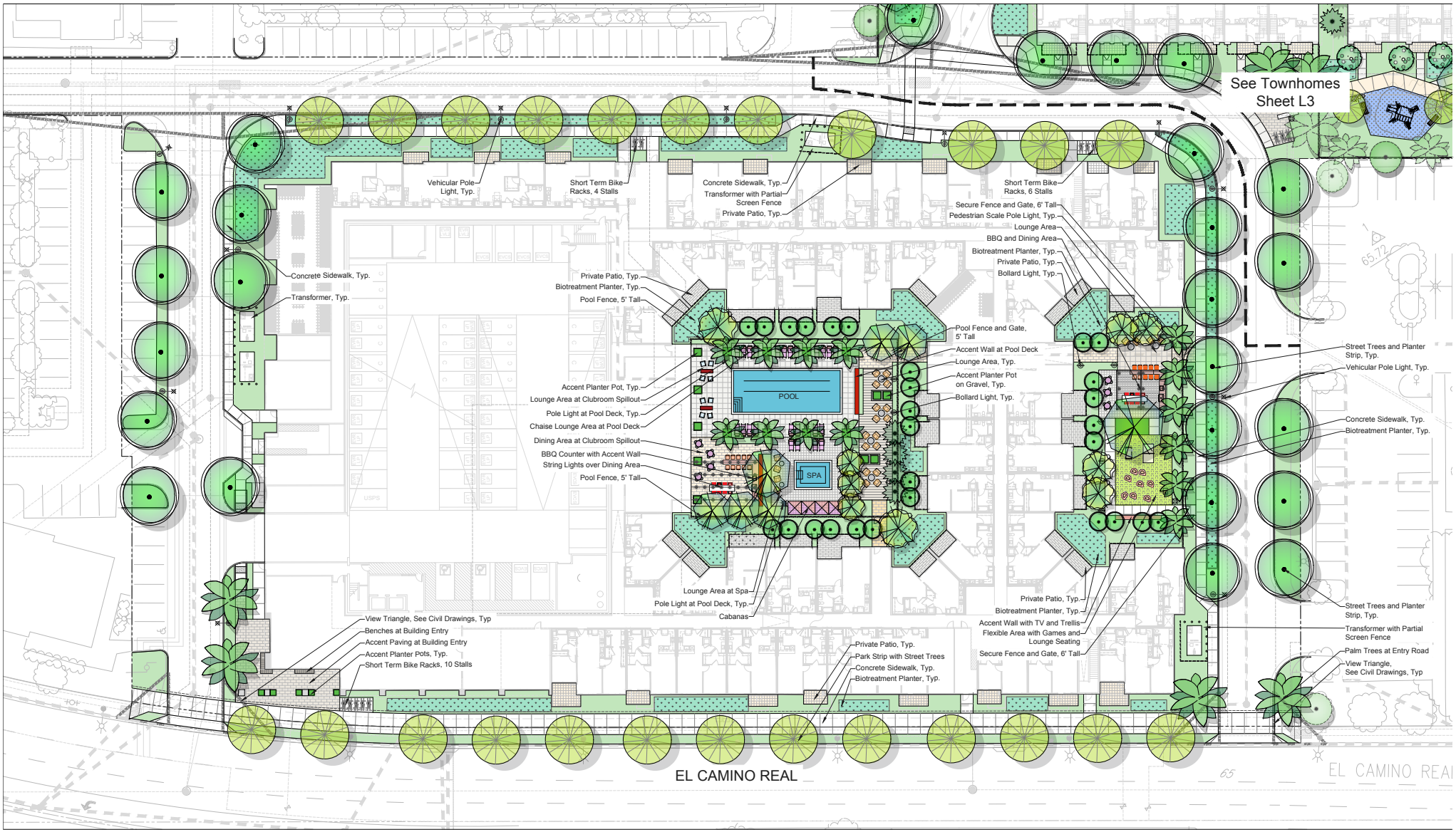
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

SCALE: 1" = 50'-0"
0' 25' 50' 100'

CONCEPTUAL LANDSCAPE PLAN - TOTAL SITE

L-1



THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

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

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT - APARTMENTS

L-2

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

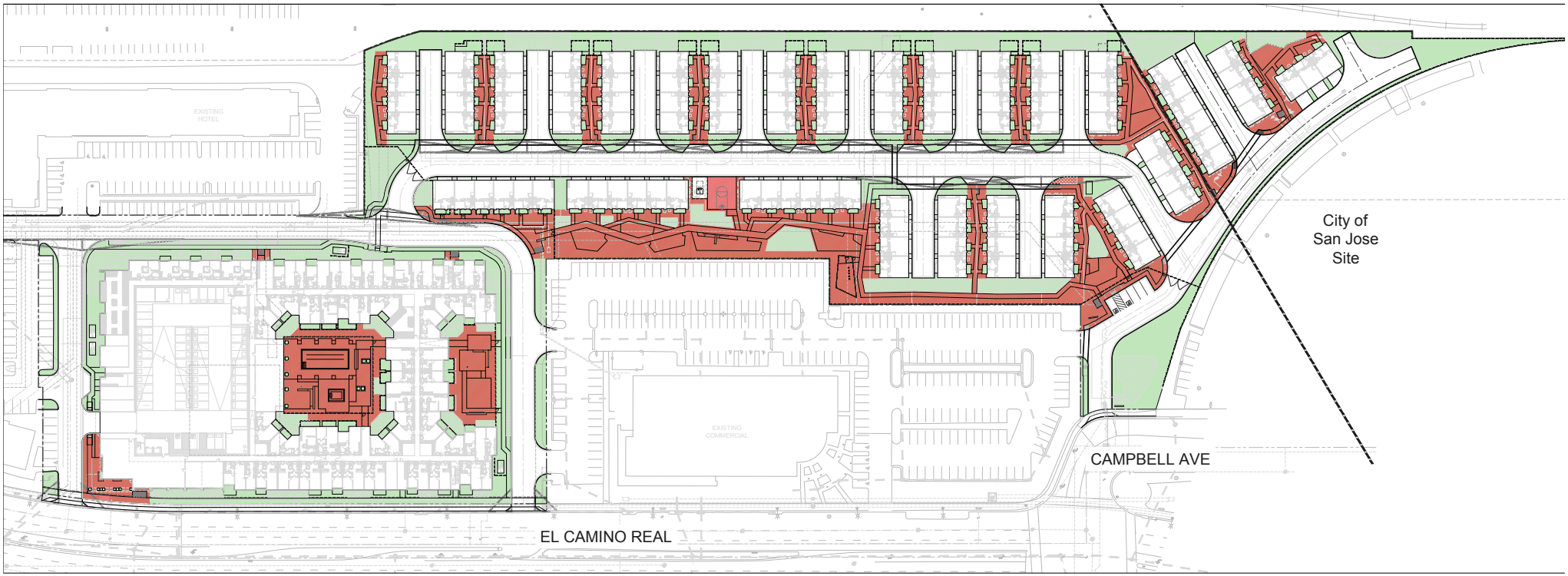
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

SCALE: 1" = 40'-0"
0' 20' 40' 80'

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT - TOWNHOMES

L-3



LANDSCAPED AREAS LEGEND

	Total Site	477,469 SF
	Landscaped Area	178,841 SF (37.5%)
	Common Open Space	78,491 SF
	Private Open Space	(See Architecture Sheets)

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

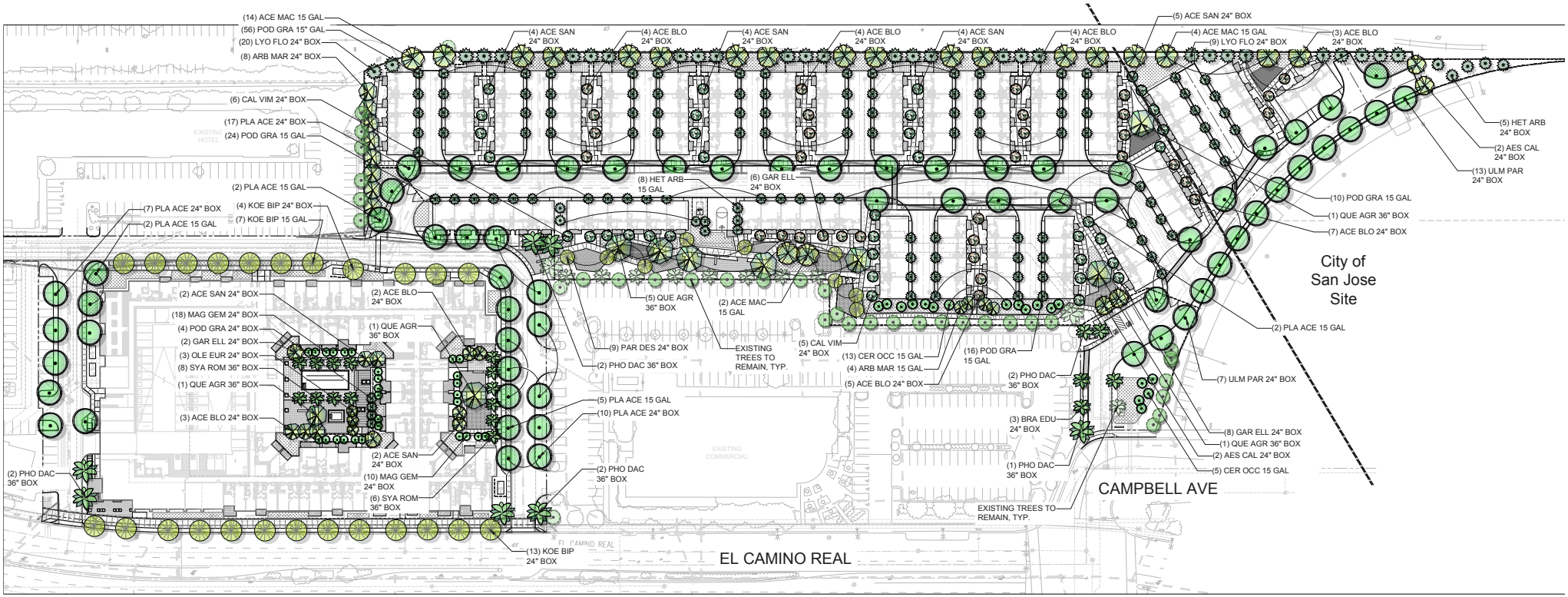
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

SCALE: 1" = 50'-0"
0' 25' 50' 100'

LANDSCAPE AREA
TOTAL SITE

L-4



PLANT PALETTE

TREES							
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA native
ACE MAC	20	See Plan	Acer macrophyllum	Big Leaf Maple		Low	YES
ACE BLO	33		Acer palmatum 'Bloodgood'	Japanese Maple Bloodgood		Moderate	
ACE SAN	21		Acer palmatum 'Sangokaku'	Japanese Maple Sangokaku		Moderate	
AES CAL	4		Aesculus californica	California Buckeye		VL	YES
ARB MAR	12		Arbutus 'Marina'	Marina Strawberry Tree		Low	YES
BRA EDU	3		Brahea edulis	Guadalupe Palm		Low	YES
CAL VIM	11		Callistemon viminalis	Weeping Bottle Brush		Low	
CER OCC	18		Cercis occidentalis	Western Redbud		Low	YES
GAR ELL	16		Garrya elliptica	Coast Silktassel		Low	YES
HET ARB	13		Heteromeles arbutifolia 'Davis Gold'	Golden Berry Toyon		Low	YES
KOE BIP	24		Koelreuteria bipinnata	Chinese Flame Tree		Moderate	
LYO FLO	29		Lyonothamnus floribundus	Catalina Ironwood		Low	YES
MAG GEM	28		Magnolia grandiflora 'Little Gem'	Little Gem Magnolia		Moderate	
OLE EUR	3		Olea europea 'Swanhill'	Swan Hill Fruitless Olive		VL	
PAR DES	9		Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde		Unknown	YES
PHO DAC	9		Phoenix dactylifera	True Date Palm		Low	
PLA ACE	44		Platanus acerifolia 'Columbia'	London Plane Tree 'Columbia'		Moderate	
POD GRA	110		Podocarpus gracilior	African Fern Pine		Moderate	
QUE AGR	9		Quercus agrifolia	Coast Live Oak		VL	YES
SYA ROM	14		Syagrus romanzoffiana	Queen Palm		Low	
ULM PAR	20		Ulmus parvifolia 'Drake'	Drake Chinese Elm		Low	YES
TOTAL	450						

SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA native
APM	5 gal	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	48" o.c.	Low	YES
AST	5 gal	Aspidistra elatior 'Spek-tacular'	Spek-tacular Cast Iron Plant	30" o.c.	Low	
BPI	5 gal	Baccharis pilularis	Dwarf Coyote Bush	30" o.c.	Low	YES
COC	5 gal	Cephalanthus occidentalis	Buttonbush	48" o.c.	Low	YES
CCO	5 gal	Ceanothus 'Centennial'	California Lilac	48" o.c.	Low	YES
CCA	5 gal	Cornus californica	California Dogwood	36" o.c. (wt)	Low	YES
DLD	5 gal	Dietes 'Lemon Drops'	Fortnight Lily	30" o.c.	Low	
DHA	5 gal	Dendromecon harfordii	Island Bush Poppy	60" o.c.	Low	YES
HEA	15 gal	Heteromeles arbutifolia	Toyon	60" o.c.	Low	YES
FPS	15 gal	Fremontodendron 'Pacific Sunset'	Flannel Bush	60" o.c.	Low	YES
GEE	15 gal	Garrya elliptica 'Evie'	Coast Silktassel	60" o.c.	Low	YES
LHS	15 gal	Leucadendron 'Hawaii Sunrise'	Sunrise Royal Hawaiian Cone Bush	30" o.c.	Low	

GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA native
AUU	3 gal	Arctostaphylos uva-ursi	Bearberry	30" o.c.	Low	YES
LBE	3 gal	Lotus berthelotii	'Amazon Sunset' Parrot's Beak	18" o.c.	Low	
ROP	5 gal	Rosmarinus o. 'Prostratus'	Prostate Rosemary	30" o.c.	Low	
SBB	5 gal	Salvia leucantha 'Bees' Bliss'	Creeping Sage	48" o.c.	Low	YES
SBE	3 gal	Sisyrinchium bellum	Blue-eyed Grass	18" o.c. (wt)	Low	YES

GRASSES / PERENNIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA native
ABG	5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	18" o.c.	Low	
AMI	1 gal	Achillea millefolium 'Sonoma Coast'	Yarrow	18" o.c.	Low	YES
CPR	1 gal	Carex praegracilis	California Field Sedge	18" o.c. (wt)	Low	YES
HCA	1 gal	Helianthella californica	California helianthella	18" o.c.	Low	YES
IDO	5 gal	Iris douglasiana	Douglas Iris	18" o.c. (wt)	Low	YES
JPA	5 gal	Juncus patens	California Gray Rush	18" o.c. (wt)	Low	YES
ESC	1 gal	Epilobium 'Schieffelin's Choice'	California Fushia	24" o.c.	Low	YES
ECA	5 gal	Epilobium canum 'Catalina'	California Fushia	36" o.c. (wt)	Low	YES
LLT	5 gal	Lomandra longifolia 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low	
LUA	5 gal	Lupinus albifrons	Silver Bush Lupine	36" o.c.	Low	YES
MRI	5 gal	Muhlenbergia rigens	Deer Grass	30" o.c. (wt)	Low	YES
MRM	5 gal	Muhlenbergia c. 'Regal Mist'	Pink Muhly	30" o.c.	Low	
SSO	5 gal	Salvia clevelandii 'Winnifred Gilman'	Fragrant Sage	36" o.c. (wt)	Low	YES

NOTES:
1. The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

2. All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's water conservation ordinance. Rain sensor shall be specified whose signal is compatible with the master control valve (CGBSC 4.304).

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

SCALE: 1" = 50'-0"
0' 25' 50' 100'

PLANTING PLAN - TOTAL SITE

L-5

PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of Santa Clara. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
11. The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
12. Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
13. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
14. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
15. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
16. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
17. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
18. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
19. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
20. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
21. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
22. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
23. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
24. Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: Versicel Drainage Panel by Tournesol Siteworks, LLC. (800) 542-2282.
25. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
26. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of $5,000.000 (Five Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the alllowance shall be returned to the Owner at the beginning of the maintenance period.
27. Street trees shown in the public right-of-way are for reference only. The Planning Permit does not authorize the installation or removal of trees in the public right-of-way. Actual street tree locations will be determined by the Public Works Department at the implementation stage on the Public Improvement Plan. The installation or removal of the street trees requires a permit from the Department of Transportation. The City Arborist will specify the species.
28. The project will not locate trees within the basin or bank planting zones of Bioretention Areas, per Appendix D of the SCVURPPP C.3 Stormwater Handbook. Trees will also not be located directly in-line with or next to stormwater inlets (curb openings, bubble box emitters, etc.). Trees will be offset or relocated where necessary outside of the Bioretention Area basin and back planting zones to maximize runoff dispersal throughout the Bioretention Areas.
29. Include 3 inches of composted, non-floatable mulch in areas between stormwater treatment plantings and side slopes. Refer to civil plans for mulch selection.
30. The plant palettes are suggested for use, but do not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project. All plants in stormwater treatment areas are to be consistent with Appendix D of the C.3 Stormwater Handbook, provided by the City of San Jose.
31. Root barriers shall be provided 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.

STORMWATER TREATMENT PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	BASIN	BANK	UPLAND
AR	5 Gal	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" O.C.	Native/Low Water Use		●	●
CV	5 Gal	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	24" O.C.	Native/Low Water Use		●	●
CD	5 Gal	Carex divulsa c. tumulicola	Berkeley Sedge	24" O.C.	Low Water Use	●	●	●
CP	5 Gal	Carex pansa	Dune Sedge	24" O.C.	Native/Low Water Use	●	●	●
CE	5 Gal	Chondropetalum elephantinum	Large Cape Reed	36" O.C.	Low Water Use	●	●	●
CT	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" O.C.	Low Water Use	●	●	●
ER	1 Gal	Erigeron glaucus 'Wayne Roderick'	Beach Aster	18" O.C.	Native/Low Water Use		●	●
GR	5 Gal	Grevillea spp.	Grevillea	36" O.C.	Low Water Use		●	●
FC	1 Gal	Festuca californica	California Fescue	12" O.C.	Native/Low Water Use		●	●
JP	5 Gal	Juncus patens	California Gray Rush	24" O.C.	Native/Low Water Use	●	●	●
MA	5 Gal	Mahonia repens	Creeping Mahonia	24" O.C.	Native/Low Water Use		●	●
MC	5 Gal	Muhlenbergia capillaris	Pink Muhly Grass	30" O.C.	Native/Low Water Use		●	●
MR	5 Gal	Muhlenbergia rigens	Deer Grass	30" O.C.	Native/Low Water Use		●	●
PH	5 Gal	Penstemon heterophyllus 'Blue Springs'	Foothill Penstemon	24" O.C.	Native/Low Water Use		●	●
RC	5 Gal	Rhamnus californica. 'Little Sur'	Little Sur Coffeeberry	36" O.C.	Native/Low Water Use			●
RS	5 Gal	Ribes sanguineum	Red-Flowering Currant	60" O.C.	Native/Low Water Use		●	●
SA	5 Gal	Stipa arundinacea	New Zealand Wind Grass	36" O.C.	Medium Water Use	●	●	●

PLANT SPACING DIAGRAM

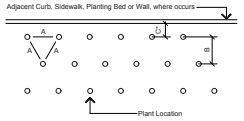


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

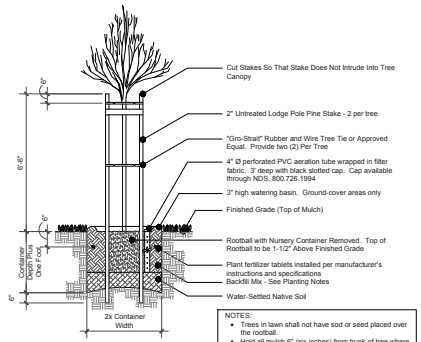
PLANT CALLOUT SYMBOL

PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

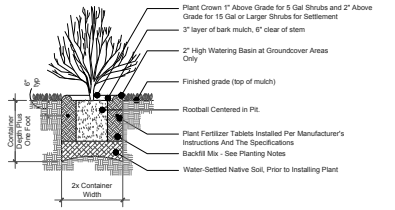
See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.



NOTES:
- Trees in lawn shall not have sod or seed placed over the rootball
- Hold all mulch 6" (six inches) from trunk of tree where mulch is applied over rootball.

Tree Staking Diagram
NTS



Shrub Planting Detail
NTS

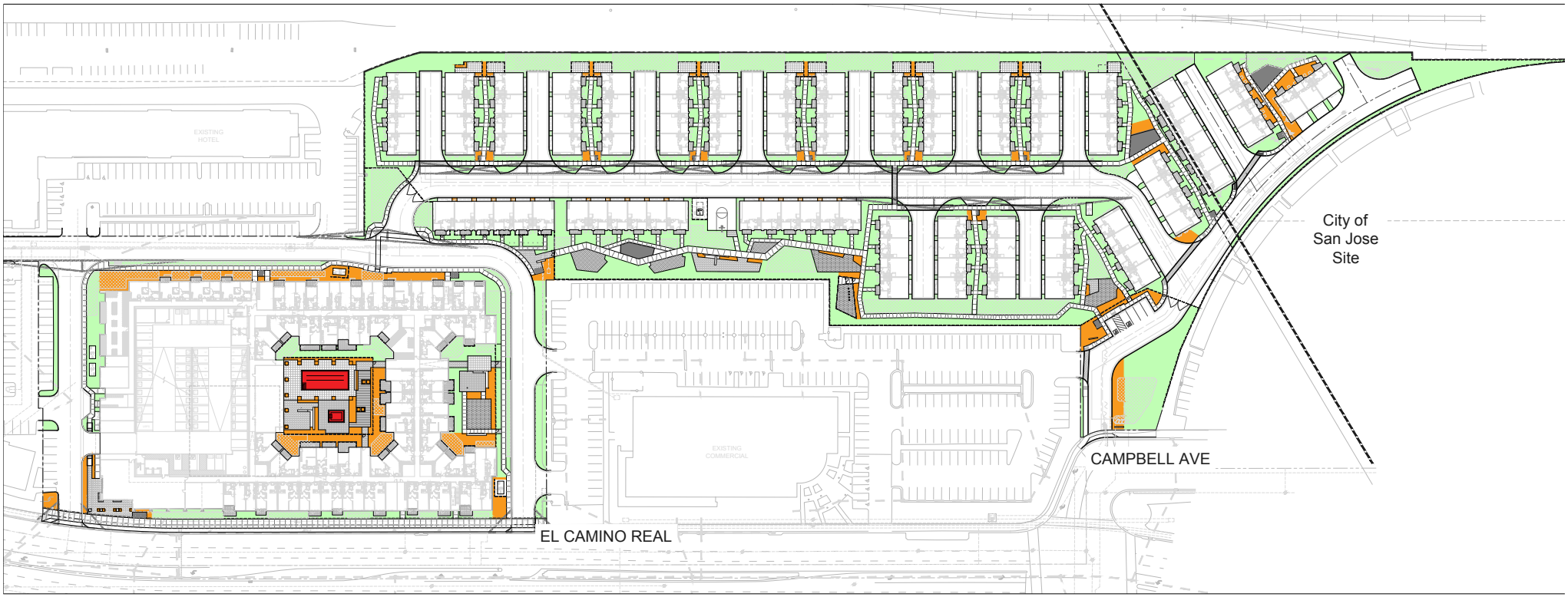
THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

PLANTING NOTES AND DETAILS



WATER USE LEGEND

Key	WUCOLS Category	
	Low Water Use	93,312 sq ft
	Medium Water Use	19,287 sq ft
	High Water Use	1,212 sq ft

NOTES:
Based upon total landscape area of 113,811 SF

Include 3 inches of composted, non-floatable mulch in areas between stormwater treatment plantings and side slopes.

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	93,312	34,525	969,682
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	19,287	11,958	335,851
High Water-Use Plants	0.80	Drip	0.81	0.99	1,212	1,200	33,700
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	113,811	47,683	1,339,232
Special Landscape Areas							
water feature					0		
					(C)	(D)	
				Totals		0	
						ETWU Total	1,339,232
			Maximum Allowed Water Allowance (MAWA)[e]				1,438,423

[a] Hydrozone #/Planting Description
E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas		
Total ETAF x Area	(B)	47,683
Total Area	(A)	113,811
Average ETAF		**0.41896881**

All Landscape Areas		
Total ETAF x Area	(B+D)	47,683
Total Area	(A+C)	113,811
Sitewide ETAF (B+D) ÷ (A+C)		**0.418968816722461**

IRRIGATION PERFORMANCE SPECIFICATIONS

The contractor shall include in his bid, a proposal to install individual landscape irrigation systems for the street frontage. All proposals shall meet the requirements of the outline specifications below:

1. Planting Areas and Method of Irrigation

a. Shrub Areas - Shrub areas shall be irrigated with drip emitters (one per shrub, two per tree).

