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- A4W1 BUILDING 4 2-PLEX LIVE/WORK FIRST FLOOR - MODERN FARM
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- A4W8 BUILDING 4 2-PLEX LIVE/WORK SECOND FLOOR - MODERN FARM
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- A4W10 BUILDING 4 2-PLEX LIVE/WORK FRONT ELEVATION - MODERN FARM
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- A41 UNIT PLAN 1
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DEVELOPER

SCS DEVELOPMENT COMPANY
 404 SARATOGA AVENUE, SUITE 100
 SANTA CLARA, CA 95050
 (408) 985-6022
 CONTACT: CORY KUSICH

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON INC.
 2633 CAMINO RAMON
 SAN RAMON, CA 94582
 (925) 866-0322
 CONTACT: COLT ALVERNAZ, PE

LANDSCAPE ARCHITECT

RANDALL PLANNING AND DESIGN, INC.
 119 POPPY COURT
 WALNUT CREEK, CA 94596
 (510) 934-8002
 CONTACT: FRED PRICE

ARCHITECT

DANIELIAN ASSOCIATES
 60 CORPORATE PARK
 IRVINE, CA 92606
 (949) 474-6030
 CONTACT: VICTOR ALVAREZ

FEBRUARY 2019



CATALINA II
 1433, 1453, 1463, 1483 & 1493
 EL CAMINO REAL
 ZONING CHANGE, TENTATIVE MAP AND
 ARCHITECTURAL PLAN REVIEW
 SANTA CLARA, CALIFORNIA

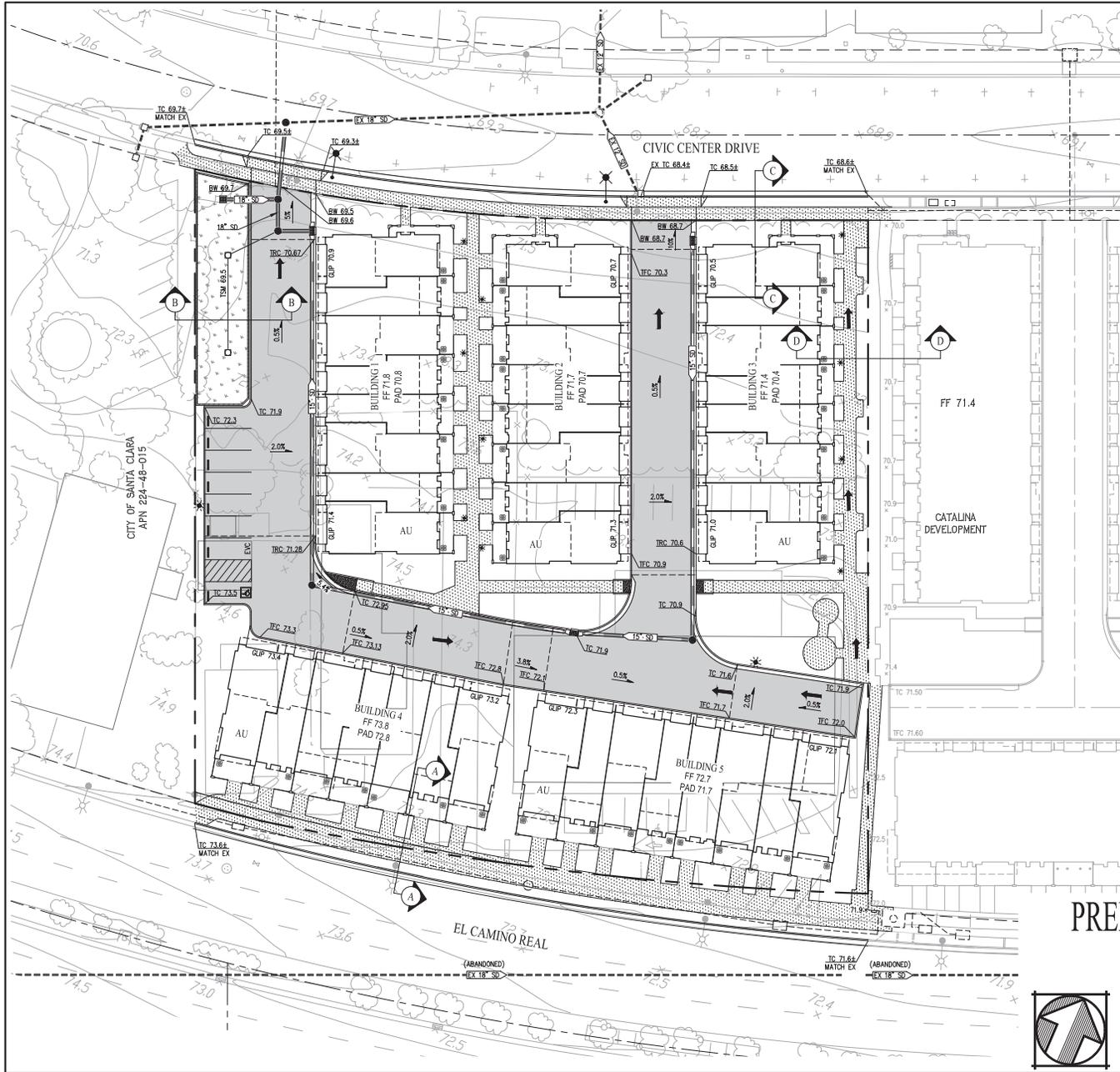


CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

SAN RAMON ■ (925) 866-0322
 SACRAMENTO ■ (916) 375-1877
 WWW.CBANDG.COM



RANDALL PLANNING & DESIGN INC.
 Landscape Architecture * Golf Facilities
 Site and Environmental Planning
 1475 N. Broadway Suite 290
 Walnut Creek, California 94596
 Office: (925) 934-8002
 Facsimile: (925) 934-8053

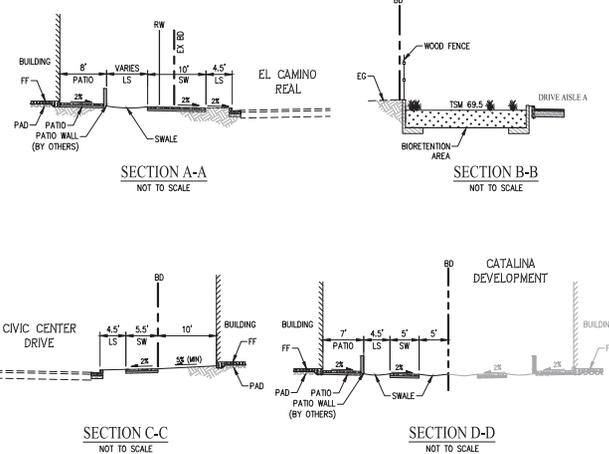


100-YEAR STORM EVENT
 ALL ON-SITE ELEVATIONS ARE ABOVE THE OVERLAND RELEASE ELEVATIONS. THE ONLY ON-SITE PONDING WILL BE CONTAINED WITHIN THE BOREXTENTION BASIN.

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BOUNDARY
[Symbol]	[Symbol]	SIDEWALK AND TOP OF CURB
[Symbol]	[Symbol]	BOREXTENTION AREA
[Symbol]	[Symbol]	OVERLAND RELEASE
[Symbol]	[Symbol]	PERIMETER WALL ONLY
[Symbol]	[Symbol]	WOOD FENCE ONLY
[Symbol]	[Symbol]	WOOD FENCE ON RETAINING WALL

ABBREVIATIONS

BBC	BACK OF BEVELED CURB
BD	BOUNDARY
EG	EXISTING GRADE
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
GLP	GARAGE LIP
LS	LANDSCAPE
RW	RIGHT OF WAY
SW	SIDEWALK
TC	TOP OF CURB
TFC	TOP OF FLUSH CURB
TSM	TOP OF SOIL MIX



PRELIMINARY GRADING AND DRAINAGE PLAN

CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

cbg CIVIL ENGINEERS SURVEYORS PLANNERS

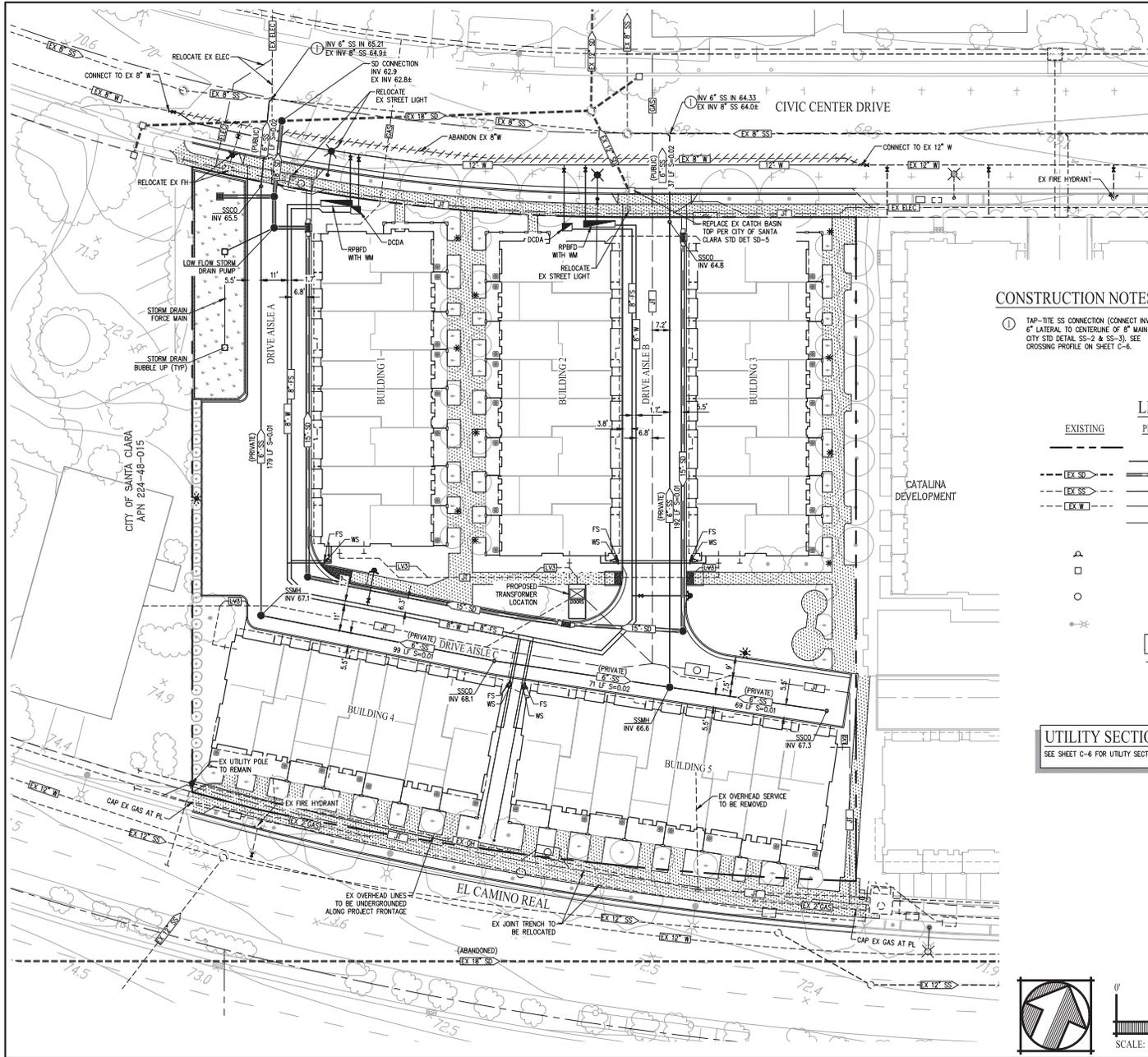
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SHEET NO. **C-4**

DATE: FEBRUARY 2019

SCALE: 1" = 20'

PROJECT NO. 19-001



UTILITY NOTES:

- STORM DRAIN:**
 - PROPOSED STORM DRAIN FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - MINIMUM SLOPE OF THE STORM DRAIN PIPE IS 0.01
 - MINIMUM COVER IS 5'
 - SEWER (PRIVATE):**
 - PROPOSED SEWER FACILITIES WITHIN PRIVATE ROADWAYS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - MINIMUM SLOPE OF THE SEWER PIPE IS 0.01
 - MINIMUM PIPE SIZE IS 6"
 - ALL SANITARY SEWER PIPE TO BE PVC SDR-26
 - MINIMUM COVER FOR SANITARY SEWER PIPES TO BE 2.5'
 - SEWER (PUBLIC):**
 - PROPOSED SEWER FACILITIES WITHIN CIVIC DRIVE TO BE PUBLIC
 - MINIMUM SLOPE OF PUBLIC SEWER IS 0.015
 - ALL SANITARY SEWER PIPES TO BE PVC SDR-26
 - MINIMUM PIPE SIZE IS 6"
 - 10' HORIZONTAL CLEARANCE FROM EXISTING AND PROPOSED TREES UNLESS ROOT BARRIER IS INSTALLED 12IN 5' FROM ROOT BARRIERS
 - WATER:**
 - PROPOSED WATER FACILITIES WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - ALL WATER PIPE TO BE PVC C900
 - 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES
 - 10' HORIZONTAL CLEARANCE FROM SANITARY SEWER AND RECYCLED WATER UTILITIES
 - 8' FROM STORM DRAIN UTILITIES
 - 5' FROM FIRE UTILITIES
 - 5' FROM THE EDGE OF EXISTING OR PROPOSED DRIVEWAYS
 - UTILITY LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING MANHOLE INVERTS BASED ON CITY PROVIDED BASE MAPS AND AS-BUILTS AND NEED TO BE FIELD VERIFIED.
 - PRELIMINARY DOMESTIC AND FIRE SERVICE SIZES ARE SUBJECT TO FINAL DESIGN. IRRIGATION METERS, DOMESTIC BACKFLOW PREVENTERS AND BUILDING FIRE SERVICES ARE SHOWN FOR REFERENCE ONLY.
- ** ALL WORK ALONG EL CAMINO WILL REQUIRE AN ENCROACHMENT PERMIT FROM CALTRANS

CONSTRUCTION NOTES

- TAP-TIE THE SS CONNECTION (CONNECT INV OF 6" LATERAL TO CENTERLINE OF 8" MAIN PER CITY STD DETAIL SS-2 & SS-3). SEE CROSSING PROFILE ON SHEET C-6.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	RIGHT-OF-WAY
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	WATER LINE
---	---	WATER VALVE
---	---	JOINT TRENCH
---	---	FIRE HYDRANT
---	---	CATCH BASIN
---	---	FIELD INLET
---	---	CLEANOUT
---	---	STREET LIGHT
---	---	BIORETENTION AREA
---	---	BUBBLE UP STRUCTURE
---	---	BIORETENTION CLEANOUT & SUBORAN
---	---	AREA DRAIN

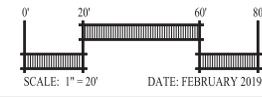
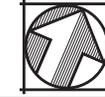
UTILITY SECTIONS
SEE SHEET C-6 FOR UTILITY SECTIONS

ABBREVIATIONS

AD	AREA DRAIN PIPE
CC	CURB CUT
CB	CATCH BASIN
CI	CAST IRON
CO	CLEANOUT
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DUCTILE IRON
DW	DOMESTIC WATER
ELEC	ELECTRICAL
EX	EXISTING
FH	FIRE HYDRANT
FI	FIELD INLET
FS	FIRE SERVICE
FW	FIRE WATER
INV	INVERT
JT	JOINT TRENCH
LF	LENGTH FEET
OH	OVERHEAD LINE
RPBFD	REDUCED PRESSURE BACKFLOW DETECTOR
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER
WS	WATER SERVICE

