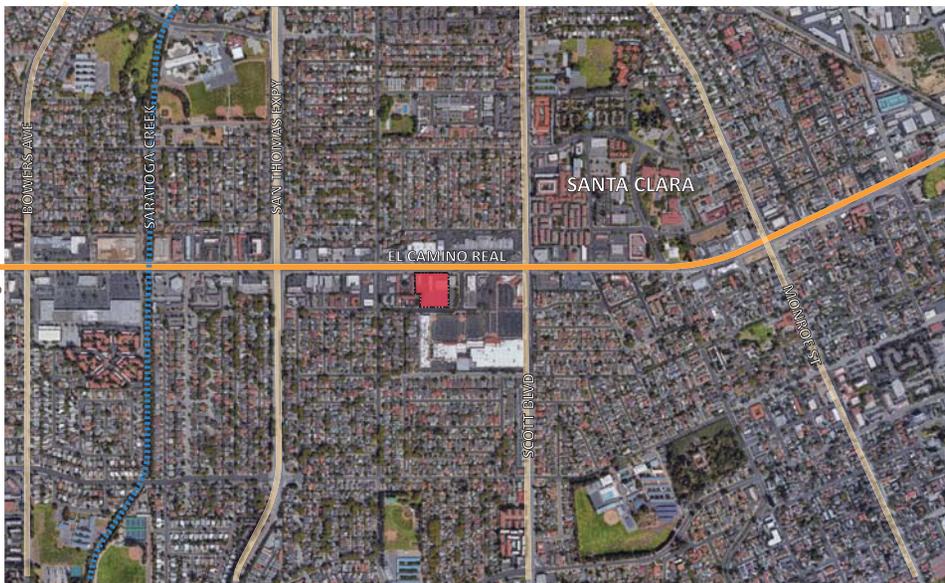




2232 - 2240 El Camino Real Mixed Use Senior Apartments, Santa Clara, CA

August 2017





VICINITY MAP

PROJECT TEAM:

APPLICANT:
 SummerHill Apartment Communities
 777 S. California Avenue
 Palo Alto, CA 94304
 Contact: Elaine Breeze
 Phone: 650.842.2404

CIVIL ENGINEER:
 HMH
 1570 Oakland Road
 San Jose, CA 95131
 Contact: Ray Hashimoto
 Phone: 408.487.2200

LANDSCAPE ARCHITECT:
 The Guzzardo Partnership
 181 Greenwich Street
 San Francisco, CA 94111
 Contact: Morgan Burke
 Phone: 415.433.4672

ARCHITECT:
 Studio T Square
 304 12th Street, Suite 2A
 Oakland, CA 94607
 Contact: Douglas Oliver
 Phone: 510.451.2850

UTILITY ENGINEER:
 RGA Design
 6400 Village Parkway, Suite 204
 Dublin, CA 94568
 Contact: Darlene Hayes
 Phone: 925.556.1725

PROJECT SUMMARY:

Mixed use senior apartment project wrapped around a multi-level parking garage
 Type V-A (1 HR) sprinklered construction (residential/commercial)
 Type I sprinklered construction (commercial/parking garage)

ASSESSORS PARCEL NUMBER 290-10-090, 290-10-091
SITE AREA 2.74 Acres
EXISTING GENERAL PLAN Regional Mixed Use
PROPOSED GENERAL PLAN Regional Mixed Use
EXISTING ZONING Community Commercial
PROPOSED ZONING PD - Planned Development
EXISTING USE Commercial
PROPOSED USE Commercial, Multi-family Residential
SURROUNDING USES Commercial, Multi-family Residential
DENSITY 55 DU/Acre

APPLICABLE CODES:

2013 CA Building Code
 2013 CA Electrical Code
 2013 CA Mechanical Code
 2013 CA Plumbing Code
 2013 CA Green Building Standards
 2013 CA Energy Efficiency Standards
 City of Santa Clara Municipal Code and Ordinances

SHEET LIST:

ARCHITECTURAL

- G1.0 General Information
- SP1.0 Existing Site Photos
- SP1.1 Contextual Site Plan
- SP1.2 Illustrative Site Plan
- SP1.3 Building Perspectives
- SP1.4 Building Perspectives
- SP1.5 Building Perspectives
- SP1.6 Building Perspectives
- SP1.7 Site Circulation
- SP1.8 Open Space Exhibit
- SP1.9 Fire Exhibit
- A2.1 Building Plan Level 1
- A2.2 Building Plan Level 2
- A2.3 Building Plan Level 3
- A2.4 Building Plan Level 4
- A2.5 Building Plan Level 5
- A3.0 Building Elevations
- A3.1 Building Elevations
- A4.0 Building Sections
- A4.1 Building Sections
- A4.2 Schematic Details
- A4.3 Schematic Details
- A5.0 Units
- A5.1 Units
- A5.2 Units
- A5.3 Units