2. Irrigation Equipment

a. Point of Connection: A gate valve shall be provided under work of another section. Irrigation demand is not to exceed sixty (60) gallons per minute. Required pressure is 60 P.S.I. or more.

b. Remote Control Valves: An electrically activated solenoid control valve shall control each circuit of sprinklers. Size will vary according to gpm demand of circuit. Sizes to be 3/4" through 2". Valves shall be Rainbird ECV series, anti-siphon valves Valve shall be housed in a plastic valve box set flush with grade. Pea gravel shall be installed below valve, 6" deep. Four bricks shall support the plastic valve box at the base of the box, below grade. Solenoid control wire shall be spliced using epoxy-filled waterproof splice packs. Each valve waters only one type of hydrozone.

c. Controller and Wire: A WEATHER BASED SOLID-STATE CONTROLLER shall control the operation of the irrigation system. The controller shall be Rainbird 'ESP-LXME-F/ETC-LX' The controller shall be mounted outdoors. The housing shall be weatherproof. Each controller station will require an underground AWG-UF 14-1 control wire to the valve location. A common wire AWG-UF 12-1 shall be connected to all valves related to a single controller.

d. Pipe and Fittings
i. Main line (constant pressure): 2" and smaller pipe shall be plastic PVC 1120 Schedule 40 with plastic PVC Schedule 40 solvent weld fittings, buried 18" deep. ii. Lateral lines (non-constant pressure) to sprinklers: Pipe shall be plastic PVC 1120-200 PSI with plastic Schedule 40 solvent weld fittings, buried 12" deep.

e. Sleeving: All pipe under paving shall be housed in a PVC plastic pipe sleeve. Sleeving material shall be 1120-200 P.S.I. PVC plastic pipe of size adequate to accommodate necessary pipes and wiring. Sleeves shall extend beyond walk, curb, or edge of paving. Sleeves shall be installed by concrete subcontractor.

f. Wye Strainer: Wye strainer shall be of plastic construction with 150 mesh PVC screen. Strainer shall be placed in a valve box below grade and connected into the lateral line downstream of the drip irrigation remote control valves.

g. Trim all spray heads to eliminate overspray onto walks and building.

h. No overhead irrigation on slopes greater than 25%, within 24" of nonpervious surface or areas less than 8' wide.

i. Irrigation system to include weather based controllers, main and lateral lines, valves, sprinkler heads, quick couplers, pressure regulators and backflow devices.

j. Rain sensor shut-off devices are included and to be noted in plan.

k. Dedicated irrigation meter is to be noted in plan.

l. Static water pressure at point of connection to public water supply is to be noted in plan.

m. Flow/application rate and operating psi for each station is to be noted in plan.

n. System only operates between 8:00pm and 10:00am.

This performance specification is intended as a brief description of the methods of irrigation to be applied to this project. This specification is not intended as a construction document.

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

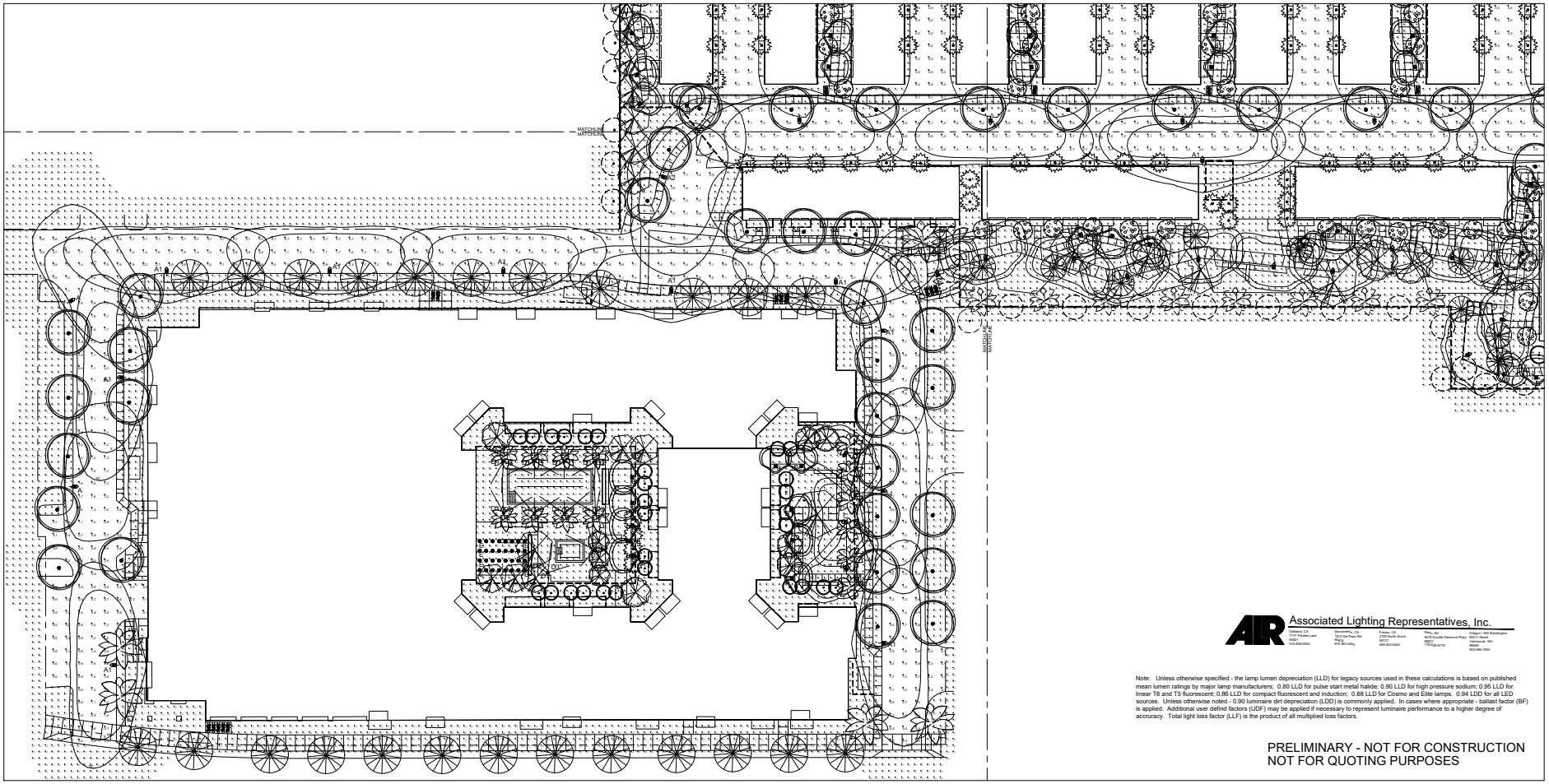
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

SCALE: 1" = 50'-0"
0' 25' 50' 100'

HYDROZONE PLAN

L-7



SCALE: 1" = 30'

PLAN VIEW

Associated Lighting Representatives, Inc.

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

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Luminaire Schedule

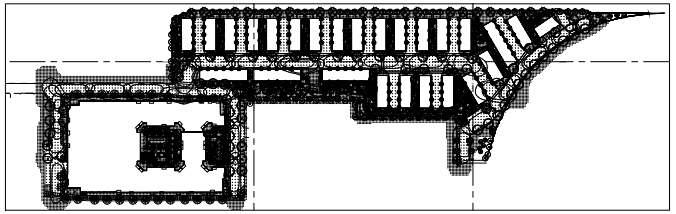
Project: UNIVERSITY STATION - SITE

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename	Lum. Watts
	4	A	Single	4523	0.850	GARDCO P15-P-A03-830-T3M-AR1-VOLT-HIS-32-H - 20' L.C.	P15-P-A03-830-T3M-HIS.ies	44.6
	17	A1	Single	6102	0.850	GARDCO P15-P-A03-730-T2M-AR1-VOLT-XX - 20' L.C.	P15-P-A03-730-T2M.ies	44.6
	3	A2	Single	8099	0.850	GARDCO P15-P-A03-730-T3M-AR1-VOLT-XX - 20' L.C.	P15-P-A03-730-T3M.ies	44.6
	5	A3	Single	4523	0.850	GARDCO P15-P-A03-830-T3M-AR1-VOLT-HIS-32-H - 11' L.C.	P15-P-A03-830-T3M-HIS.ies	44.6
	73	B	Single	2528	0.850	BEGA 84410? - 16.4W-K3 - 3.5" L.C.	84167K3_BEGA_IES.ies	22
	16	B1	Single	2528	0.850	BEGA 84410? - 16.4W-K3-(CUSTOM 3') - 3' L.C.	84167K3_BEGA_IES.ies	22
	20	C	Single	2172	0.850	BEGA B99878 - 15.8W-K3 - 10' L.C.	99878_BEGA_IES.ies	20
	11	D1	Single	1639	0.850	BEGA B84217 - 16.8W-K3-B71118 - 16' L.C.	84217K4_71118_BEGA_IES.IES	20
	9	D2	Single	1639	0.850	BEGA B84217 - 16.8W-K3-B71118 - 15' L.C.	84217K4_71118_BEGA_IES.IES	20
	10	D3	Single	1639	0.850	BEGA B84217 - 16.8W-K3-B71118 - 14' L.C.	84217K4_71118_BEGA_IES.IES	20
	32	E	Single	16	0.850	TIVOLI LSL2-8-48-V-30-O-12/SHADE-HT-BK-BK-13 - 12' L.C.	LSL2-8-12-V-30-O-12 SHADE-HT-BK-BK-13.ies	0.8

Calculation Summary

Project: UNIVERSITY STATION - SITE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
DRIVEWAY & ALLEWAYS	Illuminance	Fc	0.8	5.4	0.0	N.A.	N.A.	1657
POOL DECK	Illuminance	Fc	10.6	17.8	3.6	3.0	4.9	71
TYPICAL PATHWAY	Illuminance	Fc	12.9	75.9	0.1	129.3	759.0	29
TYPICAL PATHWAY SECTION	Illuminance	Fc	1.9	3.4	0.3	6.4	11.3	85



FULL SITE VIEW - N.T.S.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

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

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

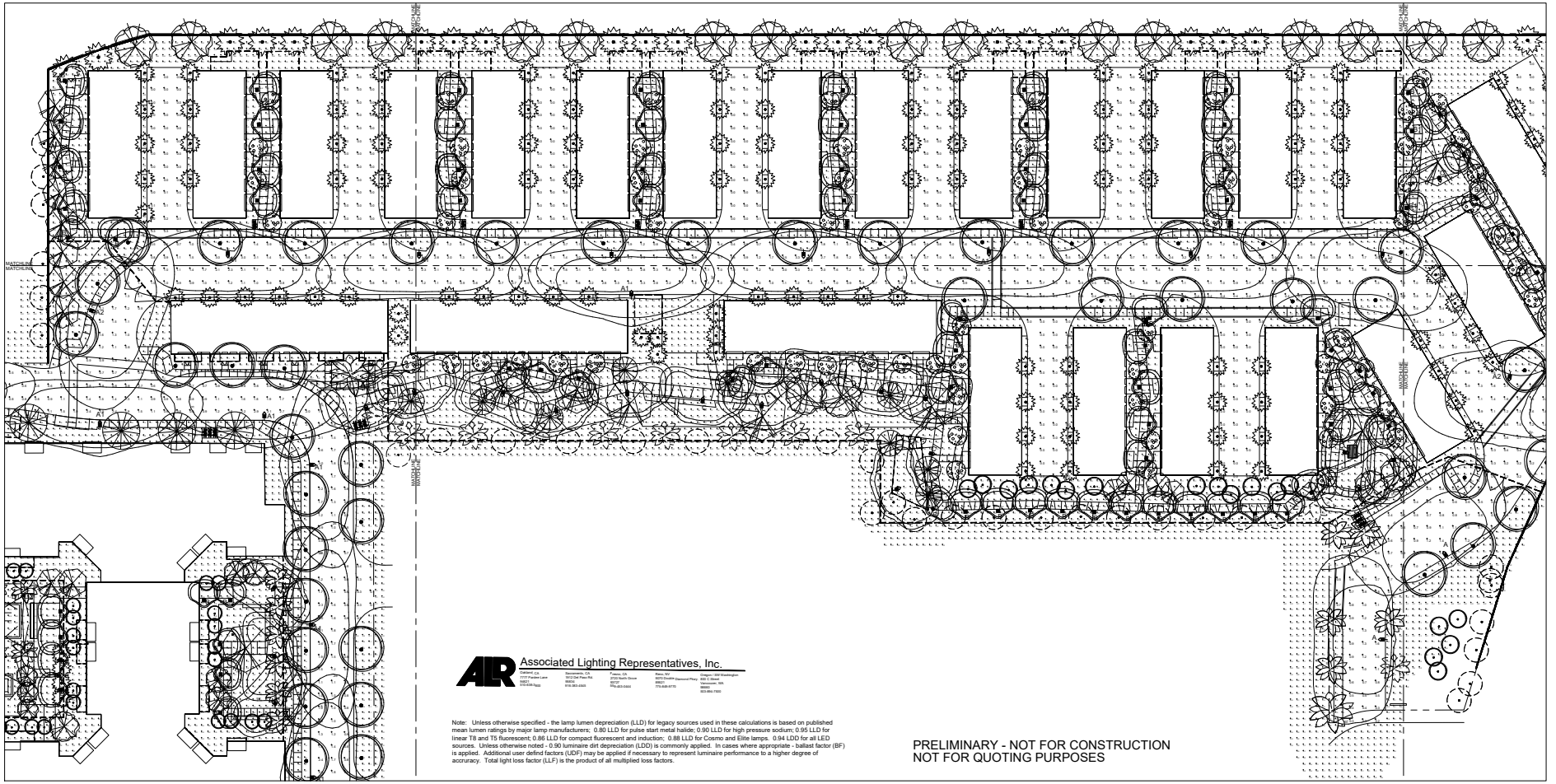
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

PHOTOMETRIC PLAN

L-8



Associated Lighting Representatives, Inc.