PRELIMINARY UTILITY PLAN
CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



DATE: FEBRUARY 2019

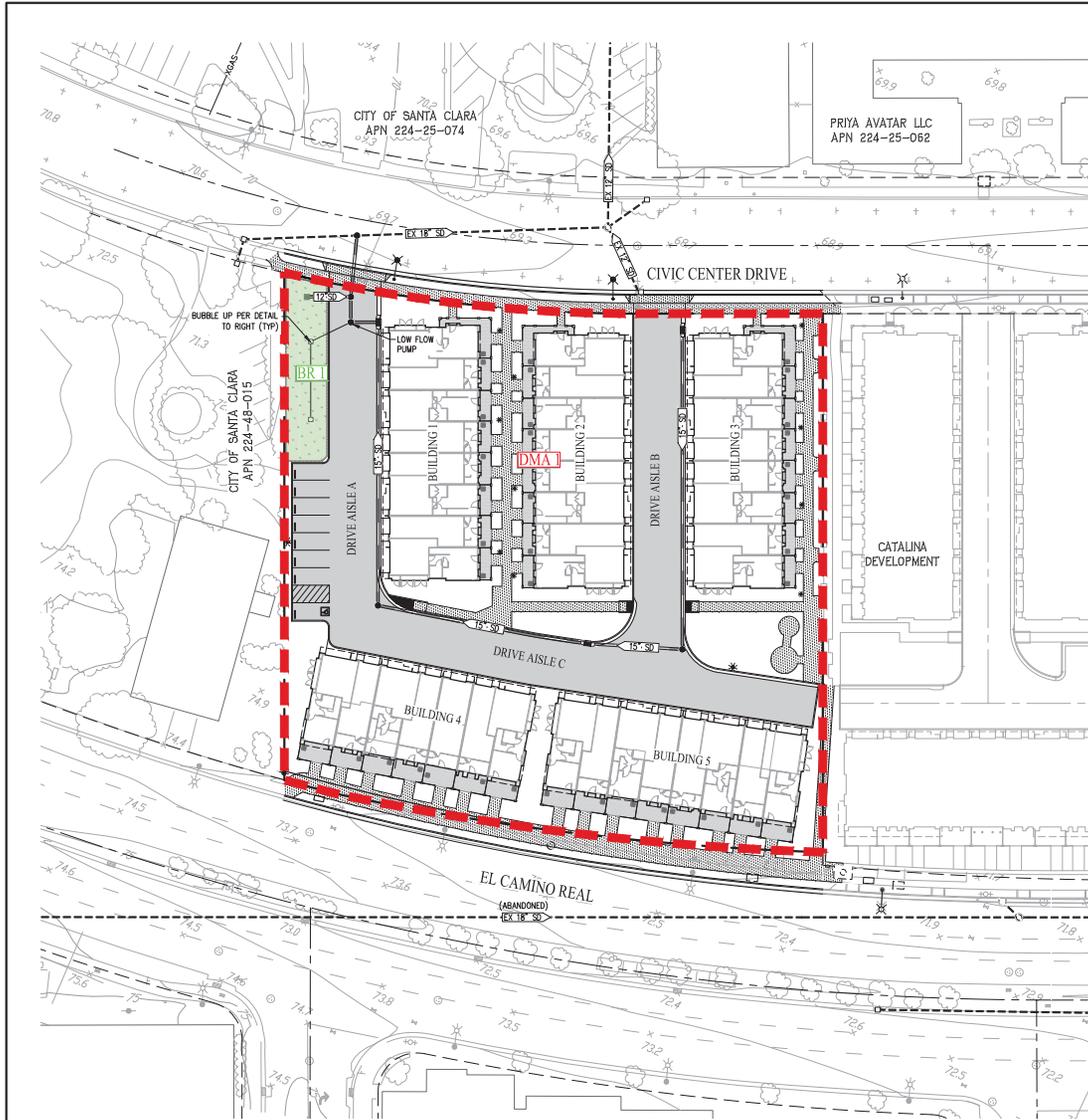


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SHEET NO.
C-5

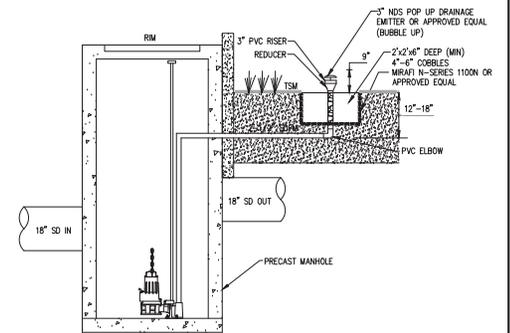
CIVIL ENGINEERS SURVEYORS PLANNERS

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LEGEND

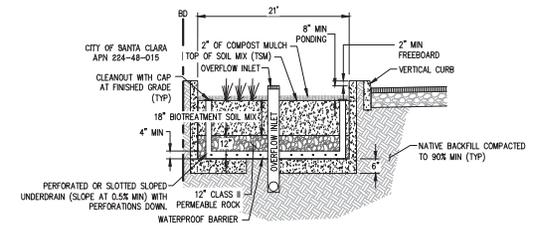
EXISTING	PROPOSED	DESCRIPTION
- - - - -		DRAINAGE MANAGEMENT AREA BOUNDARY
		DRAINAGE MANAGEMENT AREA
		BIORETENTION AREA
		STORM DRAIN
		CATCH BASIN
		FIELD INLET
		MANHOLE
		BIORETENTION AREA
		BUBBLE UP STRUCTURE
		BIORETENTION CLEANOUT & SUBDRAIN



LOW FLOW WATER QUALITY PUMP

NOT TO SCALE

NOTE: LOW FLOW WATER QUALITY PUMP SHOWN FOR REFERENCE ONLY AND SUBJECT TO FINAL REVIEW BY THE CITY OF SANTA CLARA WITH CONSTRUCTION DOCUMENTS.



BIORETENTION BASIN WITH DEEPENED CURB & SLOPE

NOT TO SCALE

NOTES:

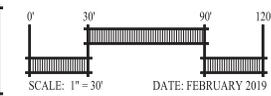
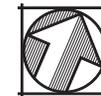
1. ALL PLANTS PROPOSED FOR THE BIORETENTION AREAS WILL BE CONSISTENT WITH THE RECOMMENDED PLANTS FROM TABLE 0-1 IN APPENDIX D OF THE SCURPPP C.3 HANDBOOK.
2. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE AND COST ASSOCIATED WITH THE UP-KEEP OF ALL BIORETENTION AREAS.
3. DRAINAGE WILL BE ROUTED TO BIORETENTION FACILITIES THROUGH A COMBINATION OF CURB CUTS, & AREA DRAINS.
4. 16" BIO-TREATMENT SOIL MIX PER C.3 SPECIFICATIONS. INFILTRATION RATE: MIN 0"/HR--MAX 10"/HR.

PRELIMINARY STORM WATER TREATMENT

AREA ID	TREATMENT TYPE	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)	PONDING DEPTH (IN.)
DMA 1	BIORETENTION	61,420	1,830	1,909	8

PRELIMINARY STORMWATER CONTROL PLAN
CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



DATE: FEBRUARY 2019

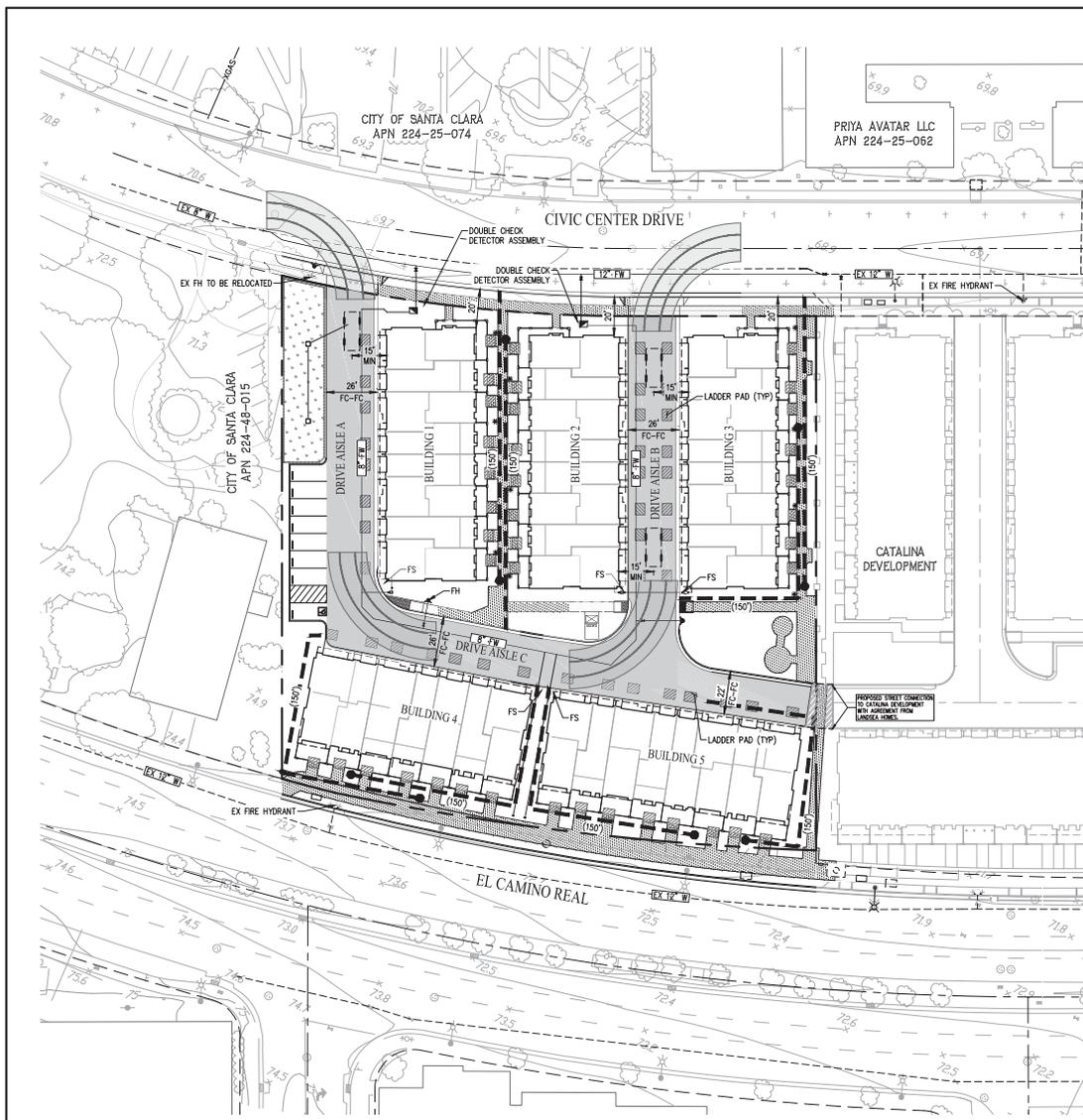


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SHEET NO.
C-7

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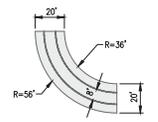


LEGEND

EXISTING	PROPOSED	DESCRIPTION
- - - - -	- - - - -	BOUNDARY
	[Hatched Box]	FIRE AERIAL APPARATUS ACCESS ROAD
	[Hatched Box]	5' X 6' LADDER PAD
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	FIRE AERIAL APPARATUS ACCESS (MINIMUM ONE PARALLEL SIDE PER THE CA FIRE CODE APPENDIX D SECTION D105.3)
[Symbol]	[Symbol]	FIRE DEPARTMENT HOSE REACH FROM APPARATUS ACCESS ROAD (150' MAX)

FIRE FLOW NOTES:

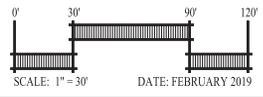
- BUILDING CONSTRUCTION TYPE: TYPE VB
- MAXIMUM BUILDING SQUARE FOOTAGE: 19,496 SF
- REQUIRED FIRE FLOW PER CFC, APPENDIX B: 2,000 GPM
- AVAILABLE FIRE FLOW AT PROJECT SITE: 2,345 GPM (PER FIRE FLOW TEST #522)
- MINIMUM NUMBER OF HYDRANTS: 2
- AVERAGE HYDRANT SPACING: 450 FEET
- PROJECT TO PROVIDE INCREASED NUMBER OF FIRE SPRINKLER HEADS OR OTHER APPROVED ALTERNATIVE.



FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

FIRE ACCESS PLAN
CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



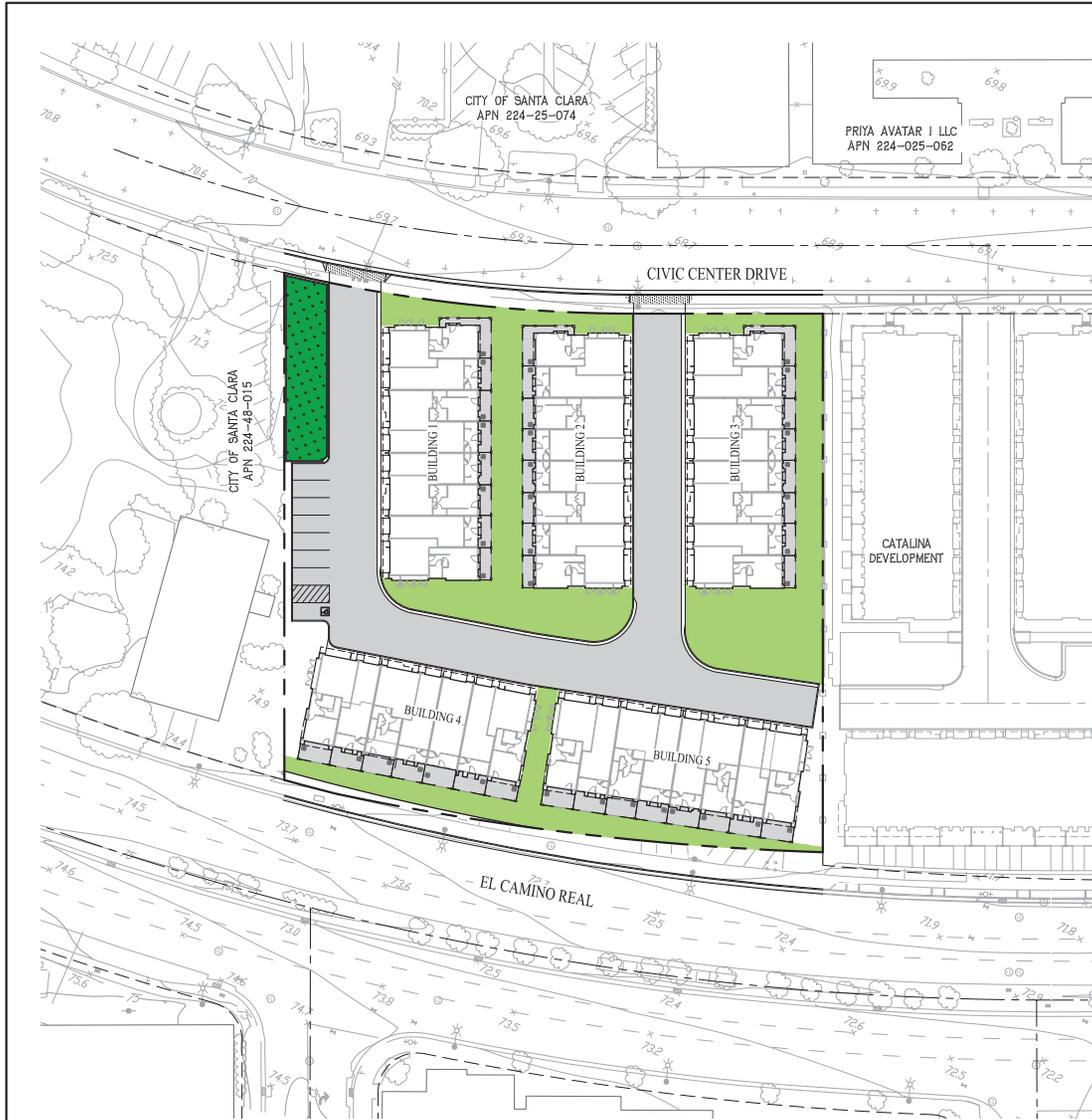
DATE: FEBRUARY 2019



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SHEET NO.
C-8

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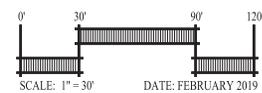
LEGEND:

- PROJECT BOUNDARY
- - - PROPOSED FACE OF CURB
- - - PROPOSED CENTERLINE
- - - ADJACENT PARCEL BOUNDARY
- ▒ PAVEMENT
- COMMON OPEN SPACE
- BIORETENTION
- ▒ PRIVATE PORCH