LANDSCAPE

- L1.1 Schematic Landscape Plan
- L1.2 Enlargement Plans Entry Plaza
- L1.3 Enlargement Plan Pool Courtyard
- L1.4 Enlargement Plan Dog Run and Western Patio
- L2.1 Tree Disposition Plan
- L2.2 Tree Report
- L3.1 Water Efficiency and Planting Palette
- L4.1 Landscape Imagery

CIVIL

- C1.0 Existing Conditions
- C2.0 Site Plan
- C3.0 Conceptual Grading and Drainage plan
- C4.0 Conceptual Grading Cross Sections and Details
- C5.0 Conceptual Utility Plan
- C6.0 Conceptual Stormwater Control Plan
- C7.0 Stormwater Details
- C8.0 Stormwater Details

JOINT TRENCH

- JT1.0 Joint Trench Title Sheet
- JT2.0 Joint Trench Intent

SENIOR RESIDENTIAL	Quan.	S.F.	Unit Mix	S.F.	Parking Ratio	Parking Provided
S1 Studio	14	615	9.3%	8,610	1	14
Studio Units Total	14	615	9.3%	8,610		14
1A 1 bdrm	60	750	39.7%	45,000	1	60
1A2 1 bdrm	2	810	1.3%	1,620	1	2
1C 1 bdrm + den	15	920	9.9%	13,800	1	15
1D 1 bdrm shallow (West)	14	725	9.3%	10,150	1	14
1BR Units Total	91	775	60.3%	70,570		91
2A1 2 bdrm	3	1,050	2.0%	3,150	1.5	3
2A2 2 bdrm	13	1,075	8.6%	13,975	1.5	26
2A3 2 bdrm (larger)	6	1,145	4.0%	6,870	1.5	9
2B2 2 bdrm outside (SW corner)	3	1,165	2.0%	3,495	1.5	5
2B1 2 bdrm outside (NE corner)	2	1,285	1.3%	2,570	1.5	3
2C 2 bdrm inside corner	8	1,095	5.3%	8,760	1.5	12
2D 2 bdrm corner over retail	3	1,260	2.0%	3,780	1.5	5
2D2 2 bdrm corner over retail (Anna)	3	1,380	2.0%	4,140	1.5	5
2E 2 bdrm, one bath	2	870	1.3%	1,740	1.5	3
2G 2 bdrm (junior)	3	925	2.0%	2,775	1.5	5
2BR Units Total	46	1,114	30.5%	51,255		69
All Units - Total	151	864		130,435		174

COMMERCIAL FLOOR AREA	
Commercial SF Required at .15 FAR	17,909 SF
Commercial SF Provided	
Retail (Gross Leasable Area)	14,125 SF
Community Meeting Hub or Retail	1,220 SF
Retail Service	1,045 SF
Retail Trash	919
Restaurant Outdoor Dining	600
Total Commercial SF Provided	17,909 SF

ACTIVE COMMUNITY AREA	
Leasing/ Lobbies/ Community Amenities	5,775 SF
Plazas	3,495 SF
Residential Courtyard	10,010 SF
Total Active Community	19,280 SF

PARKING	
Residential Parking	174
Guest/Future Resident Parking/Resident Loading (Garage & Surface)	17
Commercial (5 stalls / 1000 SF. Retail Trash area excluded from parking count)	86
Total Parking	277

Building Area	Garage	Total Building Area**
First Level	25,791	49,653
Second Level	20,856	51,417
Third Level	20,856	51,417
Fourth Level	20,856	47,362
Fifth Level	18,351	
Total	106,710	199,848
Percentage of Building Coverage		43%

*Total building area excludes the garage and includes retail, retail services, balconies, storage area on balconies, and all shafts.



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 Mixed Use Senior Apartments
 Santa Clara, CA
 SummerHill Apartment Communities
 777 S. California Avenue
 Palo Alto, CA

Sheet Title:
GENERAL INFORMATION

Job No. 14033
 Date: 08/28/2017
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G1.0