Oakland, CA
1407 Fulton Lane
94577
510-638-7900

Sacramento, CA
3301 Del Paso Rd.
95834
916-360-4300

Tustin, CA
2122 North Grove
92727
714-432-5444

Reno, NV
9370 Double Diamond Pkwy
89521
775-828-9770

Oregon / SW Washington
900 C Street
Vancouver, WA
98660
503-864-7300

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

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

SCALE: 1" = 30'

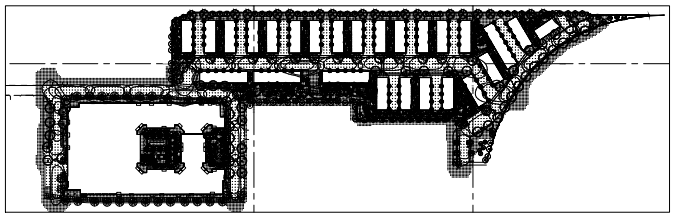
PLAN VIEW

Luminaire Schedule
Project: UNIVERSITY STATION - SITE

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename	Lum. Watts
	4	A	Single	4523	0.850	GARDCO P15-P-A03-830-T3M-AR1-VOLT-HIS-32-H - 20' L.C.	P15-P-A03-830-T3M-HIS.ies	44.6
	17	A1	Single	6102	0.850	GARDCO P15-P-A03-730-T2M-AR1-VOLT-XX - 20' L.C.	P15-P-A03-730-T2M.ies	44.6
	3	A2	Single	6099	0.850	GARDCO P15-P-A03-730-T3M-AR1-VOLT-XX - 20' L.C.	P15-P-A03-730-T3M.ies	44.6
	5	A3	Single	4523	0.850	GARDCO P15-P-A03-830-T3M-AR1-VOLT-HIS-32-H - 11' L.C.	P15-P-A03-830-T3M-HIS.ies	44.6
	73	B	Single	2528	0.850	BEGA 84410? - 16.4W-K3 - 3.5' L.C.	84107K3_BEGA_IES.ies	22
	16	B1	Single	2528	0.850	BEGA 84410? - 19.4W-K3-(CUSTOM 3') - 3' L.C.	84107K3_BEGA_IES.ies	22
	20	C	Single	2172	0.850	BEGA B99878 - 15.9W-K3 - 10' L.C.	99878_BEGA_IES.ies	20
	11	D1	Single	1639	0.850	BEGA B84217 - 16.8W-K3-B71118 - 16' L.C.	84217K4_71118_BEGA_IES.IES	20
	9	D2	Single	1639	0.850	BEGA B84217 - 16.8W-K3-B71118 - 15' L.C.	84217K4_71118_BEGA_IES.IES	20
	10	D3	Single	1639	0.850	BEGA B84217 - 16.8W-K3-B71118 - 14' L.C.	84217K4_71118_BEGA_IES.IES	20
	32	E	Single	16	0.850	TIVOLI LSL2-8-48-V-30-O-12-SHADE-HT-BK-BK-13 - 12' L.C.	LSL2-8-12-V-30-O-12 SHADE-HT-BK-BK-13.ies	0.8

Calculation Summary
Project: UNIVERSITY STATION - SITE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
DRIVEWAY & ALLEWAYS	Illuminance	Fc	0.8	5.4	0.0	N.A.	N.A.	1607
POOL DECK	Illuminance	Fc	10.6	17.8	3.6	3.0	4.9	71
TYPICAL PATHWAY	Illuminance	Fc	12.9	75.9	0.1	129.3	759.0	29
TYPICAL PATHWAY SECTION	Illuminance	Fc	1.9	3.4	0.3	6.4	11.3	85



FULL SITE VIEW - N.T.S.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

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

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

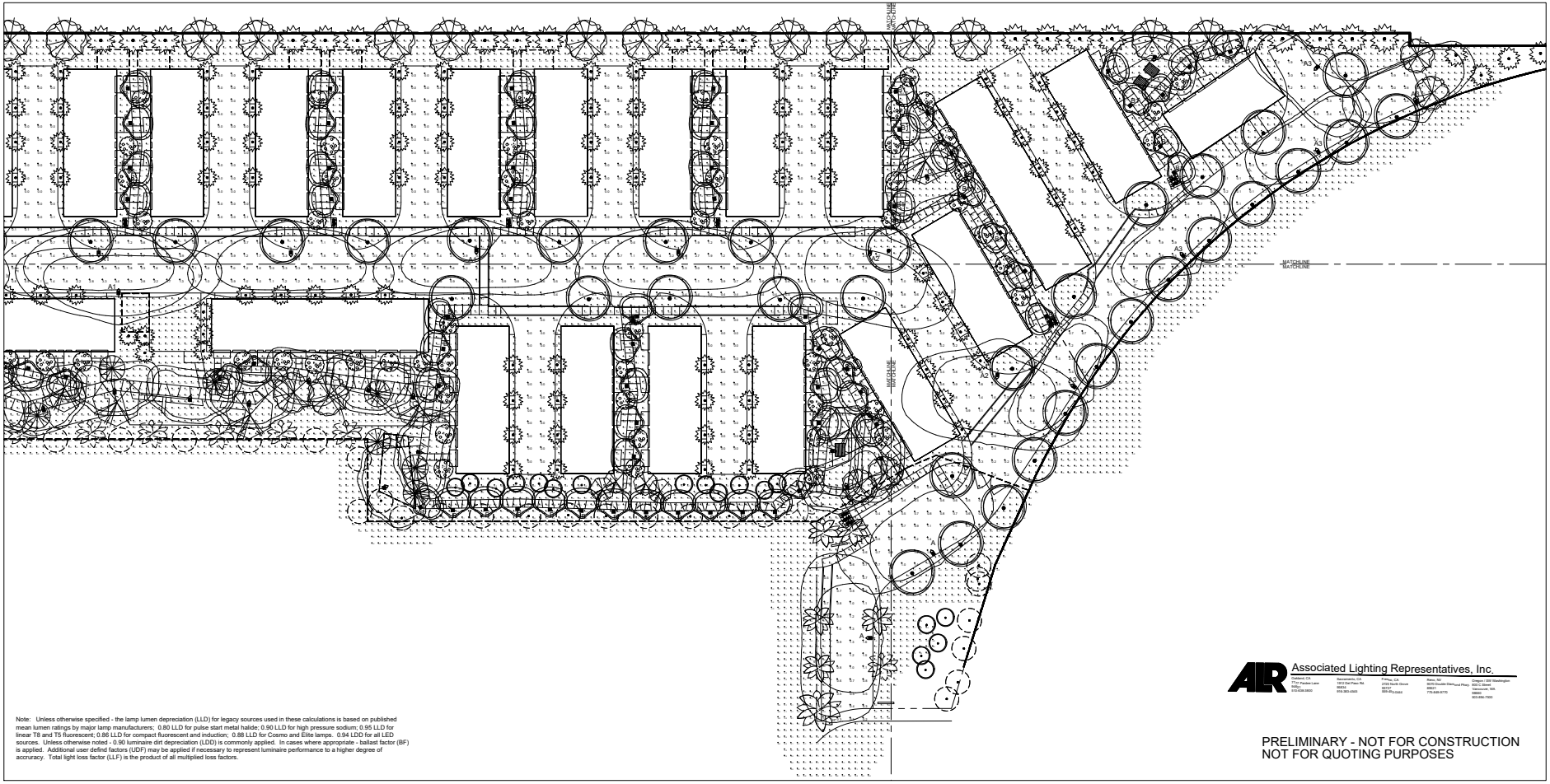
BIXBY
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

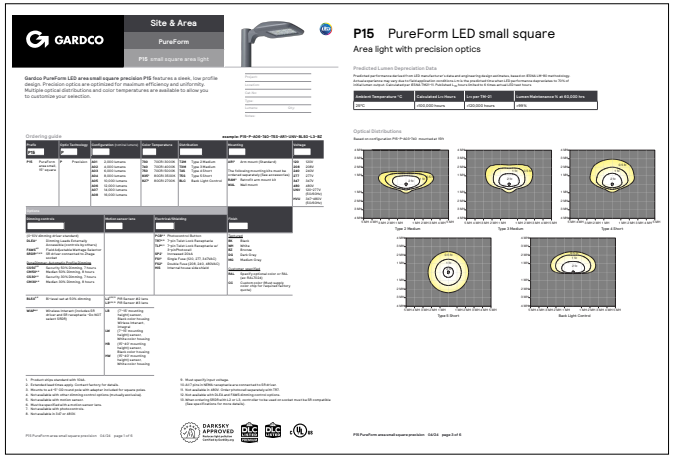
ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

PHOTOMETRIC PLAN

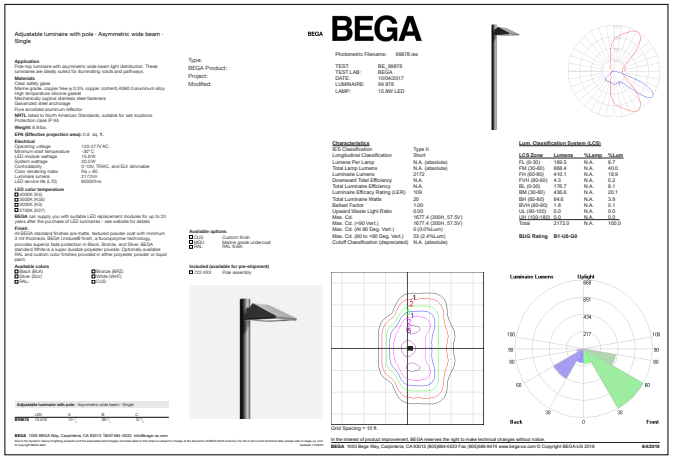
L-9


MATCHLINE
MATCHLINE
MATCHLINE
MATCHLINE
A1
A2
A3
A4
A5
A6
A7
A8
A9
A10
A11
A12
A13
A14
A15
A16
A17
A18
A19
A20
A21
A22
A23
A24
A25
A26
A27
A28
A29
A30
A31
A32
A33
A34
A35
A36
A37
A38
A39
A40