OPEN SPACE SUMMARY	
PROVIDED COMMON OPEN SPACE	14,780 SF

OPEN SPACE EXHIBIT CATALINA II

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



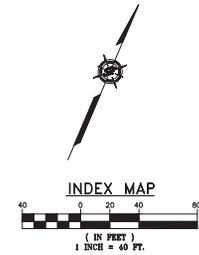
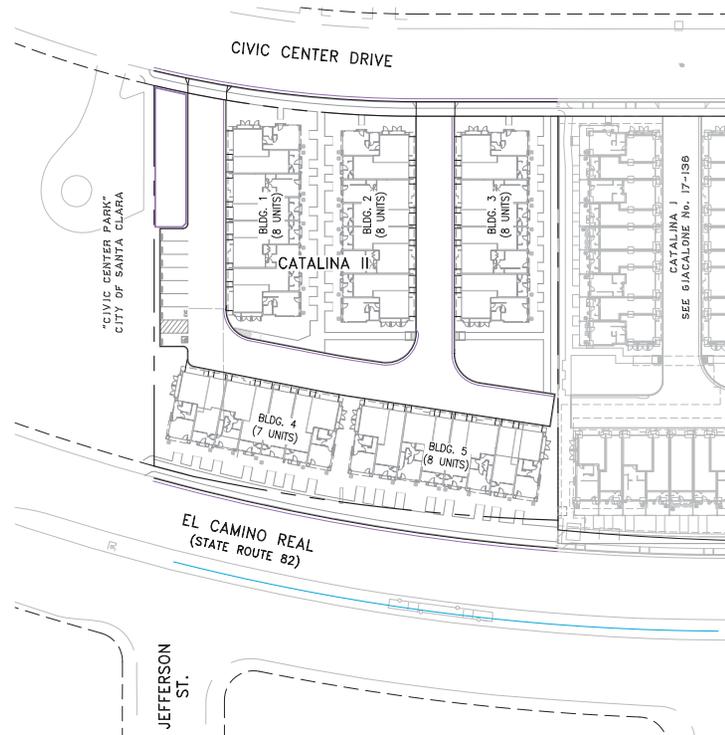
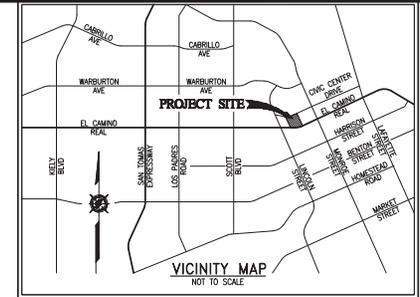
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SHEET NO.
C-9

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**SCS DEVELOPMENT
CATALINA II
1432, 1453, 1463, 1483 & 1493 EL CAMINO REAL
CITY OF SANTA CLARA, CALIFORNIA
(JOINT TRENCH INTENT - NOT FOR CONSTRUCTION)**



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	DATE	DESCRIPTION

GIACALONE
DESIGN SERVICES, INC.
1000 J. PAUL HANCOCK BLVD., SUITE 100
SAN JOSE, CA 95128
408.299.1700 | WWW.GIACALONE.COM

JOINT TRENCH INTENT TITLE SHEET
SCS DEVELOPMENT
CATALINA II
1432, 1453, 1463, 1483 & 1493 EL CAMINO REAL
CITY OF SANTA CLARA CALIFORNIA

PROJECT MANAGER:
B. FULLINGTON
DRAWN BY:
RSO
CHECKED BY:
DAVID CROWFOOT
SCALE:
1"=40'
JOB NUMBER:
18-210
DATE LAST MODIFIED:
02-20-19
SHEET
INT1
OF 2 SHEETS

PROJECT TEAM CONTACTS		
COMPANY:	CONTACT:	PHONE:
SCS DEVELOPMENT	ALEC TAPPIN	925-310-5905
CBG	MEGAN ALFERNES / COLT ALVARNAZ	925-866-0322
PG&E	ESTERAN MACIAS	408-725-3326
SVP	TO BE DETERMINED	
AT&T	RANDY SCHIMBACHER	415-810-3650
CABLECOM	FRANK MORALES	707-759-4070
DANIELIAN ASSOCIATES	MICHAEL J. BOYD	849-474-6030
GIACALONE DESIGN SERVICES, INC.	BRETT FULLINGTON	925-467-1740

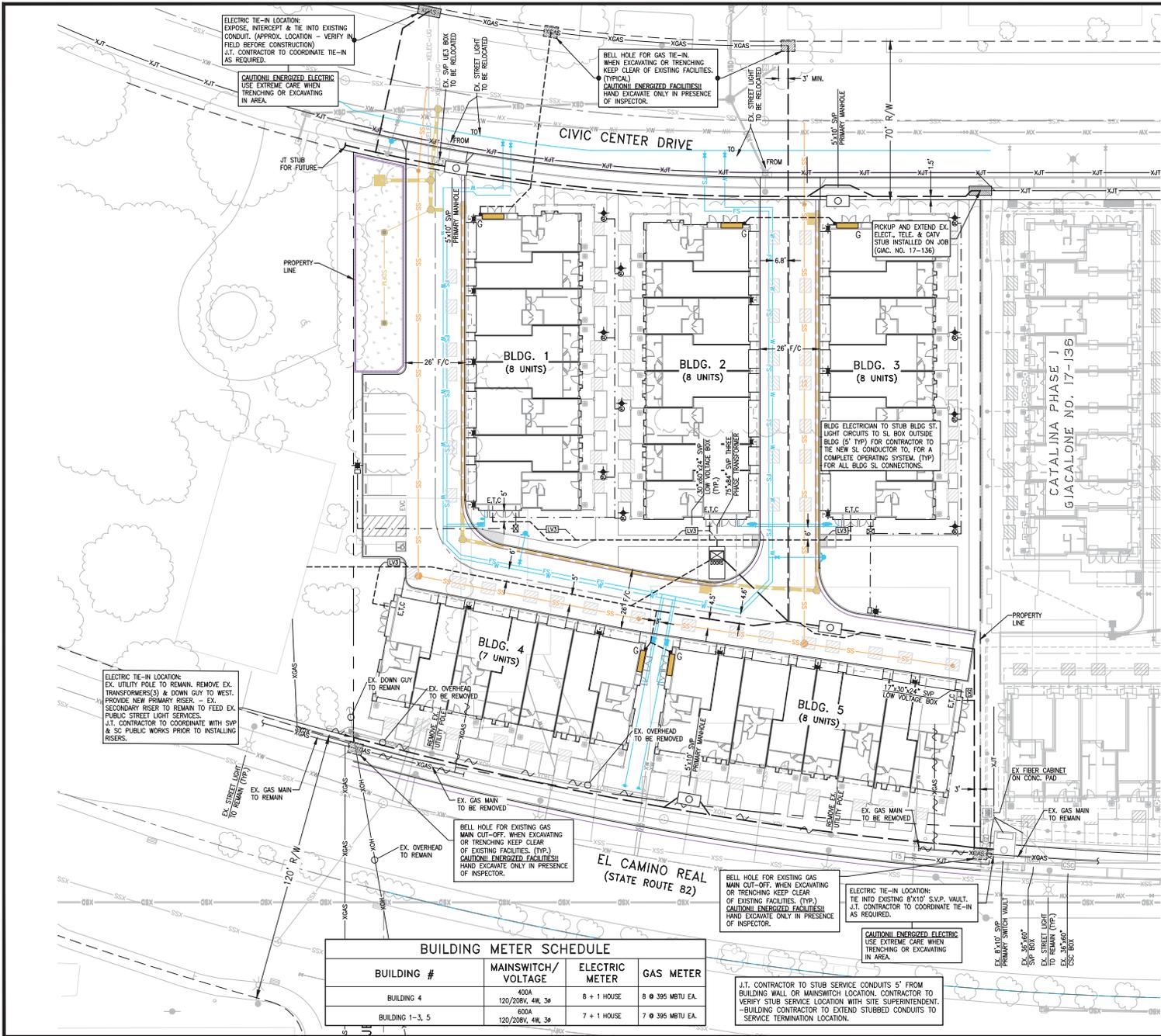
PG&E PM NO.

LATEST FILES RECEIVED			
DESCRIPTION:	BY:	DATE:	STATUS:
GAS DESIGN			
ELECTRIC DESIGN			
TELEPHONE LAYOUT			
CATV LAYOUT			
STREET LIGHT PLANS - PUBLIC			
STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	02-20-19	-

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

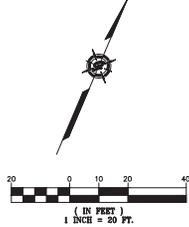
PROJECT DESCRIPTION & SCOPE
<ul style="list-style-type: none"> SERVICE TO (5) BUILDINGS CONSISTING OF (59) UNITS TOTAL UNDERGROUND 220 LF OF OVERHEAD LINES ALONG EL CAMINO REAL PUBLIC AND PRIVATE STREET LIGHTING

SHEET INDEX	
SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2	JOINT TRENCH INTENT



LEGEND

- EXISTING TRENCH OR UTILITIES
- PROPOSED TRENCH (DISTRIBUTION)
- PROPOSED STREET LIGHT TRENCH
- PROPOSED TRENCH (SERVICE)
- EXISTING UTILITY SPLICE BOX
- 30"x60"x24" SVP UTILITY ELECTRIC BOX
- 24"x36"x24" SVP LOW VOLTAGE BOX
- 30"x60"x24" SVP LOW VOLTAGE BOX
- 5'x10' SVP PRIMARY MANHOLE (F.V.1)
- 75"x84" SVP THREE PHASE TRANSFORMER
- PROPOSED PUBLIC STREET LIGHT
- PROPOSED PRIVATE STREET LIGHT
- PROPOSED PRIVATE BOLLARD LIGHT
- PROPOSED PRIVATE WALLPACK LIGHT
- STREET LIGHT BOX (STATE TYPE 3 1/2)
- STREET LIGHT BOX (STATE TYPE 5)
- FLB 9" ROUND SPLICE BOX



NOTE
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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

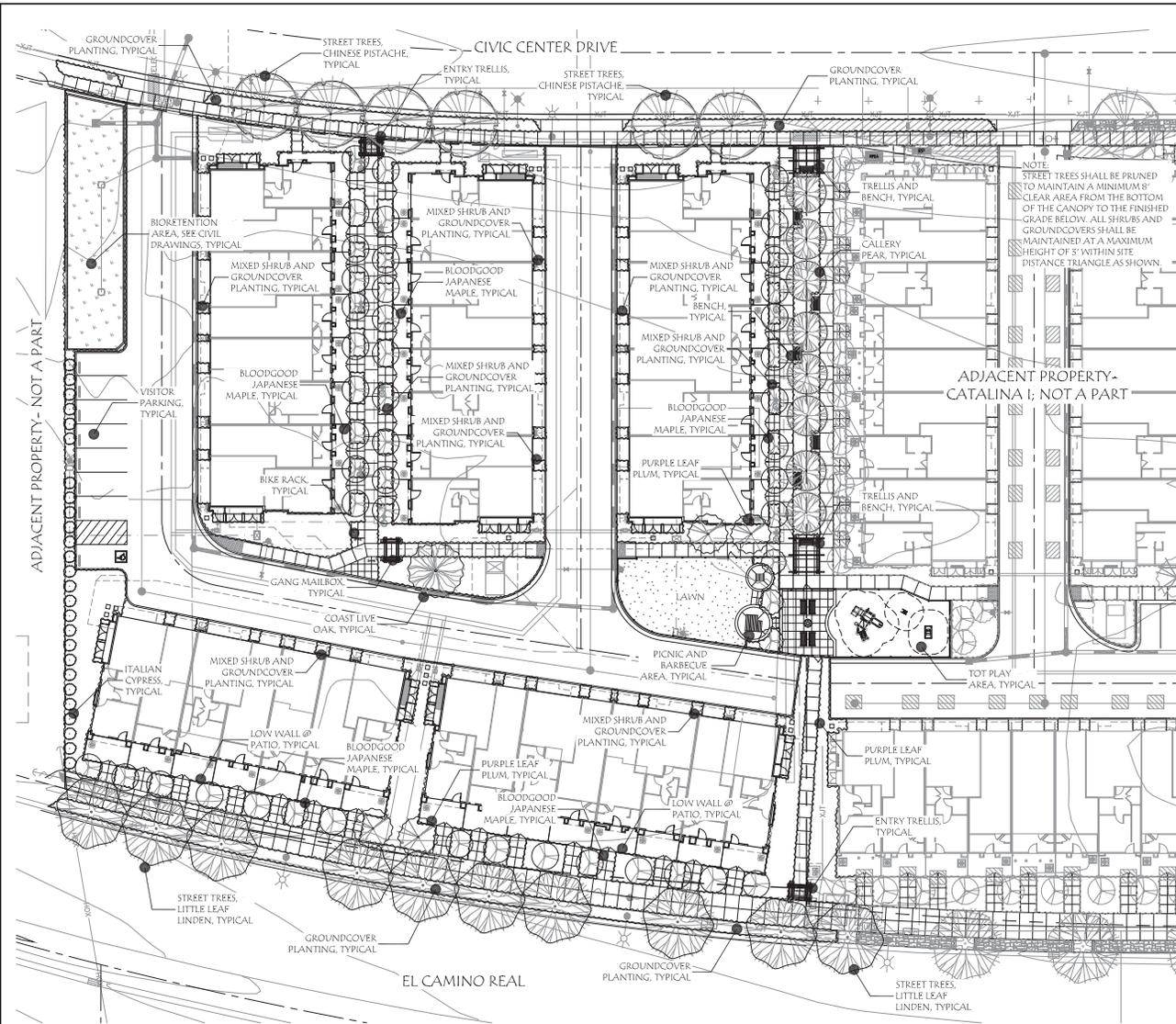
CALL BEFORE YOU DIG

BUILDING METER SCHEDULE			
BUILDING #	MAINSWITCH/VOLTAGE	ELECTRIC METER	GAS METER
BUILDING 4	300A 120/208V, 4W, 3P	8 + 1 HOUSE	8 @ 395 MBTU EA.
BUILDING 1-3, 5	300A 120/208V, 4W, 3P	7 + 1 HOUSE	7 @ 395 MBTU EA.

J.T. CONTRACTOR TO STUB SERVICE CONDUITS 5' FROM BUILDING WALL OR MAINSWITCH LOCATION. CONTRACTOR TO VERIFY STUB SERVICE LOCATION WITH SITE SUPERINTENDENT.
-BUILDING CONTRACTOR TO EXTEND STUBBED CONDUITS TO SERVICE TERMINATION LOCATION.

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p style="text-align: center;">JOINT TRENCH INTENT</p> <p style="text-align: center;">SCS DEVELOPMENT CATALINA II 1432, 1453, 1463, 1483 & 1493 EL CAMINO REAL CITY OF SANTA CLARA</p> <hr/> <p>PROJECT MANAGER: B. FULLINGTON DRAWN BY: RSO CHECKED BY: DAVID CROWFOOT</p> <p>SCALE: 1" = 20' JOB NUMBER: 18-210 DATE LAST MODIFIED: 02-20-19</p> <p style="text-align: center;">SHEET INT2 OF 2 SHEETS</p>
NO.	DATE	DESCRIPTION											

GIACALONE
DESIGN SERVICES, INC.
600 E. JOSS AVE. SUITE 100
SANTA CLARA, CA 95050
408.298.1100 | WWW.GIACALONEDESIGN.COM



PLANT PALETTE

SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ WUCOLS SPACING
TREES			
18 Gal	Acer p. 'Bloodgood'	Bloodgood Japanese Maple	Accent Tree L M
24" box	Cupressus sempervirens	Italian Cypress	Evergreen Tree L
18 Gal	Lagerstroemia s. 'Toccasin'	Multi Trunk Crape Myrtle	Flowering Tree L
24" box	Prunus c. 'Kathy Purdy'	Sturdy Chinese Pistache	Flowering Tree L
18 Gal	Prunus s. 'Koster Venusus'	Purple Leaf Plum	Flowering Tree L
24" box	Pyrus c. 'Charadeer'	Callery Pear	Flowering Tree L
24" box	Quercus agrifolia	Coast Live Oak	Native Tree L M
24" box	Tilia c. 'Greenspire'	Little Leaf Linden	Street Tree L
SHRUBS			
1 gal	Agapanthus 'Peter Pan'	Dwarf Lily-of-the-Valley	M
5 gal	Cotoneaster parsonii	Parney Cotoneaster	L
5 gal	Elaeagnus p. 'Fraxifolia'	Silverberry	L
5 gal	Heteromeles a. 'Eve Case'	Eve Case Toyon	L
5 gal	Garrya elliptica	Coast Silktassel	L
5 gal	Laurus nobilis	Sweet Bay	L
5 gal	Leucopetalum c. 'Razzleberry'	Leucopetalum	L
5 gal	Nerium o. 'Red'	Red Oleander	L
5 gal	Rhaphidophora indica 'Jack Evans'	Indian Heartfern	L
5 gal	Rosa 'Red Meiland'	Red Meiland Rose	M
5 gal	Rosmarinus o. 'Collingwood Ingram'	Rosemary	L
5 gal	Teucrium fruticosum	Teucrium	L
5 gal	Weddingia fruticosa	Coast Rosemary	L
GROUNDCOVERS & VINES			
1 gal	Citrus aurifolius	Sageleaf Rockrose	L
1 gal	Cotoneaster dammeri	Spreading Cotoneaster	L
1 gal	Eriogonum karwinskianum	Pussy Fleabane	L
1 gal	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	M
1 gal	Lantana 'Gold Rush'	Yellow Spreading Lantana	L
1 gal	Lantana 'Miss Huff'	Orange/Pink Lantana	L
1 gal	Rosmarinus o. 'Prostratus'	Spreading Rosemary	L
1 gal	Tracheloglossum jamaicense	Star Jasmine	M

GREEN LANDSCAPE CHECKLIST

1. No plant species specified shall require shearing.
2. No plant species are listed on the Invasive Plant Inventory by the California Invasive Plant Council.
3. Plant species specified shall be drought tolerant California Native, Mediterranean or their appropriate species.
4. All planting beds shall be mulched to a depth of 2 inches or greater per local ordinance.
5. Soils shall be amended with 2 inches of compost or as required to reach 3.5% organic matter.
6. Irrigation system shall be designed as a high efficiency system and shall include smart (weather based) irrigation controllers, bubblers and low flow sprinklers.
7. Planted areas shall be grouped according to water needs (hydrozoning), with hydrozones identified on the irrigation plans.