1. View East on El Camino Real



2. View Site Across El Camino Real



3. View from Site to Northeast on El Camino Real



8. View looking North on Anna Dr.



Site-plan views



4. View South West on El Camino Real



7. View from Santa Clara Town Centre to Site



6. View looking North-West on Anna Dr.



5. View from Site to Santa Clara Town Centre across Anna Dr.



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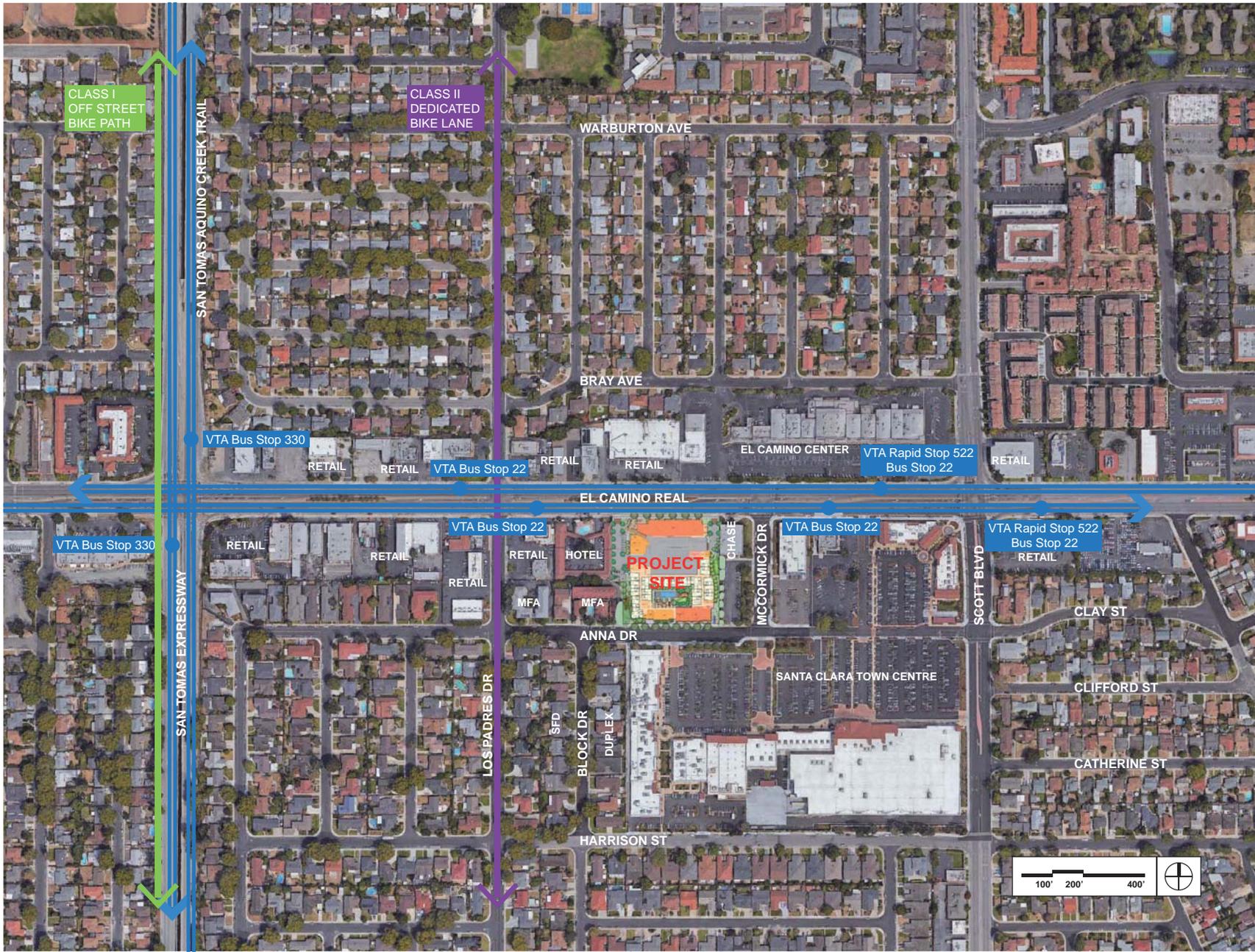
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EXISTING
SITE PHOTOS

Job No. 14033
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Sheet Title:
**CONTEXTUAL
SITE PLAN**

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Sheet Title:
**ILLUSTRATIVE
SITE PLAN**

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LOOKING SOUTH EAST FROM EL CAMINO REAL



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**BUILDING
PERSPECTIVES**

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LOOKING NORTH WEST FROM ANNA DRIVE



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PERSPECTIVES**

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LOOKING SOUTH WEST FROM EL CAMINO REAL



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LOOKING NORTH EAST FROM ANNA DRIVE



