

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA

DEVELOPMENT REVIEW APPLICATION PLN22-00448

SUBMITTAL 02.2023 RESUBMITTAL 05.18.2023

PROJECT DESCRIPTION

A 4-STORY RETAIL AND RESIDENTIAL MIXED USE BUILDING TOTALING 51,934 SF WITH SURFACE PARKING AND A BELOW GRADE PARKING GARAGE. THE RESIDENTIAL UNITS CONSIST OF 1 AND 2 BEDROOMS WITH RANGING FROM 582 SF TO 1,266 SF. THE EXTERIOR CONSISTS OF EXTERIOR PLASTER, GRID WINDOWS, TRADITIONAL DENTIL CORNICE TRIM AND IRON BALCONIES.

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PROJECT INFORMATION

PROPERTY ADDRESS 2655 THE ALAMEDA
 APN 230-12-012
 LOT AREA 17,942 SF (0.4 ACRES)
 EXISTING ZONING CN
 PROPOSED USES COMMERCIAL RESIDENTIAL MIXED USE

OCCUPANCY MERCANTILE AND RESIDENTIAL
 TYPE OF CONSTRUCTION
 BELOW GRADE PARKING TYPE I
 ABOVE GRADE HOUSING TYPE V

SITE AREA 17,942 SF (0.4 AC)

AREA CALCULATION
 BUILDING AREA 51,934 SF
 UNITS 39
 RESIDENTIAL DENSITY 98 UNITS/AC

PROPOSED RETAIL
 GROSS AREA 1,500 SF
 FAR 0.08

PROPOSED RESIDENTIAL
 GROSS AREA 27,484 SF
 FAR 1.5

PARKING CALCULATION
 TOTAL PARKING 38 STALLS
 PARKING GARAGE 24 STALLS
 HC VAN 1
 EV VAN 1
 EV 1
 MOTORCYCLES 4
 SURFACE PARKING 14 STALLS
 HC VAN 1
 EV VAN 1
 EV 2
 MOTORCYCLES 4

RATIO
 RETAIL 3 STALLS (2/1000)
 RESIDENTIAL 30 STALLS (0.75/UNIT)

PROPOSED SITE COVERAGE (1ST FLOOR AREA 14,302 SF) 80%
 PROPOSED BLDG. HEIGHT 55'-6"
 STORIES PROPOSED 4 STORIES

PROJECT TEAM

OWNER

KAPITAL PARTNERS, LLC
 1999 S. BASCOM AVENUE, SUITE 250
 CAMPBELL, CA 95008

Phone: 408.628.4346
 Contact: Anjali Nanda Habbas
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ARCHITECT

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 Phone: 650.965.0700(20)
 Contact: Yichao Li
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ENVIRONMENTAL CONSULTANT

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 SAN JOSE, CA 95126

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 Email: sgeorge@davidjpowers.com

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LANDSCAPE ARCHITECT

THE GUZZARDO PARTNERSHIP, INC
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111

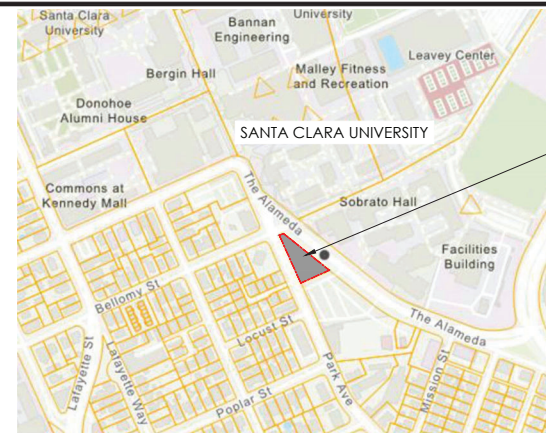
Phone: 415.433.4672
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 Contact: James Winstead
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CIVIL ENGINEER

SANDIS
 1700 S WINCHESTER BLVD, SUITE 200
 CAMPBELL, CA 95008

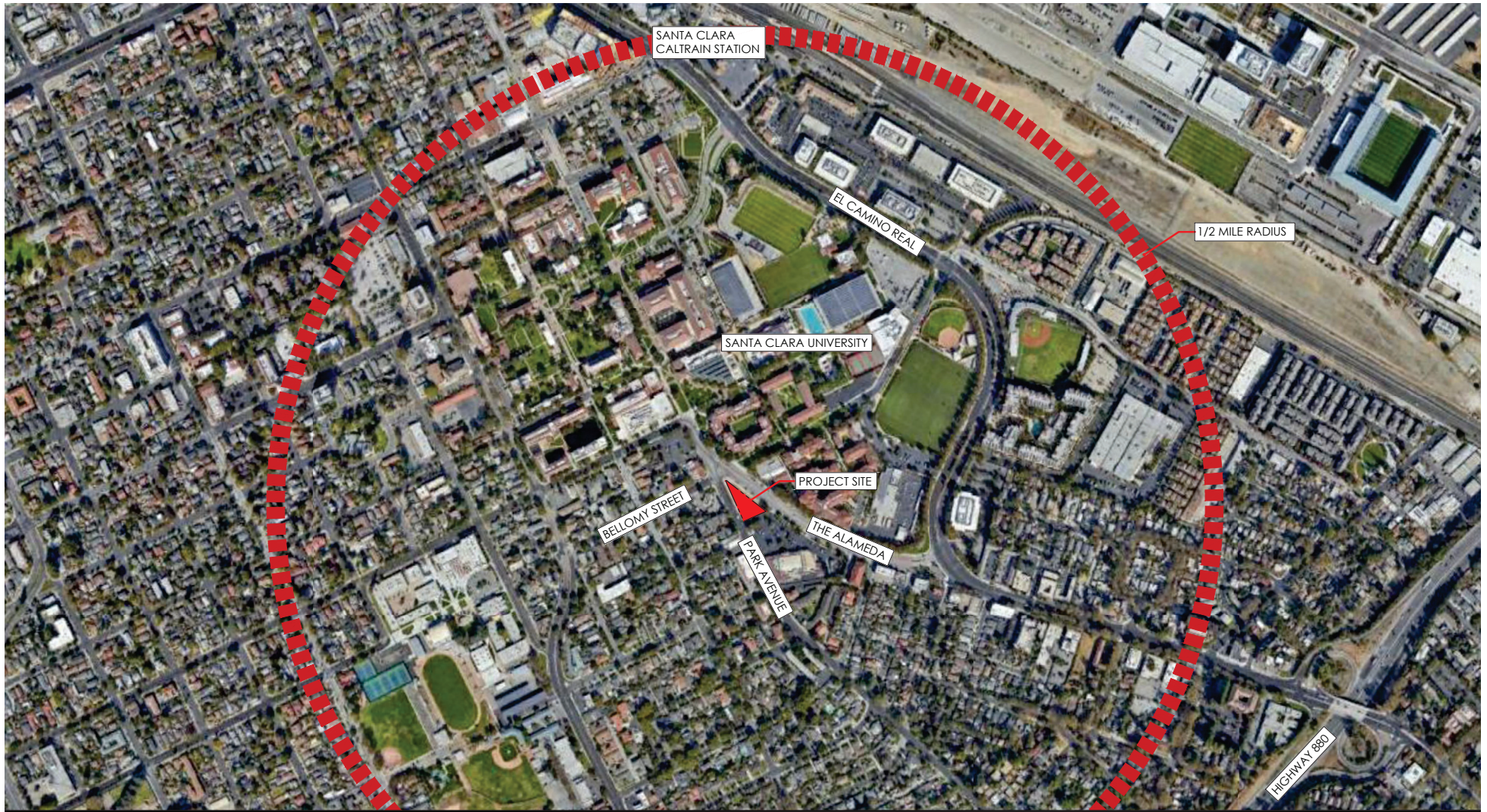
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VICINITY MAP



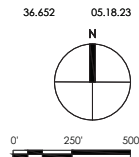
PROJECT SITE





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SANTA CLARA, CALIFORNIA
KAPITAL PARTNERS LLC
KENNETH RODRIGUES & PARTNERS, INC.



AERIAL MAP

A0.1



1 ALAMEDA HALL (SANTA CLARA UNIVERSITY)



2 GRAHAM HALL (SANTA CLARA UNIVERSITY)



3 KIDS ON CAMPUS (PRESCHOOL)



4 PIZZA MY HEART



5/6 ROCKO'S ICE CREAM TACOS (5) - ANNIE'S SANDWICHES (6)



7 SAFEWAY



8 FINN RESIDENCE HALL (SANTA CLARA UNIVERSITY)



A CONTEXT SITE PLAN



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SANTA CLARA, CALIFORNIA
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NEIGHBORHOOD CONTEXT

A0.2



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PERSPECTIVE VIEW
VIEW FROM CORNER
AT THE ALAMEDA

A0.3



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PERSPECTIVE VIEW
VIEW FROM PARK AVENUE

A0.4



SITE SUMMARY

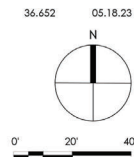
EXISTING ZONING	COMMERCIAL RESIDENTIAL MIXED USE	CN
PROPOSED USES		
SITE AREA	17,942 SF (0.4 AC)	
AREA CALCULATION		
BUILDING AREA	51,934 SF	
UNITS	39	
RESIDENTIAL DENSITY	98 UNITS/AC	
PROPOSED RETAIL		
GROSS AREA	1,500 SF	
FAR	0.08	
PROPOSED RESIDENTIAL		
GROSS AREA	27,484 SF	
FAR	1.5	
PARKING CALCULATION		
TOTAL PARKING	38 STALLS	
PARKING GARAGE	24 STALLS	
HC VAN	1	
EV VAN	1	
EV	1	
MOTORCYCLES	4	
SURFACE PARKING	14 STALLS	
HC VAN	1	
EV VAN	1	
EV	2	
MOTORCYCLES	4	
RATIO		
RETAIL	3 STALLS (2/1000)	
RESIDENTIAL	30 STALLS (0.75/UNIT)	
PROPOSED SITE COVERAGE (1ST FLOOR AREA 14,302 SF) 80%		
PROPOSED BLDG. HEIGHT 55'-6"		
STORIES PROPOSED 4 STORIES		
PROPOSED BUILDING SETBACKS		
THE ALAMEDA (EAST)	4'	
PARK AVENUE (WEST)	4'	
ADJACENT SITE (SOUTH)	0'	

LEGEND

- RESIDENTIAL
- COMMERCIAL
- SERVICE AREA
- PARKING
- LANDSCAPE
- PRIMARY ENTRY
- MAJOR AUTO ENTRY
- AUTO ENTRY TO UNDERGROUND PARKING

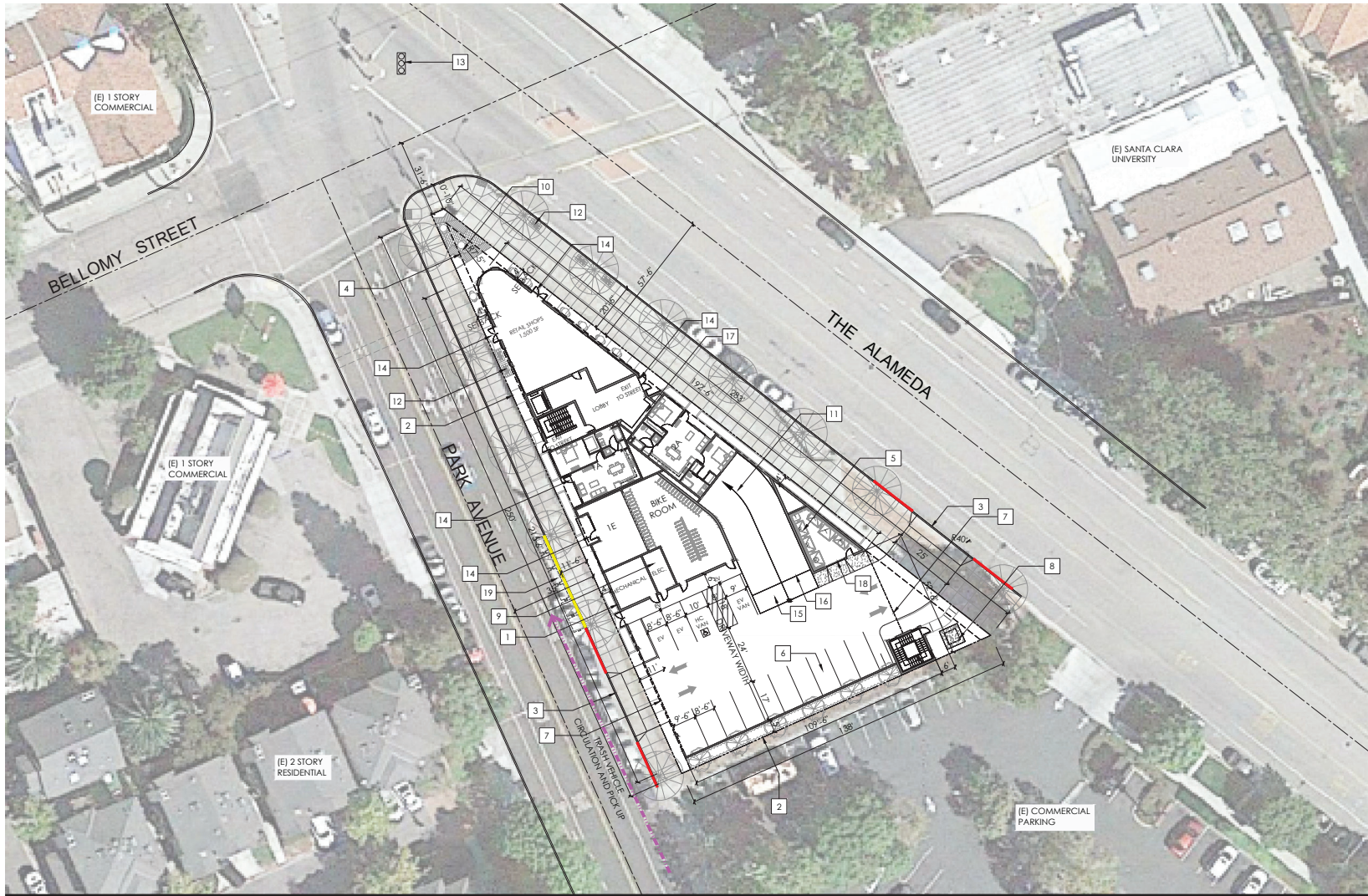
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ILLUSTRATIVE SITE PLAN

A1.0



SITE SUMMARY

EXISTING ZONING	CN
PROPOSED USES	COMMERCIAL RESIDENTIAL MIXED USE
SITE AREA	17,942 SF (0.4 AC)
AREA CALCULATION	
BUILDING AREA	51,934 SF
UNITS	39
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PARKING CALCULATION	
TOTAL PARKING	38 STALLS
PARKING GARAGE	24 STALLS
HC VAN	1
EV VAN	1
EV	1
MOTORCYCLES	4
SURFACE PARKING	14 STALLS
HC VAN	1
EV VAN	1
EV	2
MOTORCYCLES	4
RATIO	
RETAIL	3 STALLS (2/1000)
RESIDENTIAL	30 STALLS (0.75/UNIT)
PROPOSED SITE COVERAGE (1ST FLOOR AREA 14,302 SF) 80%	
PROPOSED BLDG. HEIGHT	55'-6"
STORIES PROPOSED	4 STORIES
PROPOSED BUILDING SETBACKS	
THE ALAMEDA (EAST)	4'
PARK AVENUE (WEST)	4'
ADJACENT SITE (SOUTH)	0'

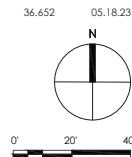
KEY NOTES

- 1 BUILDING FOOTPRINT
- 2 PROPERTY LINE
- 3 DRIVEWAY APRON
- 4 SETBACK LINE
- 5 TRASH ROOM
- 6 PARKING AREA
- 7 LINE OF BUILDING ABOVE
- 8 CONCRETE PAD FOR ELECTRICAL TRANSFORMER
- 9 UTILITY ROOM
- 10 OUTDOOR PATIO SEE LANDSCAPE PLANS
- 11 RAMP TO BASEMENT PARKING
- 12 BIKE PARKING FOR RETAIL
- 13 EXISTING SIGNALIZED INTERSECTION
- 14 PRIMARY ENTRY AT GROUND LEVEL
- 15 TRANSITION RAMP
- 16 ROLL UP MESH GATE
- 17 RESIDENTS MAIL BOXES AND PARCEL DROP
- 18 8' ROLL UP DOOR
- 19 TRASH STAGING AREA

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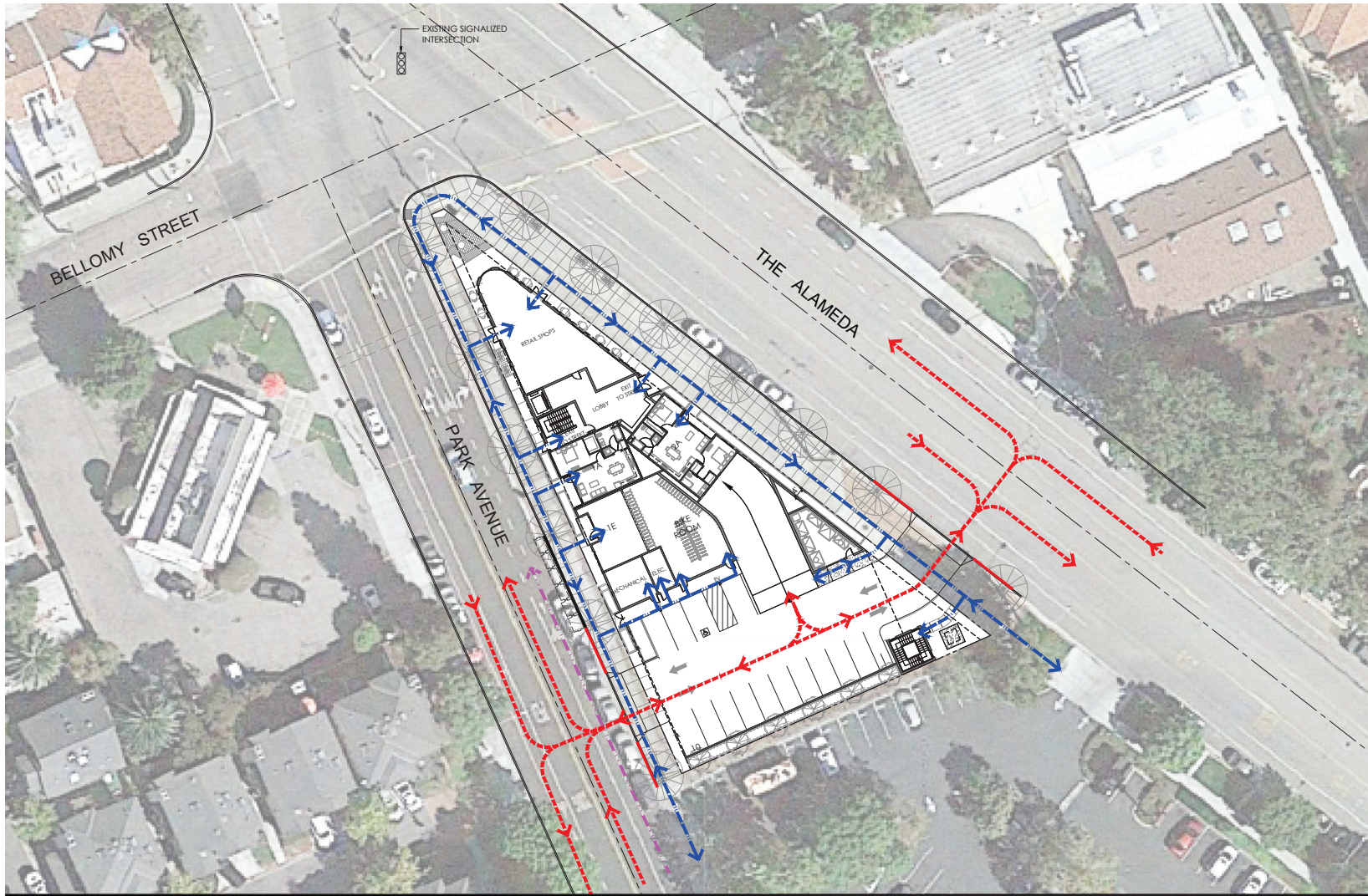
LEGEND