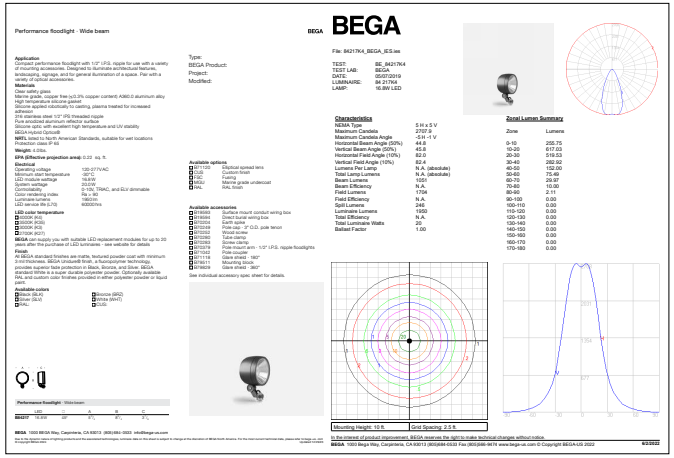
VEHICULAR POLE LIGHT



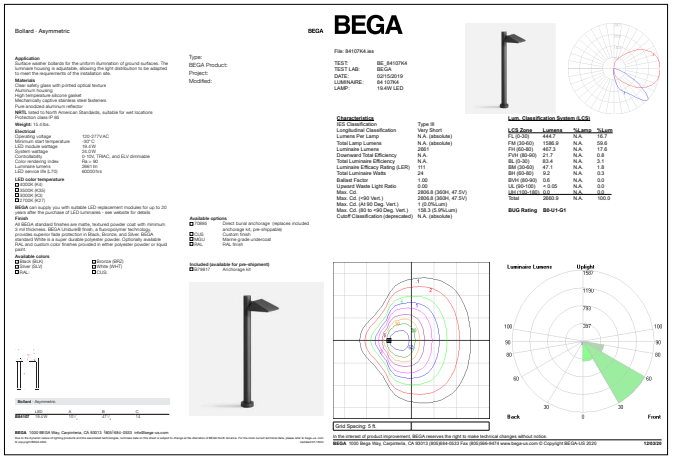
PEDESTRIAN POLE LIGHT



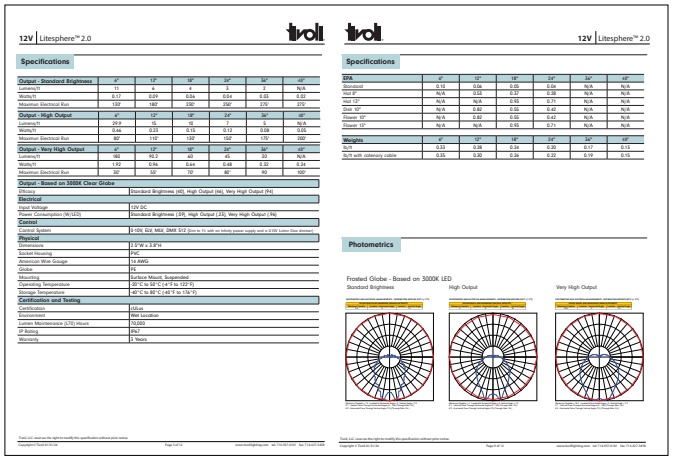
POOL DECK POLE LIGHT



BOLLARD LIGHT



CATENARY LIGHT



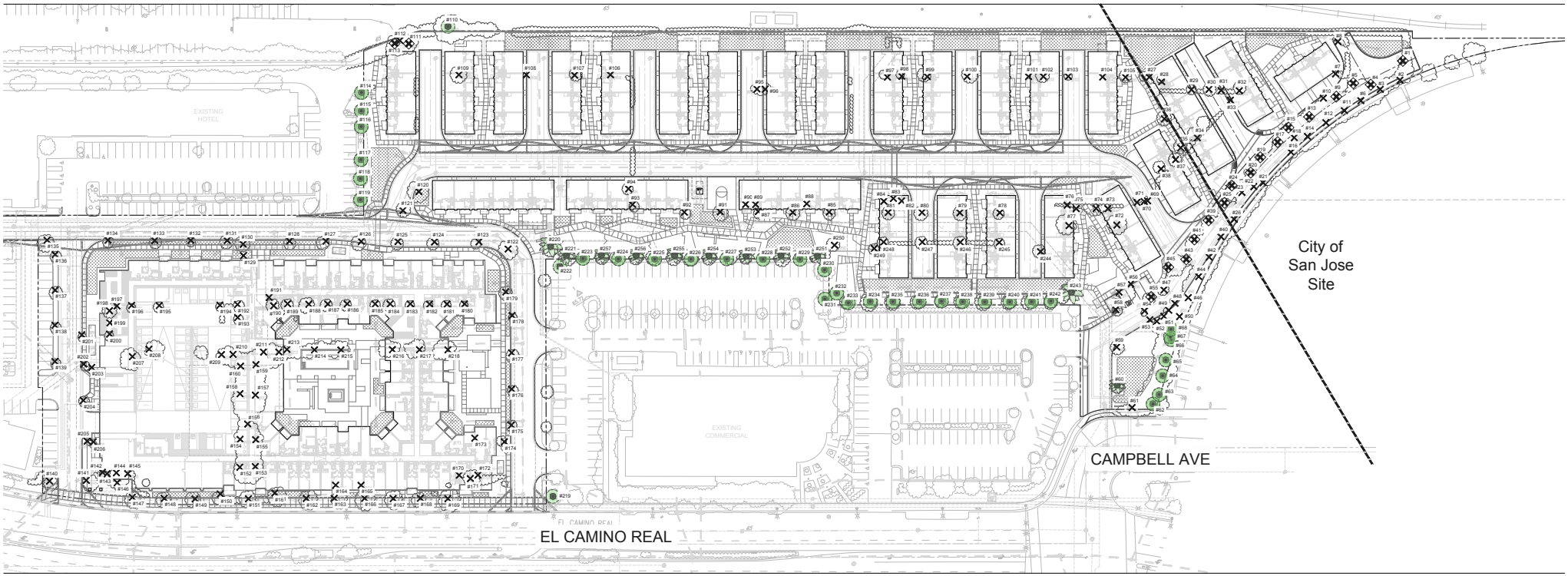
THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

LIGHTING CUTSHEETS



TREE DISPOSITION LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
	47	EXISTING TREES TO REMAIN* *Tree protection fencing per Arborist Report & City requirements
	192	EXISTING TREES TO BE REMOVED
	0	PROTECTED TREES TO REMAIN
	18	PROTECTED TREES TO BE REMOVED
	0	TREES TO RELOCATE
	450	NEW TREES TO BE PLANTED
	497	TOTAL NO. OF TREES TO EXIST ON SITE AT PROJECT COMPLETION

NOTE: Tree numbers and locations per Hort Science, Arborist Report dated March, 2024, updated August 7, 2024.

PROTECTED TREES MAY NOT BE REMOVED, UNLESS A BUILDING PERMIT HAS BEEN ISSUED FOR CONSTRUCTION.

TREE REPLACEMENT RATIOS

The City of Santa Clara (Municipal Code Chapter 12.35) protects the following species with a diameter of 12 inches when measured at 54 inches above grade: California buckeye, bigleaf maple, deodar cedar, blue Atlas cedar, camphor, western sycamore, coast redwood, California bay laurel, and five species of native oaks (coast live oak, valley oak, black oak, blue oak, and interior live oak).

The City of Santa Clara also protects Heritage trees, approved development trees, and private trees of any species with a diameter of 38 inches or more at 54 inches above grade. Multi-stemmed trees with a diameter of 38 inches or more, when measured below the first major trunk fork, are also Protected. Heritage trees are specific trees adopted by the City of Santa Clara and listed in the General Plan Appendix 8.10. There were no Heritage trees identified at this site. A permit is required to remove any Protected tree.

Santa Clara requires a replacement ratio of 2:1 for multi-family housing with 24-inch box-size trees or 4:1 ratio with 15-gallon trees. If it is not feasible to provide the number required, alternative means of replacement or cash in lieu may be authorized by the Director of Community Development.

Municipal Code Chapter 12.35.090.7- At the discretion of the Department of Community Development, replacement trees will be required as a condition of issuance of a tree removal permit, or as a condition of any discretionary permit for development or redevelopment that involves the removal of a tree at the following replacement ratios:

Dead tree or unsuitable tree (e.g., eucalyptus, liquidambar, pine, tree of heaven, tulip tree, and palm tree)	1:1 Replacement ratio, minimum 15-gallon
Single-family residence	1:1 Replacement ratio, minimum 15-gallon
Multifamily/commercial/industrial	2:1 Replacement ratio (24" box), or 4:1 Replacement ratio (15-gallon)

TREE DISPOSITION SUMMARY

TREE SIZE DBH @ 54" MAJOR TRUNK IN MULI-STEM	# OF TREES ON SITE TO BE REMOVED	TREE SIZE REPLACEMENT REQUIREMENT in 15 GAL
Palm Trees	59	59
0"-38" Not Protected Species DBH @ 54	133	532
12"- 38" Protected Species DBH @ 54	18	72
Over 38" DBH @ 54	0	0

TOTAL MITIGATION REQUIRED: (663) 15 Gal,
*((1) 24 in BOX =(2) 15 Gal)

TOTAL NEW TREES TO BE PLANTED THAT ARE PROVIDED ON PLAN FOR MITIGATION:

15 GALLON= 174*		=174*	15 Gal
24" BOX	= 244*	=488*	15 Gal
36" BOX	= 32*	=64*	15 Gal
48" BOX	= 0*	=0*	15 Gal
60" BOX	= 0*	=0*	15 Gal
		=720*	15 Gal

*SEE SHEET L.5 FOR NEW TREES TO BE PLANTED
NOTE: Tree diameters and locations per Hort Science, Arborist Report dated March, 2024, updated August 7, 2024.

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

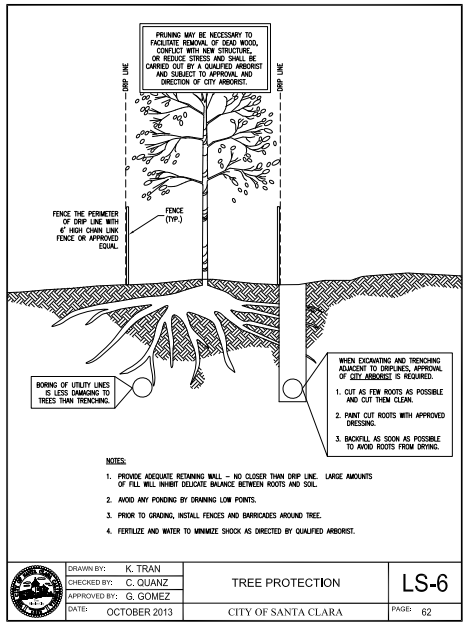
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

SCALE: 1" = 50'-0"
0' 25' 50' 100'

TREE DISPOSITION PLAN

L-12



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 orarborist employed by city (408-615-3080).

2. No cutting of any part of private trees, including roots, shall be done without direct supervision of aninternationalsociety 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°, 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 prunedtwo inches from the damaged end. Crushed or torn roots are more likely to allow decay to begin. Sharply cut roots produce a flush 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.

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 8.5"x11" 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, asapproved 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 thecity 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 sunken 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 avermeerroot cutter prior to any trenching to avoid tugging or pulling ofroots.

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

CITY OF SANTA CLARA ARBORIST NOTES

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

16. Place 4"-5" 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 notallowed within the drip line of any tree.

II. BORING

Where there is insufficient space to bypass the drip line by trenchingadjacentto 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 4½ feet 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

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 values, 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	$ 3,400
9 inches	$ 4,400
10 inches	$ 5,200
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

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

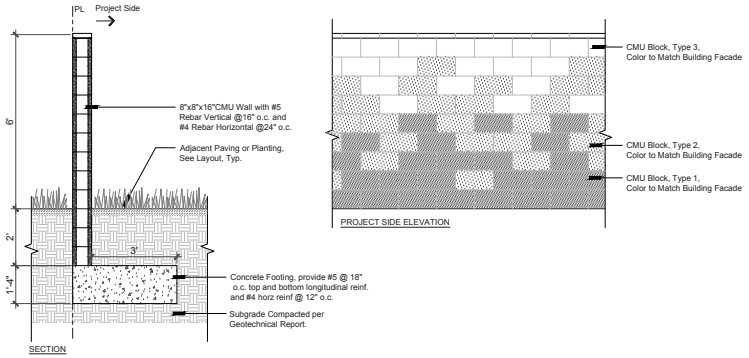
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

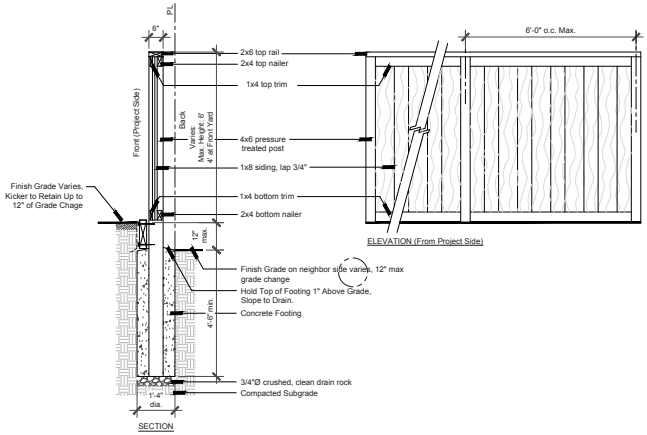
ARBORIST NOTES & DETAILS

L-13



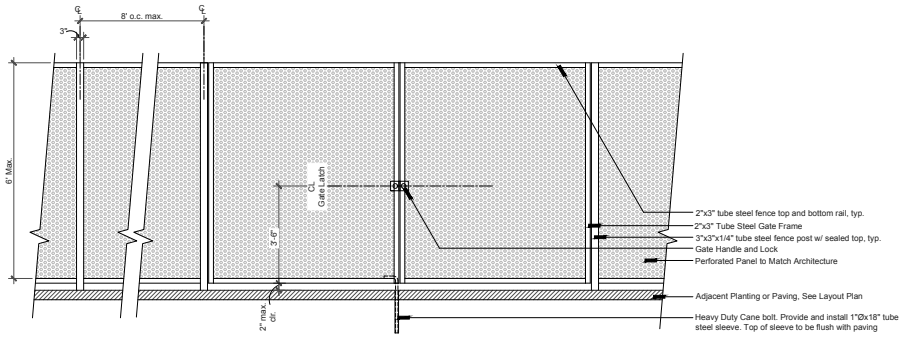
Screen Wall on Grade

Scale: 1/2" = 1'-0"



Good Neighbor Fence

NTS



Transformer Screen Fence and Gate

NTS

THE Guzzardo Partnership,
Landscape Architects | Land Planners
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111 | www.tgp-inc.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

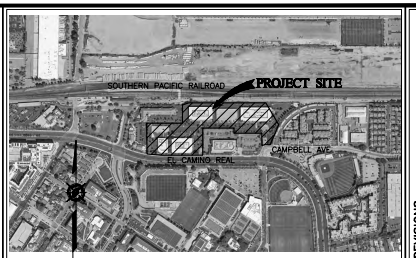
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #5
NOVEMBER 26, 2025

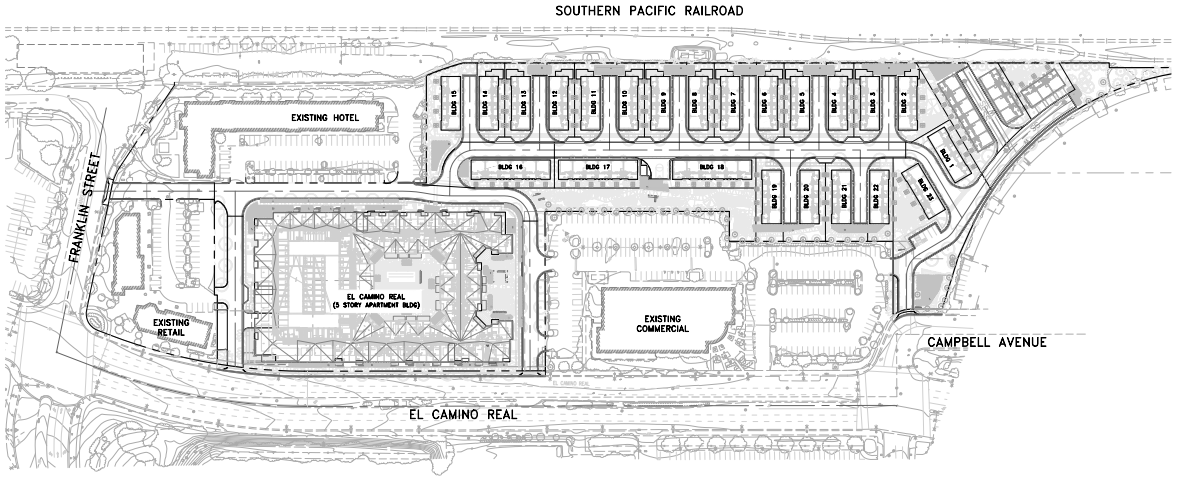
LANDSCAPE DETAILS

BIXBY DEVELOPMENT
UNIVERSITY STATION
SANTA CLARA, CALIFORNIA

(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)