Illustrative Site Plan



**CATALINA II
SCS DEVELOPMENT**

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture • Civil Facilities
Site and Environmental Planning
119 Poppy Court, Walnut Creek, CA 94596
Office: (925) 938-6002, Fax: (925) 400-0441

SHEET NUMBER
L-1

FEBRUARY 19, 2019

TREES



CRAPE MYRTLE



LITTLE LEAF LINDEN



PURPLE LEAF PLUM



CHINESE PISTACHE



CALLERY PEAR



BLOODGOOD JAPANESE MAPLE

TYPICAL SHRUBS AND PERENNIALS



DAYLILIES



LOROPETALUM



AGAPANTHUS



ROSES



RHAPHIOLEPIS



ROSEMARY

PAVING AND WALLS



PERMEABLE PAVING



LOW WALL AT PATIO



STORMWATER TREATMENT



BIORETENTION AREA

ENTRY FEATURES



GANG MAILBOX



SITE FURNISHINGS



BENCH



BARBECUE



ACCESSIBLE TABLE

Illustrative Images

CATALINA II SCS DEVELOPMENT

CITY OF SANTA CLARA SANTA CLARA COUNTY CALIFORNIA

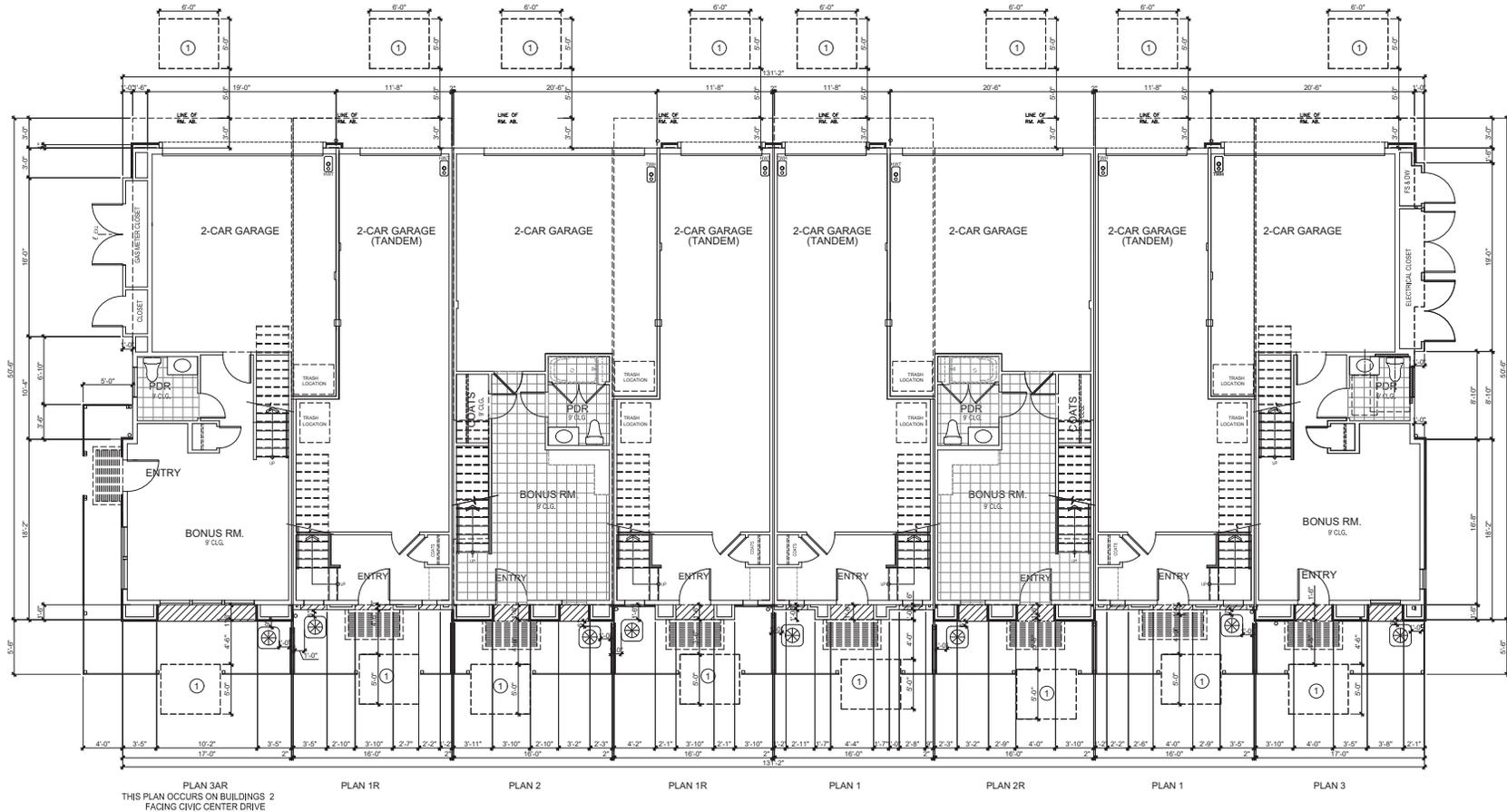
FEBRUARY 19, 2019



RANDALL PLANNING & DESIGN, INC.
Landscape Architecture • Golf Facilities
Site and Environmental Planning
119 Poppy Court, Walnut Creek, California 94796
Office: (925) 938-0202, Fax: (925) 400-4441

SHEET NUMBER

L-2



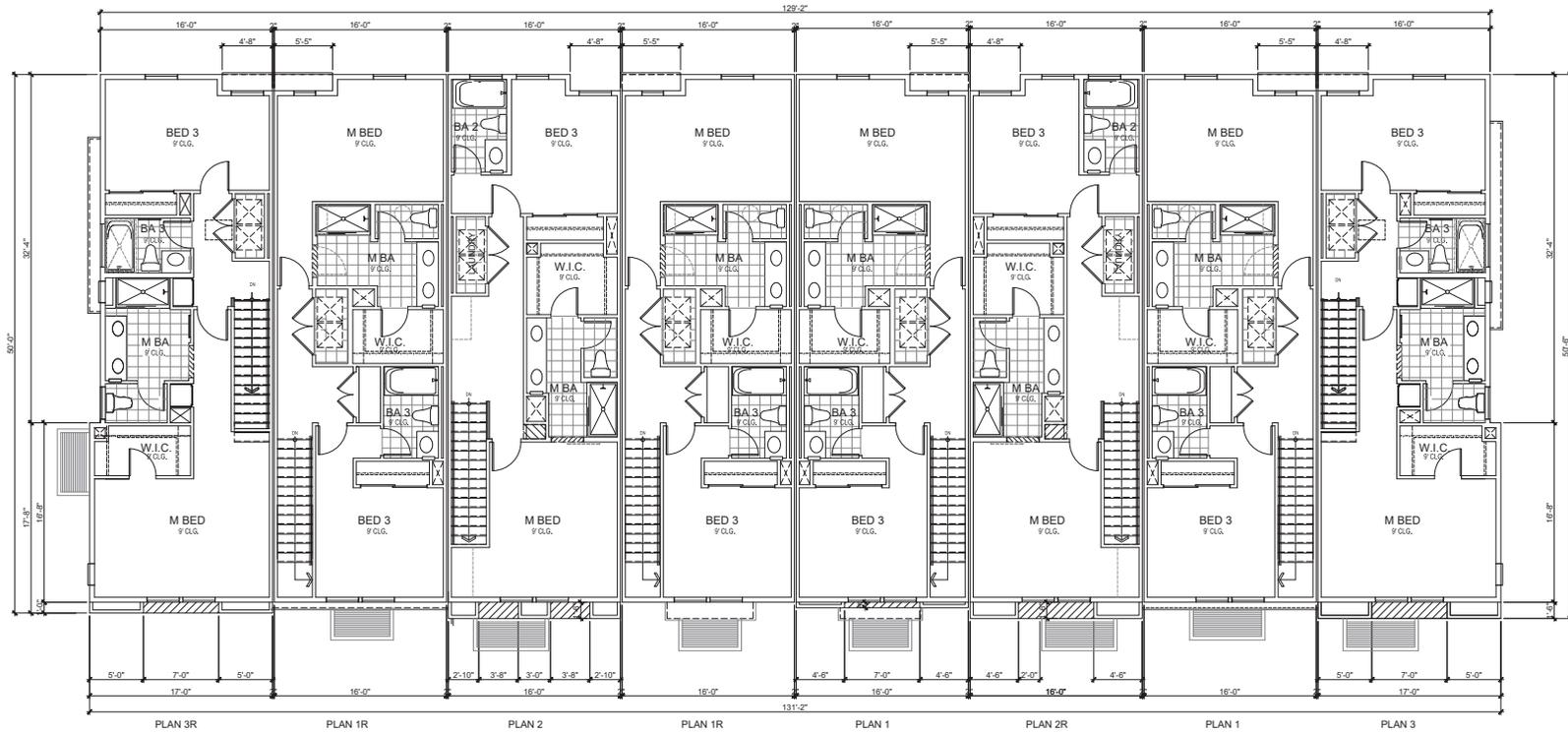
KEYNOTE:

- ① FIRE DEPT. LADDER PAD 5'X6' CENTERED WITH EGRESS WINDOW ABOVE STANDARD. LADDER SET-UP SHALL NOT BE OBSTRUCTED BY ARCH. FEATURES, FENCING, TREES, LANDSCAPE, PLANTERS OR OTHER OBSTRUCTIONS. REFER TO SHEET A-F1 FOR CITY OF SANTA CLARA FIRE DEPARTMENT LADDER PAD REQUIREMENTS. LADDER PAD POSITION IS BASE ON THE EGRESS WINDOW LOCATED ON THE THIRD FLOOR OF EACH UNIT.

SCALE: 3/16" = 1'-0"
FIRST FLOOR



SCALE: 3/16" = 1'-0"
SECOND FLOOR

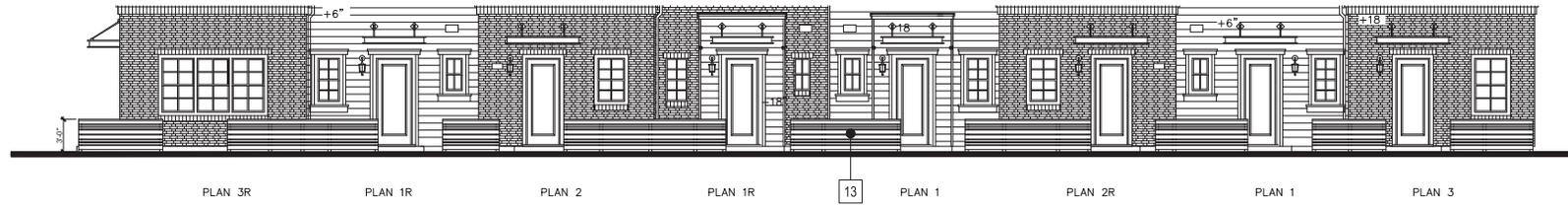


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THIRD FLOOR

Pkg Date: 2/13/2018 10:52 AM By: Victor Alvarez



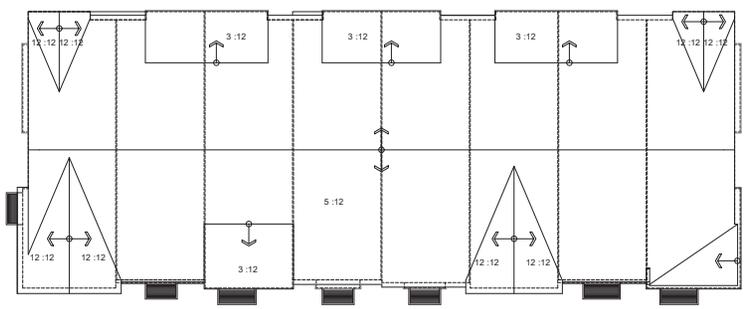
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



GARDEN WALL
SCALE: 3/16" = 1'-0"

MATERIALS LEGEND

1. ASPHALT SHINGLE ROOF
2. SMOOTH STUCCO FINISH
3. FIBER CEMENT VERTICAL SIDING
4. FIBER CEMENT HORIZONTAL SIDING
5. REFINED / SMOOTH STONE / WHITE BRICK
6. RECESSED WINDOW
7. DECORATIVE LIGHT FIXTURE
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ROOF PLAN
SCALE: 3/32" = 1'-0"

CATALINA II
SCS DEVELOPMENT CO.
SANTA CLARA, CALIFORNIA

BLDG 2_8 - PLEX A FRONT ELEVATION
MODERN FARM

DANIELIAN ASSOCIATES, ARCHITECTS PLANNERS
A-84A
02.13.18
www.danielian.com 949.474.6030 18111.00