TRASH VEHICLE CIRCULATION



DIMENSIONED SITE PLAN

A1.1

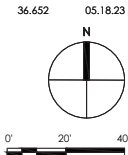


LEGEND

- - - PEDESTRAIN CIRCULATION
- - - VEHICULAR CIRCULATION
- - - TRASH AND RECYCLING PICKUP CIRCULATION

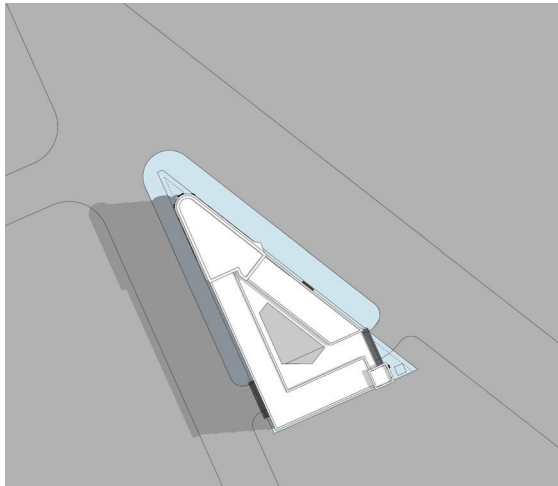
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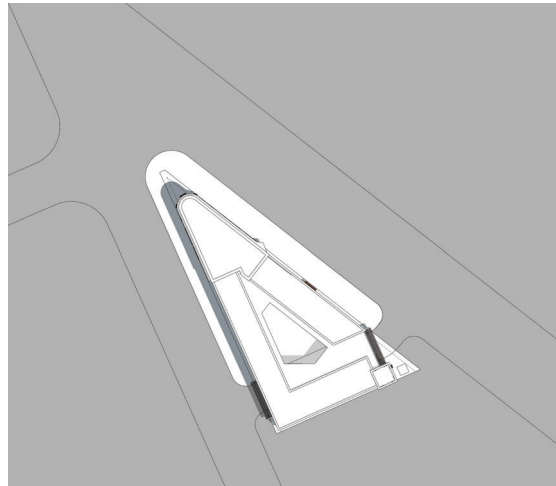


VEHICULAR AND PEDESTRAIN
 CIRCULATION PLAN

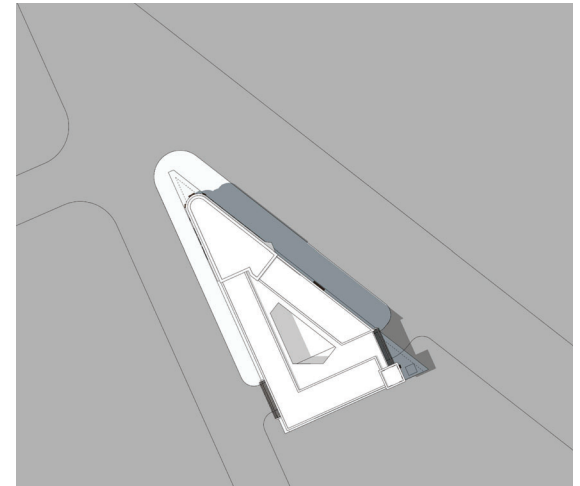
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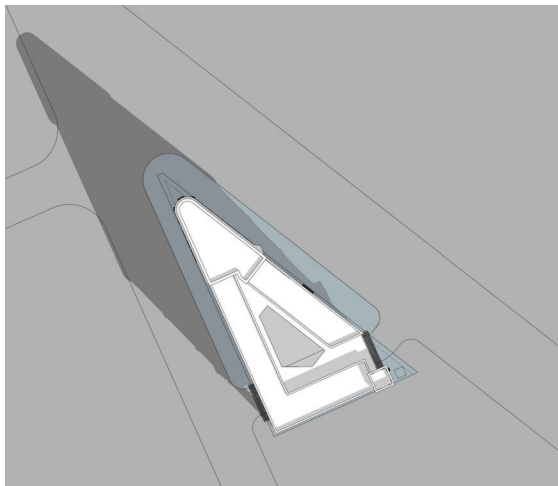
1 SUMMER SOLSTICE 9 AM



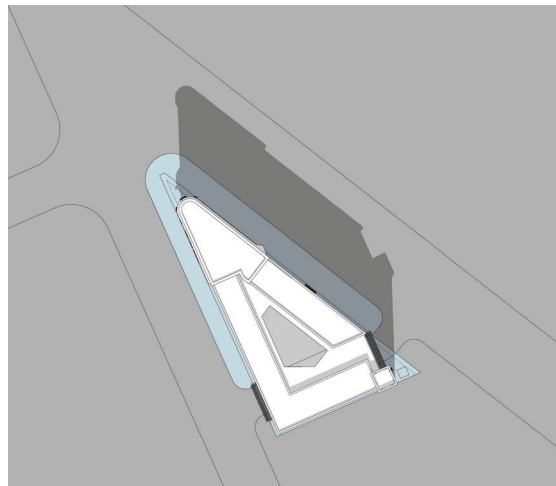
2 SUMMER SOLSTICE 12 PM



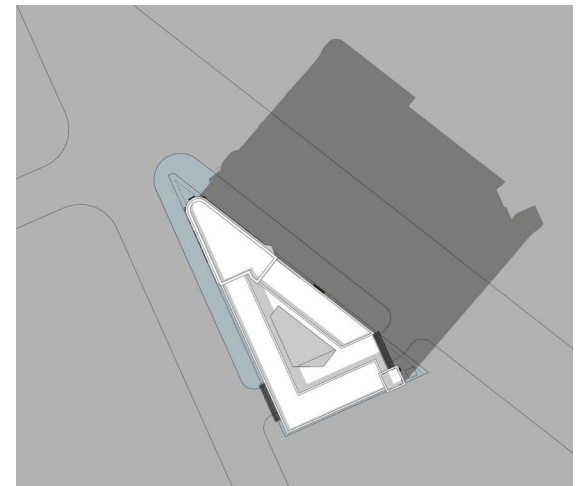
3 SUMMER SOLSTICE 3 PM



4 WINTER SOLSTICE 9 AM



5 WINTER SOLSTICE 12 PM

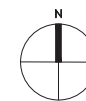


6 WINTER SOLSTICE 3 PM

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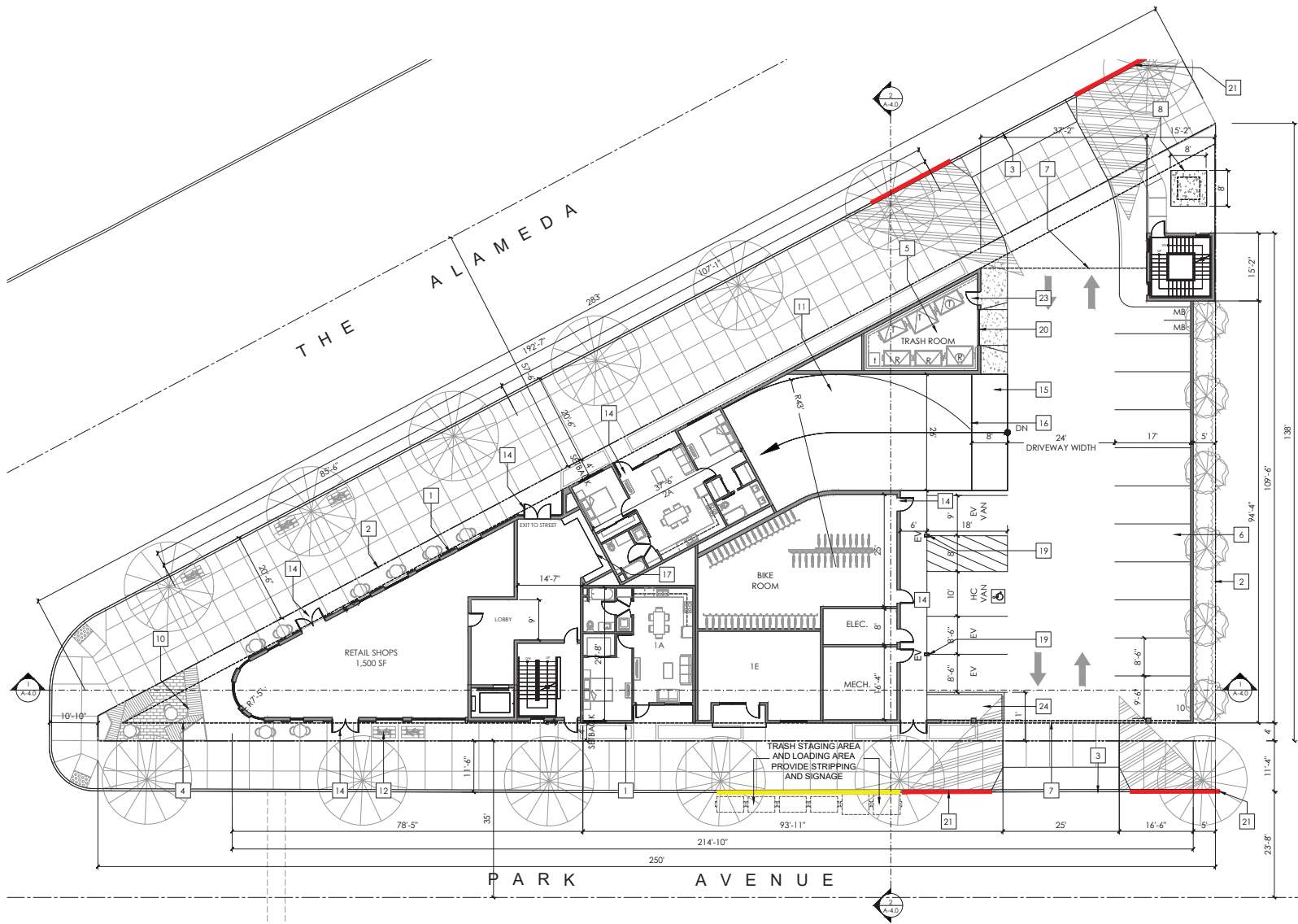
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SHADOW STUDY

A1.3



KEY NOTES

- 1 BUILDING FOOTPRINT
- 2 PROPERTY LINE
- 3 DRIVEWAY APRON
- 4 SETBACK LINE
- 5 TRASH ROOM AND TRASH CHUTE
- 6 PARKING AREA
- 7 LINE OF BUILDING ABOVE
- 8 CONCRETE PAD FOR ELECTRICAL TRANSFORMER
- 9 UTILITY ROOM
- 10 OUTDOOR COLORED CONCRETE PATIO SEE LANDSCAPE PLANS
- 11 RAMP TO BASEMENT PARKING
- 12 BIKE PARKING FOR RETAIL
- 13 EXISTING SIGNALIZED INTERSECTION
- 14 PRIMARY ENTRY AT GROUND LEVEL
- 15 TRANSITION RAMP
- 16 ROLL UP MESH GATE
- 17 RESIDENTS MAIL BOXES AND PARCEL DROP
- 18 BALCONY
- 19 EV CHARGER
- 20 8' ROLL UP DOOR
- 21 RED CURB LOCATION (PROHIBITED PARKING)
- 22 ALL WEATHER FIRE ACCESS CONCRETE PATH
- 23 ENTRY TO TRASH ROOM
- 24 LANDSCAPE

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
1A	1 BEDROOM	732	1
1B	1 BEDROOM	640	6
1C	1 BEDROOM	583	3
1D	1 BEDROOM	582	6
1E	1 BEDROOM	554	7
1F	1 BEDROOM	595	3
2A	2 BEDROOM	915	1
2B	2 BEDROOM	807	3
2C	2 BEDROOM	1,266	3
2D	2 BEDROOM	807	6
			39

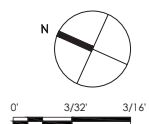
TYPE	PERCENTAGE %	UNIT #
1 BEDROOM	67%	26
2 BEDROOM	33%	13
		100%
		39

RETAIL AREA 1,500 SF
 RESIDENTIAL AREA 2,200 SF

2655 THE ALAMEDA

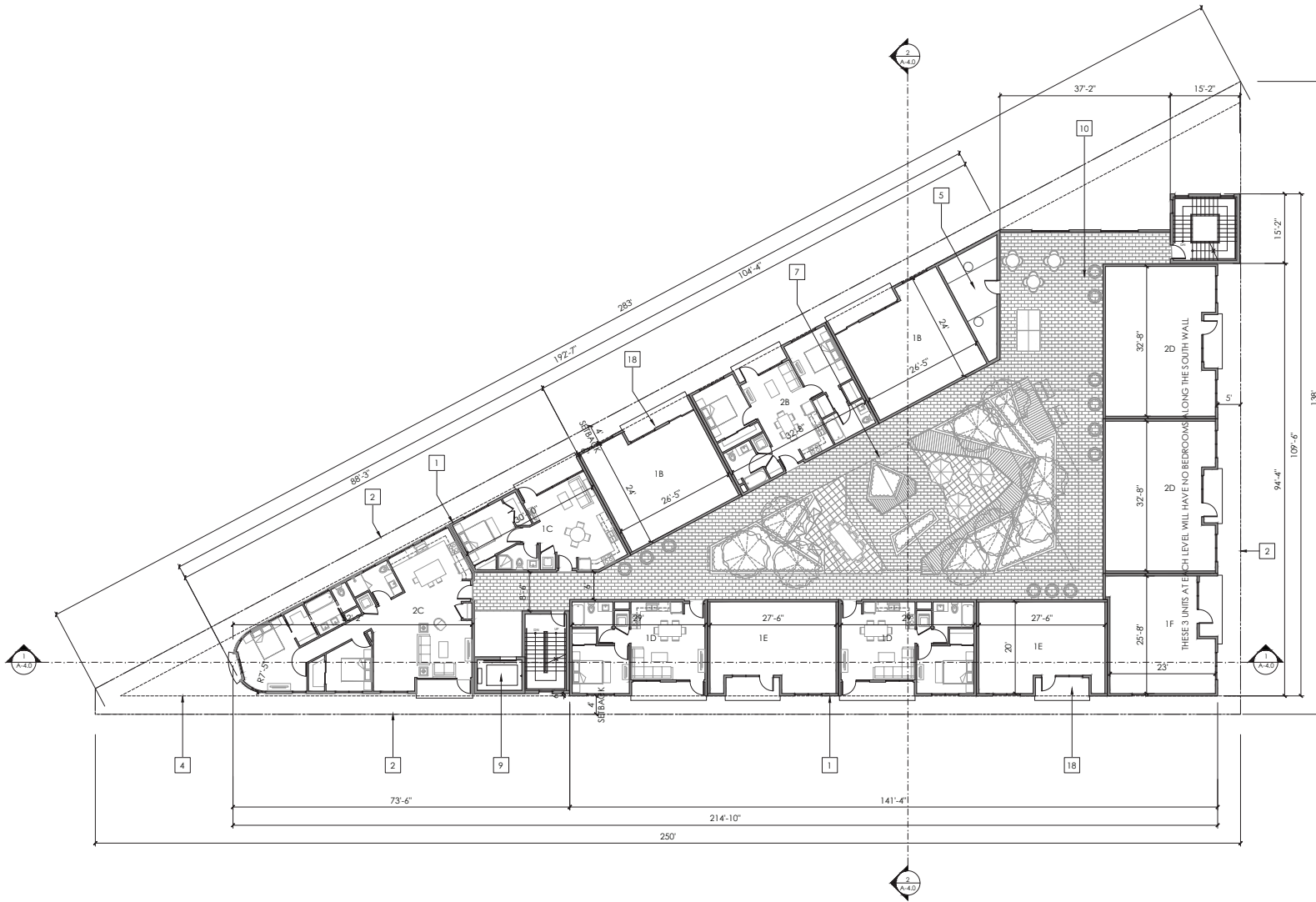
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BUILDING
 1ST FLOOR PLAN

A2.0



KEY NOTES

- 1 BUILDING FOOTPRINT
- 2 PROPERTY LINE
- 3 DRIVEWAY APRON
- 4 SETBACK LINE
- 5 TRASH ROOM AND TRASH CHUTE
- 6 PARKING AREA
- 7 LINE OF BUILDING ABOVE
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TYPE	PERCENTAGE %	UNIT #
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		100%
		39

RESIDENTIAL AREA 8,428 SF

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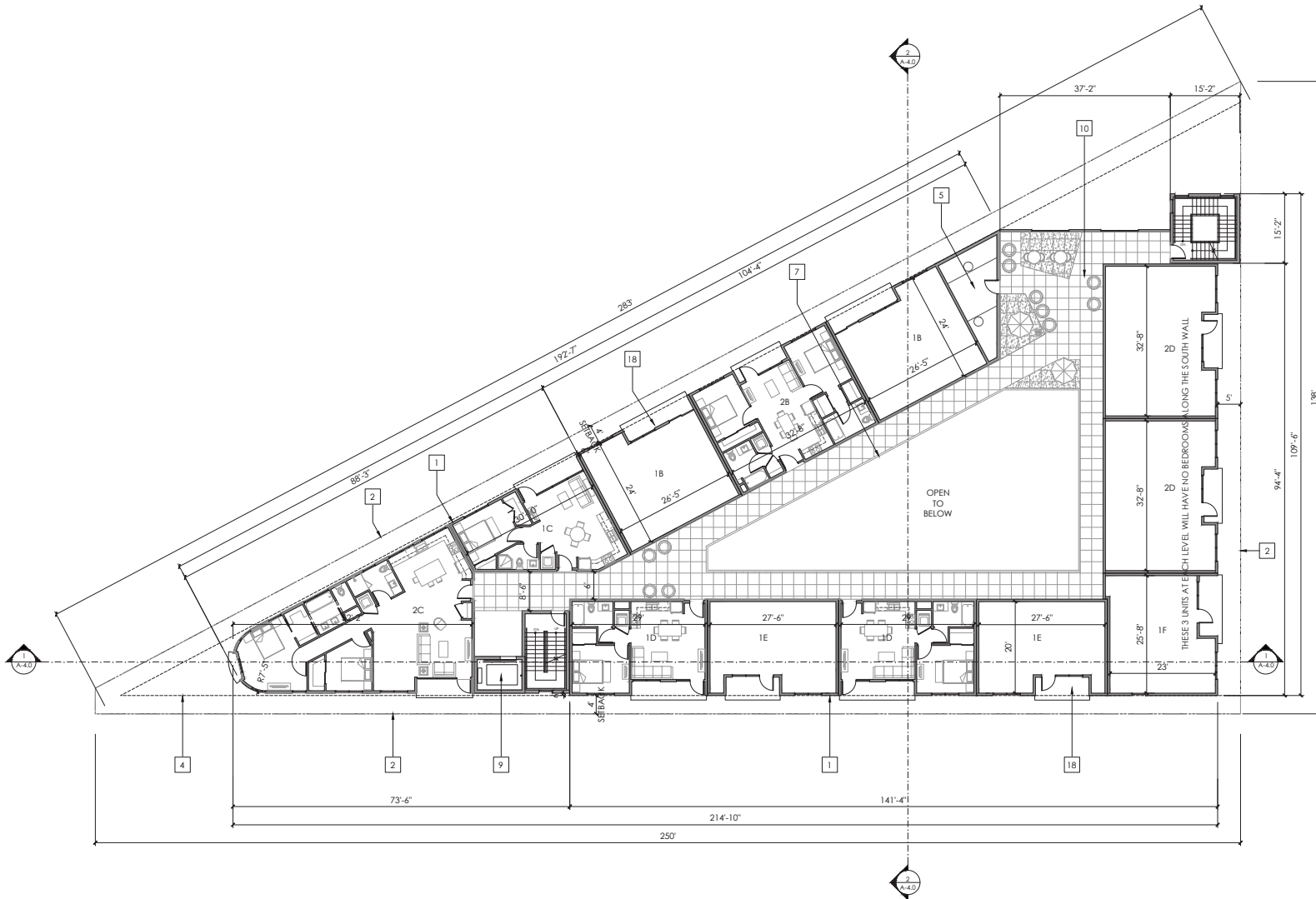
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0 3/32 3/16

BUILDING
2ND FLOOR PLAN

A2.1



KEY NOTES

- 1 BUILDING FOOTPRINT
- 2 PROPERTY LINE
- 3 DRIVEWAY APRON
- 4 SETBACK LINE
- 5 TRASH ROOM AND TRASH CHUTE
- 6 PARKING AREA
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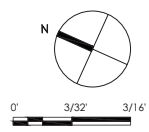
TYPE	PERCENTAGE %	UNIT #
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2 BEDROOM	33%	13
		100%
		39