VICINITY MAP
NOT TO SCALE



INDEX MAP
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

REVISIONS

SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5320 STONERIDGE MALL RD., #340 | PLEASANTON, CA 94588
925.467.7740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT TITLE SHEET

BIXBY DEVELOPMENT
UNIVERSITY STATION
SANTA CLARA CALIFORNIA

PROJECT MANAGER: A. VERNER
DRAWN BY: D. SHAY/A. VERNER
CHECKED BY: D. CROWFOOT, P.E.
SCALE: 1"=100'
JOB NUMBER: 24-072
DATE LAST MODIFIED: 08-08-24
SHEET **INT1** OF 3 SHEETS

PROJECT TEAM CONTACTS

COMPANY:	CONTACT:	EMAIL:	PHONE:
BIXBY DEVELOPMENT CO	TOM QUAGLIA	tomquaglia@att.net	
CB&G CIVIL ENGINEERS	SHANE CALKINS	SCalkins@cbandg.com	925-866-0322
PG&E			
SVP			
AT&T			
COMCAST			
KTGY, ARCHITECTURE	EDWARD KIM	ekim@ktgy.com	510-463-2034
THE GUZZARDO PARTNERSHIP INC	DANIEL RAYMOND	DRaymond@tgp-inc.com	415-801-9952
GIACALONE DESIGN CO, INC.	FRED YARRA, JR.	fredy@dryutilitydesign.com	925-467-1740

PG&E PM NO.

ELECTRIC:
RULE 15:
RULE 16:
RULE 20:
RELOC:
AFS:
GAS:
RULE 15:
RELOC:

LATEST FILES RECEIVED

DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN	GDSI		
ELECTRIC DESIGN	SVP		
TELEPHONE LAYOUT	AT&T		
CATV LAYOUT	COMCAST		
STREET LIGHT PLANS - PUBLIC			
STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	05-15-24	

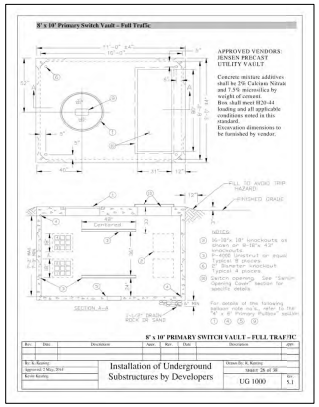
A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal

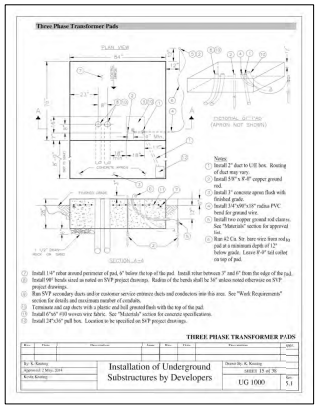
PROJECT DESCRIPTION & SCOPE

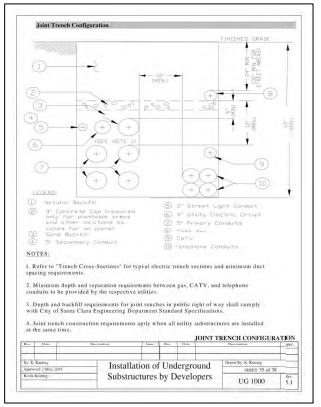
- NEW SERVICE TO MULTIPLE RESIDENTIAL BUILDINGS (E,T,C)
- 5 STORY APARTMENT BUILDING CONSISTING OF 298 UNITS, 843 SF AVERAGE, PLUS AMENITIES
- (20-4 PLEX) 3 STORY TOWNHOMES, 80 UNITS, 1580 SF AVG
- (3 -6 PLEX) 3 STORY TOWNHOMES, 18 UNITS 1580 SF AVG
- SVP DESIGN
- REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES (E,G,T,C)

SHEET INDEX

SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT3	JOINT TRENCH INTENT







SOUTHERN PACIFIC RAILROAD

EXISTING HOTEL

EL CAMINO REAL
(5 STORY APARTMENT BLDG)

EXISTING RETAIL

BLDG 1 | BLDG 2 | BLDG 3 | BLDG 4 | BLDG 5 | BLDG 15 | BLDG 16

MATCHLINE – SEE SHEET INT3

EL CAMINO REAL

Ⓑ TIE INTO EXISTING ELECT/TEL/CATV LINES, AS REQUIRED.

Ⓐ BELL HOLE FOR EXISTING GAS SVC. CUT–OFF. WHEN EXCAVATING OR TRENCHING KEEP CLEAR OF EXISTING FACILITIES. (TYP.) CAUTION! ENERGIZED FACILITIES!! HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

EX. SVP TFMR #8730 (TO BE REMOVED)

EX. TELE. SAI CABINET

EX. SVP MH 1048 (TO REMAIN)

EX. SVP LOW VOLTAGE BOX. 30"X60" (TO REMAIN)

EX. COMM. BOX, 3'X5' (TO REMAIN)

ELECTRIC TIE–IN LOCATION: EXPOSE, INTERCEPT & TIE INTO EXISTING CONDUIT. J.T. CONTRACTOR TO COORDINATE TIE–IN AS REQUIRED.

PROJECT BOUNDARY

EX. SVP MH 1047 (TO REMAIN)

EX. SVP LV BOX. 30"X60" (TO REMAIN)

SVP 5'x10' PRIMARY MH

EX. COMM. BOX, 3'X5' (TO BE RELOCATED)

EX. SVP MH 1048 (TO BE RELOCATED)

EX. SVP MH 1051 (TO REMAIN)

8'x10'x7' SVP PRIMARY SWITCH VAULT

RESIDENTIAL ELECTRIC SERVICE #2 3000A MS, 120/208V 3ø, 4W

ELECT. ROOM

SVP 3 PHASE TRANSFORMER

SVP 3 PHASE TRANSFORMER

SVP 3 PHASE TRANSFORMER

GARAGE/HOUSE ELECTRIC SERVICE 4000A MS, 277/480V 3ø, 4W

RESIDENTIAL ELECTRIC SERVICE #1 2000A MS, 120/208V 3ø, 4W

EX. SVP TFMR #20135 (TO REMAIN)

RESIDENTIAL ELECTRIC SERVICE #3 2000A MS, 120/208V 3ø, 4W

SVP 5'x10' PRIMARY MH

BIO–AREA

ELECTRIC TIE–IN LOCATION: EXPOSE, INTERCEPT & TIE INTO EXISTING CONDUIT. J.T. CONTRACTOR TO COORDINATE TIE–IN AS REQUIRED.

XTELE–UG | XSVDX | XGAS | XCATV | XSSX | XWX | XSDX | XSVX

LEGEND

- EXISTING TRENCH OR UTILITIES
- EXISTING PG&E GAS MAIN
- EXISTING PG&E GAS MAIN TO BE REMOVED
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 8'x10'x7' SILICON VALLEY POWER PRIMARY SWITCH VAULT
- SILICON VALLEY POWER 3 PHASE ABOVE GROUND TRANSFORMER & PAD 7'x6'3"x8' PAD
- SILICON VALLEY POWER 1 PHASE ABOVE GROUND TRANSFORMER & PAD 5'x8' PAD
- 5'x10' SILICON VALLEY POWER MANHOLE
- SILICON VALLEY POWER SECONDARY 24"X36" SPLICE BOX – NON TRAFFIC
- 30"x48"x34" TELEPHONE SPLICE BOX
- 17"x30"x12" CATV BOX (B36) OR PEDESTAL
- METERED SERVICE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE GUY ANCHOR
- (F.V.T.) FULL VEHICULAR TRAFFIC LID
- (N.T.S.) NOT TO SCALE
- (U.G.E.E.) UNDERGROUND ELECTRIC EASEMENT
- (U.O.N.) UNLESS OTHERWISE NOTED

(IN FEET) 1 INCH = 40 FT.

NOTE

PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:

PLEASE INDICATE TIE–IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:

CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

SHEET NOTES:

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

CAUTION!!!! ENERGIZED FACILITIES!! CONTRACTOR TO EXERCISE EXTREME CAUTION TO AVOID DAMAGING EXISTING UNDERGROUND UTILITIES. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE DESIGNER ASSUME ANY RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED. POTHOLING IS REQUIRED. HAND EXCAVATE ONLY IN PRESENCE OF UTILITY INSPECTOR.

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811 CALL BEFORE YOU DIG

REVISIONS

SYMBOL	DESCRIPTION	DATE	APPROVED

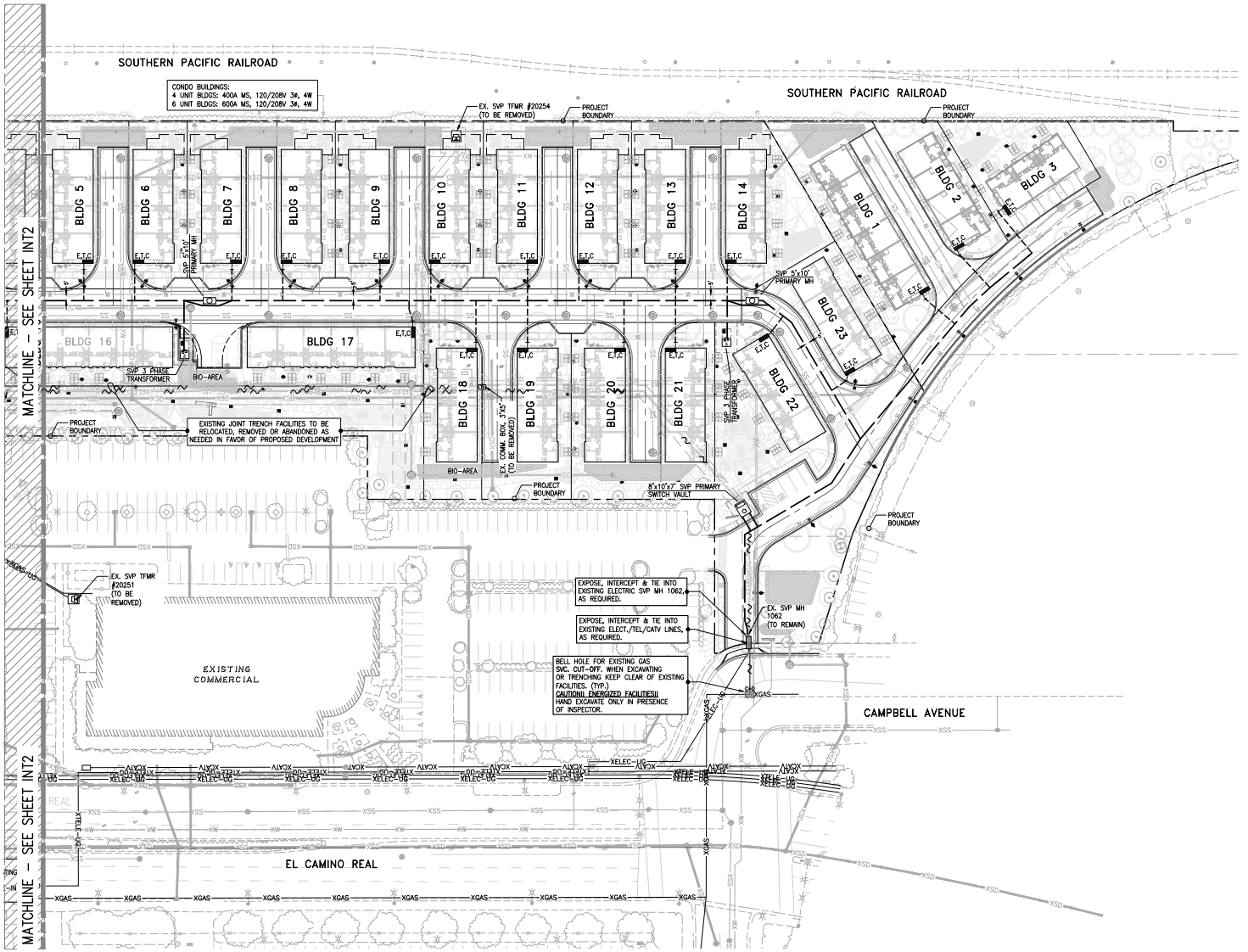
GIACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #340 | PLEASANTON, CA 94588
925.467.7740 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