PLAN 3R

PLAN 1R

PLAN 2

PLAN 1R

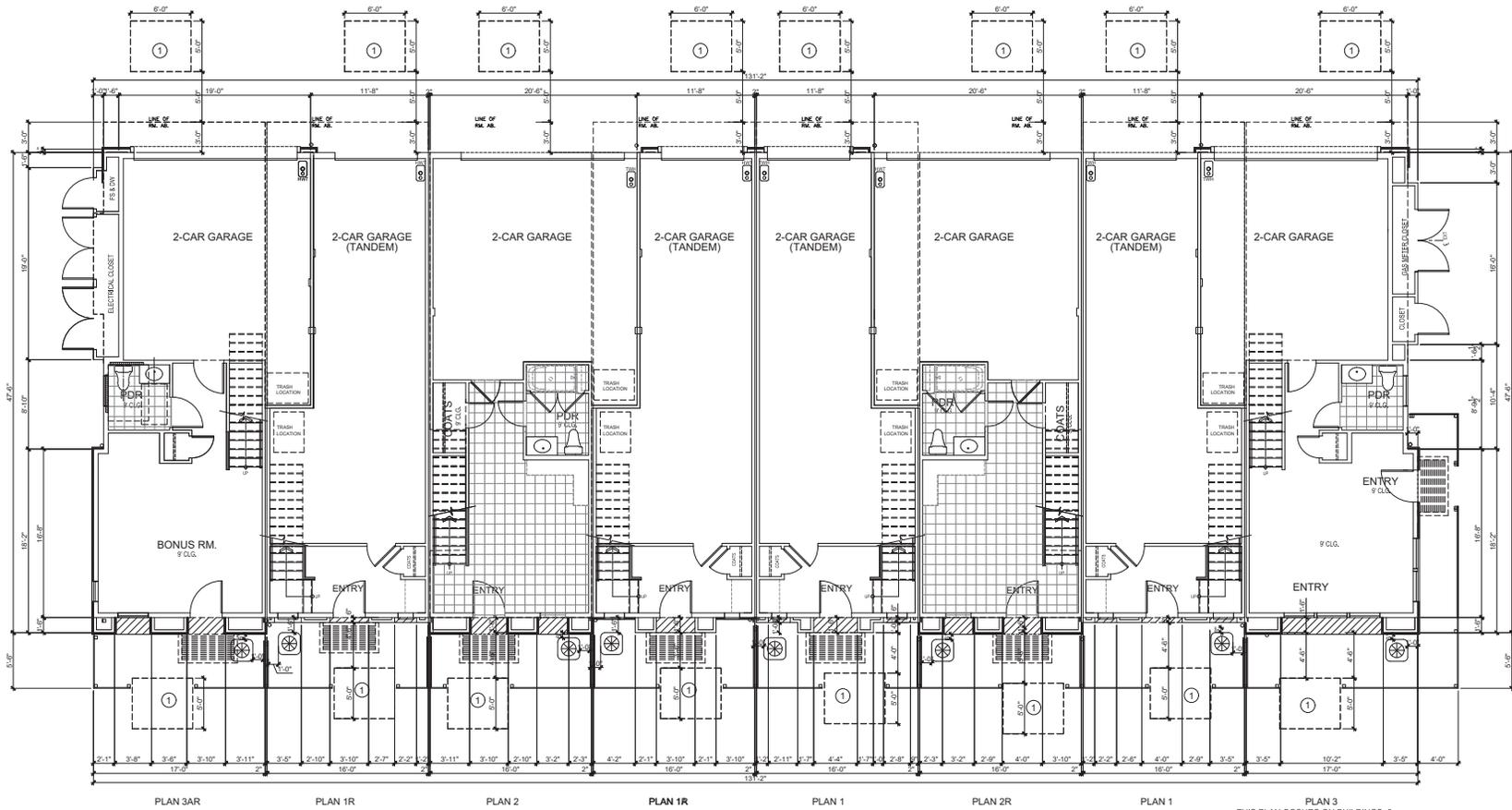
PLAN 1

PLAN 2R

PLAN 1

PLAN 3

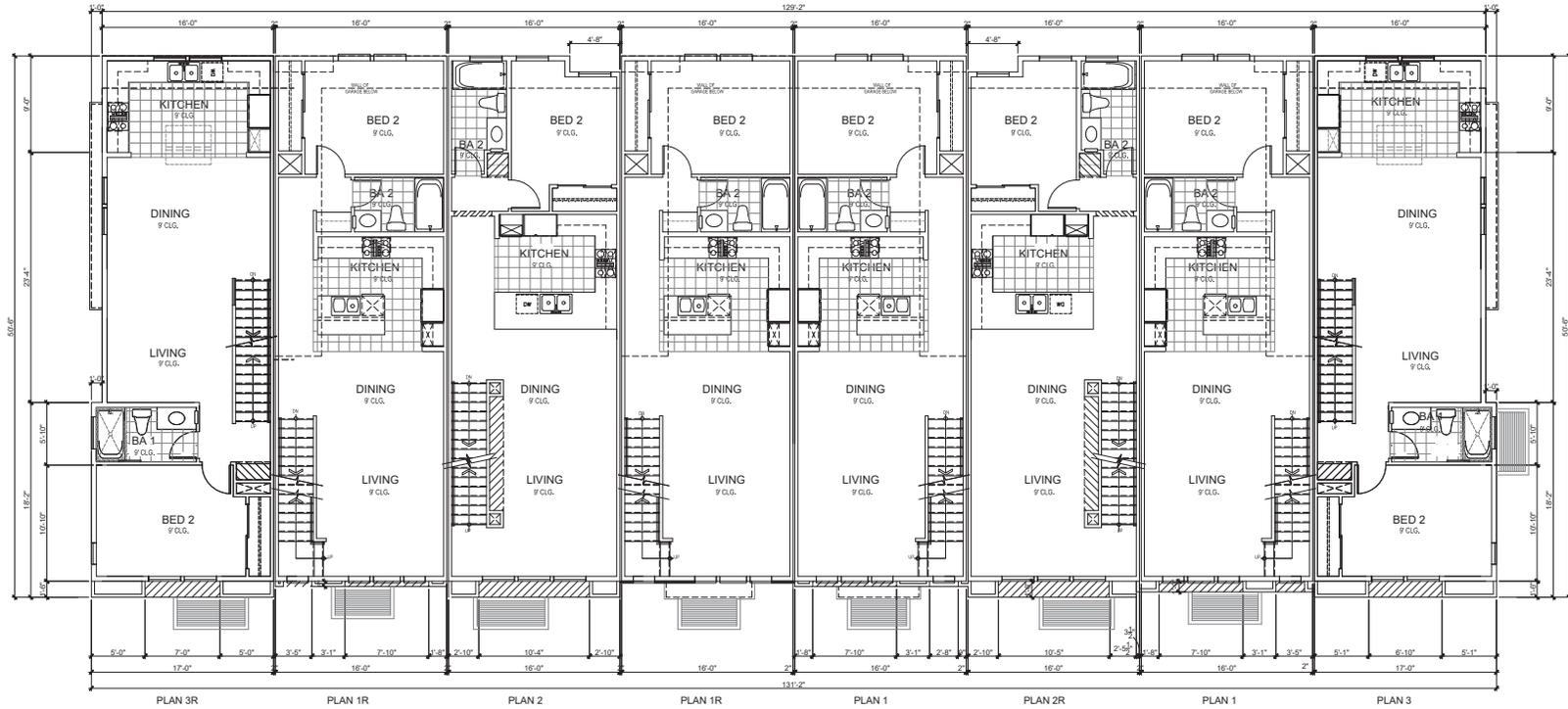
FRONT ELEVATION



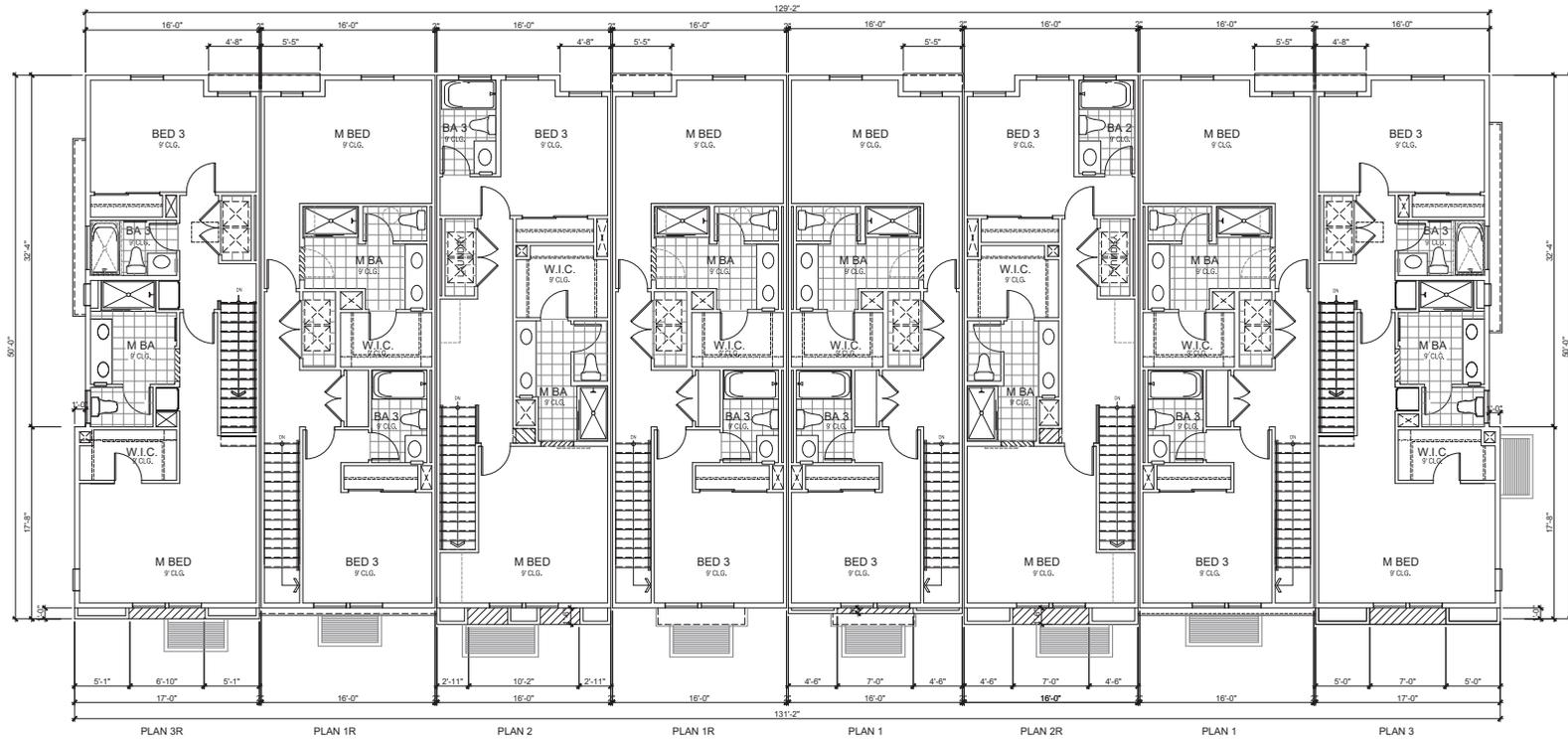
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FIRST FLOOR



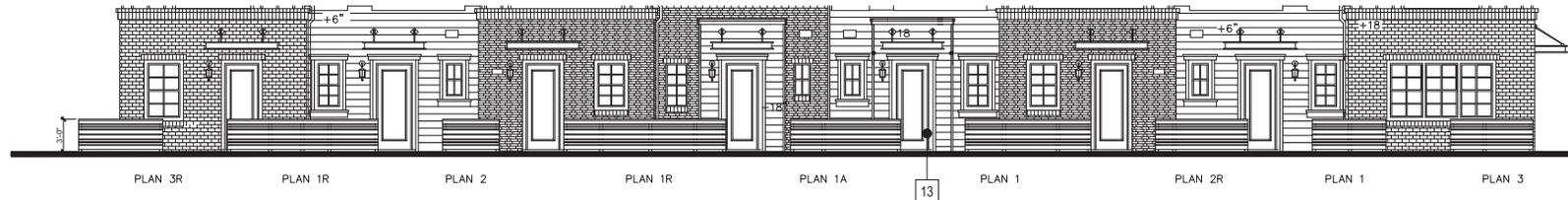
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SECOND FLOOR



SCALE: 3/16" = 1'-0"
THIRD FLOOR



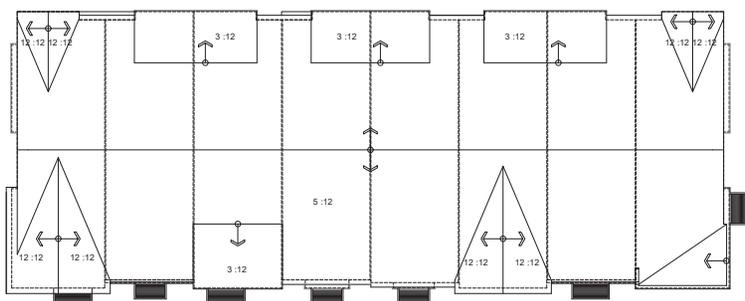
FRONT ELEVATION
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GARDEN WALL
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ROOF PLAN
SCALE: 3/32" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



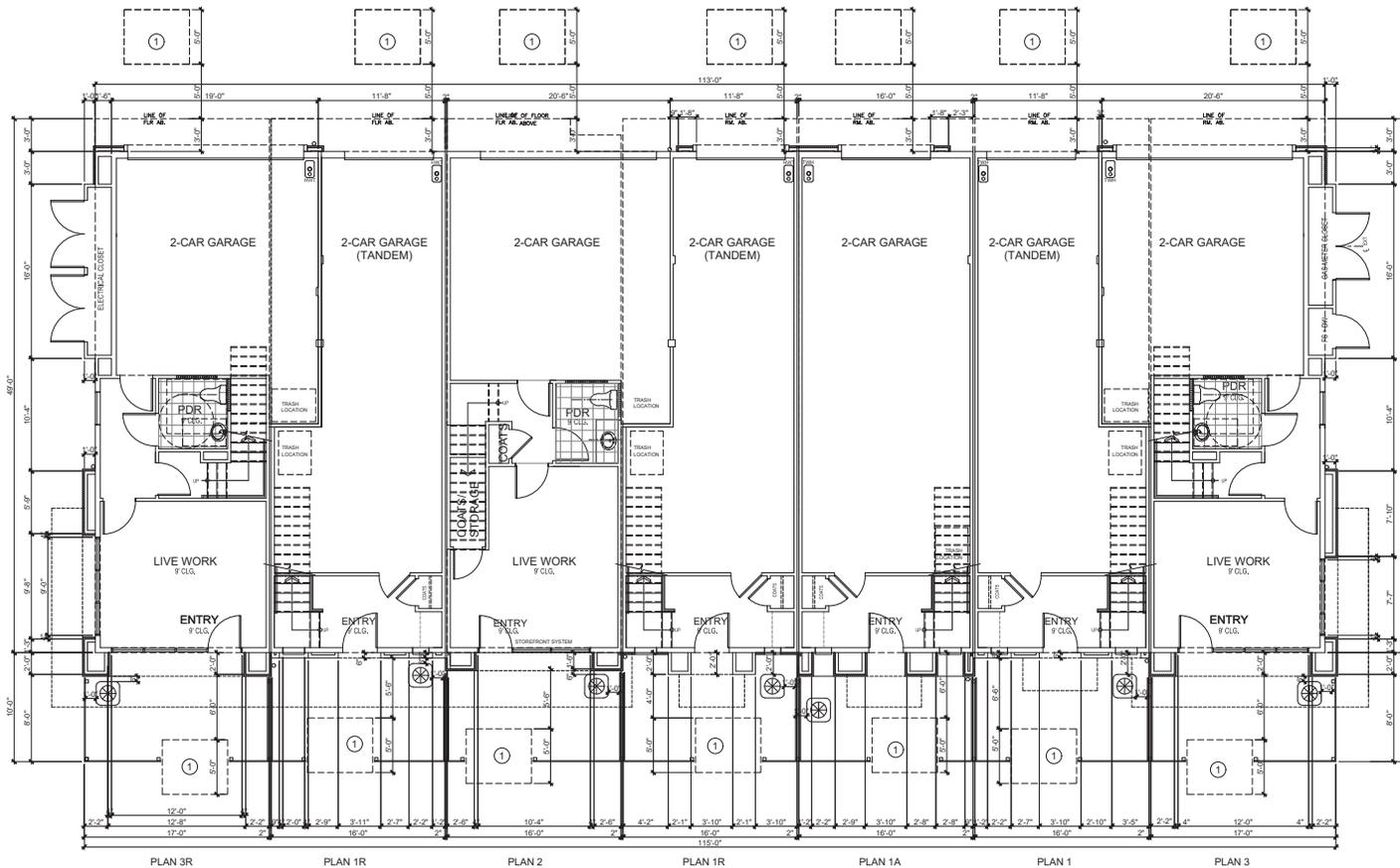
RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

- MATERIALS LEGEND**
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PLAN 3R PLAN 1R PLAN 2 PLAN 1R PLAN 1 PLAN 2R PLAN 1 PLAN 3