RESIDENTIAL AREA 8,428 SF

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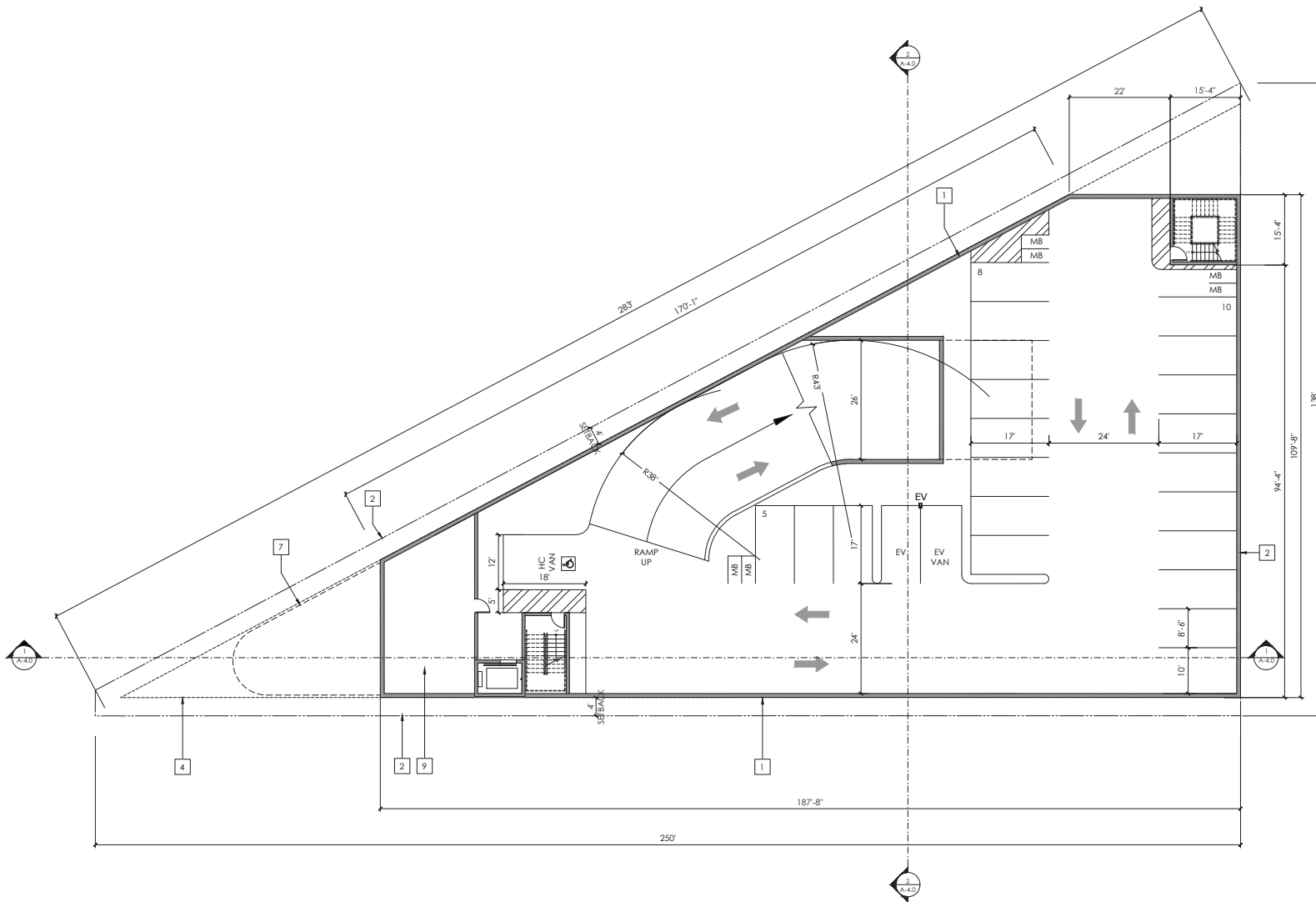
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BUILDING
 TYPICAL FLOOR PLAN

A2.2



KEY NOTES

- 1 BUILDING FOOTPRINT
- 2 PROPERTY LINE
- 3 DRIVEWAY APRON
- 4 SETBACK LINE
- 5 TRASH ROOM AND TRASH CHUTE
- 6 PARKING AREA
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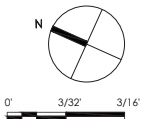
NOTES

RAMP:
 10' BLEND @ 10% EITHER END
 MAIN RAMP @ 20%

GARAGE AREA 14,597 SF

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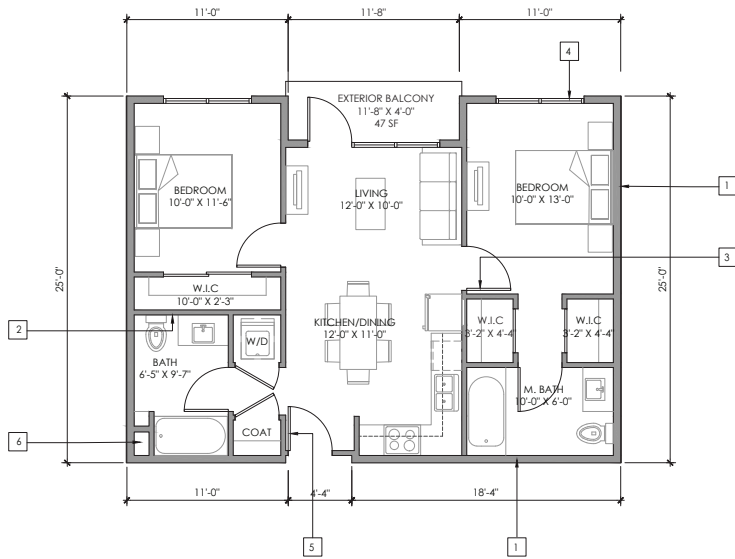


**BUILDING
 BASEMENT PLAN**

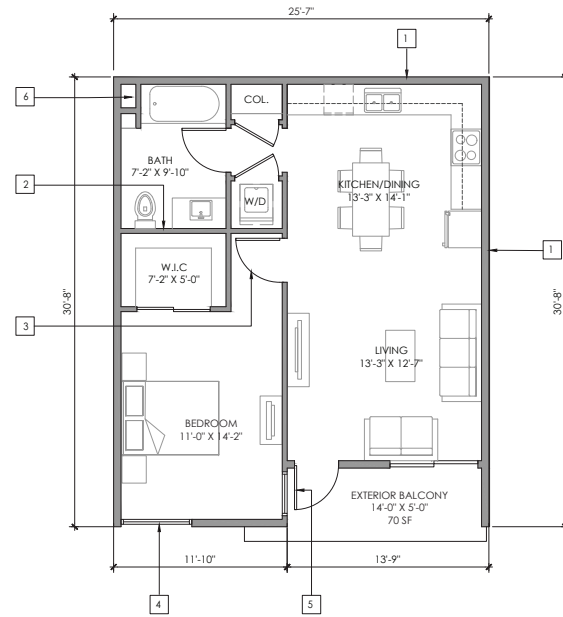
A2.3

KEY NOTES

- 1 EXTERIOR STUD WALL
- 2 INTERIOR STUD WALL
- 3 INTERIOR DOOR
- 4 EXTERIOR WINDOW SYSTEM
- 5 UNIT ENTRY DOOR
- 6 SHAFT



2 TWO BEDROOM UNIT - 2B: 807 SF
1/4" = 1'-0"



1 ONE BEDROOM UNIT - 1A: 732 SF
1/4" = 1'-0"

2655 THE ALAMEDA
 SANTA CLARA, CALIFORNIA
 KAPITAL PARTNERS LLC
 KENNETH RODRIGUES & PARTNERS, INC.

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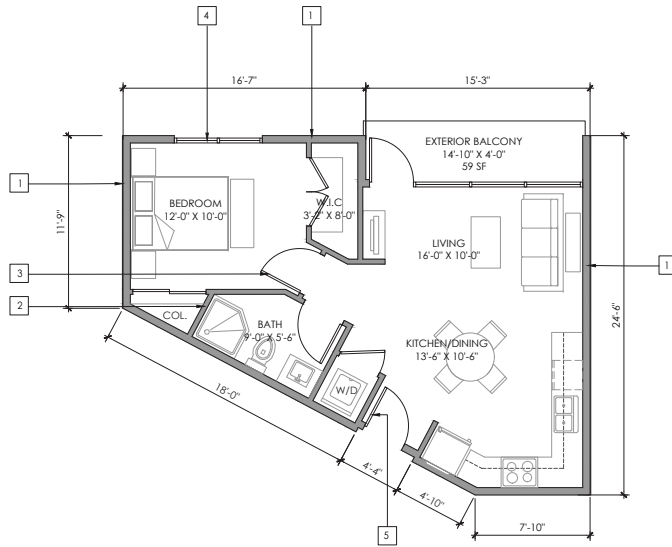
BUILDING
 TYPICAL UNIT PLANS



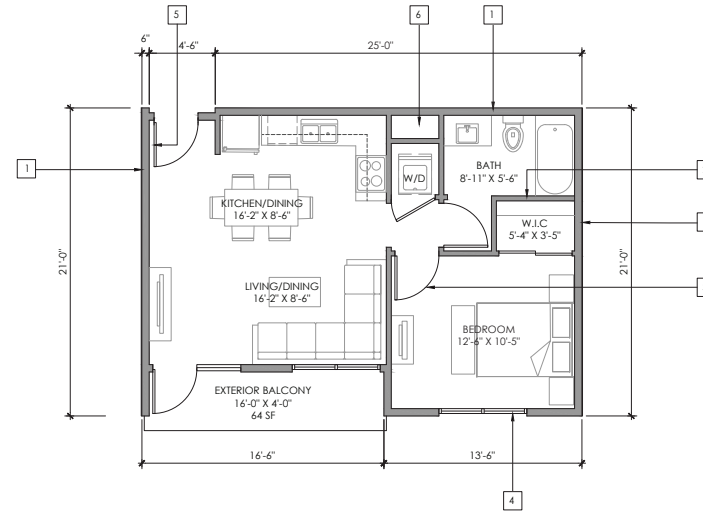
A2.4

KEY NOTES

- 1 EXTERIOR STUD WALL
- 2 INTERIOR STUD WALL
- 3 INTERIOR DOOR
- 4 EXTERIOR WINDOW SYSTEM
- 5 UNIT ENTRY DOOR
- 6 SHAFT



2 ONE BEDROOM UNIT - 1C: 583 SF
1/4" = 1'-0"



1 ONE BEDROOM UNIT - 1D: 582 SF
1/4" = 1'-0"

2655 THE ALAMEDA

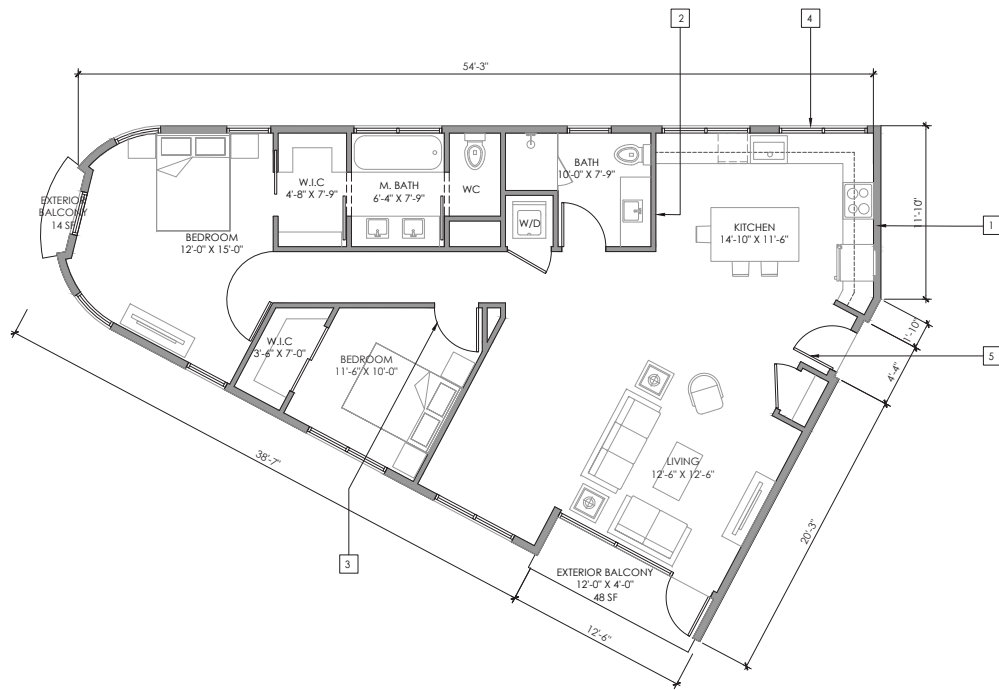
SANTA CLARA, CALIFORNIA
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BUILDING
TYPICAL UNIT PLANS



A2.5



1 TWO BEDROOM UNIT - 2C: 1266 SF
1/4" = 1'-0"

KEY NOTES

- 1 EXTERIOR STUD WALL
- 2 INTERIOR STUD WALL
- 3 INTERIOR DOOR
- 4 EXTERIOR WINDOW SYSTEM
- 5 UNIT ENTRY DOOR
- 6 SHAFT

2655 THE ALAMEDA

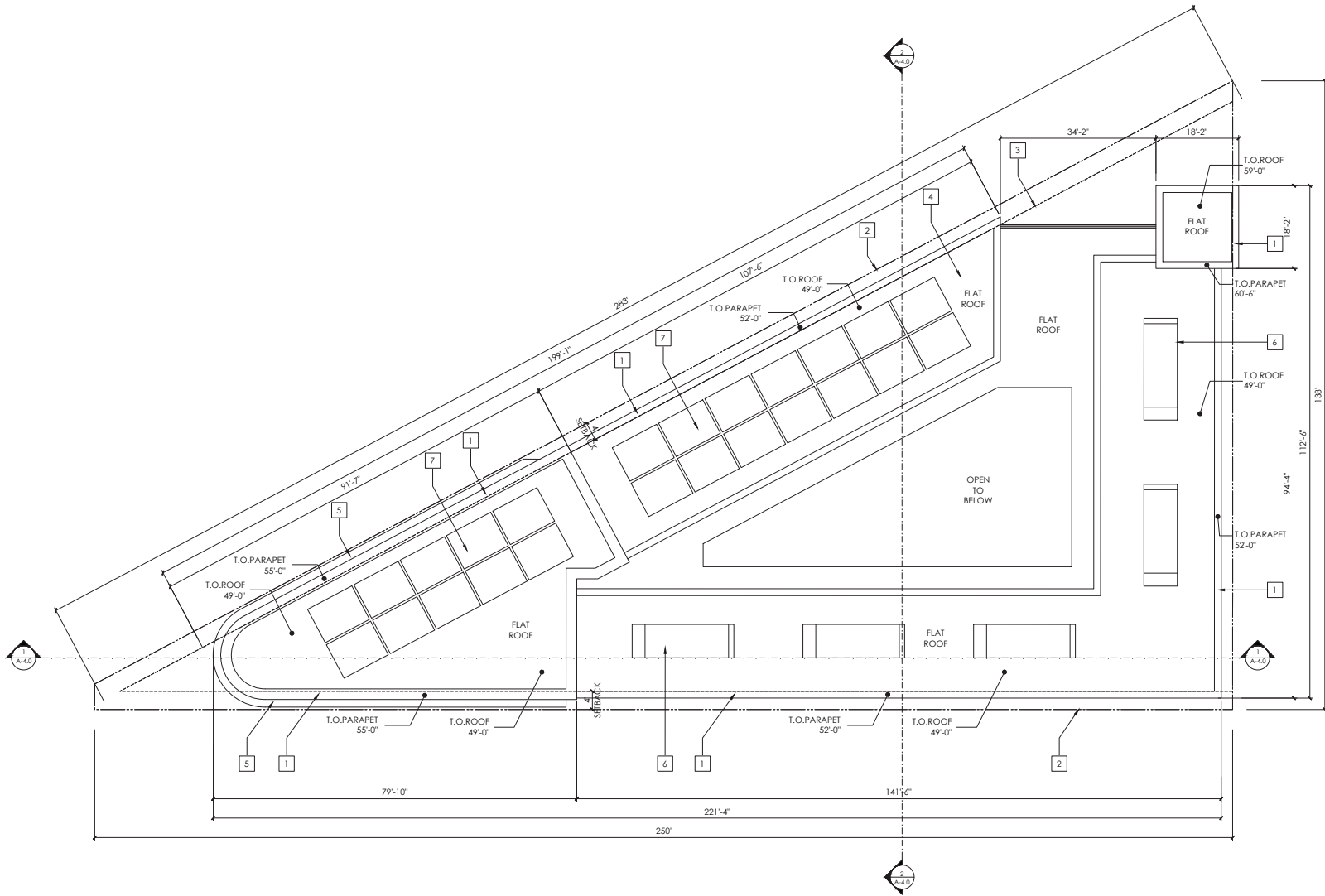
SANTA CLARA, CALIFORNIA
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BUILDING
TYPICAL UNIT PLAN



A2.6



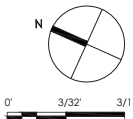
KEY NOTES

- 1 PARAPET
- 2 PROPERTY LINE
- 3 SETBACK LINE
- 4 FLAT ROOF
- 5 PRECAST CANOPY BELOW
- 6 HVAC UNIT
- 7 PHOTOVOLTAIC PANELS

2655 THE ALAMEDA

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BUILDING
 ROOF PLAN

A2.7



1 EAST ELEVATION (THE ALAMEDA)

- ### KEY NOTES
- 1 PAINTED STUCCO
 - 2 DENTIL CORNICE
 - 3 WROUGHT IRON BALCONIES
 - 4 STAIRWELL TOWER
 - 5 AWNINGS AT RETAIL SHOP
 - 6 CLEAR GLAZING WITH ALUMINUM FRAMES
 - 7 WOOD TRELLIS
 - 8 PRECAST CORNICE
 - 9 IRON RAILING
 - 10 PRECAST WINDOW FRAME
 - 11 WOOD PANEL
 - 12 LIGHTING FIXTURE
 - 13 WINDOW LINTEL
 - 14 PRECAST CANOPY
 - 15 METAL CANOPY
 - 16 WOOD TRIM

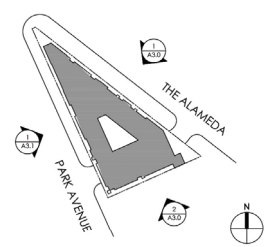
COLORS AND MATERIALS:

- G1 CLEAR GLASS: GUARDIAN GLASS, GUARDIAN ULTRACLEAR LOW-IRON GLASS
- M1 METAL PANEL, ALUCOBOND COLOR: #SRI 41, STATUARY BRONZE
- P1 STUCCO PAINT: BENJAMIN MOORE, STORM AF-700
- P2 STUCCO PAINT: BENJAMIN MOORE, NIGHTINGALE AF-670
- P3 STUCCO PAINT: BENJAMIN MOORE, CEMENT GRAY 2112-60
- P4 STUCCO PAINT: BENJAMIN MOORE, WHITE HERON # OC-57
- P5 STUCCO PAINT: BENJAMIN MOORE, STEEL WOOL 2121-20
- SA STEEL AWNING - AWHITTECH - "HOUSTONIAN AWNING" - BLACK
- W CLADDING: PRODEMA COMPOSITE WOOD, CREAM



2 SOUTH ELEVATION

KEY MAP

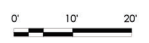


2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
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 KENNETH RODRIGUES & PARTNERS, INC.

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BUILDING ELEVATIONS



A3.0



KEY NOTES

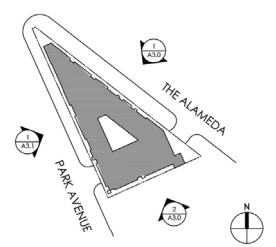
- 1 PAINTED STUCCO
- 2 DENTIL CORNICE
- 3 WROUGHT IRON BALCONIES
- 4 STAIRWELL TOWER
- 5 AWNINGS AT RETAIL SHOP
- 6 CLEAR GLAZING WITH ALUMINUM FRAMES
- 7 WOOD TRELLIS
- 8 PRECAST CORNICE
- 9 IRON RAILING
- 10 PRECAST WINDOW FRAME
- 11 WOOD PANEL
- 12 LIGHTING FIXTURE
- 13 WINDOW LINTEL
- 14 PRECAST CANOPY
- 15 METAL CANOPY
- 16 WOOD TRIM

COLORS AND MATERIALS:

- G1 CLEAR GLASS: GUARDIAN GLASS, GUARDIAN ULTRACLEAR LOW-IRON GLASS
- M1 METAL PANEL, ALUCCOBOND COLOR: #SRI 41, STATUARY BRONZE
- P1 STUCCO PAINT: BENJAMIN MOORE, STORM AF-700
- P2 STUCCO PAINT: BENJAMIN MOORE, NIGHTINGALE AF-670
- P3 STUCCO PAINT: BENJAMIN MOORE, CEMENT GRAY 2112-60
- P4 STUCCO PAINT: BENJAMIN MOORE, WHITE HERON # OC-57
- P5 STUCCO PAINT: BENJAMIN MOORE, STEEL WOOL 2121-20
- SA STEEL AWNING - AWHITECH - "HOUSTONIAN AWNING" - BLACK
- W CLADDING: PRODEMA COMPOSITE WOOD, CREAM

1 WEST ELEVATION (PARK AVENUE)

KEY MAP



2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA
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BUILDING ELEVATION



A3.1



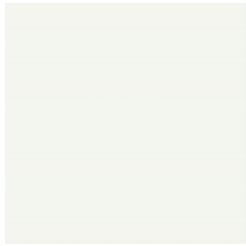
1 STUCCO PAINT: BENJAMIN MOORE STORM AF - 700



2 STUCCO PAINT: BENJAMIN MOORE NIGHTINGALE AF - 670



3 STUCCO PAINT: BENJAMIN MOORE CEMENT GRAY 2112-60



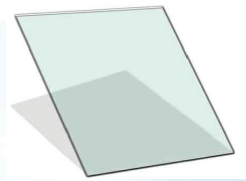
4 STUCCO PAINT: BENJAMIN MOORE WHITE HERON # OC-57



5 STUCCO PAINT: BENJAMIN MOORE STEEL WOOL 2121-20



4 METAL PANEL: ALUCOBOND COLOR: #98141, STATUARY BRONZE



7 CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR LOW-IRON GLASS



8 CLADDING: COMPOSITE WOOD PRODUCT: PRODECA COLOR: CREAM



9 STEEL AWNING - AWNTECH - 'HOUSTONIAN AWNING' - BLACK



1 ENLARGED NORTH ELEVATION

2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA

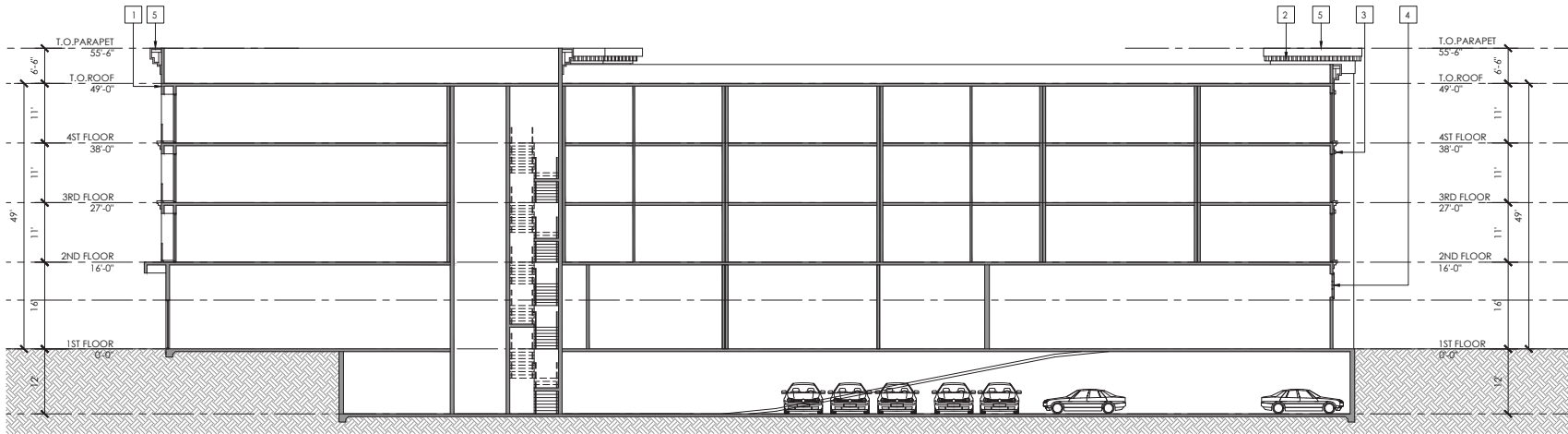
KAPITAL PARTNERS LLC

KENNETH RODRIGUES & PARTNERS, INC.