BIXBY DEVELOPMENT
UNIVERSITY STATION

SANTA CLARA CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: D.SHAY/A. VERNER
CHECKED BY: D. CROWFOOT, P.E.
SCALE: 1"=40'
JOB NUMBER: 24-072
DATE LAST MODIFIED: 08-08-24
SHEET INT2
OF 3 SHEETS



LEGEND

- XJT — EXISTING TRENCH OR UTILITIES
- XGAS — EXISTING PG&E GAS MAIN
- XGAS — EXISTING PG&E GAS MAIN TO BE REMOVED
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED TRENCH (SERVICE)
- PROPOSED STREET LIGHT TRENCH
- EXISTING UTILITY SPLICE BOX
- 8'x10'x7' SILICON VALLEY POWER PRIMARY SWITCH VAULT
- SILICON VALLEY POWER 3 PHASE ABOVE GROUND TRANSFORMER & PAD 7'x6'3"x8' PAD
- SILICON VALLEY POWER 1 PHASE ABOVE GROUND TRANSFORMER & PAD 5'x8' PAD
- 5'x10' SILICON VALLEY POWER MANHOLE
- UE2 — SILICON VALLEY POWER SECONDARY 24"X36" SPLICE BOX – NON TRAFFIC
- T4 — 30"x48"x34" TELEPHONE SPLICE BOX
- C — 17"x30"x12" CATV BOX (B36) OR PEDESTAL
- M — METERED SERVICE PEDESTAL
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE GUY ANCHOR
- (F.V.T.) FULL VEHICULAR TRAFFIC LID
- (N.T.S.) NOT TO SCALE
- (U.G.E.E.) UNDERGROUND ELECTRIC EASEMENT
- (U.O.N.) UNLESS OTHERWISE NOTED

40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

TWO DAYS BEFORE YOU DIG CALL USA TOLL FREE 811
CALL BEFORE YOU DIG

CAUTION!!!! ENERGIZED FACILITIES!!
CONTRACTOR TO EXERCISE EXTREME CAUTION TO AVOID DAMAGING EXISTING UNDERGROUND UTILITIES. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE DESIGNER ASSUME ANY RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED. POTHOLING IS REQUIRED. HAND EXCAVATE ONLY IN PRESENCE OF UTILITY INSPECTOR.

SHEET NOTES:
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

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

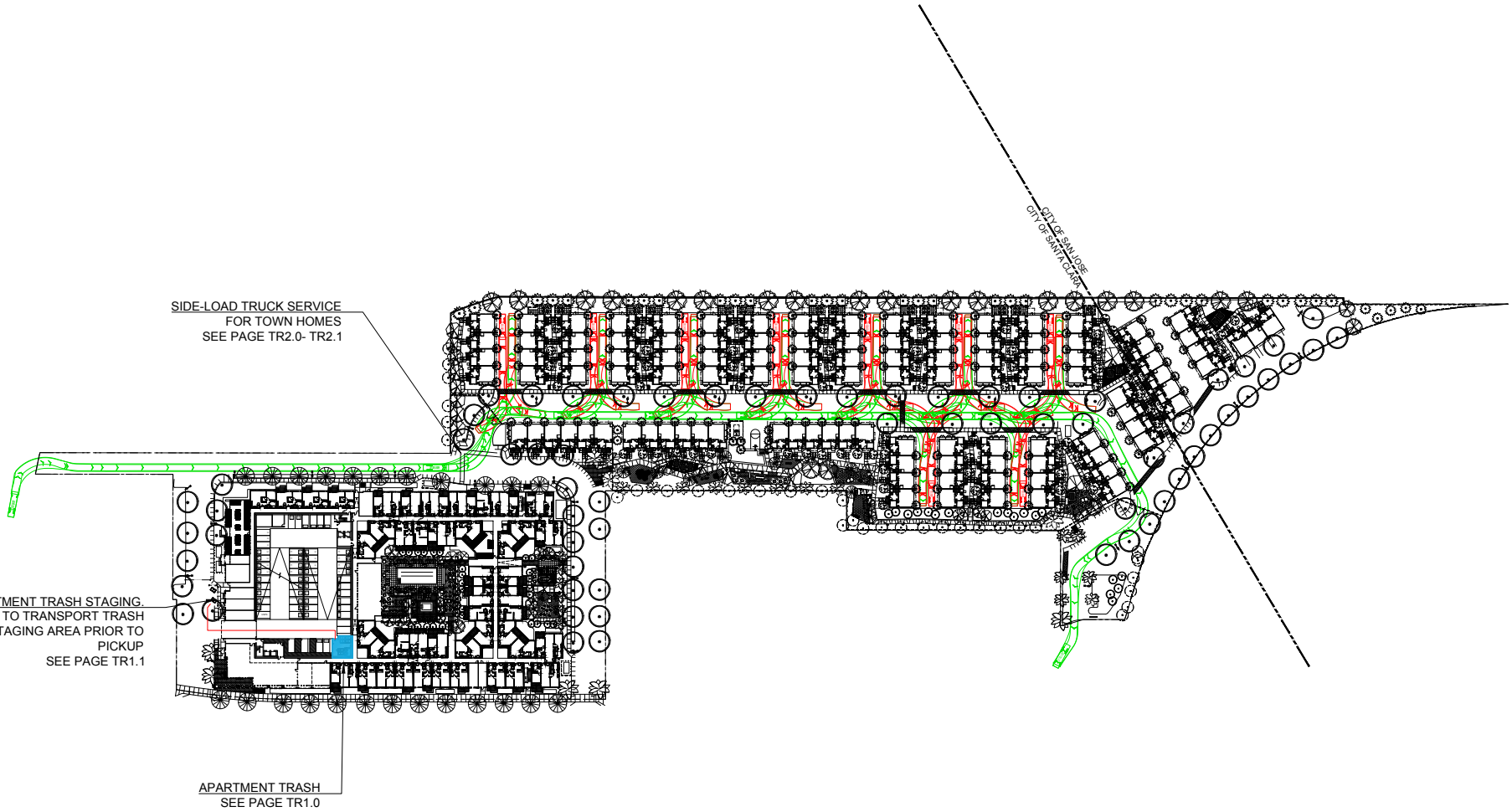
REVISIONS			
SYMBOL	DATE	DESCRIPTION	APPROVED

GIACALONE DESIGN SERVICES, INC.
5320 STONERIDGE MALL RD., #340 | PLEASANTON, CA 94588
925.467.7700 | WWW.GIACALONEDESIGN.COM

JOINT TRENCH INTENT

BIXBY DEVELOPMENT
UNIVERSITY STATION
SANTA CLARA CALIFORNIA

PROJECT MANAGER: A. CUMMINS
DRAWN BY: D.SHAY/A. VERNER
CHECKED BY: D. CROWFOOT, P.E.
SCALE: 1"=40'
JOB NUMBER: 24-072
DATE LAST MODIFIED: 08-08-24
SHEET INT3
OF 3 SHEETS



1 **SITE PLAN**
1" = 64'-0"

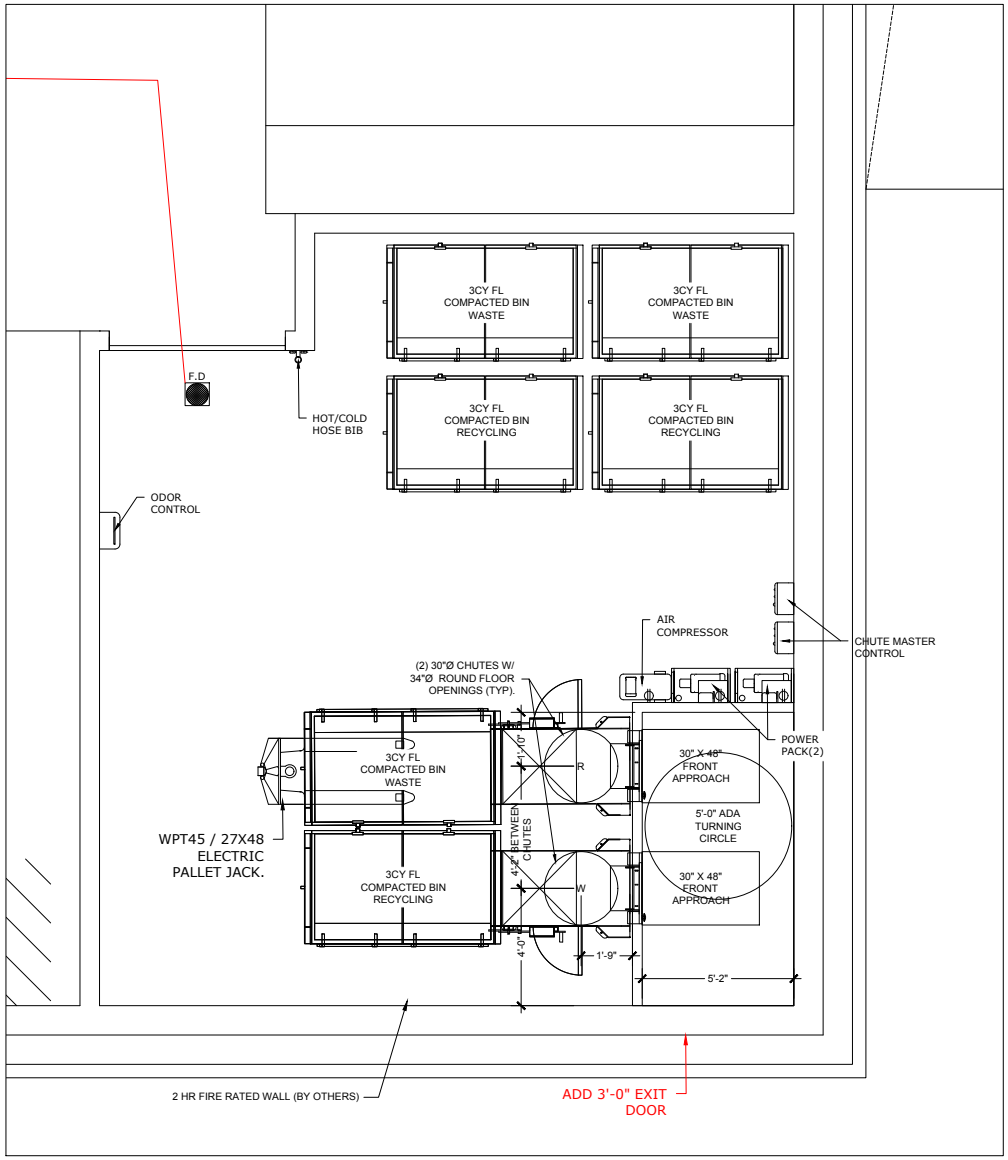
ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

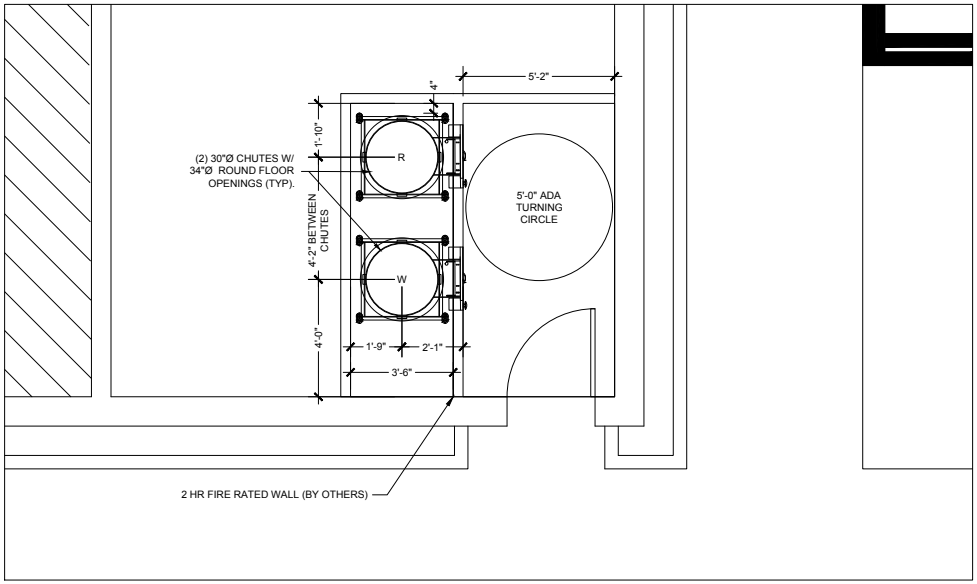
UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #2
NOVEMBER 26, 2025

TR0.1 SITE PLAN



1 **APARTMENT TRASH ROOM**
1/2" = 12'-0"



2 **UPPER FLOOR VESTIBULE (TYP)**
1/4" = 1'-0"

APARTMENTS SINGLE CORE TRASH SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F
3CY FRONT LOAD COMPACTED WASTE	2			2	
3CY FRONT LOAD COMPACTED RECYCLING		2			2