FRONT ELEVATION



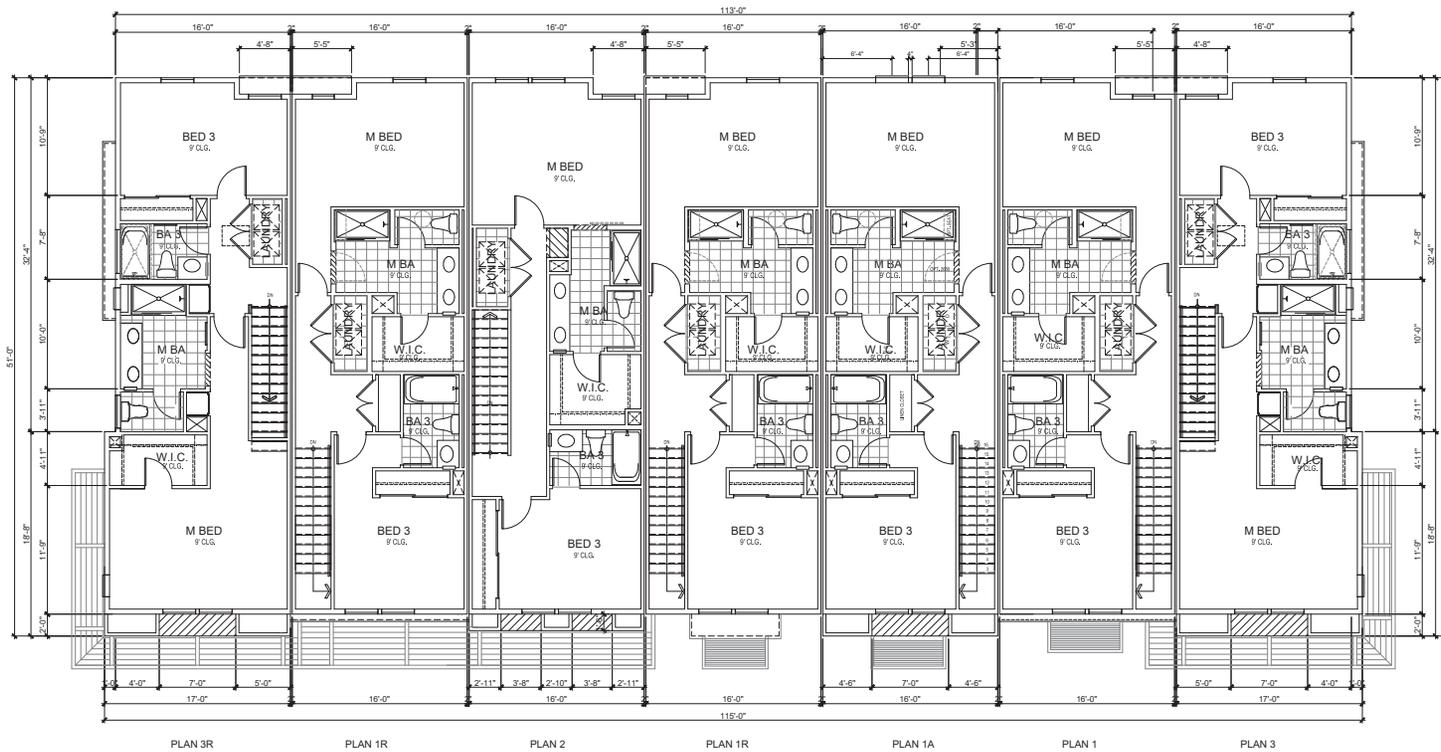
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FIRST FLOOR

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FILED: 4/23/2019 10:58:03 AM BY: YVES ALBERT



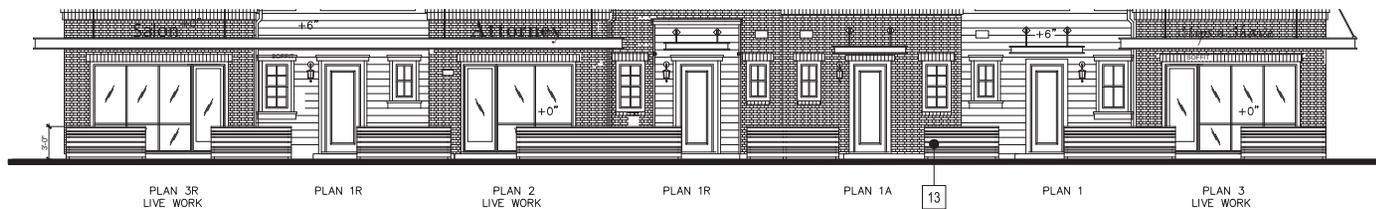
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SECOND FLOOR



SCALE: 3/16" = 1'-0"
THIRD FLOOR



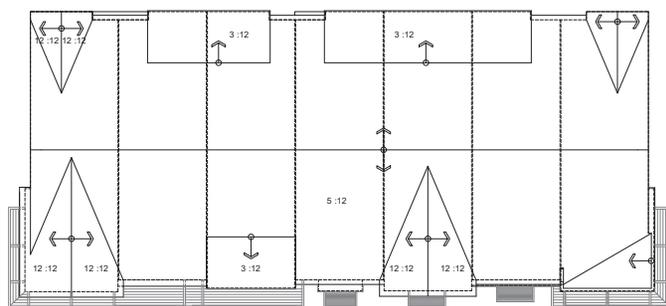
FRONT ELEVATION
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GARDEN WALL
SCALE: 3/16" = 1'-0"

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ROOF PLAN
SCALE: 3/32" = 1'-0"



PLAN 3R
LIVEWORK

PLAN 1R

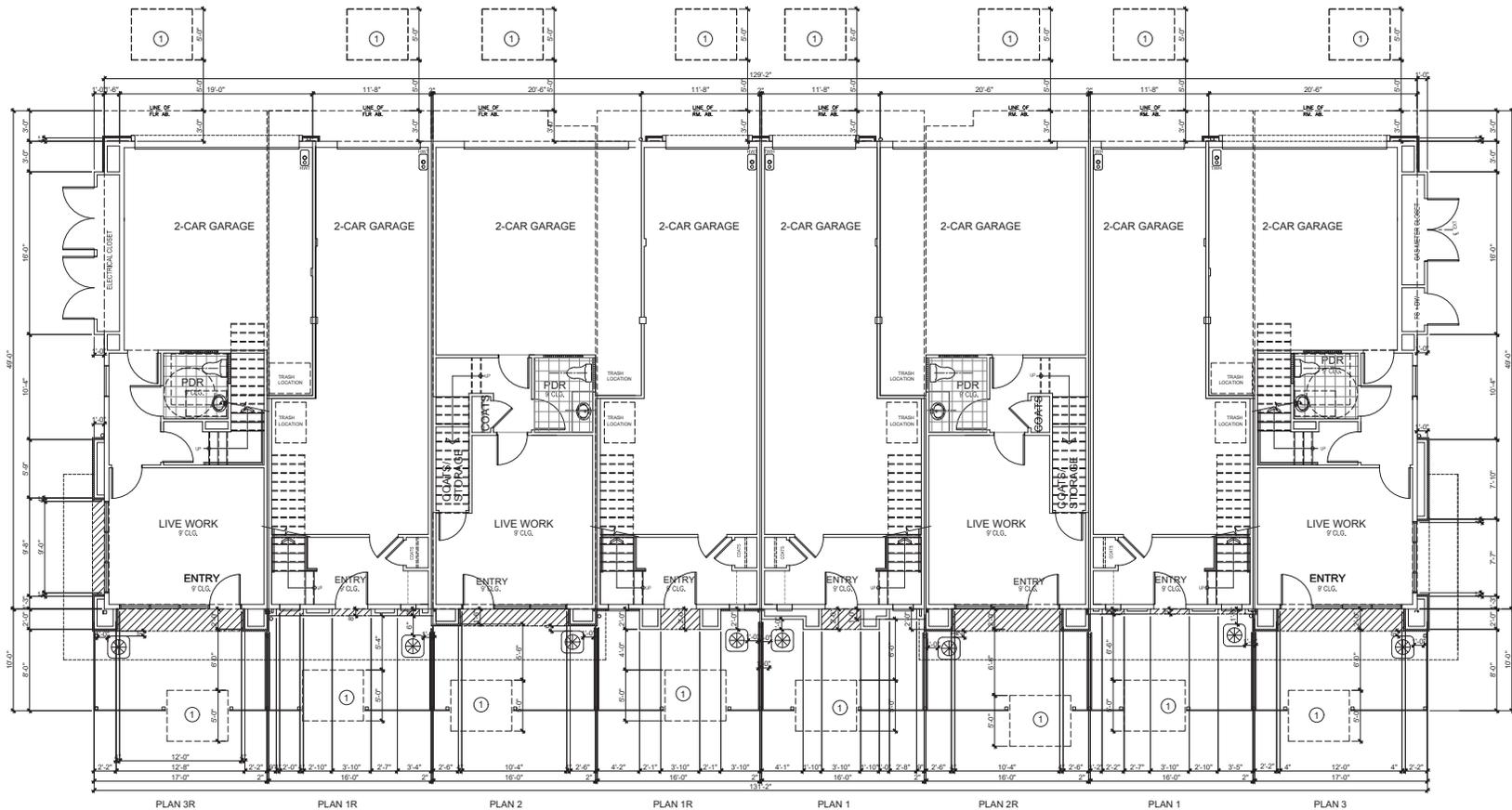
PLAN 2
LIVEWORK

PLAN 1R

PLAN 1A

PLAN 1

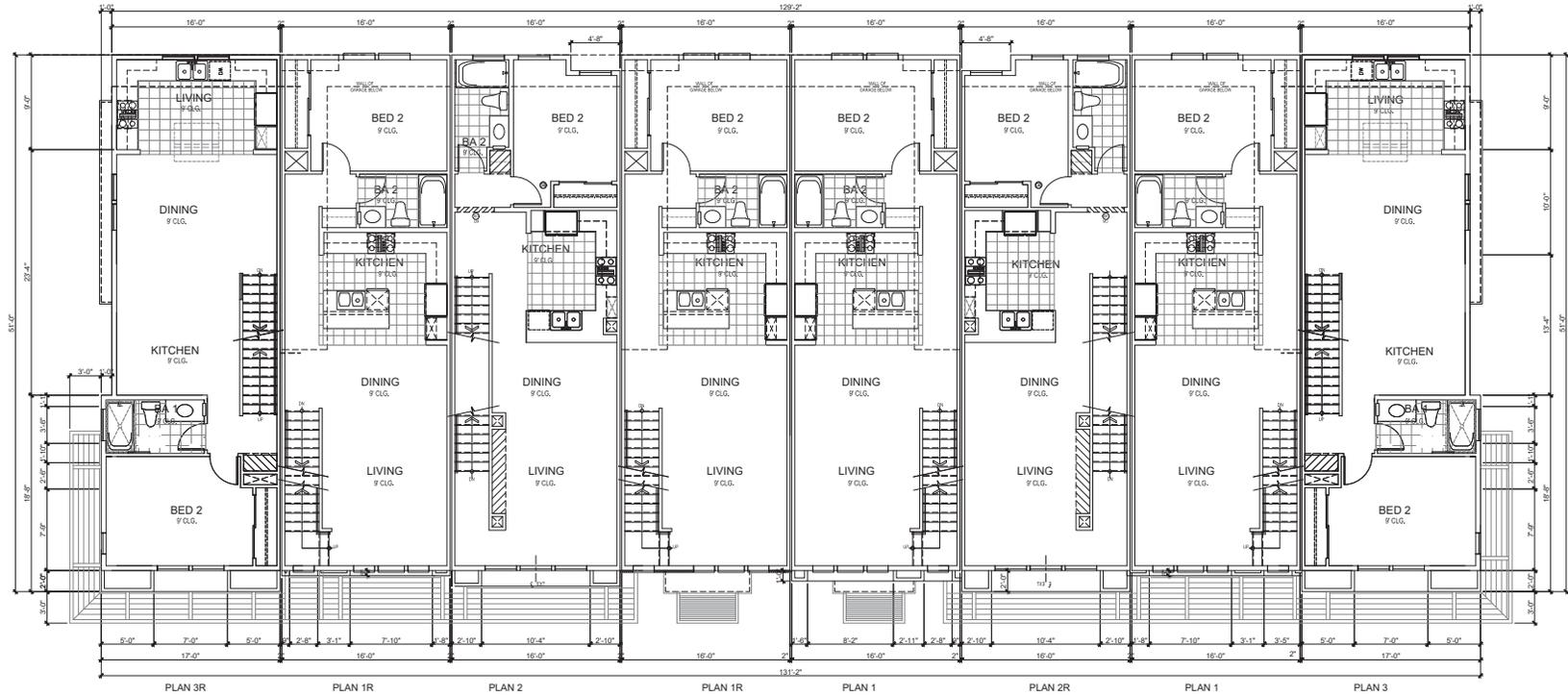
PLAN 3
LIVEWORK



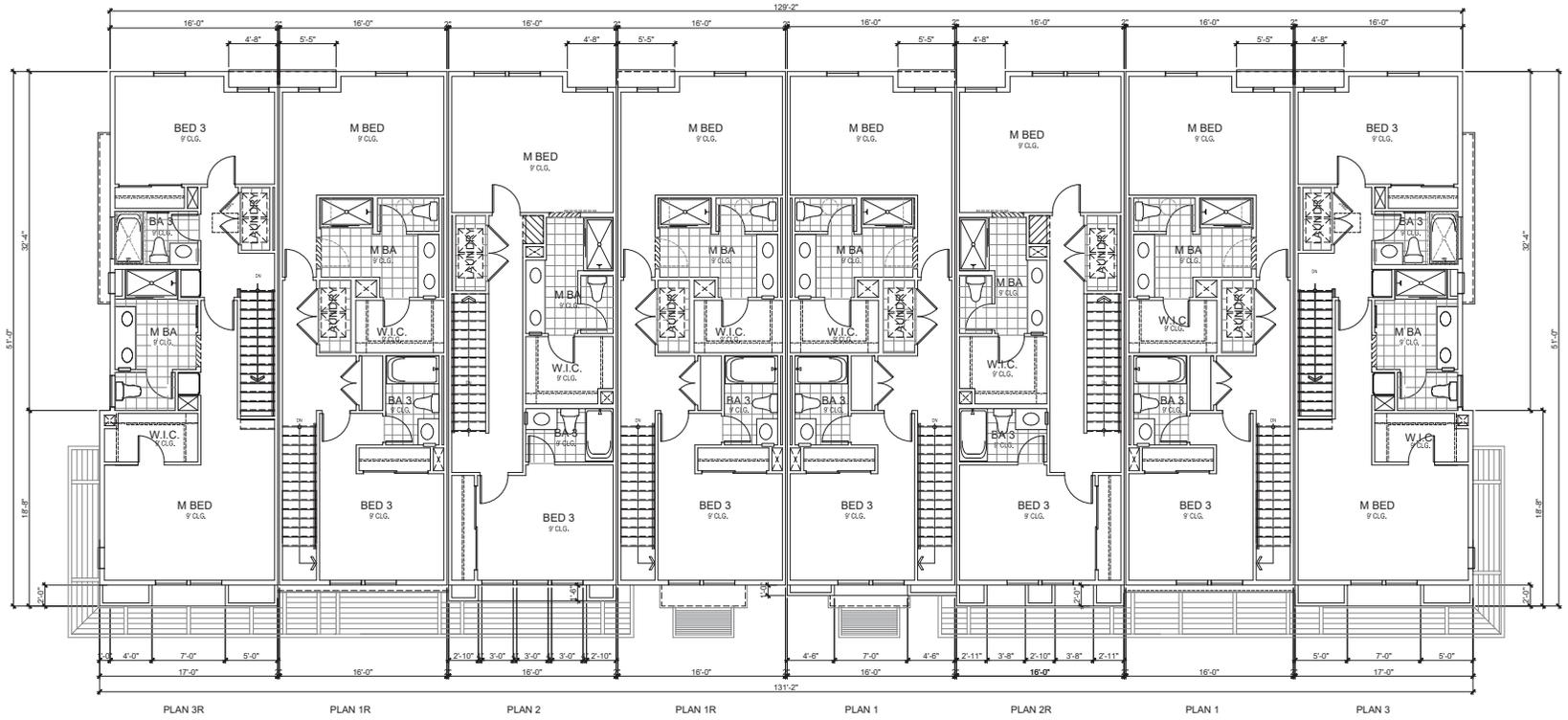
SCALE: 3/16" = 1'-0"
FIRST FLOOR

KEYNOTE:

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SCALE: 3/16" = 1'-0"
SECOND FLOOR



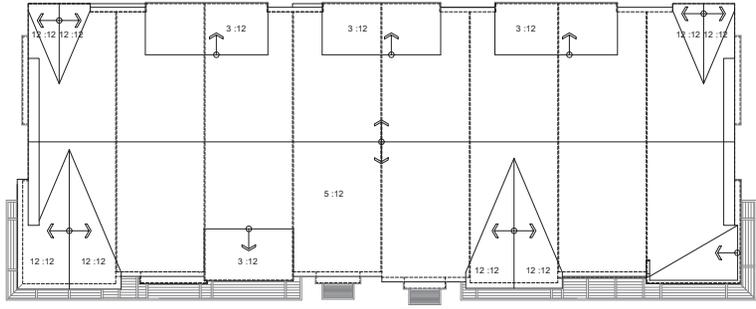
SCALE: 3/16" = 1'-0"
THIRD FLOOR



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



GARDEN WALL
SCALE: 3/16" = 1'-0"



ROOF PLAN
(5:12 TYP. ROOF PITCH)
SCALE: 3/32" = 1'-0"

MATERIALS LEGEND

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REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

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Pkg Date: 2/13/2018 8:31:33 AM By: Victor Alvarez



PLAN 3R

PLAN 1R

PLAN 2

PLAN 1R

PLAN 1

PLAN 2R

PLAN 1

PLAN 3


City of Santa Clara Fire Department
FIRE PREVENTION AND HAZARDOUS MATERIALS DIVISION
 1675 Lincoln Street, Santa Clara, CA 95050
 PHONE: (408) 615-4970

Emergency Escape and Rescue Windows Access

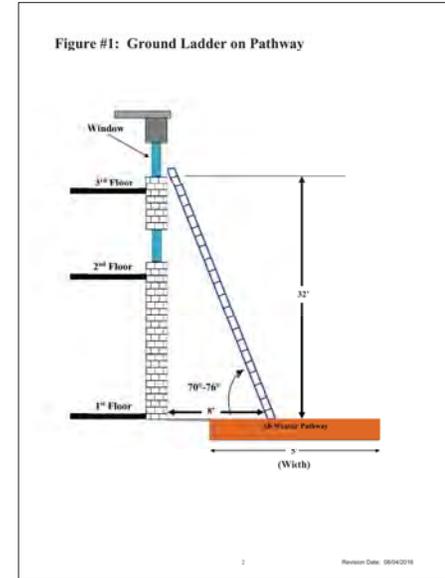
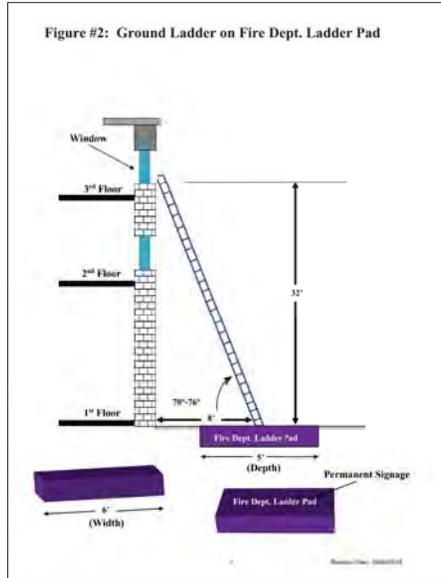
PURPOSE:
 This standard was established in order to ensure code compliant access to emergency escape and rescue windows where fire truck access is not feasible, due to topographical conditions.