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MATERIALS AND FINISHES

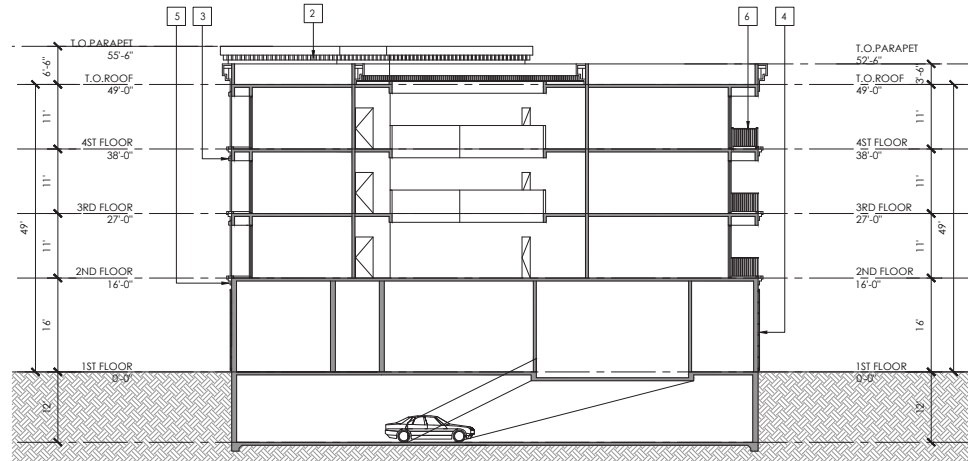
A3.2



1 BUILDING SECTION 1-1

KEY NOTES

- 1 PAINTED STUCCO
- 2 DENTIL CORNICE ROOFING
- 3 WINDOW LINTEL
- 4 WOOD LATTICE
- 5 PRECAST CORNICE
- 6 IRON RAILING
- 7 OPENING FOR VISIBLE CONNECTION TO PARK AVENUE

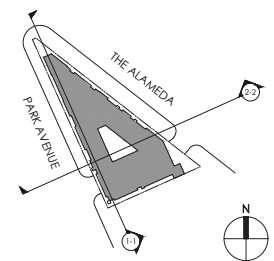


2 BUILDING SECTION 2-2



3 ENLARGED DETAIL

KEY MAP



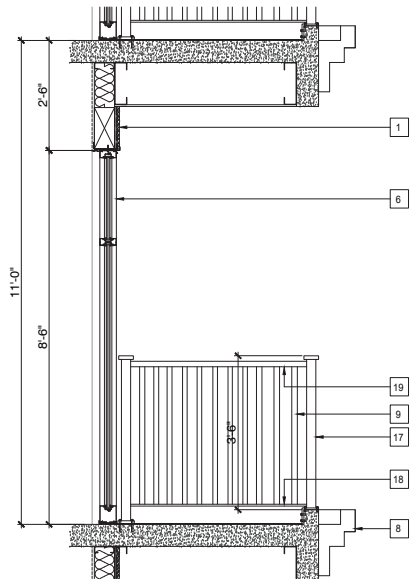
2655 THE ALAMEDA
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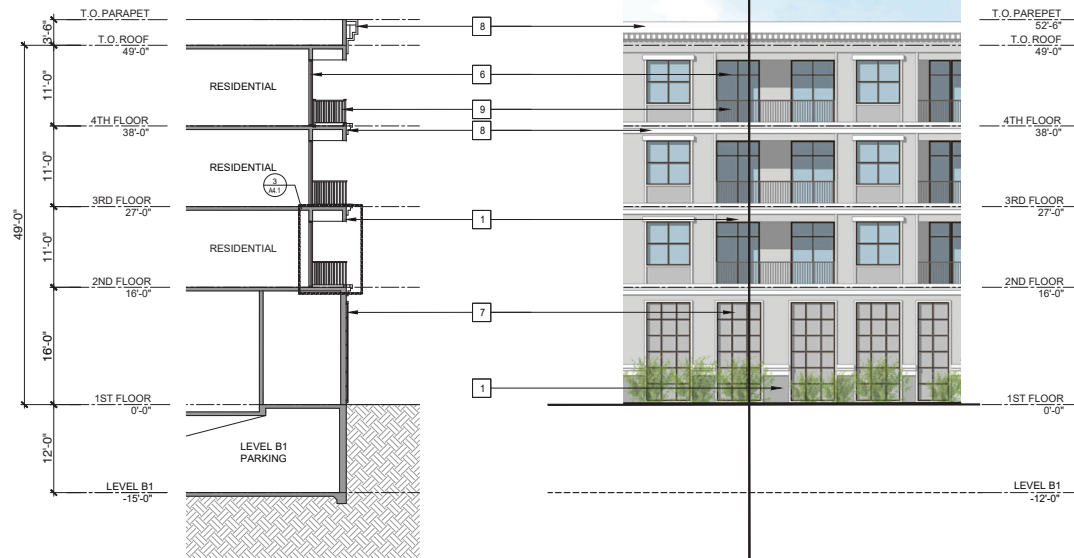
BUILDING SECTIONS



A4.0



3 WINDOW DETAIL AND BALCONY
3/4" = 1'-0"



2 WALL SECTION
1/8" = 1'-0"



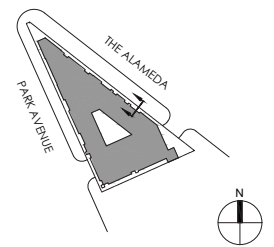
1 ENLARGED ELEVATION
1/8" = 1'-0"

KEY NOTES

- 1 PAINTED STUCCO
- 2 DENTIL CORNICE
- 3 WROUGHT IRON BALCONIES
- 4 STAIRWELL TOWER
- 5 AWNINGS AT RETAIL SHOP
- 6 CLEAR GLAZING WITH ALUMINUM FRAMES
- 7 WOOD TRELLIS
- 8 PRECAST CORNICE
- 9 IRON RAILING
- 10 PRECAST WINDOW FRAME
- 11 WOOD PANEL
- 12 LIGHTING FIXTURE
- 13 WINDOW LINTEL
- 14 PRECAST CANOPY
- 15 METAL CANOPY
- 16 WOOD TRIM
- 17 VERTICAL POST
- 18 BOTTOM RAIL
- 19 TOP RAIL

NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS

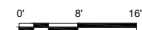
KEY MAP



2655 THE ALAMEDA
SANTA CLARA, CALIFORNIA
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ENLARGED ELEVATION
AND WALL SECTION



A4.1

LEGEND

SAWCUT AND CONFORM LINE		EXISTING	PROPOSED
RETAINING WALL			
A.C. PAVEMENT			
CONC. VALLEY GUTTER			
CONC. SIDEWALK OR PAD			
6" CURB & GUTTER			
EDGE OF A.C. PAVEMENT			
6" VERTICAL CURB			
CENTER LINE			
SANITARY SEWER MAIN			
STORM DRAIN MAIN			
PERFORATED PIPE			
WATER MAIN			
FIRE WATER MAIN			
DOMESTIC WATER MAIN			
CHILLED WATER MAIN			
IRRIGATION LINE			
HOT WATER SUPPLY & RETURN			
STEAM LINE			
TRENCH DRAIN			
CONDENSATE RETURN			
FLOW LINE			
CHAIN LINK FENCE			
GAS MAIN			
ELECTRIC AND SIGNAL DUCT BANK			
OVERHEAD ELECTRIC LINE			
UNDERGROUND ELECTRIC LINE			
STREET LIGHT CONDUIT			
CONTOUR ELEVATION LINE			
SPOT ELEVATION			
DIRECTION OF SLOPE			
GAS METER			
GAS VALVE			
WATER METER			
WATER VALVE			
FIRE HYDRANT			
BACK FLOW PREVENTOR			
POST INDICATOR VALVE			
FIRE DEPARTMENT CONNECTION			
WATER LINE TEE			
CAP AND PLUG END			
AIR RELEASE VALVE			
SON			
ACCESSIBLE RAMP			
CONCRETE THRUST BLOCK			
REDUCER			
SANITARY SEWER MANHOLE			
SANITARY SEWER CLEANOUT			
STORM DRAIN MANHOLE			
STORM DRAIN AREA DRAIN			
STORM DRAIN CATCH BASIN			
STORM DRAIN CURB INLET			
STORM DRAIN CLEANOUT			
ELECTROFLUX			

LEGEND

JOINT POLE		EXISTING	PROPOSED
OVERLAND RELEASE			
CONSTRUCTION DETAIL REFERENCE			
DETAIL REFERENCE SHEET REFERENCE			

ABBREVIATIONS

AB	AGGREGATE BASE	AD	ASPHALT CONCRETE	ADA	AMERICANS WITH DISABILITIES ACT	ASB	AGGREGATE SUBBASE	BC	BEGINNING OF CURVE	BFP	BACK FLOW PREVENTOR	BLOC	BUILDING	BLOC	BUILDING	BOB	BOTTOM OF DOCK	BOL	BOLLARD	BOS	BOTTOM OF STEP	BOW	FG @ BOTTOM OF WALL	BVC	BEIGN VERTICAL CURVE	BW	BACK OF WALK	C	CONCRETE OR CIVIL	C&G	CURB AND GUTTER	CB	CATCH BASIN	CI	COMBINATION INLET	CP	CAST IRON PIPE	CL	CENTER LINE OF CLASS	CMP	CORRUGATED METAL PIPE	CO	CLEANOUT	COI	CURB OPENING INLET	CONC	CONCRETE	CONSTR	CONSTRUCTION OR CONSTRUCT	CY	CUBIC YARD	DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	DI	DROP INLET	DOM	DUCTILE IRON PIPE	DOM	DOMESTIC	DW	DOMESTIC WATER	DWG	DRAINING	E	EAST	ED	END OF CURVE	EP	EDGE OF PAVEMENT	ER	END OF RETURN	EVIC	END VERTICAL CURVE	ELEV	ELEVATION	EX, EXST.	EXISTING	FC	FIRE DEPARTMENT CONNECTION	FF	FINISHED FLOOR	FG	FINISHED GRADE	FL	FIRE HYDRANT	FL	FLOW LINE	FOUND	FOUNDATION	FS	FINISHED SURFACE	FT	FOOT	FW	FIRE WATER	GE	GROUND ELEVATION	GB	GRADE BREAK	GV	GATE VALVE	GR	ACCESSIBLE RAMP	HP	HIGH POINT	HW	INVERT ELEVATION	JP	JOINT POLE	JT	JOINT TRENCH	LP	LEAK OUT	LSA	LANDSCAPE ARCHITECT	MAX	MAXIMUM	MEP	MECHANICAL/ELECTRICAL/PLUMBING	MANH	MANHOLE	MIN	MINIMUM	MPCV	MIDPOINT OF VERTICAL CURVE	MN	MOVEMENT	N	NORTH	N.I.C	NOT IN CONTRACT	NO	NUMBER	N.T.S	NOT TO SCALE	PE	PERMIT ELEVATION	PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE	PIC	POINT OF CONTINUOUS CURVATURE	PIV	POST INDICATOR VALVE	PIV	PROPERTY LINE	PMH	POWER MANHOLE	POC	POINT ON CURVE	PPH	POWER POLE	PRC	POINT OF REVERSE CURVATURE	PVC	POLYVINYL CHLORIDE PIPE	RADIUS	RADIUS	RC	RELATIVE COMPACTION	W/F	WITH
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ABBREVIATIONS

RCP	REINFORCED CONCRETE PIPE	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY	R/W	RIGHT OF WAY	S	SLOPE OR SOUTH	S.A.A	SEE ARCHITECTURAL DRAWINGS	SB	SEDIMENT BASIN	SD	STORM DRAIN	S.E.D	SEE ELECTRICAL DRAWINGS	SF	SILT FENCE	SG	SUBGRADE	S.L.A	SEE LANDSCAPE DRAWINGS	S.M.D	SEE MECHANICAL DRAWINGS	SMH	SEWING MANHOLE	S.P.D	SEE PLUMBING DRAWINGS	SS	SANITARY SEWER	STA	STATION	S/W	SIDEWALK	TC	TOP OF CURB	TOD	TOP OF BODY	TOE	TOE OF SLOPE	TOS	TOP OF SLAB	TOW	TOE TO TOP OF WALL	TS	TOP OF SLAB	TYP	TYPICAL	UDN	UNLESS OTHERWISE NOTED	U/G	UNDERGROUND	V.C	VERTICAL CURVE	VM	WATER METER	WV	WATER VALVE	W	WEST	W/F	WELDED WIRE FABRIC	WTH	WITH
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EARTHWORK QUANTITIES

CUT 7,000 CY
 FILL 0 CY
 BALANCE 7,000 CY EXPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY. FULL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOOLS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOOLS.

CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-4.1	UTILITY PROFILE
C-5.0	STORMWATER MANAGEMENT PLAN
C-5.1	STORMWATER DETAILS
C-5.2	STORMWATER DETAILS
C-6.0	EROSION CONTROL PLAN
C-6.1	EROSION CONTROL DETAILS
C-6.2	EROSION CONTROL DETAILS
C-7.0	FIRE ACCESS PLAN

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PROVIDING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PROVIDER OF THE PLANS.

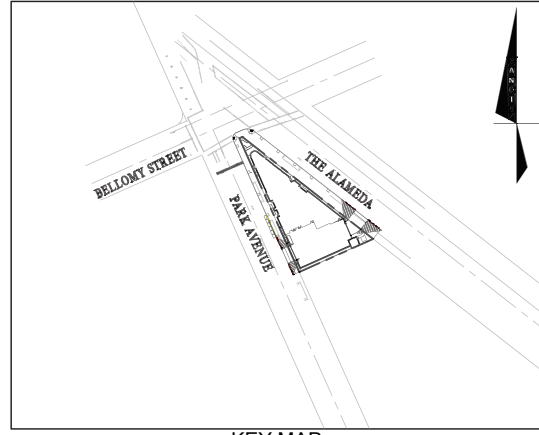


CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

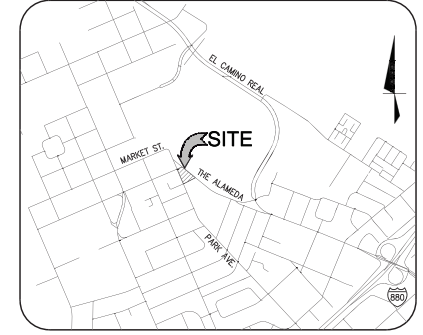
2655 THE ALAMEDA

DEVELOPMENT REVIEW

SANTA CLARA, CA



KEY MAP
1" = 100'



VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

A 4-STORY RETAIL AND RESIDENTIAL MIXED USE BUILDING WITH SURFACE PARKING AND BELOW GRADE PARKING GARAGE. THE RESIDENTIAL UNITS CONSIST OF 1,2 AND 3 BEDROOMS WITH A AVERAGE FLOOR AREA OF 50'. THE EXTERIOR CONSISTS OF EXTERIOR PLASTER, CLAY TILE ROOFING AND IRON BALCONIES.

OWNER INFO

KAPITAL PARTNERS, LLC
 CONTACT PERSON: ANJULI NANDA HABBAS
 1599 G. BRASSON AVENUE, SUITE 250
 CAMPBELL, CA 95008
 PH: 408.828.4548
 EMAIL: NANDA.ANJULI@GMAIL.COM

ARCHITECT INFO

KENNETH RODRIGUES & PARTNERS, INC
 CONTACT PERSON: KEN RODRIGUES
 445 N. WISDOM ROAD, SUITE 200
 MOUNTAIN VIEW, CA 94043
 PH: 650.965.0700(13)
 EMAIL: KEN@KRPARCHITECTS.COM

LANDSCAPE ARCHITECT INFO

THE GUZZARDO PARTNERSHIP, INC
 CONTACT PERSON: GARY LAYMON
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111
 PH: 415.531.6672
 EMAIL: GLAYMON@GTP-INC.COM

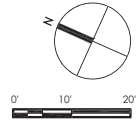
CIVIL ENGINEER INFO

SANDS
 CONTACT PERSON: NATE DICKINSON
 1700 SOUTH WINCHESTER BLVD.
 CAMPBELL, CA 95008
 PH: 408.828.1364
 EMAIL: NDICKINSON@SANDS.NET

2655 THE ALAMEDA

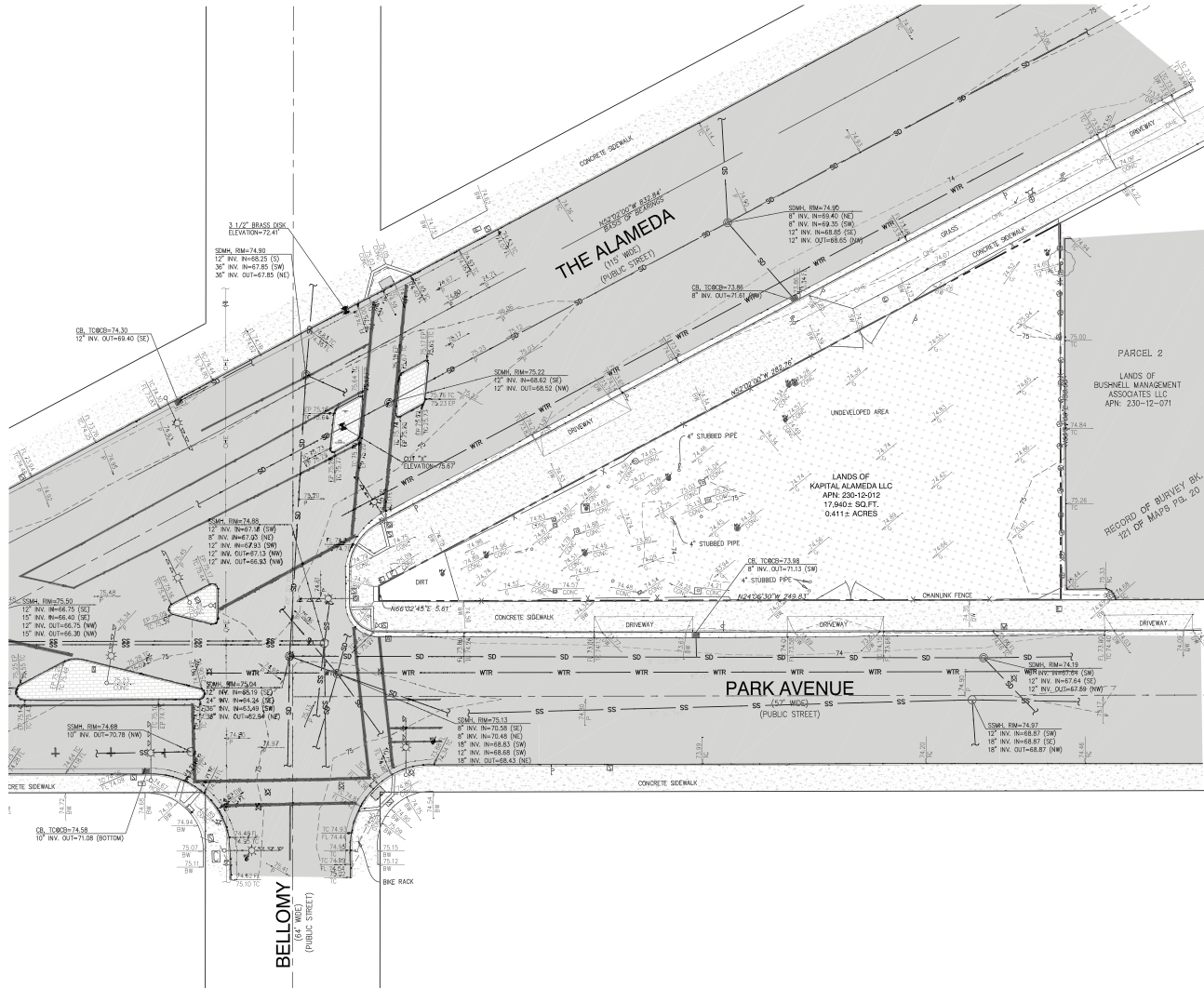
SANTA CLARA, CALIFORNIA
 KAPITAL PARTNERS LLC
 KENNETH RODRIGUES & PARTNERS, INC.