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

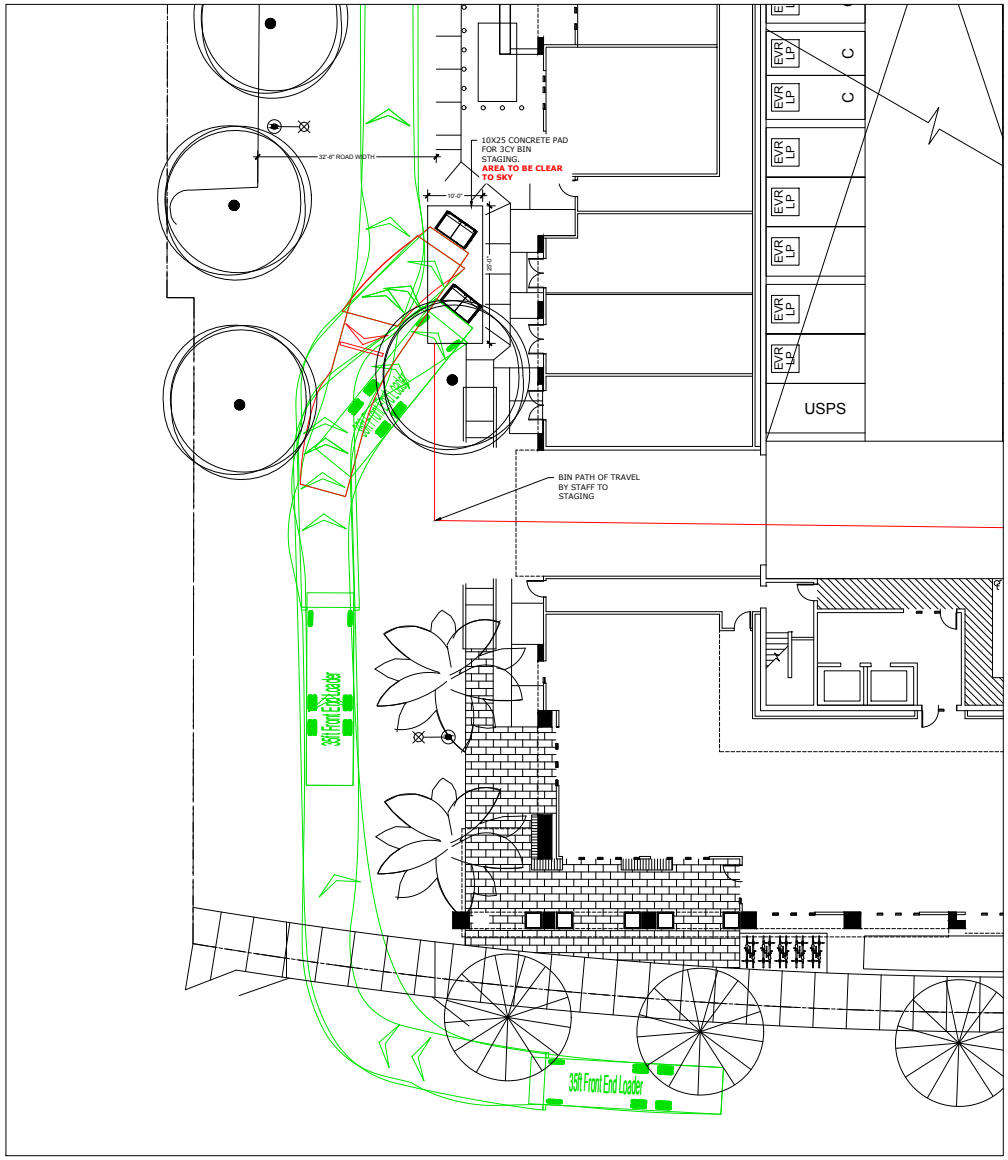
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

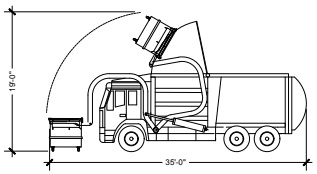
ARCHITECTURAL REVIEW #2
NOVEMBER 26, 2025

TR1.0

APARTMENT
SINGLE CORE
TRASH ROOM



1 **FRONT END LOADER STAGING**
3/32" = 1'-0"



35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

APARTMENTS SINGLE CORE TRASH SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F
3CY FRONT LOAD COMPACTED WASTE	2			2	
3CY FRONT LOAD COMPACTED RECYCLING		2			2

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

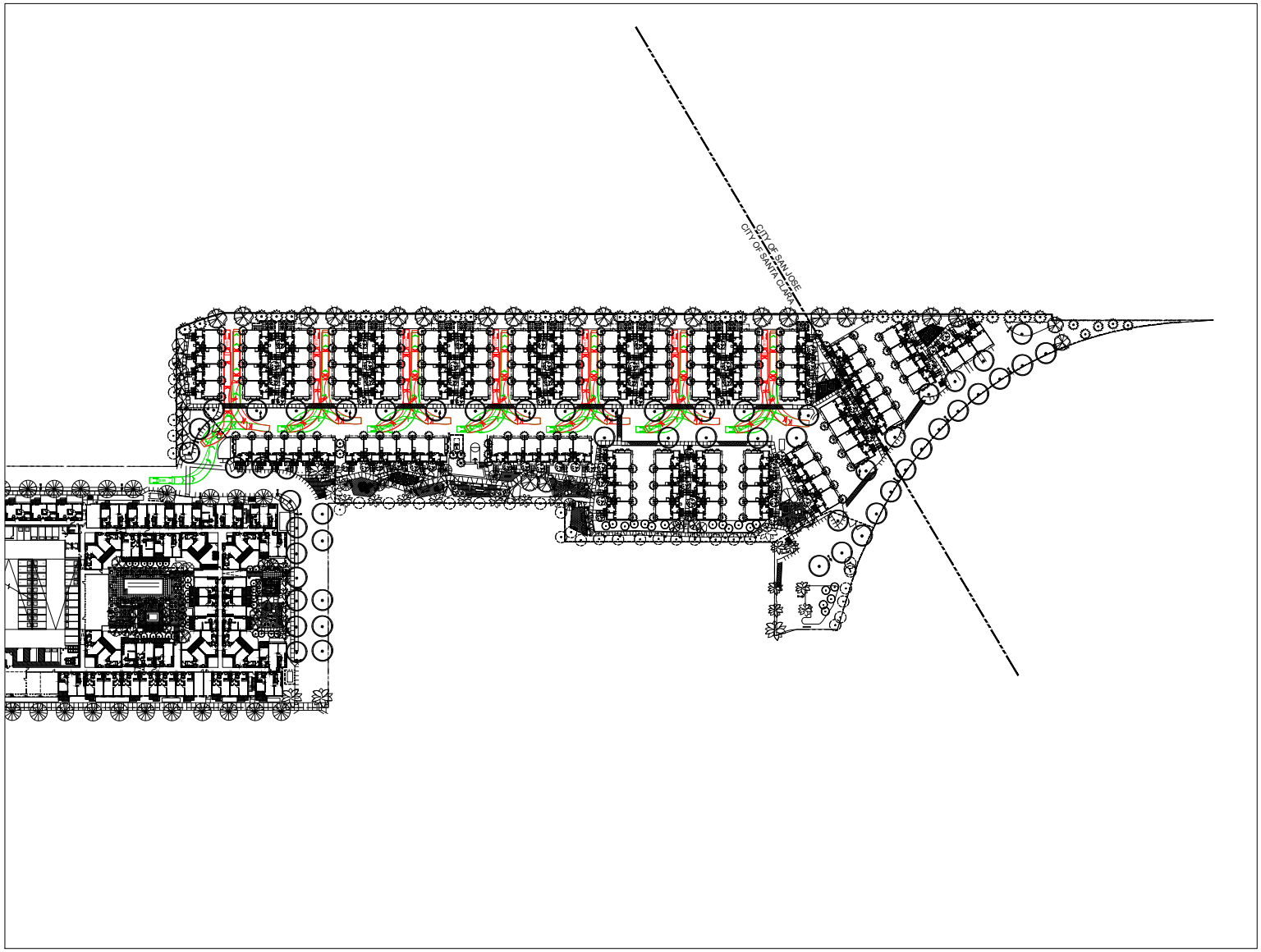
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

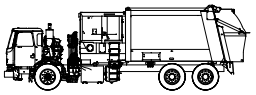
ARCHITECTURAL REVIEW #2
NOVEMBER 26, 2025

TR1.1

FRONT END LOADER STAGING



1 **SIDE LOADER NORTH LOOP CIRCULATION**
1/64" = 12'-0"



33FT SIDE LOADER

Overall Length	33.000ft
Overall Width	8.000ft
Overall Body Height	1.313ft
Min Body Ground Clearance	1.312ft
Track Width	7.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	27.70°

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

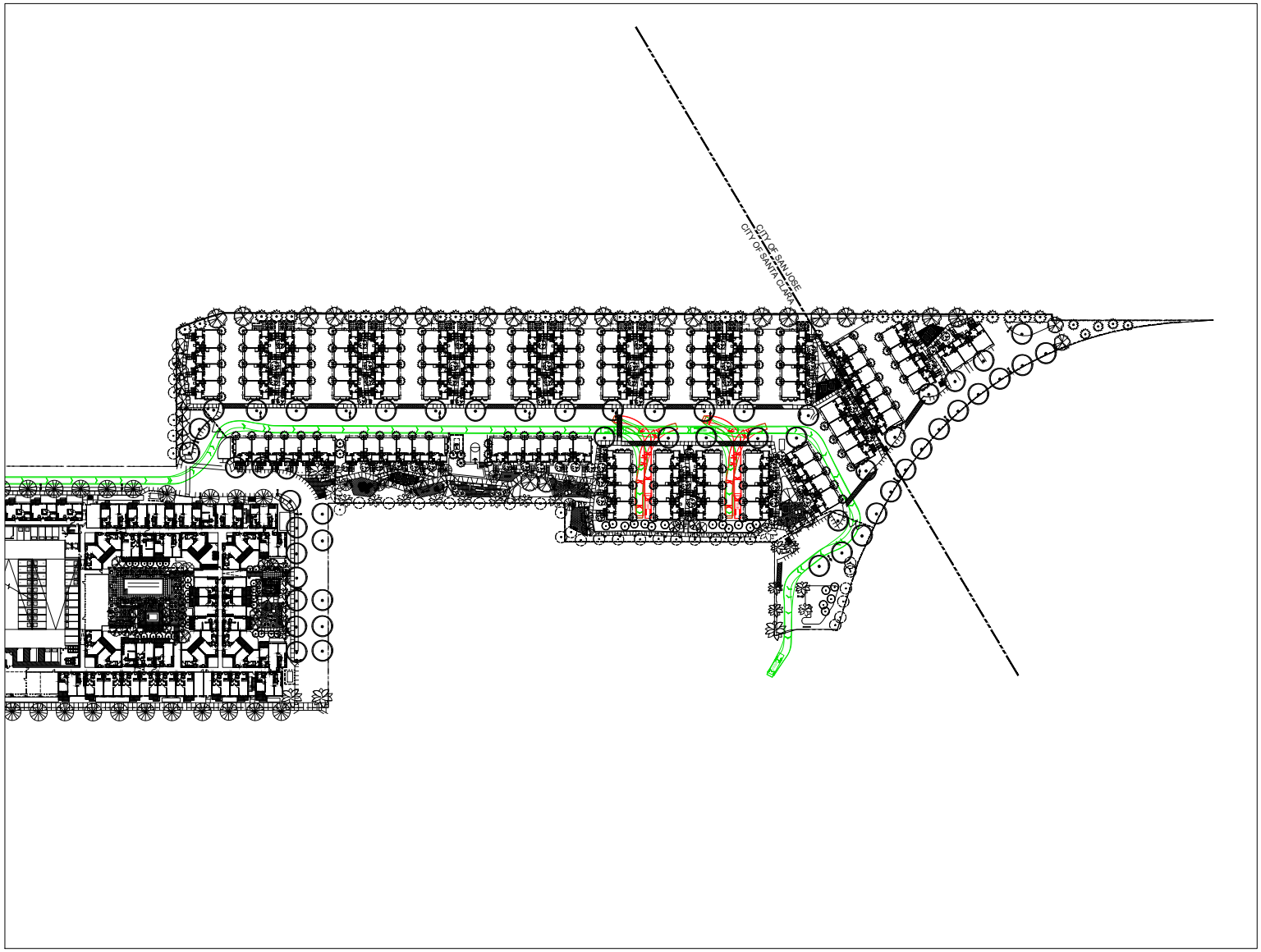
BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

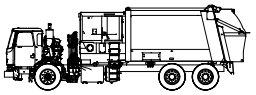
ARCHITECTURAL REVIEW #2
NOVEMBER 26, 2025

TR2.0

NORTH TOWN
HOME
CIRCULATION



1 **SIDE LOADER SOUTH LOOP CIRCULATION**
1/64" = 12'-0"



33FT SIDE LOADER

Overall Length	33.000ft
Overall Width	8.000ft
Overall Body Height	1.313ft
Min Body Ground Clearance	1.312ft
Track Width	7.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	27.70°

ktgy
Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com

BIXBY LAND COMPANY
1501 Quail St #230
Newport Beach, CA 93660

UNIVERSITY STATION
SANTA CLARA, CA # 2023-0944

ARCHITECTURAL REVIEW #2
NOVEMBER 26, 2025

TR2.1

SOUTH TOWN
HOME
CIRCULATION