DEFINITIONS:
All-Weather Pathway/Surface: Concrete, asphalt, pavers, or other approved engineered surface. Pathway shall be engineered to support a minimum 1,000 pound load.
Emergency Escape and Rescue Window: An operable window, or other similar device that provides for a means of escape and access for rescue in the event of an emergency.
Ladder Pad: A level, slip-resistant, all-weather surface, capable of supporting the weight of the ladder, firefighter(s) in gear, equipment, and person(s) to be rescued. Ladder pads shall be engineered to support a minimum 1,000 pound load.

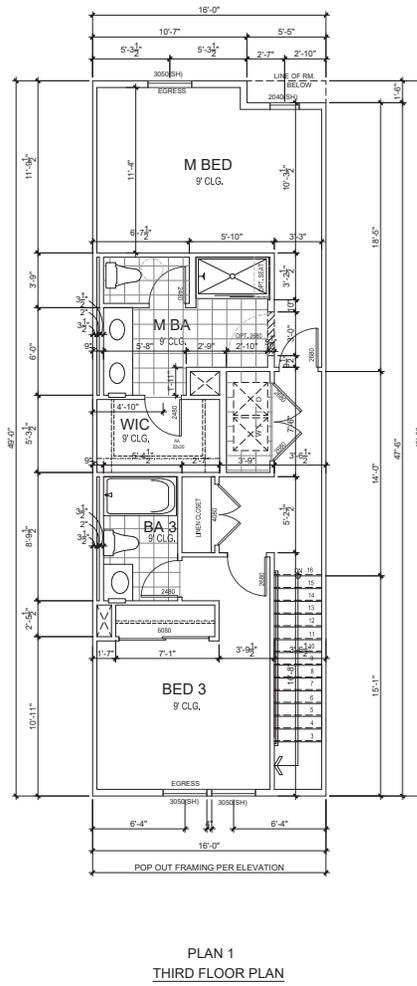
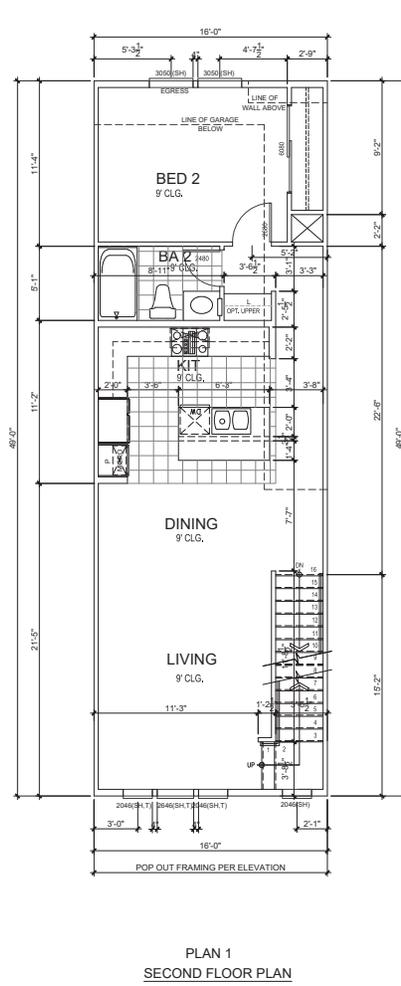
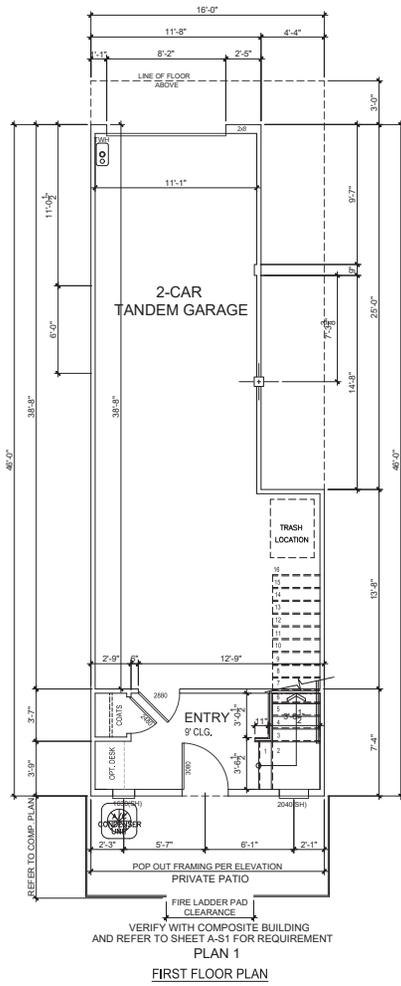
REQUIREMENTS:
Building Perimeter
 Ground ladder access shall comply with all of the following:
 1. All-weather pathway shall be provided around the entire perimeter of the building.
 2. Pathway width shall be a minimum of 60-inches.
 3. Pathway shall be designed and installed so that the extended ladder angle of inclination is at least 70° and no greater than 76° from horizontal. An easy way to determine the proper distance is to divide the required length of ladder by four. For example, if 12 feet of ladder is needed to reach a window on the third floor, the butt of the ladder should be placed a minimum of 8 feet from the building (see Figure 1).
 4. Ladder set-up shall not be obstructed by architectural features, trees, or landscaping.

Interior Courts
 When an all-weather pathway is not a desirable option ladder pads complying with all of the following requirements can be utilized:
 1. A straight pathway from the public-way through the building's interior court(s) shall be provided (code compliant stair are acceptable).
 2. Pathway width through the building shall be a minimum of 72" in width.
 3. Ladder pads shall not less than 6'-0" wide by 3'-0" deep and shall allow the unobstructed raising of the ladder free of overhead obstacles.
 4. Ladder pads pathway shall be designed and installed so that the extended ladder angle of inclination is at least 70° and no greater than 76° from horizontal. An easy way to determine the proper distance is to divide the required length of ladder by four. For example, if 12 feet of ladder is needed to reach a window on the 3rd floor, the butt of the ladder should be placed a minimum of 8 feet from the building (see Figure 2).
 5. Ladder Pads shall be permanently marked "Fire Dept. Ladder Pad".
 6. Ladder set-up shall not be obstructed by architectural features, trees, or landscaping.

Revision Date: 08/04/2016

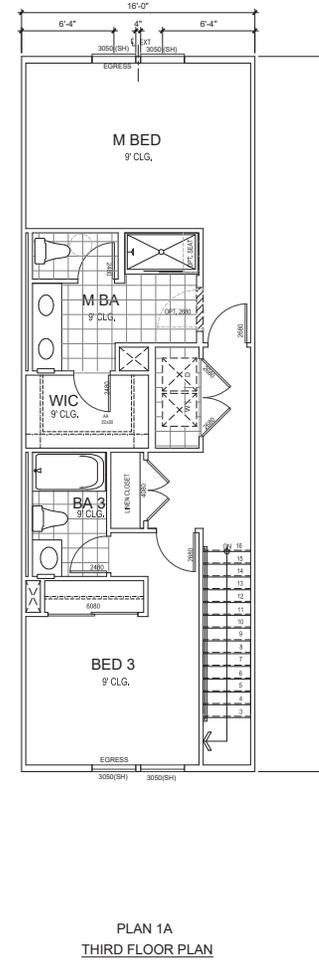
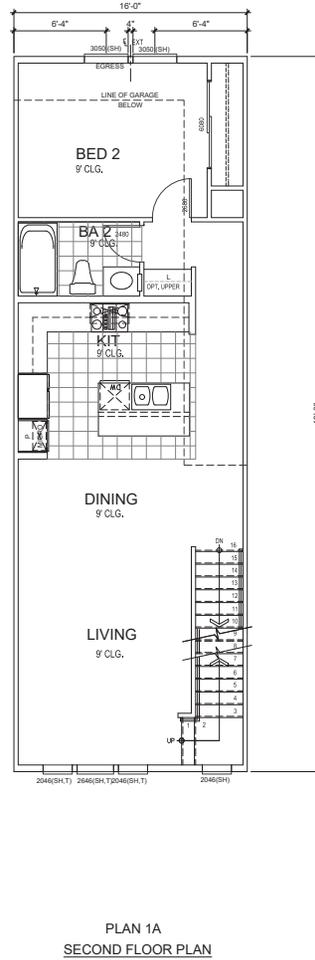
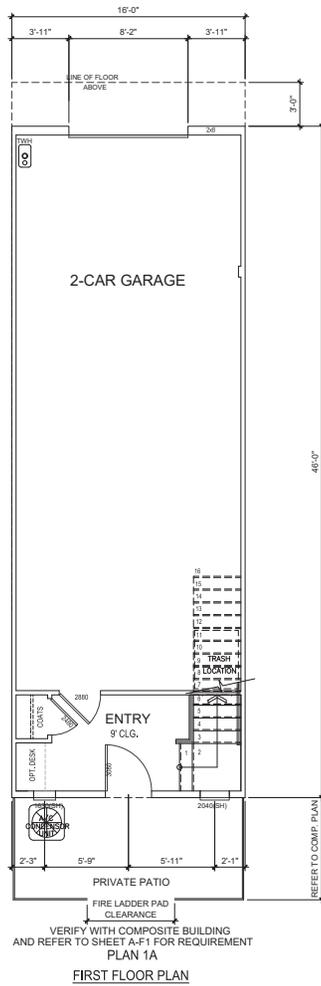


TYPICAL DIAGRAM LADDER PAD LOCATION FOR CATALINA II
 SIMILAR CONDITION FOR ALL BUILDING TYPES INCLUDING LIVE/WORK



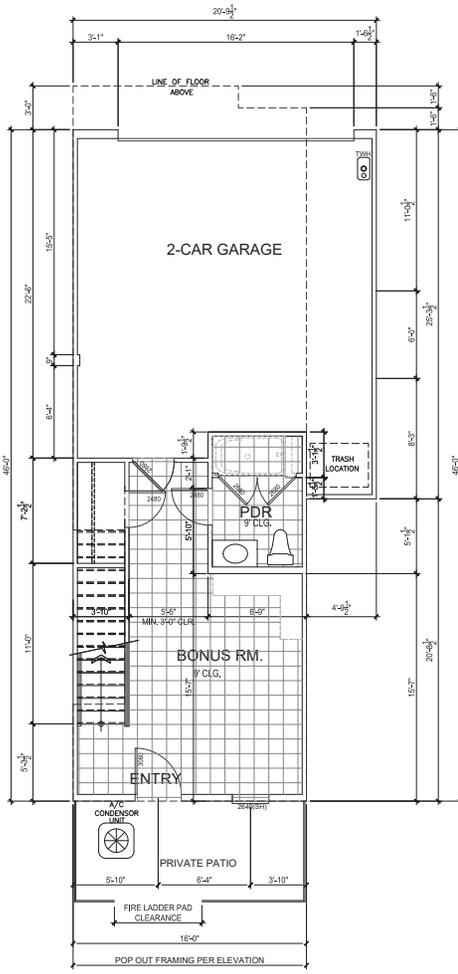
PLAN 1 GROSS AREA TABULATION

FIRST FLOOR	= 117 SQ.FT.
SECOND FLOOR	= 727 SQ.FT.
THIRD FLOOR	= 776 SQ.FT.
TOTAL LIVING AREA	= 1,620 SQ.FT.
GARAGE AREA	= 506 SQ.FT.

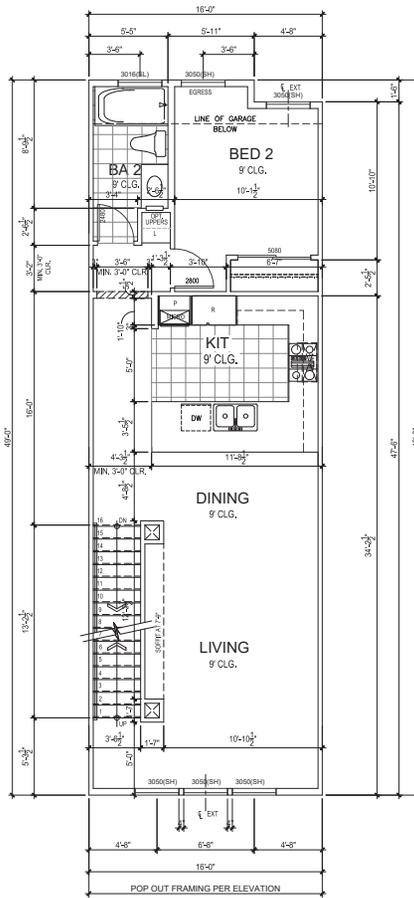


PLAN 1A GROSS AREA TABULATION

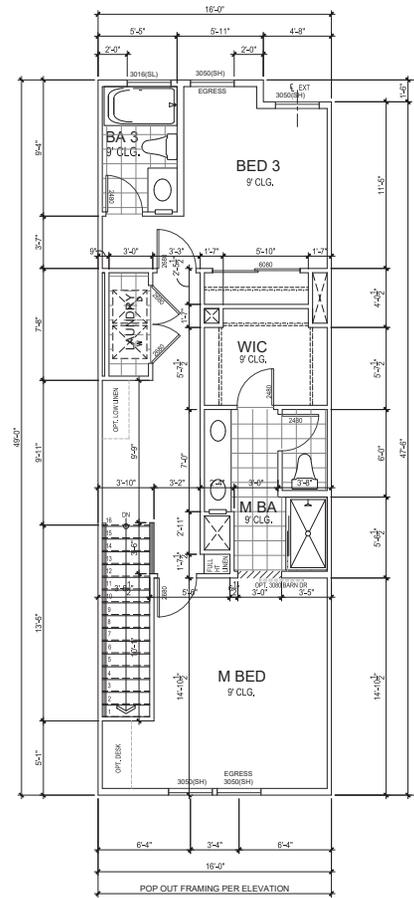
FIRST FLOOR	= 117 SQ.FT.
SECOND FLOOR	= 733 SQ.FT.
THIRD FLOOR	= 784 SQ.FT.
TOTAL LIVING AREA	= 1,634 SQ.FT.
GARAGE AREA	= 619 SQ.FT.