36.652 07.2022



COVER SHEET

C-1.0



LEGEND

- CURB & GUTTER LINE
- - - 75 - - - CONTOURS
- - - 74 - - - OVERHEAD ELECTRIC LINE
- X - - - FENCE LINE, TYPE / HEIGHT AS INDICATED
- SD - - - STORM DRAIN LINE
- SS - - - SANITARY SEWER LINE
- - - PROPERTY LINE
- - - LOT LINE
- - - CENTERLINE
- - - MONUMENT LINE
- - - PAVEMENT SURFACE
- - - CONCRETE SURFACE
- - - BRICK SURFACE
- - - MONUMENT
- - - CAST-IRON SIGN
- - - SANITARY SEWER MANHOLE
- - - STORM DRAIN MANHOLE
- - - FIRE HYDRANT
- - - COMMUNICATIONS MANHOLE
- - - COMMUNICATIONS VALET / PULLBOX
- - - ELECTRIC VALET / PULLBOX
- - - TRAFFIC SIGNAL ON POLE
- - - MISCELLANEOUS PULLBOX
- - - STUBBED 6" PIPE UNLESS NOTED OTHERWISE
- - - GAS VALVE
- - - WATER VALVE
- - - JOINT POLE
- - - CUT WIRE ANCHOR
- - - TRAFFIC SIGNAL WITH ELECTROFLOR
- - - STREET LIGHT PULLBOX
- - - MISCELLANEOUS MANHOLE
- - - SIGN
- - - BOLLARD
- - - SPOT ELEVATION
- - - TREE WITH DRUPLINE, SIZE AS INDICATED

EASEMENT NOTE

EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. FURTHER RESEARCH IS REQUIRED TO DETERMINE POSSIBLE EXISTING EASEMENTS.

BASIS OF BEARINGS

THE BEARING SHOWN AS S27°20'00" ON A MONUMENT LINE SHOWN HEREON WAS BASED ON THAT RECORD OF SURVEY, FILED IN BOOK 121 OF MAPS, PAGE 20, SANTA CLARA COUNTY RECORDS.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A SANTA CLARA UNIVERSITY BENCHMARK, BR ID 10, LOCATED AT THE ALAMEDA, AT BELOWY STREET, TOP OF DISC ON CURB, NORTHEAST OF INTERSECTION.

SITE BENCHMARK

● CUT "C" IN CURB ISLAND.
ELEVATION=75.67 FEET NAVD 29

MONUMENT PRESERVATION NOTICE

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE REPERATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR UPON COMPLETION OF CONSTRUCTION. THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PREPARE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERRED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

OVERHEAD UTILITY NOTE

OVERHEAD UTILITY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, DEPICTING THAT OVERHEAD LINES EXIST. ACTUAL ATTACHMENT, LOCATION, HEIGHT AND TYPE OF UTILITY SERVICE LINES SHALL BE VERIFIED BY THE USER.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 06/27/2022, 07/13/2022, & 07/16/2022.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON RECORD INFORMATION AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 121 OF MAPS, PAGE 20, SANTA CLARA COUNTY RECORDS TOGETHER WITH THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 794 OF MAPS, PAGE 32, SANTA CLARA COUNTY RECORDS.

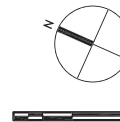
2655 THE ALAMEDA

SANTA CLARA, CALIFORNIA

KAPITAL PARTNERS LLC

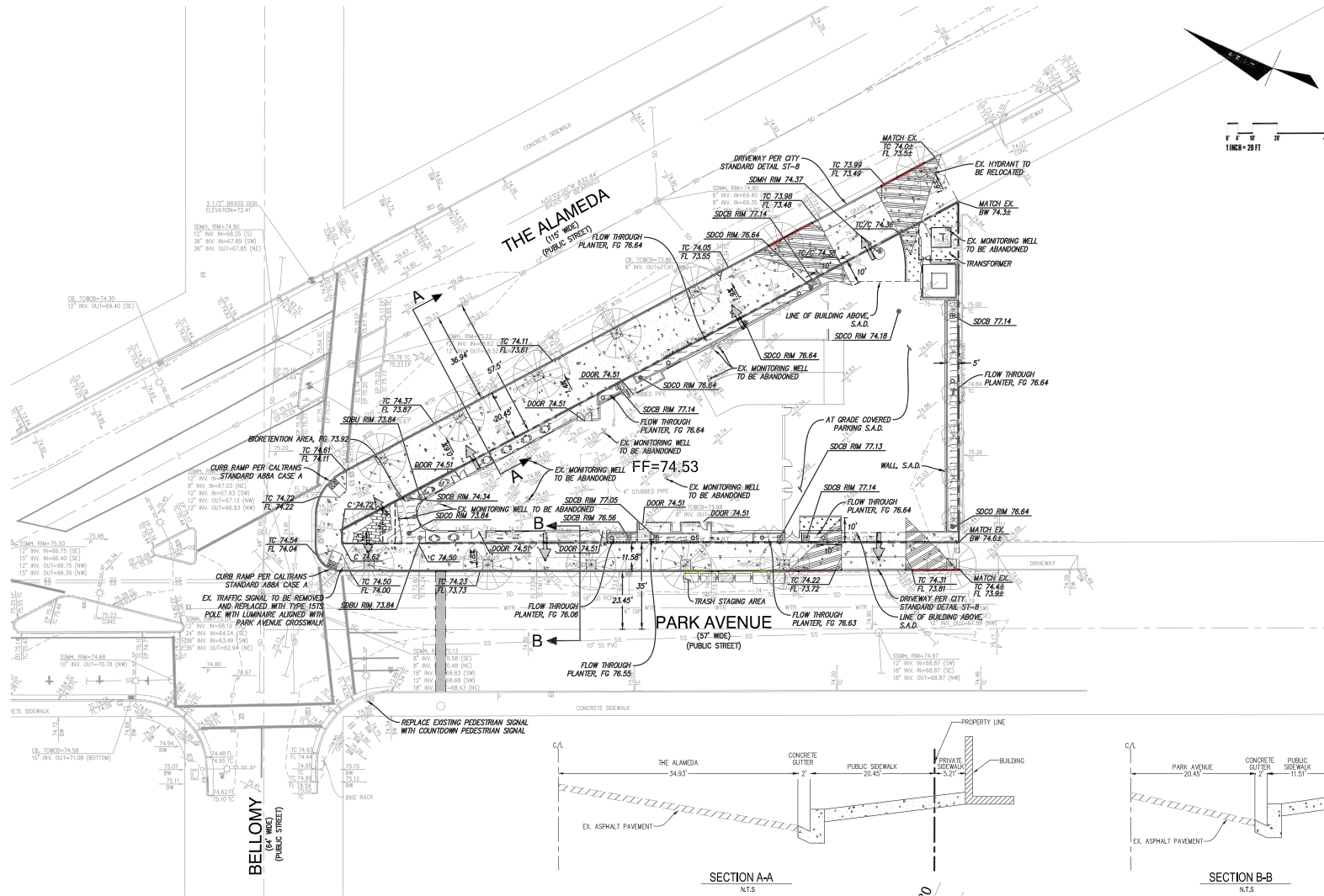
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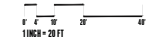
TOPOGRAPHIC SURVEY

C-2.0



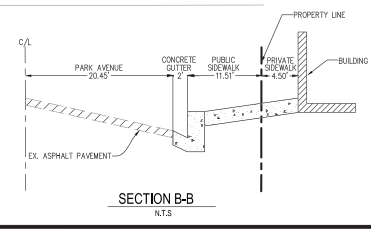
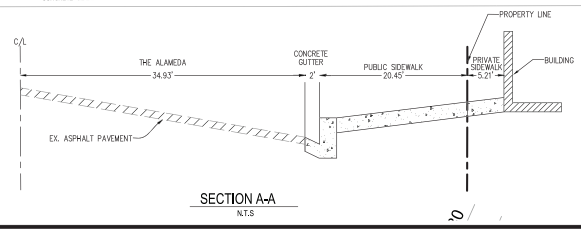
LEGEND

- PROPERTY LINE
- SAWCUT LINE
- GRADE BREAK
- OVERLAND RELEASE ARROW
- CONCRETE SIDEWALK
- PLANTING
- BIO-TREATMENT AREA



ADA NOTES

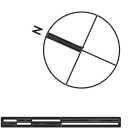
1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48" WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.



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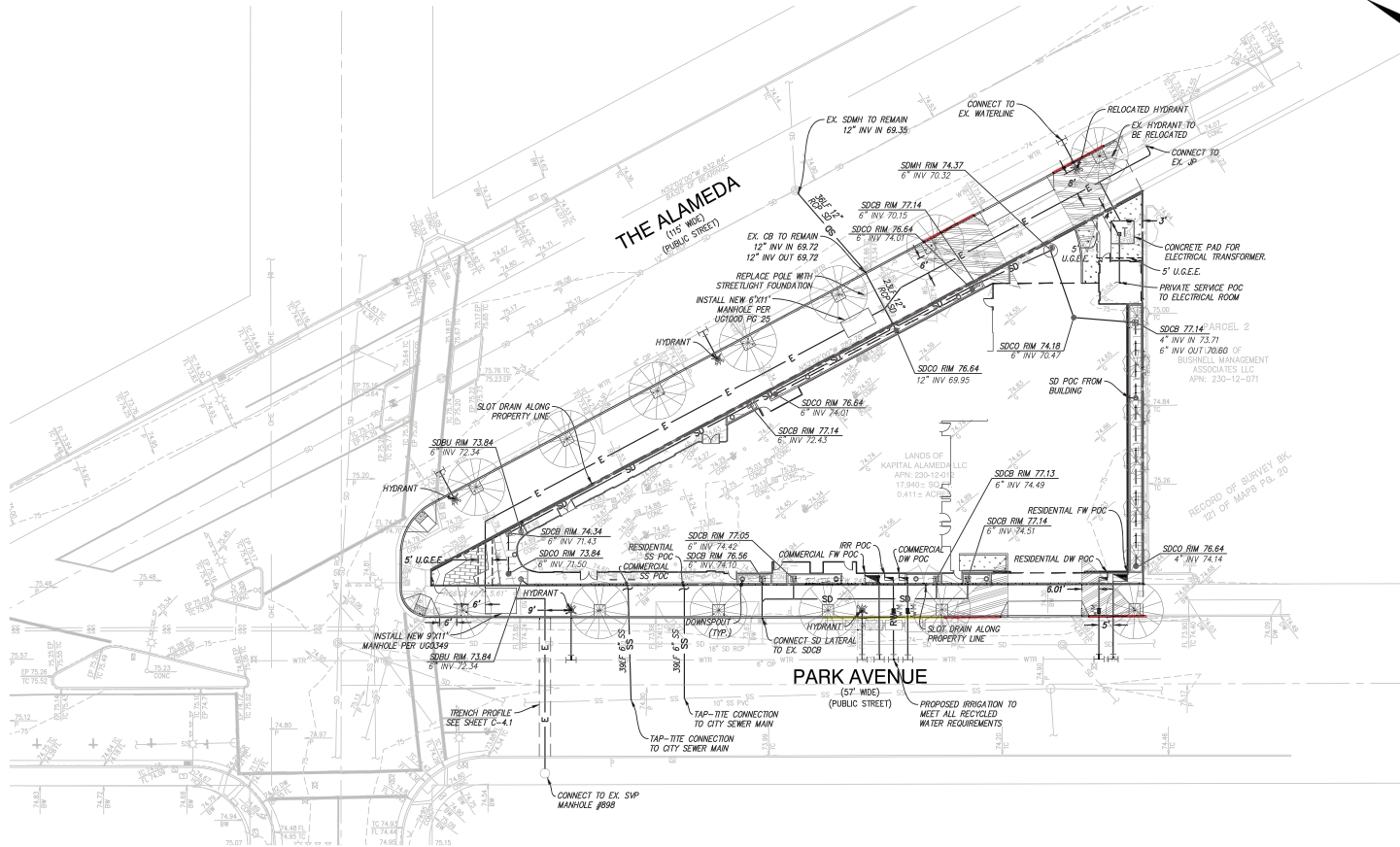
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GRADING AND DRAINAGE PLAN

C-3.0



LEGEND



GENERAL NOTES

1. THE APPLICANT SHALL MAINTAIN 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 PROPOSED 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).

STORM DRAIN NOTES

1. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPOUT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS; 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, GEBUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASIN GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY CONSTRUCTION QUALITY.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (WHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
7. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
8. ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
2. PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPOUT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
3. ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

WATER SYSTEM NOTES

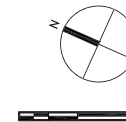
1. MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
4. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
5. THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.

WATER SYSTEM SUMMARY TABLE

	SERVICE	Quantity	LOCATION	SIZE	TYPE	USED/ABANDONED
EXISTING CITY MAIN	WATER	2	ALONG THE ALAMEDA & PARK AVE	6"	CIP	USED
EXISTING LATERAL	FIRE HYDRANT	1	ALONG THE ALAMEDA	6"	DIP	ABANDONED
PROPOSED LATERAL	IRRIGATION	1	ALONG PARK AVE	TBD	TBD	N/A
	FIRE HYDRANT	3	ALONG THE ALAMEDA	6"	DIP	N/A
	FIRE HYDRANT	2	ALONG PARK AVE	6"	DIP	N/A
	FIRE WATER	2	ALONG PARK AVE	TBD	TBD	N/A
	DOMESTIC WATER	3	ALONG PARK AVE	TBD	TBD	N/A

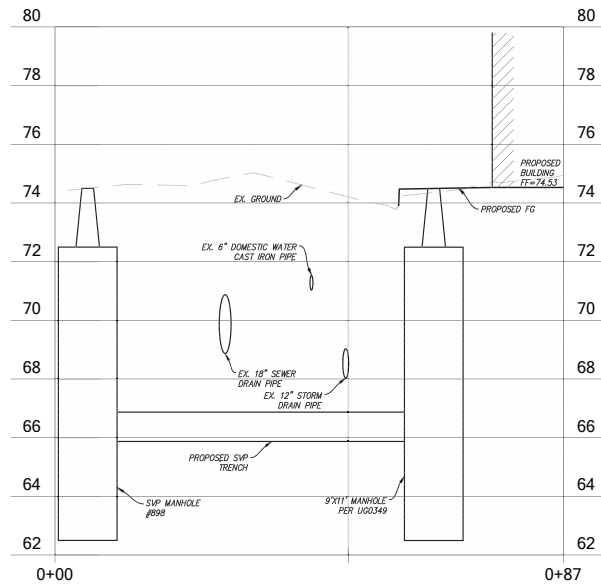
2655 THE ALAMEDA
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UTILITY PLAN

C-4.0



PARK AVENUE UTILITY PROFILE

SCALE H: V = 1" = 20'
K: 1" = 4'

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KAPITAL PARTNERS LLC

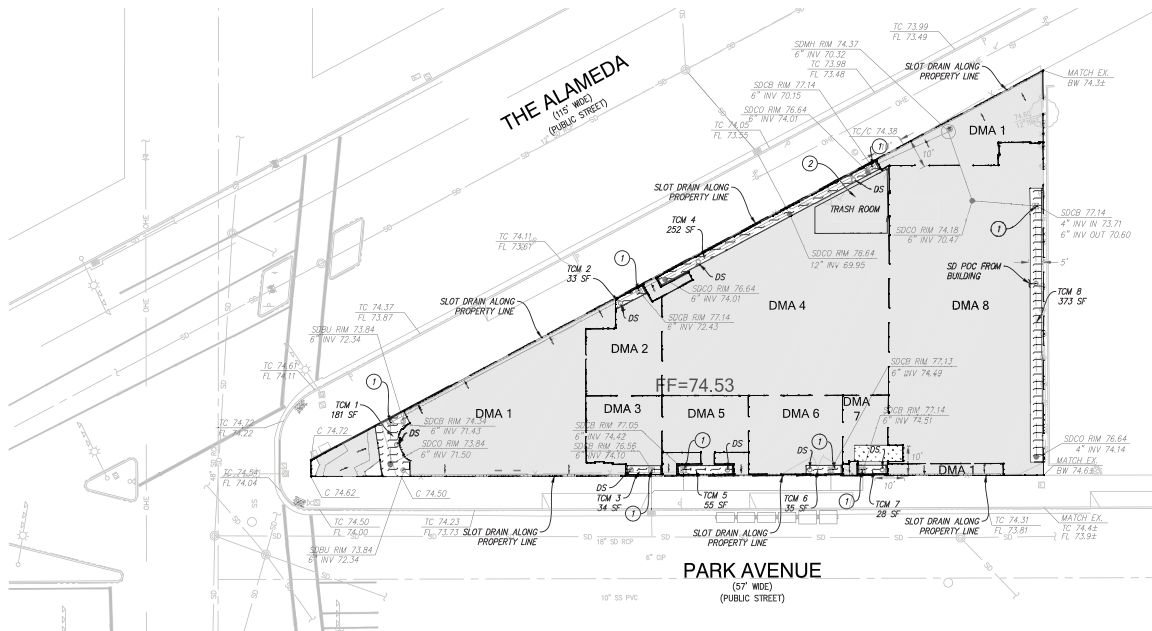
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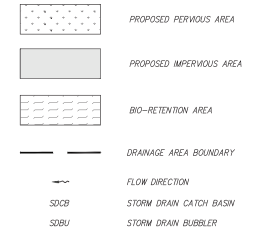


UTILITY PROFILE

C-4.1



STORMWATER MANAGEMENT PLAN LEGEND



HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE SITE BEING LOCATED IN A WATER SHED GREATER THAN 65% IMPERVIOUS.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

SOURCE CONTROL MEASUREMENTS LABELS:

- ① STORM DRAIN LABELING CASDM 30-12
- ② COVERED TRASH STORAGE AREA: CASDA 30-32

STORMWATER MANAGEMENT NOTES:

1. THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY REQUIREMENTS.
2. THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
 - 2.1. BIO-RETENTION AREA - RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY.
 - 2.2. PROPOSED STORM WATER PLANTERS HAVE BEEN SIZED TO TREAT THE TOTAL AMOUNT OF IMPERVIOUS AREA PROPOSED FOR THE SITE. AFTER PLANNING APPROVAL, THE STORMWATER CONVEYANCE TO EACH PLANTER WILL BE COORDINATED WITH THE PLUMBING ENGINEER.

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 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-WK.COM/CONSULTANTS_LIST.SHTM.
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 COMPLES WITH, OR EXCEEDS, SPECIFIED REQUIREMENTS WITHIN 6 MONTHS.
3. PERMEABLE DRAIN ROOF SHALL BE CLASS 2 PERM ROOF PER CALTRANS STANDARD SECTION 68-1125. 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 TESTS) 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 THE INTERCEPTOR TREES.
7. FOR ANY LINER PENETRATIONS, PADJAL 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 BIORETENTION FACILITIES.

BIOTREATMENT PLANTS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	
CA	5 gal	Callistemon v. 'Little John'	Dwarf Bottlebrush	36" o.c.	L	
CE	5 gal	Chondropetalum elephantinum	Large Cape Rush	60" o.c.	L	
CT	5 gal	Chondropetalum tectorum	Cape Rush	48" o.c.	L	
FG	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	12" o.c.	L	
JP	5 gal	Juncus patens 'Elk Blue'	California Gray Rush	18" o.c.	L	

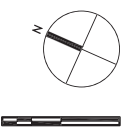
BMP Summary Table												
Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		Percent Impervious	TCM Sizing Method	Treatment Area Required (sf)*	Treatment Control Method	Treatment Provided (sf)	Adequate Sizing
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.						
DMA-1	4,337	0.10	4,126	0.095	211	0.005	95%	4% Rule	165	Bioretention Area	181	OK
DMA-2	780	0.02	746	0.017	33	0.001	96%	4% Rule	30	Flow Through Planter**	33	OK
DMA-3	643	0.01	609	0.014	34	0.001	95%	4% Rule	24	Flow Through Planter**	34	OK
DMA-4	4,734	0.11	4,482	0.103	252	0.006	95%	4% Rule	179	Flow Through Planter**	252	OK
DMA-5	657	0.02	602	0.014	55	0.001	92%	4% Rule	24	Flow Through Planter**	55	OK
DMA-6	860	0.02	825	0.019	35	0.001	96%	4% Rule	33	Flow Through Planter**	35	OK
DMA-7	424	0.01	305	0.007	119	0.003	72%	4% Rule	12	Flow Through Planter**	28	OK
DMA-8	5,507	0.13	5,134	0.118	373	0.009	93%	4% Rule	205	Flow Through Planter**	373	OK
TOTAL	17,942	0.41	16,830	0.39	1,112	0.03	94%		673		991	

* Treatment area required is based on 4% of the impervious area draining to the TCM.
 ** Roof runoff will be conveyed to the flow through planters via downspouts. Actual locations of the downspouts will be designed during building permit process.

2655 THE ALAMEDA

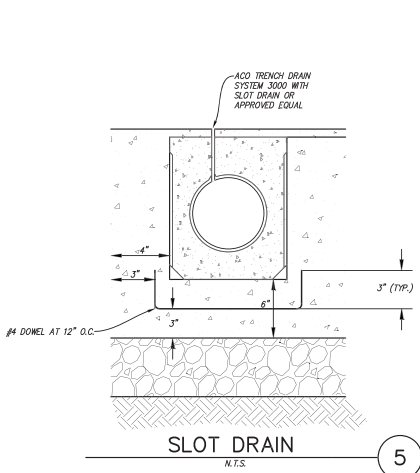
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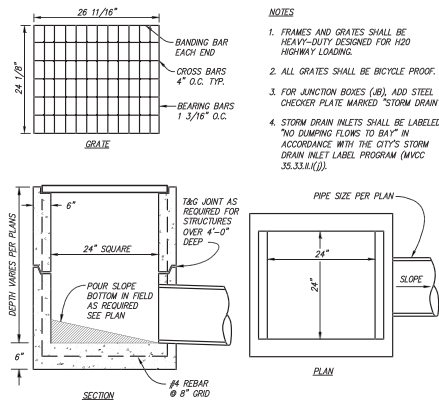


STORMWATER MANAGEMENT PLAN

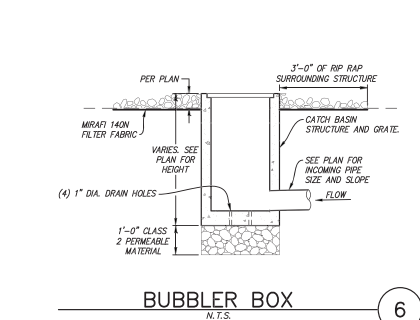
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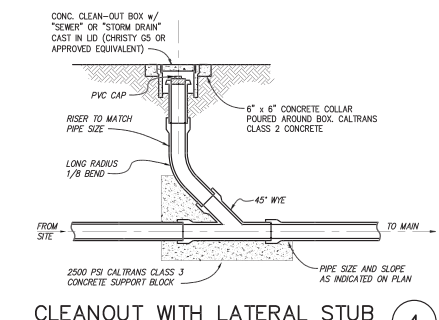
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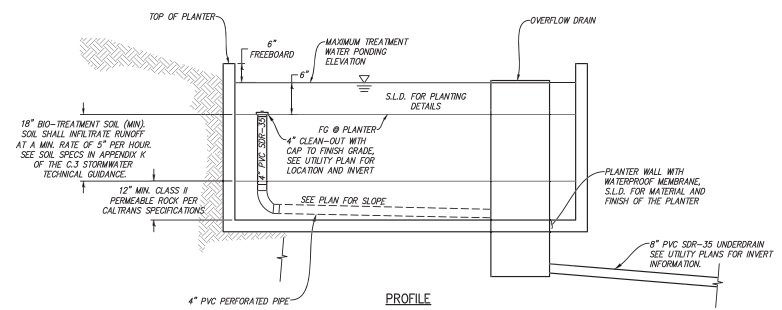


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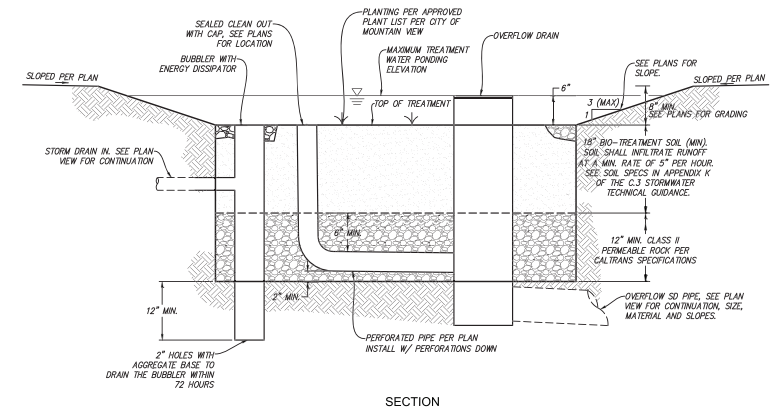


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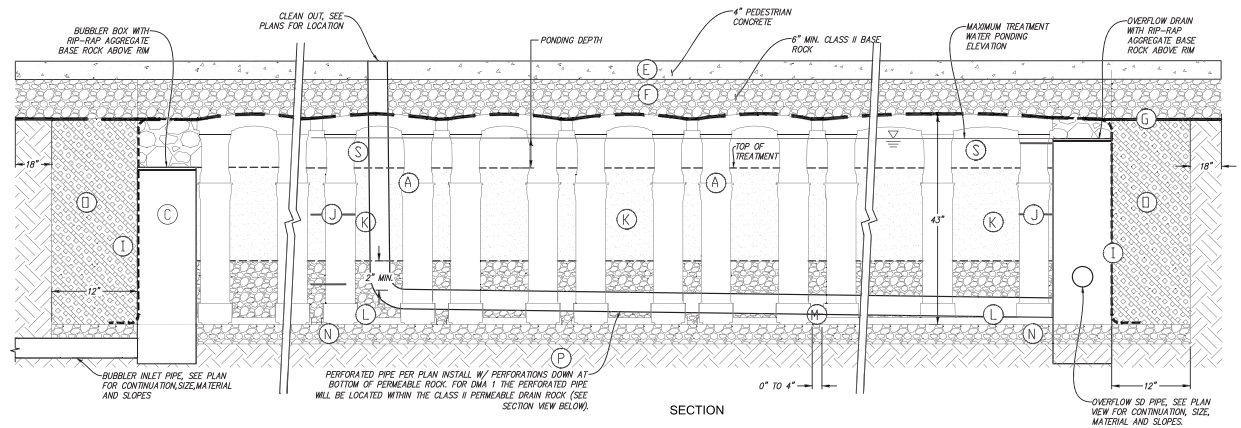
- NOTES**
1. FRAMES AND GRATES SHALL BE HEAVY-DUTY DESIGNED FOR H20 HIGHWAY LOADING.
 2. ALL GRATES SHALL BE BICYCLE PROOF.
 3. FOR JUNCTION BOXES (4B), ADD STEEL CHECKER PLATE MARKED "STORM DRAIN".
 4. STORM DRAIN INLETS SHALL BE LABELED "NO DUMPING FLOWS TO BAY" IN ACCORDANCE WITH THE CITY'S STORM DRAIN INLET LABEL PROGRAM (MVCC 35.33.11.11).



1



2



NOTES:

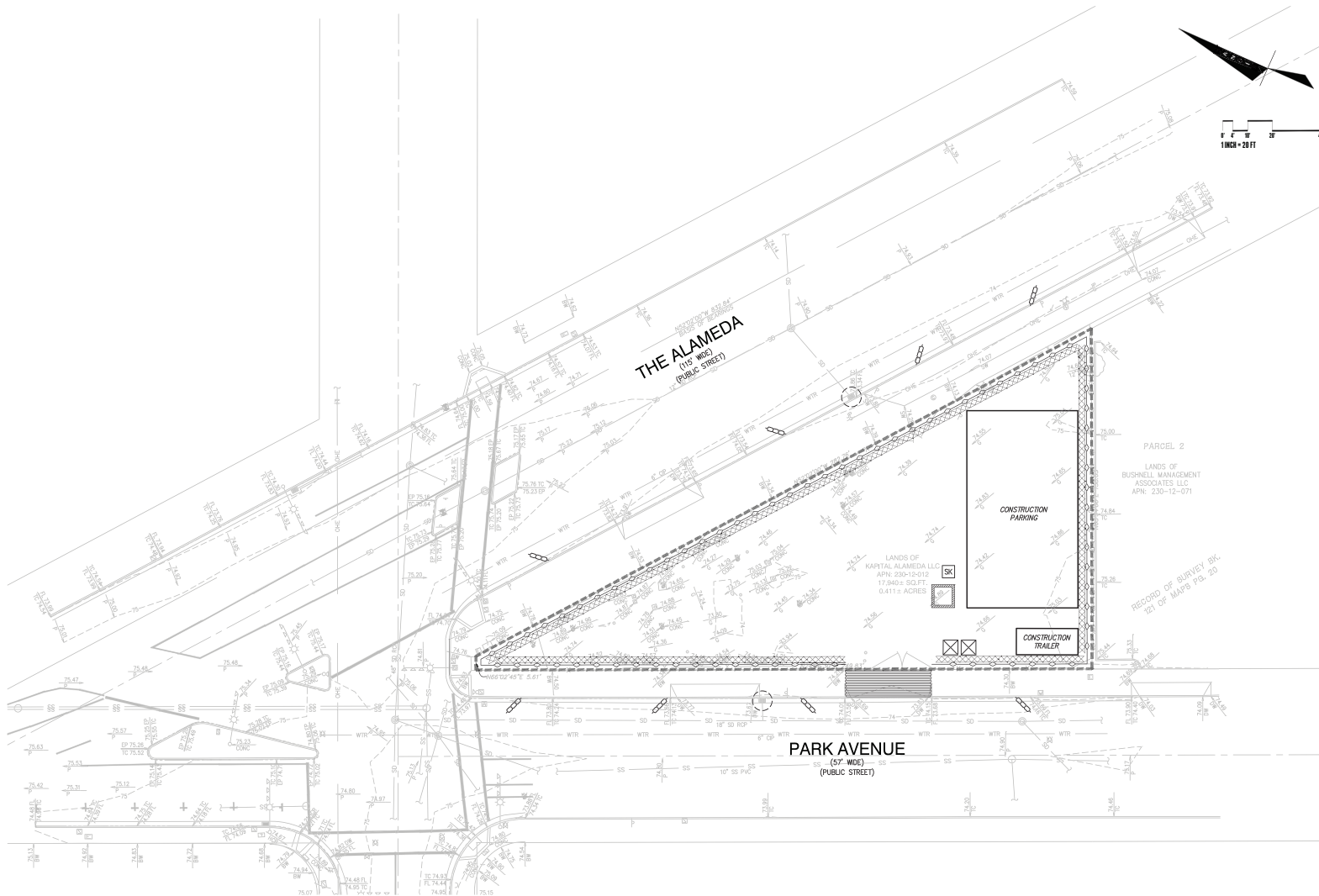
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. DO NOT SCALE DRAWINGS
3. PROVIDE SUPPLEMENTAL IRRIGATION FOR SEASONAL DROUGHT SUPPORT OF TREES & SOIL
4. TREE AND PLANTING INSTALLED IN BIO-TREATMENT SOIL ARE TO CONFORM AND COMPLY TO APPENDIX D OF THE C.I. STORMWATER HANDBOOK
5. SEE LANDSCAPE DRAWINGS FOR TREE PLANTING REQUIREMENTS AND DETAILS
6. SEE IRRIGATION PLANS FOR IRRIGATION OF SOIL CELL AREA

KEY PLAN:

- | | |
|---|---|
| <ul style="list-style-type: none"> Ⓐ SOIL CELL SYSTEM (DECK, BASE, AND POSTS) Ⓑ NOT USED Ⓒ BUBBLER BOX Ⓓ NOT USED Ⓔ 4" CONCRETE Ⓕ AGGREGATE BASE COURSE, 6" MINIMUM THICKNESS ABOVE SOIL CELLS. Ⓖ GEOTEXTILE TO EDGE OF EXCAVATION Ⓗ BACKFILL TO WITHIN 4-6" BELOW TOP OF SOIL CELL DECKS. INSTALL IN 8" LIFTS, EACH COMPACTED TO 95% PROCTOR. Ⓘ GEORGIRD TO LINE PERIMETER OF SYSTEM WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK) Ⓝ 3/16"x1/4" ZIP TIES, SECURING GEORGIRD TO SOIL CELLS Ⓞ 18" BIO-TREATMENT SOIL (MIN). | <ul style="list-style-type: none"> Ⓟ SOIL CELL BASE SLOPE 5% MAX Ⓠ 3" SPACING BETWEEN SOIL CELLS AT BASE Ⓡ 4" MIN. AGGREGATE SUB BASE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR Ⓢ BACKFILL COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR Ⓣ SUBGRADE, COMPACTED TO 95% RELATIVE COMPACTION STANDARD PROCTOR Ⓤ NOT USED Ⓡ 6" CONCRETE CURB Ⓢ 6" PONDING DEPTH PER GRADING PLAN C-4.0 AND C-4.1 Ⓣ NOT USED Ⓤ NOT USED Ⓡ 4" MIN. DIAMETER APPROVED COBBLE |
|---|---|

SILVA CELLS
N.T.S.

1



LEGEND

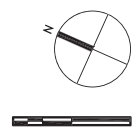
- CONSTRUCTION ENTRANCE/EXIT (TC-3 C-6.2)
- CONCRETE WASHOUT (MM-2 C-6.2)
- SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER
- PATH OF SURFACE DRAINAGE
- SILT FENCE (SE-1 C-6.1)
- SANDBAG BARRIER (SE-10 C-6.2)
- DRAIN INLET PROTECTION (SE-10 C-6.2)
- FIBER ROLL (SE-5 C-6.2)
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE

WATER POLLUTION CONTROL NOTES:

- A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
- B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
- C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
- D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER Dewatering OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
- E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
- F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SWPPP.
- G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
- H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW MATS, SILT FENCE, GRAVEL INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE OSP.
- J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE. ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.
- K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE REGENERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.
- L. RUNOFF THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

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EROSION CONTROL PLAN

C-6.0

Stabilized Construction Entrance/Exit

CASQA Detail TC-1

SECTION B-B

PLAN

Silt Fence

CASQA Detail SE-1

PLAN

SILT FENCE

CROSS BARRIER DETAIL

SECTION C-C

STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material handler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off-site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-9) or latest.
- Material Delivery, Handling and Storage:** To general materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where washed concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Waste Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

Velocity Dissipation Devices

CASQA Detail EC-10

PLAN VIEW

SECTION A-A

* Length per ABAG Design Standards

Silt Fence

CASQA Detail SE-1

SECTION A-A

END STAKE DETAIL (TOP VIEW)

OPTIONAL MAINTENANCE OPENING DETAIL

END DETAIL

STAPLE DETAIL

LEGEND

Temporary backfill
Stake direction
Direction of flow

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabomphandbooks.com.

Project Information

Best Management Practices and Erosion Control Details Sheet 1

County of Santa Clara

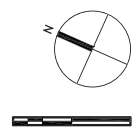


BMP-1

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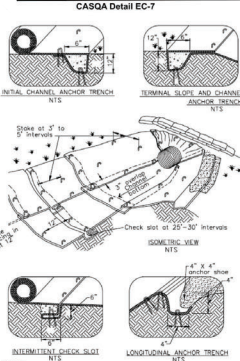
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EROSION CONTROL DETAILS

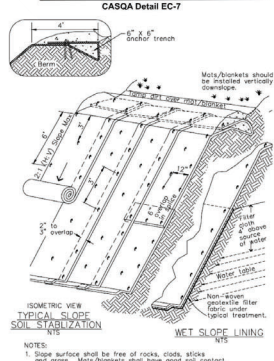
C-6.1

Geotextiles and Mats



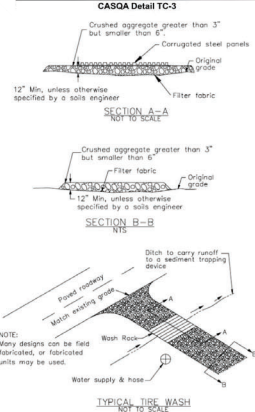
TYPICAL INSTALLATION DETAIL

Geotextiles and Mats

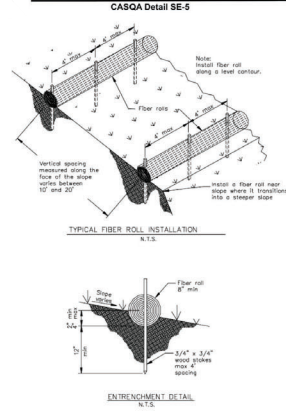


TYPICAL INSTALLATION DETAIL

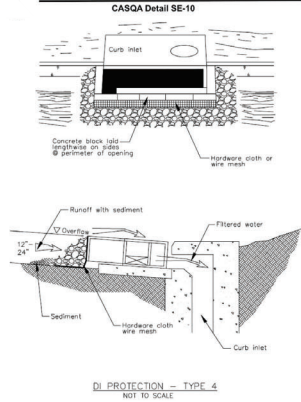
Entrance/Outlet Tire Wash



Fiber Rolls

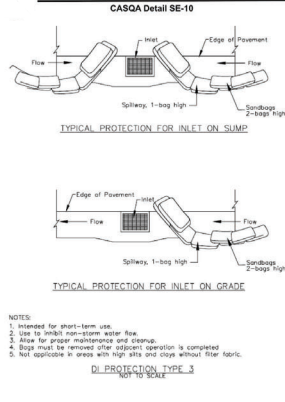


Storm Drain Inlet Protection

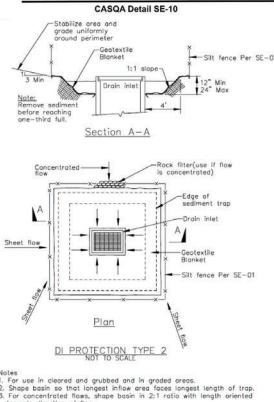


Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.csbmpnhandbooks.com.

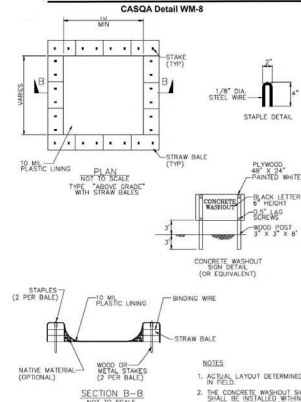
Storm Drain Inlet Protection



Storm Drain Inlet Protection



Concrete Waste Management



Project Information

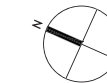
Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara



BMP-2

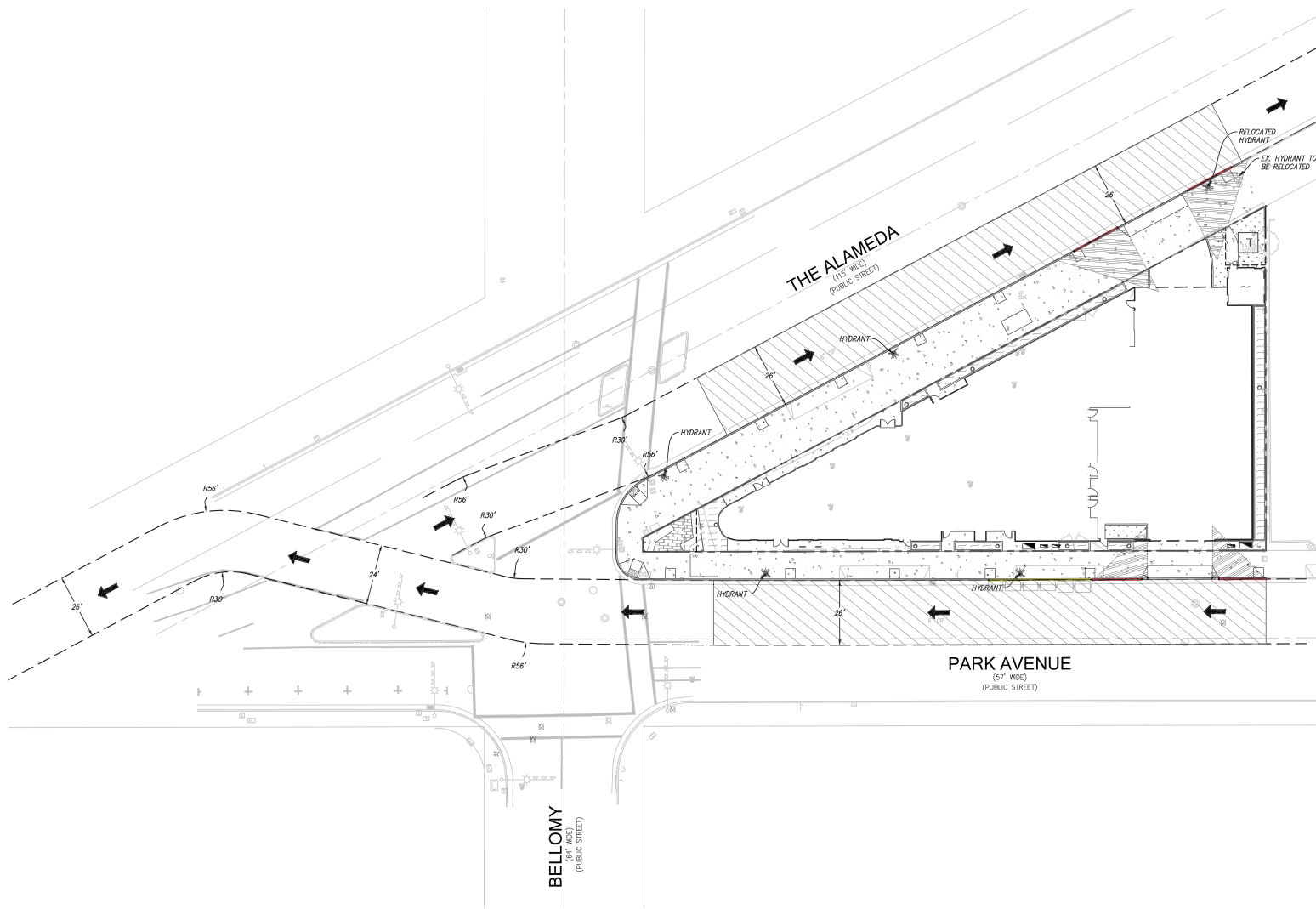
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EROSION CONTROL DETAILS

C-6.2



LEGEND

- PROPOSED FIRE HYDRANT
- BACKFLOW PREVENTER
- EXISTING FIRE HYDRANT TO REMAIN
- FIRE ACCESS ROUTE
- AERIAL FIRE ACCESS

FIRE NOTES

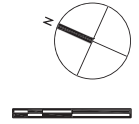
1. FIRE DEPARTMENT EMERGENCY ACCESS IS TO BE PROVIDED TO WITHIN 150 FT. OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDINGS AS MEASURED BY AN APPROVED ACCESS ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY.
2. THE MINIMUM WIDTH OF A FIRE ACCESS ROADWAY IS 26 FEET. BUILDINGS WHICH DO NOT EXCEED 30 FEET IN HEIGHT AND/OR NOT REQUIRED TO HAVE PRIVATE FIRE HYDRANTS MAY BE A MINIMUM OF 20 FEET IN WIDTH. FIRE ACCESS ROAD SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13.5 FT.
3. EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF A FIRE APPARATUS WEIGHING AT LEAST 75,000 LBS. AND SHALL HAVE A SURFACE PROVIDING ALL-WEATHER DRIVING CAPABILITIES. GRADES OF LESS THAN 10% SHALL BE SURFACED WITH A MIN CLASS 2 AGGREGATE BASE OR EQUIVALENT WITH 50% COMPACTION. ASPHALT OR CONCRETE FINISH IS PREFERRED. GRADES OF 15% TO 20% SHALL REQUIRE A NON-SKID ASPHALT OR CONCRETE SURFACE, OR EQUIVALENT. GRADES 15% TO 20% SHALL BE LIMITED TO 150 FT IN LENGTH.
4. THE INSIDE TURNING RADIUS FOR EMERGENCY APPARATUS ACCESS ROADS SHALL BE 36.5 FT.