PLAN 2
FIRST FLOOR PLAN



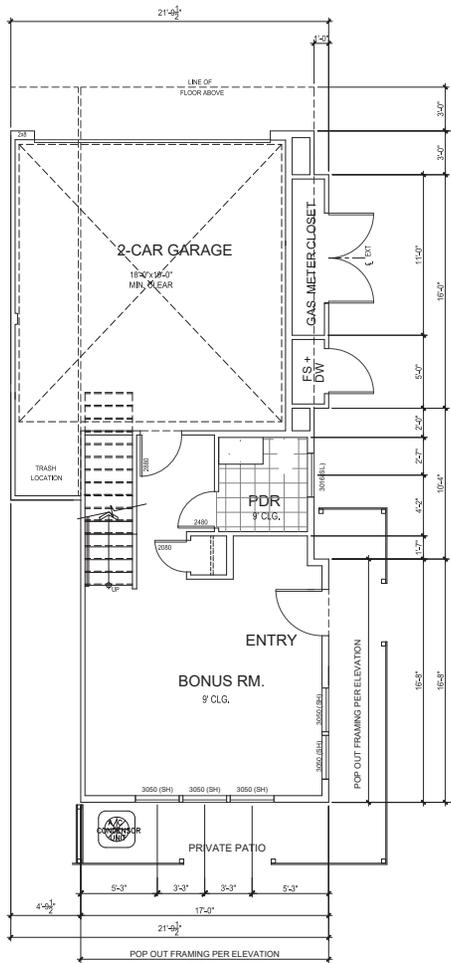
PLAN 2
SECOND FLOOR PLAN



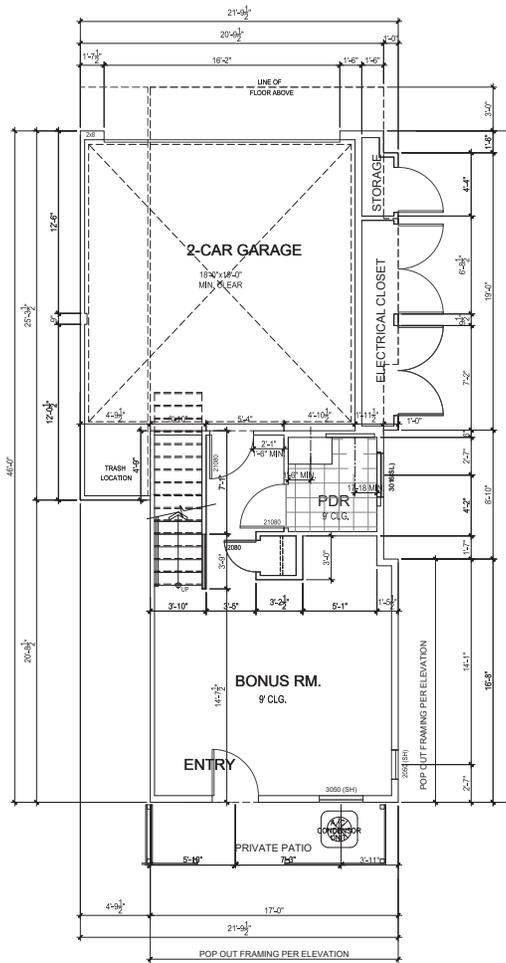
PLAN 2
THIRD FLOOR PLAN

PLAN 2 GROSS AREA TABULATION

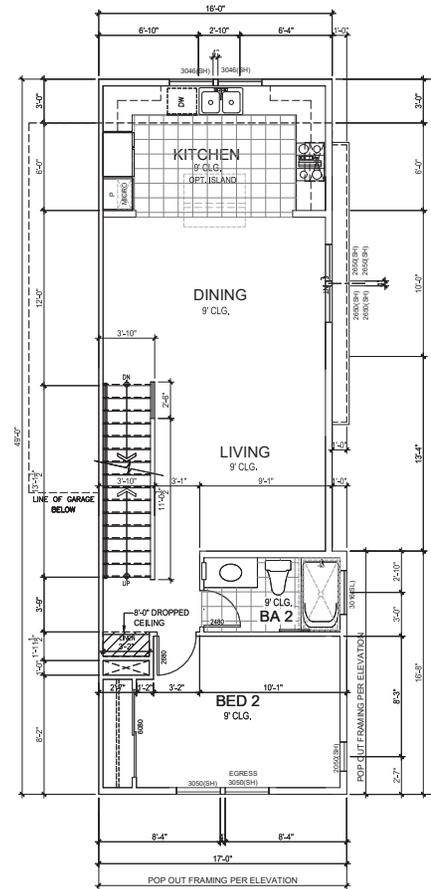
FIRST FLOOR	=	388 SQ.FT.
SECOND FLOOR	=	730 SQ.FT.
THIRD FLOOR	=	777 SQ.FT.
TOTAL LIVING AREA	=	1,895 SQ.FT.
GARAGE AREA	=	468 SQ.FT.



PLAN 3A
FIRST FLOOR PLAN
 THIS PLAN OCCURS ON BUILDINGS 1, 2 & 3
 FACING CIVIC CENTER DRIVE



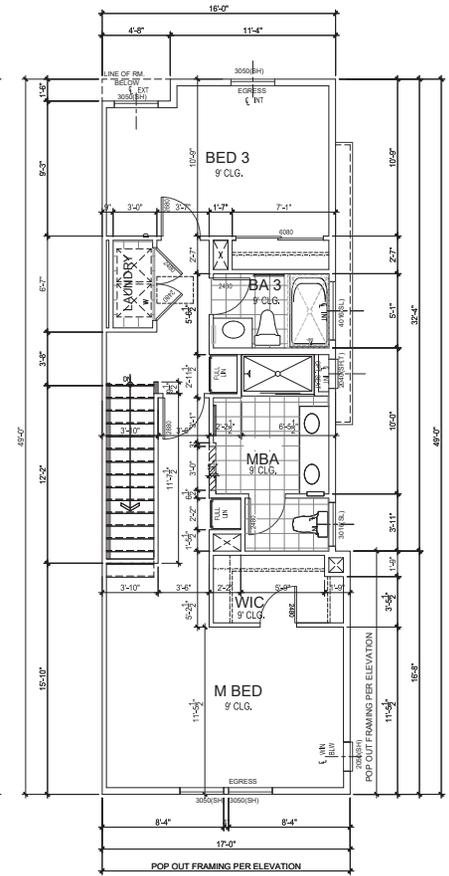
PLAN 3
FIRST FLOOR PLAN
 ADA COMPLIANT BUILDINGS 1 THRU 3



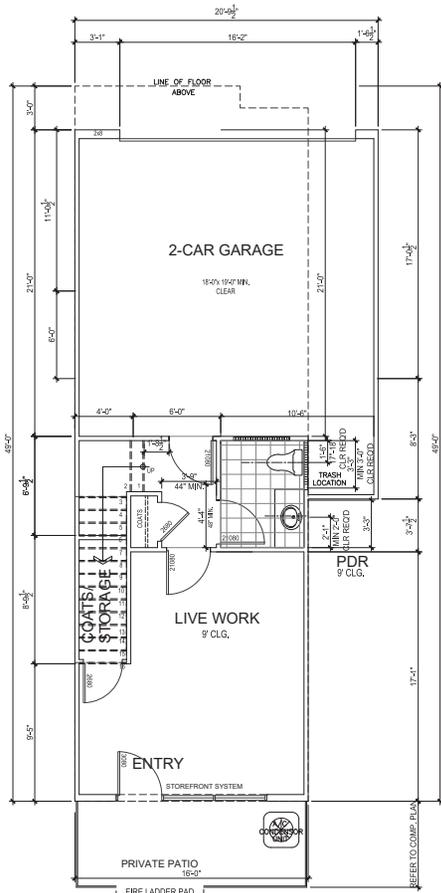
PLAN 3
SECOND FLOOR PLAN

PLAN 3. GROSS AREA TABULATION

FIRST FLOOR	=	424 SQ.FT.
SECOND FLOOR	=	754 SQ.FT.
THIRD FLOOR	=	794 SQ.FT.
TOTAL LIVING AREA	=	1,972 SQ.FT.
GARAGE AREA	=	415 SQ.FT.
UTILITY CLOSET	=	50 SQ.FT.

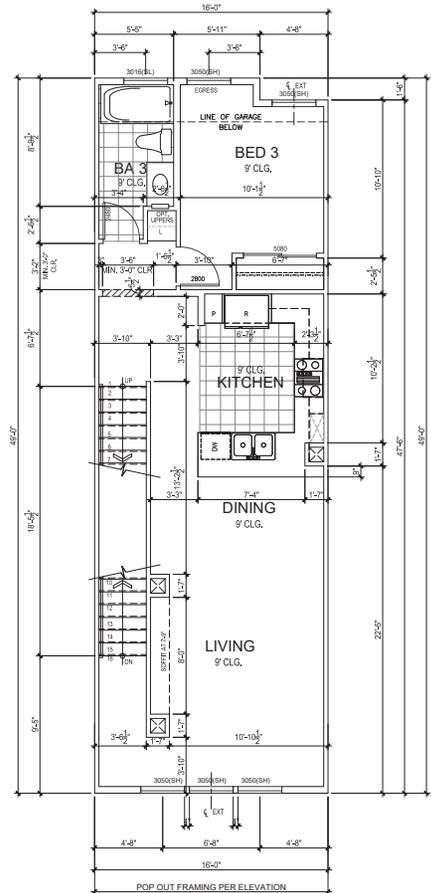


PLAN 3
THIRD FLOOR PLAN

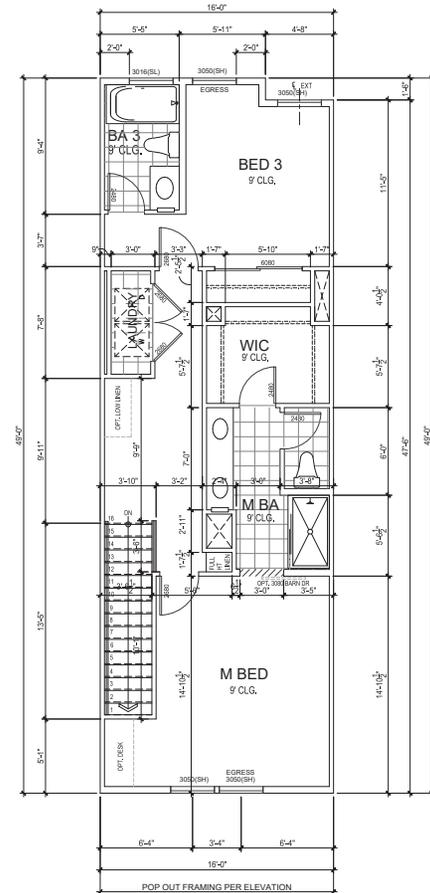


VERIFY WITH COMPOSITE BUILDING AND REFER TO SHEET A-F1 FOR REQUIREMENT

PLAN 2 OPT.
FIRST FLOOR PLAN
w/ ADA COMPLIANT PDR



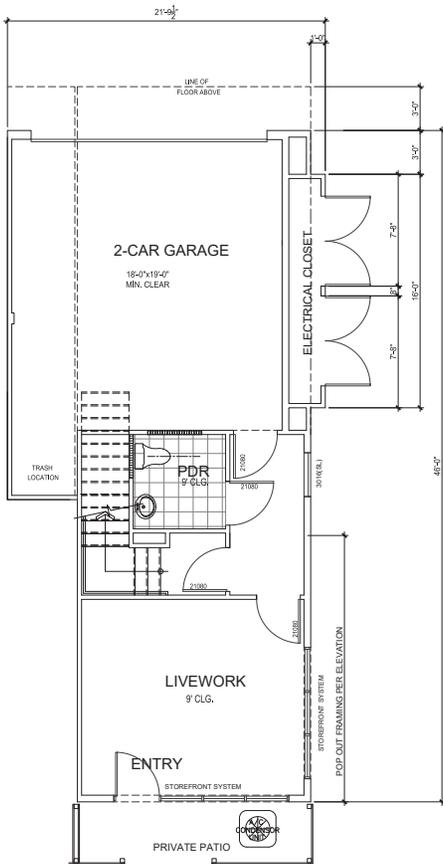
PLAN 2
SECOND FLOOR PLAN



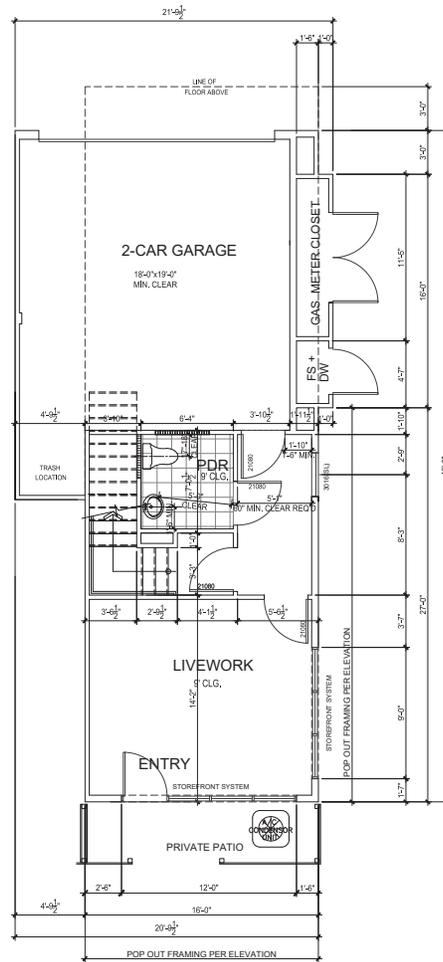
PLAN 2
THIRD FLOOR PLAN

PLAN 2 GROSS AREA TABULATION

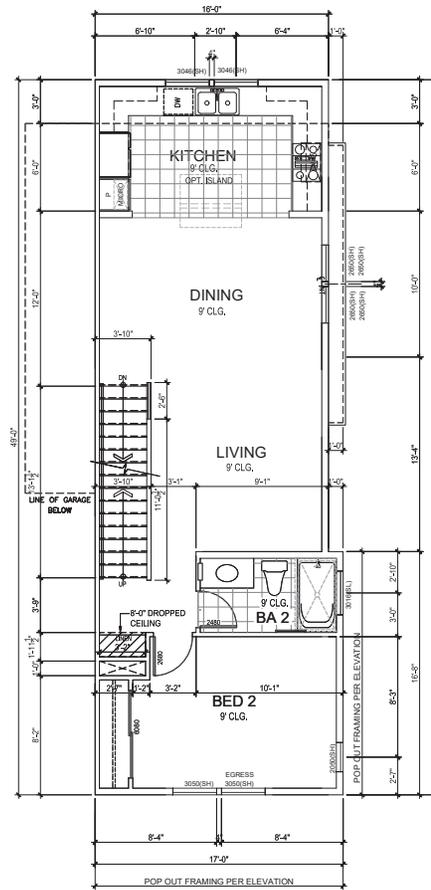
FIRST FLOOR	=	388 SQ.FT.
SECOND FLOOR	=	730 SQ.FT.
THIRD FLOOR	=	777 SQ.FT.
TOTAL LIVING AREA	=	1,895 SQ.FT.
GARAGE AREA	=	468 SQ.FT.



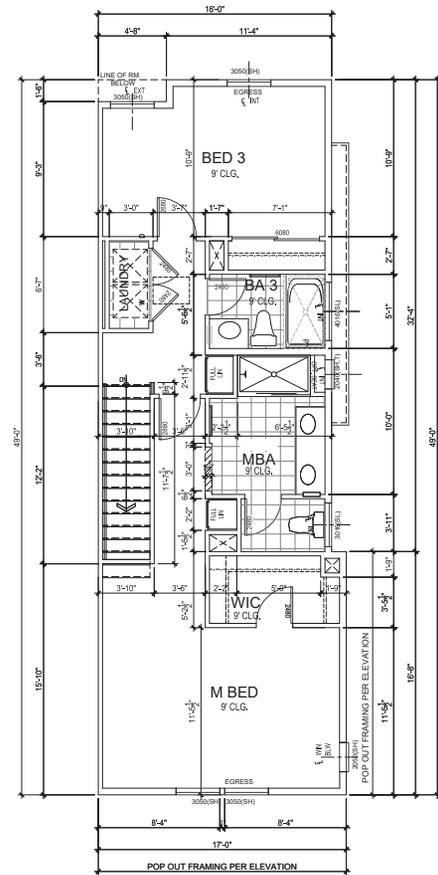
PLAN 3
FIRST FLOOR PLAN
DRY UTILITY CLOSET SIDE



PLAN 3
FIRST FLOOR PLAN
GAS METER CLOSET SIDE



PLAN 3
SECOND FLOOR PLAN



PLAN 3
THIRD FLOOR PLAN

PLAN 3 LIVE/WORK GROSS AREA TABULATION

FIRST FLOOR (WORK)	=	407 SQ.FT.
SECOND FLOOR	=	754 SQ.FT.
THIRD FLOOR	=	794 SQ.FT.
TOTAL LIVING AREA	=	1,925 SQ.FT.
GARAGE AREA	=	415 SQ.FT.
UTILITY CLOSET	=	47 SQ.FT.