FIRE FLOW REQUIREMENTS

<u>BELOW GRADE PARKING</u>	
CONSTRUCTION TYPE:	TYPE I
GROSS PARKING AREA:	14,593 SF
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS
REFERENCE FIRE FLOW:	1,500 GPM (CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED:	0% (CFC TABLE B105.2)
REQUIRED FIRE FLOW:	1500 GPM
REQUIRED FIRE FLOW DURATION:	2 HR (CFC TABLE B105.1(2) & B105.2)
<u>FLOOR 1,2,3,4</u>	
CONSTRUCTION TYPE:	TYPE V
GROSS BUILDING FLOOR AREA:	48,895 SF
FULLY SPRINKLERED:	AUTOMATIC FIRE SPRINKLERS
REFERENCE FIRE FLOW:	6,000 GPM (CFC TABLE B105.1(2))
% OF REF. FIRE FLOW REQUIRED:	50% (CFC TABLE B105.2)
REQUIRED FIRE FLOW:	3,000 GPM
REQUIRED FIRE FLOW DURATION:	4 HR (CFC TABLE B105.1(2) & B105.2)
<u>REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS</u>	
REQUIRED NUMBER OF HYDRANTS:	5 (CFC TABLE C102.1)
AVERAGE HYDRANT SPACING:	300 FT (CFC TABLE C102.1)

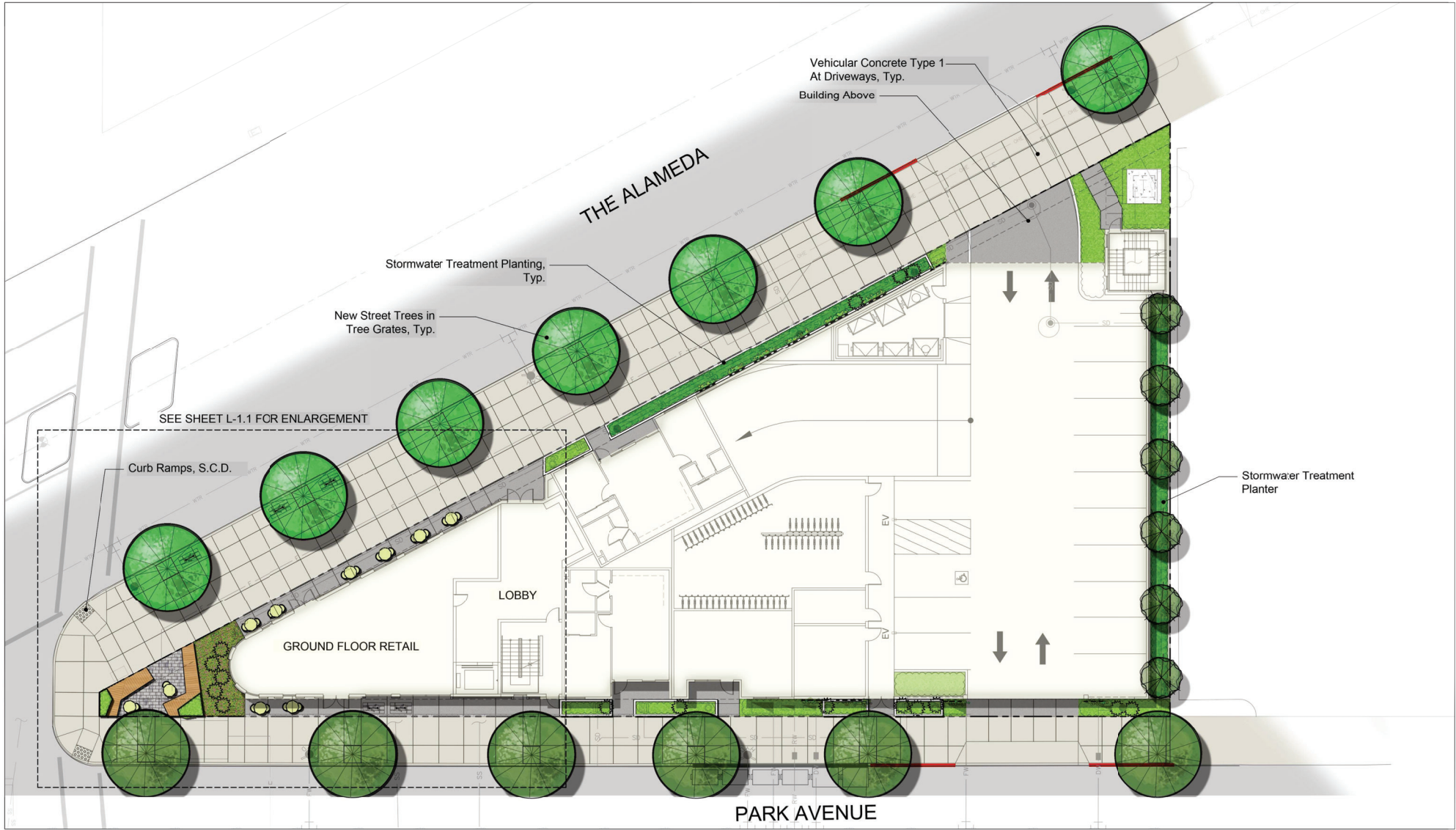
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FIRE ACCESS PLAN

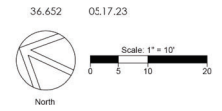
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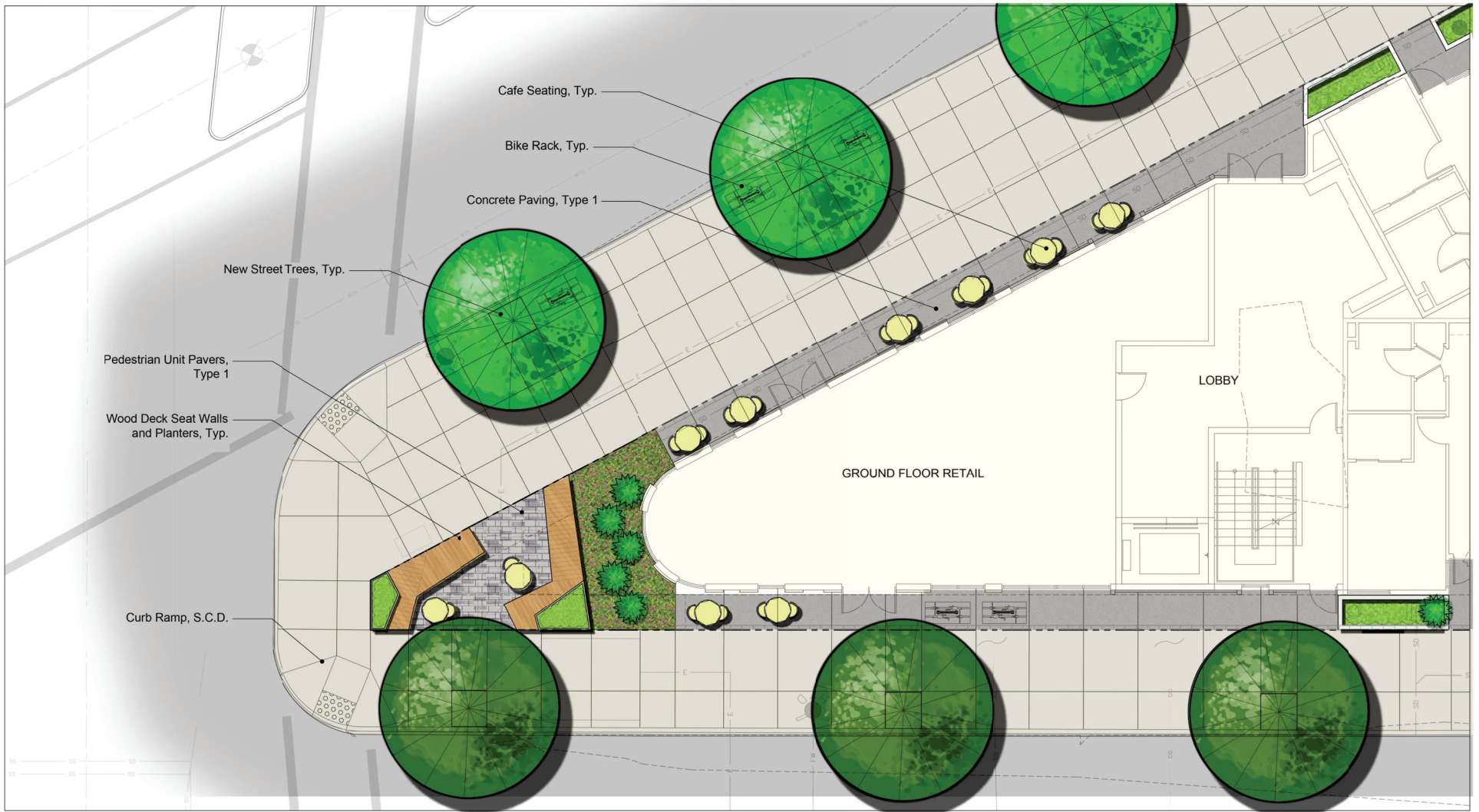
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GROUND FLOOR
 LAYOUT PLAN

L-1.0

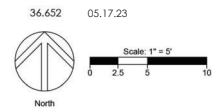


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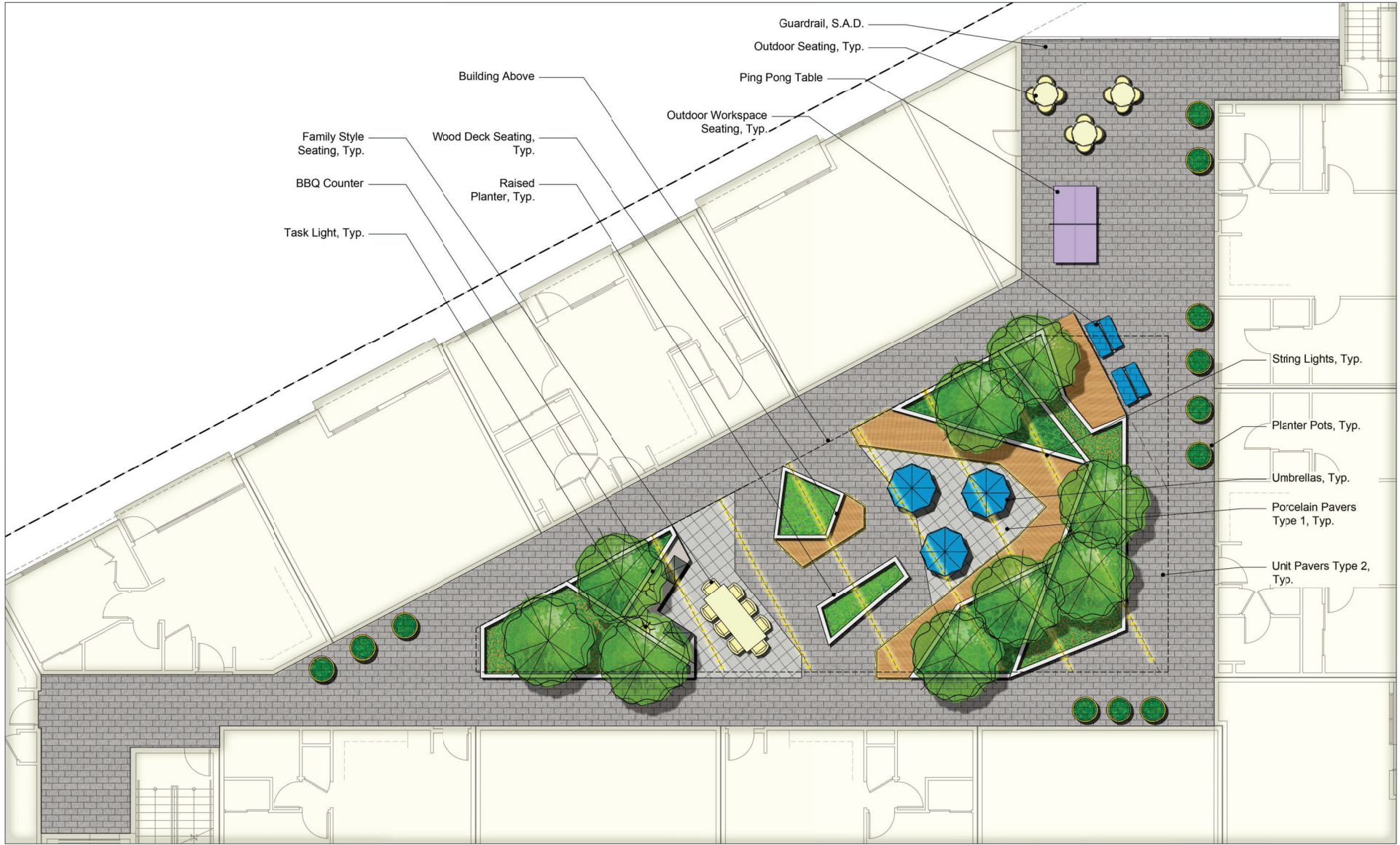
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CORNER PLAZA
 LAYOUT PLAN

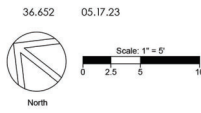
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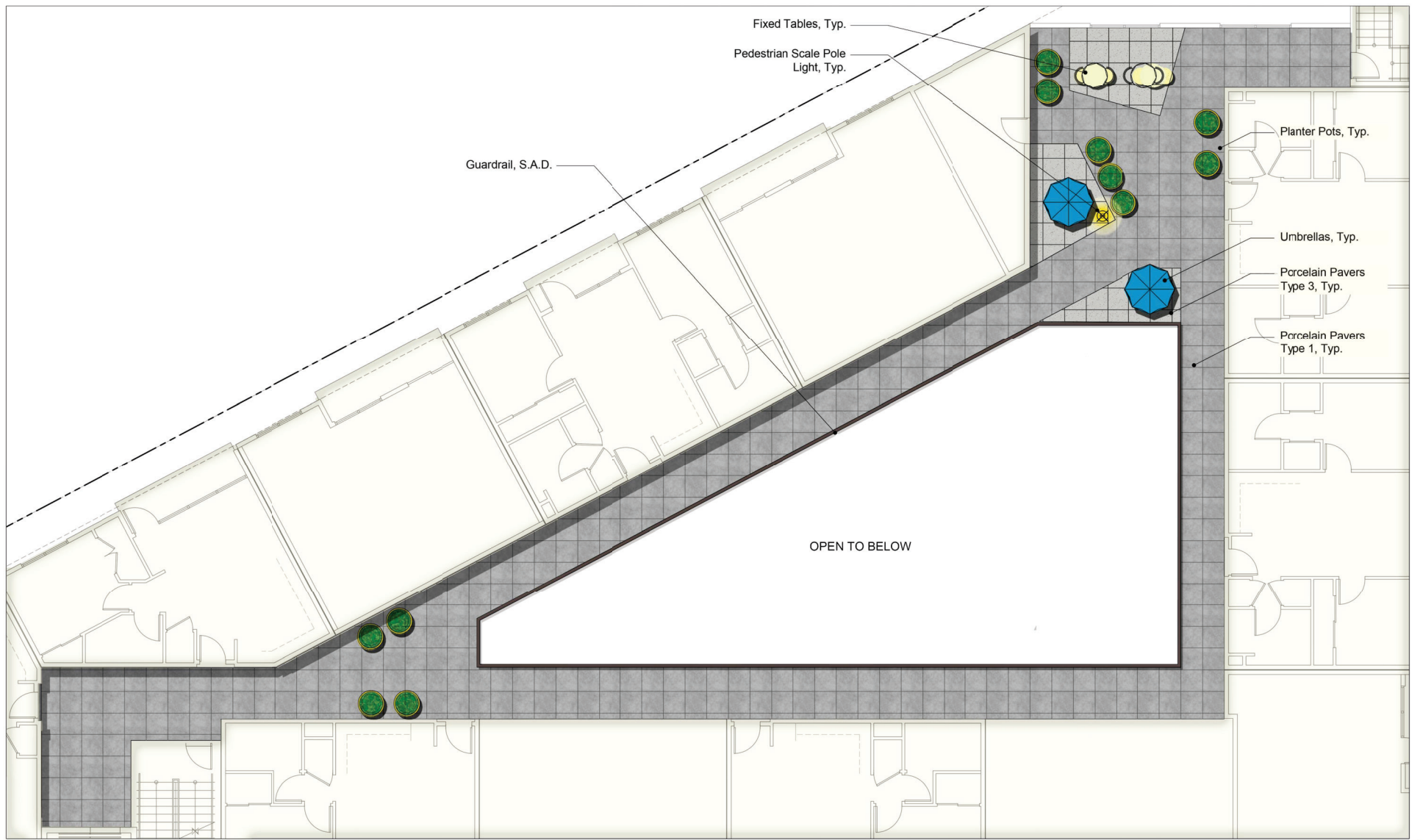
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SECOND FLOOR
 PODIUM LAYOUT PLAN

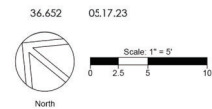
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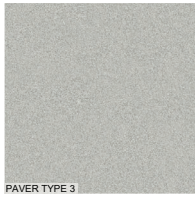
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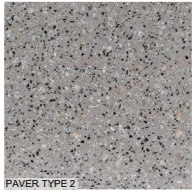


FOURTH FLOOR
 ROOF LAYOUT PLAN

L-1.3



PAVER TYPE 3



PAVER TYPE 2



PAVER TYPE 1



TREE GRATE



BBQ UNIT



BBQ COUNTER



STRIP LIGHT



POLE LIGHT



TASK LIGHT



STRING LIGHT



PLANTER POTS



FAMILY STYLE SEATING/TABLE



UMBRELLA



WORK TABLE



PING PONG TABLE



PLAZA BENCH DETAILS



PLAZA BENCH DETAILS

COLOR AND FINISH SCHEDULE

- PEDESTRIAN CONCRETE PAVING
 - Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.

*All colors to be: (DAVIS; SCOFIELD; etc.)

PEDESTRIAN AND VEHICULAR ACCENT PAVING

- Precast Concrete Pavers: specify manufacturer(s)
 - Type 1 4"x24" Unit Pavers, Pattern: Running Bond, Color: City Blend, AckerStone, ackertone.com, 650.482.4100
 - Type 2 Flat Ash, 24"x24", TileTech, tiletechpavers.com, 888.401.9979
 - Type 3 Terrazzo Grey Black, 24"x24", TileTech, tiletechpavers.com, 888.401.9979

PRE-CAST PLANTERS

- Precast planters/saucers: specify manufacturer(s)
 - Type 1 Urban Collection Planter US-3600, 36"x29.5"x34", Color: Citron, tournesol.com, 510.471.6269

Contractor to submit sample to Landscape Architect for approval prior to acquisition or installation. Contractor to provide unit price.

LIGHTING FIXTURES

- Pedestrian-scale Pole Light: See Electrical Drawings. BEGA 77-142 Pole top
 - Luminaire on 12' Pole. bega-us.com, 805.684.0533
- Wall Light: See Electrical Drawings. BK Lighting Yukon Light, Standard Direct Faceplate (Horizontal), bklighting.com, 559.438.5900
- String Lights: See Electrical Drawings. BK Lighting Catenary CY-AR-LED Lights, bklighting.com, 559.438.5900
- Light Strips: See Electrical Drawings. Q Tran KURV-SC Flexible LED Light Strip, q-tran.com, 203.367.8777

TREE GRATES

- Tree Grate Jamison 4' Grate from Urban Accessories, urbanaccessories.com, 877.487.0488

FURNITURE

- Cafe Table and Chairs Chair: Chipman Armless Chair, 22"x20"x33", Color: white. Table: Chipman 31" dia Dining Table, 31"x29", Color: White, Landscape Forms, landscapeforms.com, 800.430.6206
- Family Table and Chairs Chair: Morris Wood Insert Stool, 16"x16"x28", Table: Morris Wood Dining Table, 40"x80"x31", Color: White Landscape Forms, landscapeforms.com, 800.430.6206
- Study Table: Take-Out Double Table, 37.5"x52.5"x30", Color: Ocean Landscape Forms, landscapeforms.com, 800.430.6206
- Umbrellas: Umbrella: Solstice Cygnus Umbrella, Color: Ocean Landscape Forms, landscapeforms.com, 800.430.6206
- Ping Pong Table: Urban Congo Ping pong Table, theurbancongo.com

BBQ GRILL AND COUNTER

- BBQ: PSG T-Series Commercial 39" Propane Gas Grill with Timer - S36TLP, bbaguys.com, 844.977.4384
- Counter Top: 406 Clearskies Countertop, CaesarStone, caesartstone.com, 877.978.2789

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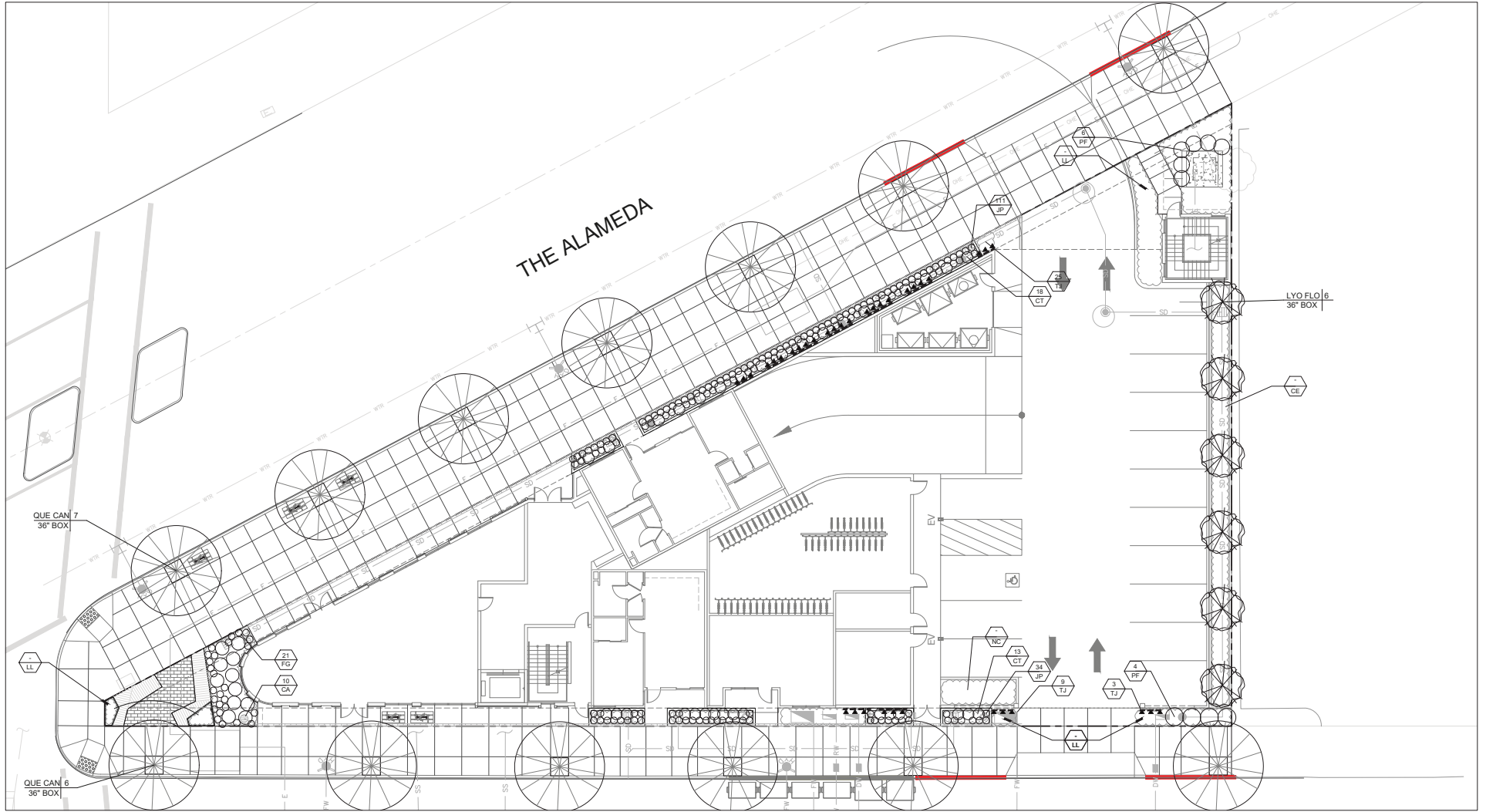
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LANDSCAPE IMAGERY AND
COLOR AND FINISH SCHEDULE

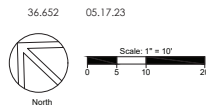
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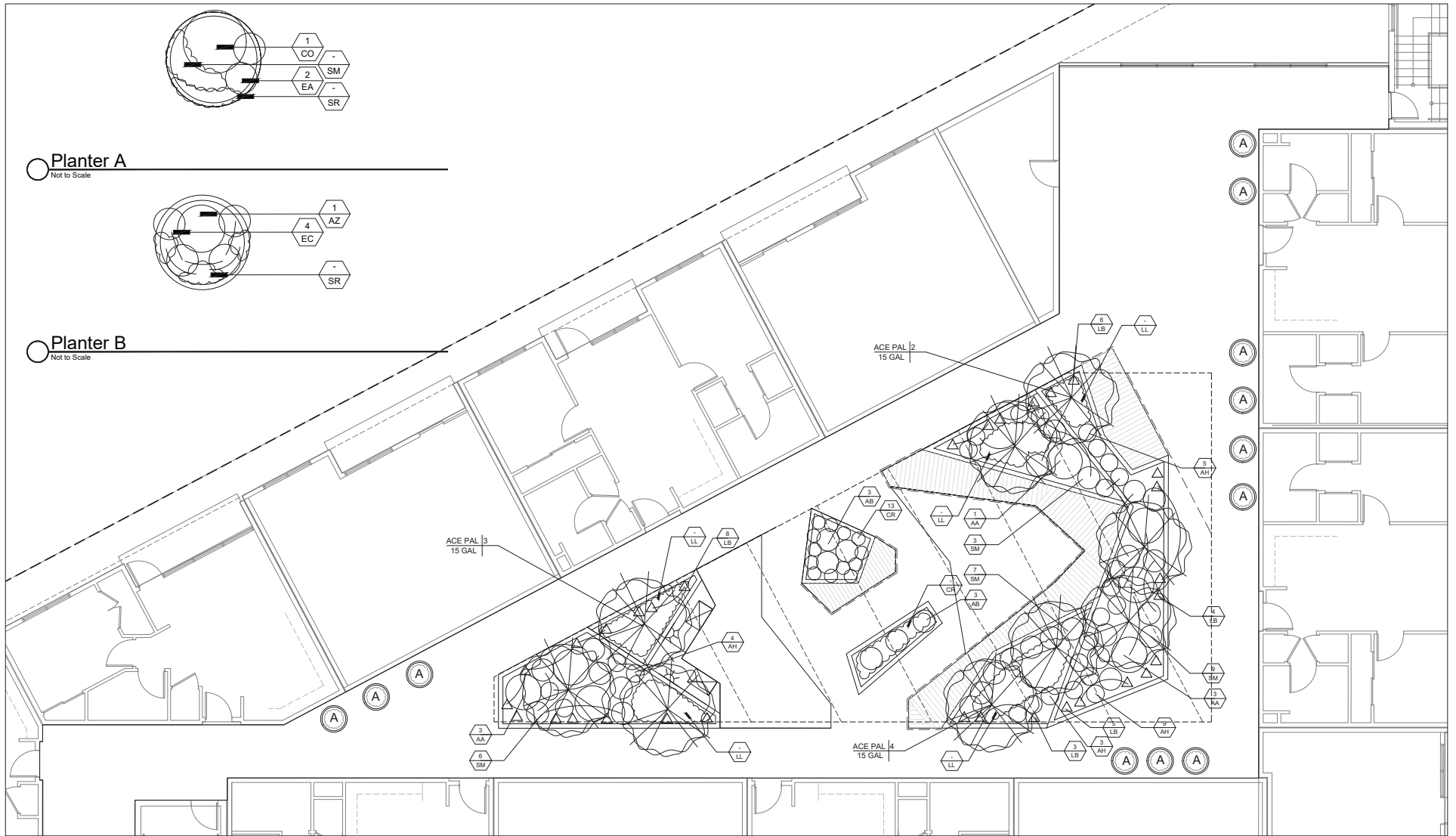
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GROUND FLOOR
 PLANTING PLAN

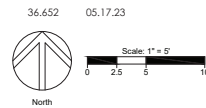
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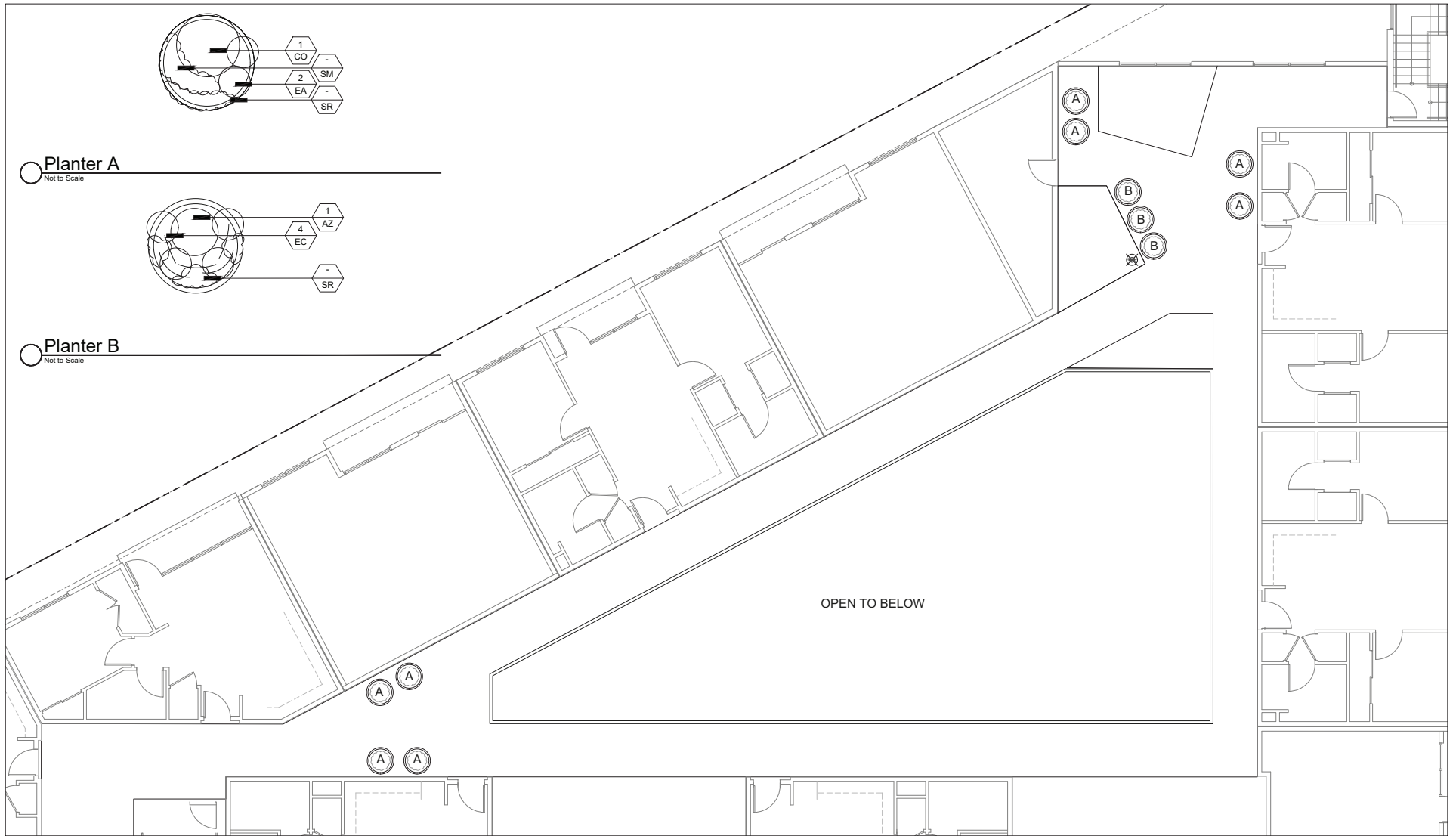
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SECOND FLOOR PODIUM
 PLANTING PLAN

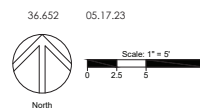
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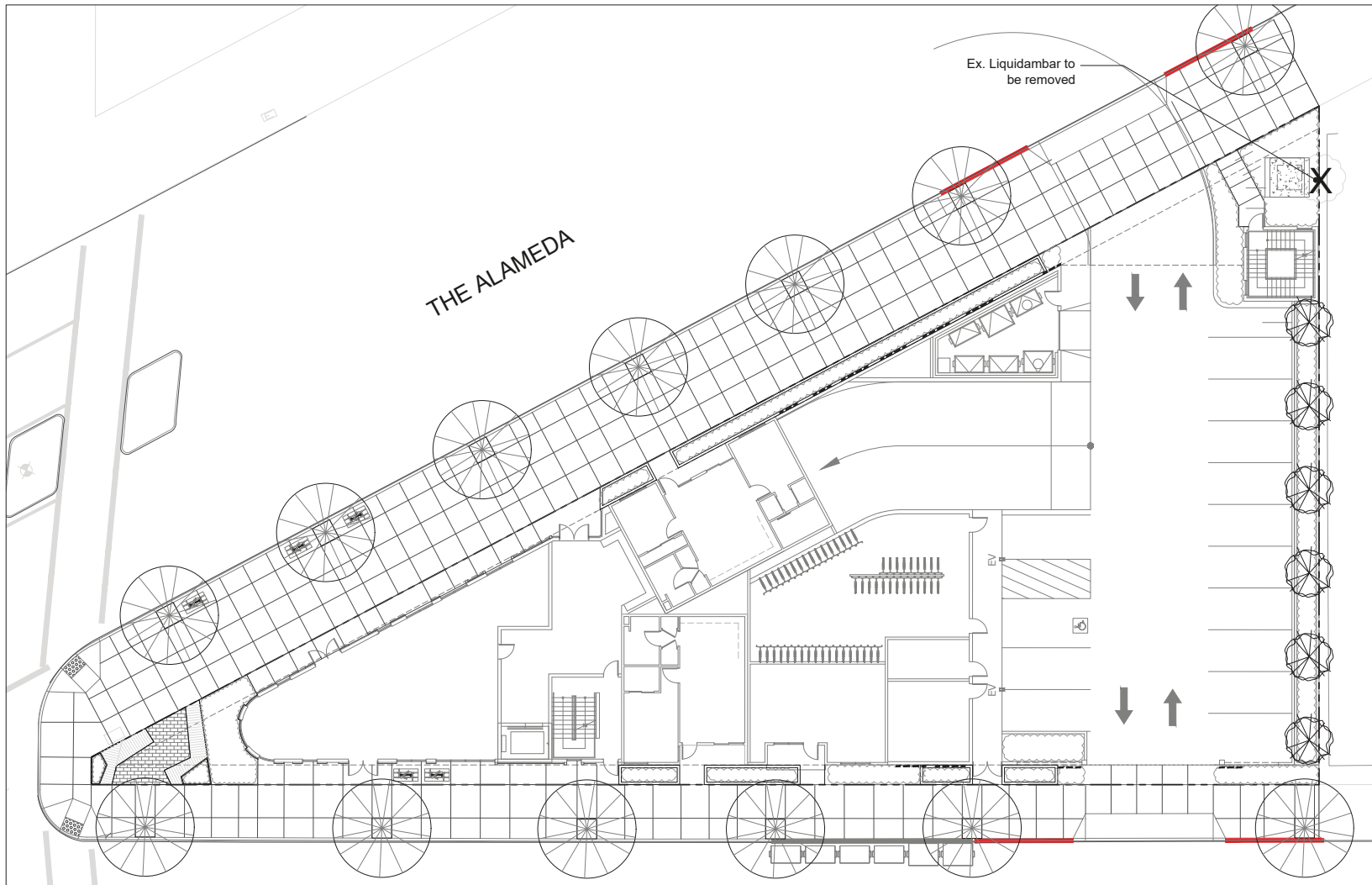
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FOURTH FLOOR ROOF
 PLANTING PLAN

L-2.2



TREE DISPOSITION LEGEND

#00 Existing Tree to Remain

#00 Existing Tree to be Removed

Tree Disposition and Replacement Summary:

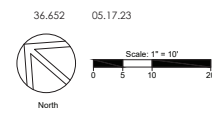
1	Number of Trees On Site
1	Number of Trees to be Removed On Site
0	Number of Tree to Remain On Site

26 Number of New Trees Proposed
See Landscape Plan for Type, Size, and Location

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TREE DISPOSITION PLAN

L-3.0

PLANT PALETTE

TREES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES	WUCOLS
ACE PAL	15 Gal	Acer palmatum	Japanese Maple		M
LYO FLO	36" Box	Lyonothamnus floribundus ssp. asplenifolius	Catalina Ironwood		L
QUE CAN	36" Box	Quercus canbyi	Sierra Oak		L
SHRUBS AND GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
AZ	5 gal	Aeonium arboreum	Black Rose Aeonium	18" o.c.	L
AH	5 gal	Anigzanthos hybrid 'Harmony'	Yellow Kangaroo Paw	30" o.c.	L
CR	5 gal	Carex testacea	New Zealand Hair Sedge	18" o.c.	L
FG	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	12" o.c.	L
CO	5 gal	Crassula ovata	Jade Plant	60" o.c.	L
LL	5 gal	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	36" o.c.	L
NC	5 gal	Nephrolepis cordifolia	Southern Sword Fern	30" o.c.	L
PF	5 gal	Phormium 'Firebird'	New Zealand Flax	36" o.c.	L
GROUND COVER					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
LB	5 gal	Lotus berthelotii	Parrot's Beak	30" o.c.	L
VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
TJ	15 gal	Trachelospermum jasminoides	Star Jasmine	24" o.c.	L
SUCCULENTS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
AA	5 gal	Agave attenuata	Fox Tail Agave	60" o.c.	L
AB	5 gal	Agave 'Blue Flame'	Blue Flame agave	30" o.c.	L
EA	5 gal	Echeveria agavoides 'Lipstick'	Lipstick Echeveria	12" o.c.	L
EC	1 gal	Echeveria crenulata	Echeveria	12" o.c.	L
SM	1 gal	Senecio mandraliscae	Blue Chalk Sticks	30" o.c.	L
SR	1 gal	Senecio rowleyanus	String of Pearls	12" o.c.	L
BIOTREATMENT PLANTS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
CA	5 gal	Callistemon v. 'Little John'	Dwarf Bottlebrush	36" o.c.	L
CE	5 gal	Chondropetalum elephantinum	Large Cape Rush	60" o.c.	L
CT	5 gal	Chondropetalum tectorum	Cape Rush	48" o.c.	L
FG	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue	12" o.c.	L
JP	5 gal	Juncus patens 'Eik Blue'	California Gray Rush	18" o.c.	L

LANDSCAPE AND IRRIGATION DESIGN NOTES

- All planting is to be irrigated with an automatic underground irrigation system. The new landscape area is less than 1000 s.f., so will be irrigated off the domestic supply, with appropriate sub-metering, backflow devices, flow sensors, and master valves in accordance with City landscape water use requirements.
- All planting areas shall be irrigated with subsurface drip irrigation systems, or with bubblers, to provide high efficiency water application for the project. "Smart" weather sensing irrigation controllers shall be used to provide the maximum efficiency for the irrigation system.
- All planted areas shall have a 3" layer of recycled wood mulch applied to reduce water use and create a neat weed free environment.
- All street trees shall be irrigated from the on-site irrigation system.
- The existing Pistache street tree shall be preserved and protected during construction.

PLANTING NOTES

- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- 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.
- 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.
- 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.
- 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.
- 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 Brown 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.
- 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 to consult with the Landscape Architect during this process.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 buildings) 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.
- 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.
- 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.
- 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.
- 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.
- VersiCell 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: TourneSol SiteWorks, Union City, CA 800.542.2282. Allow at least 4 weeks lead time for ordering product. All VersiCell board shall be completely covered with filter fabric as shown in the drawings and per manufacturer's specifications.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur when normal irrigation is scheduled.
- 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 allowance shall be returned to the Owner at the beginning of the maintenance period.

2655 THE ALAMEDA

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PLANT PALETTE AND NOTES

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