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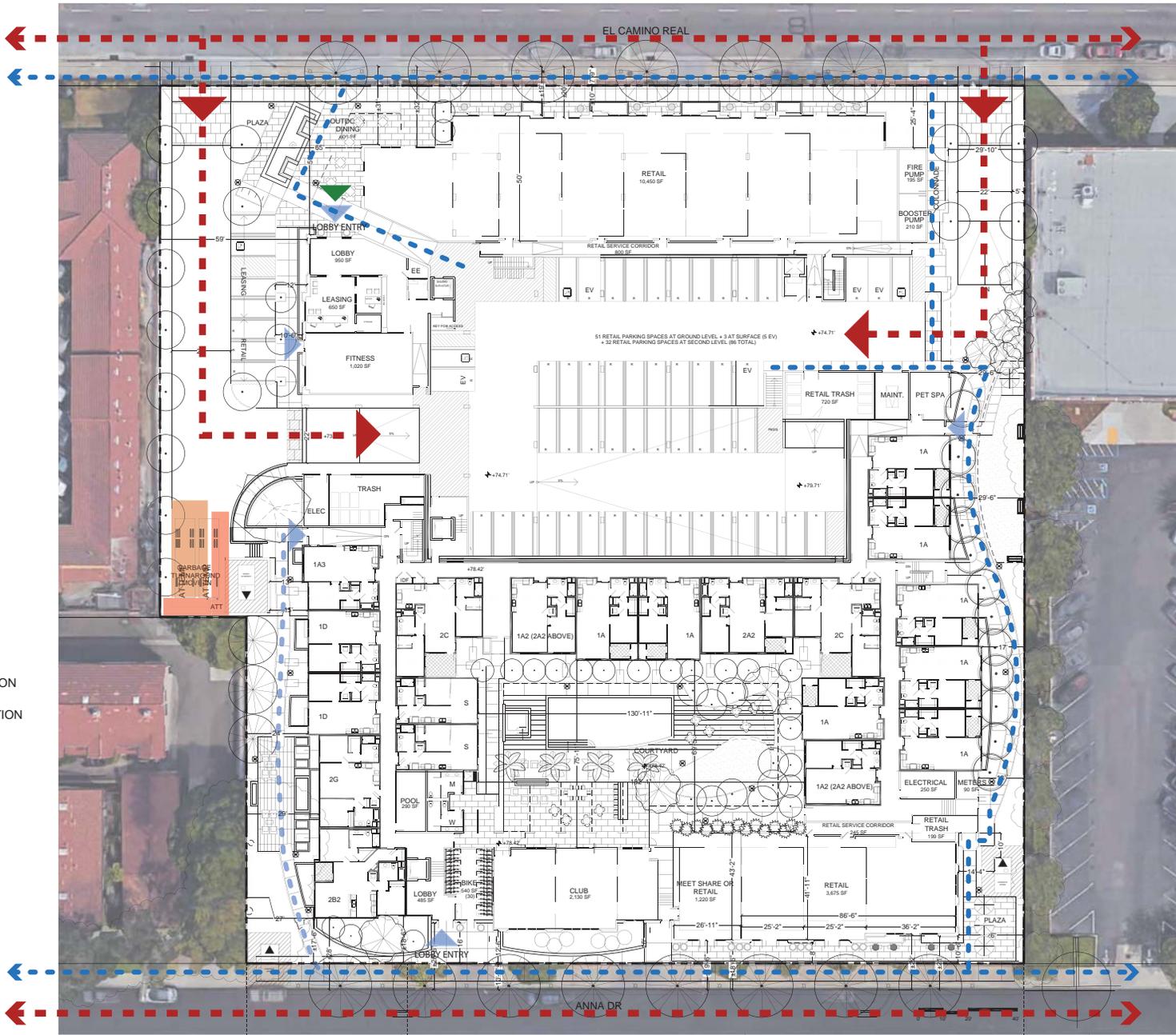
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Sheet Title:
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PERSPECTIVES**

Job No. 14033
Date: 08/28/2017
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Sheet No:
SP1.6



SITE CIRCULATION

- - - PUBLIC PEDESTRIAN CIRCULATION
- - - PRIVATE PEDESTRIAN CIRCULATION
- - - VEHICULAR CIRCULATION
- TRASH STAGING AREA
- MOVE IN / LOADING
- ▲ RESIDENTIAL ACCESS
- ▲ VISITOR ACCESS
- ▲ VEHICULAR ACCESS
- ▲ GATE TO RESIDENT PARKING



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SITE CIRCULATION

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SP1.7



COMMON RECREATION SPACE

EXTERIOR PUBLIC	9,996 SF	8.4%	OF SITE
EXTERIOR PRIVATE	14,564 SF	12.2%	OF SITE
INTERIOR PRIVATE	3,150 SF	2.6%	OF SITE
SUBTOTAL	27,710 SF	23.2%	OF SITE

COMMON OPEN SPACE

PUBLIC	8,412 SF	7.0%	OF SITE
--------	----------	------	---------

PRIVATE OPEN SPACE

PRIVATE PATIOS/DECKS/ BALCONIES (4 LEVELS)	9,284 SF	7.8%	OF SITE
---	----------	------	---------

TOTAL RECREATION AND OPEN SPACE

45,406 SF	38.0%	OF SITE
------------------	--------------	----------------



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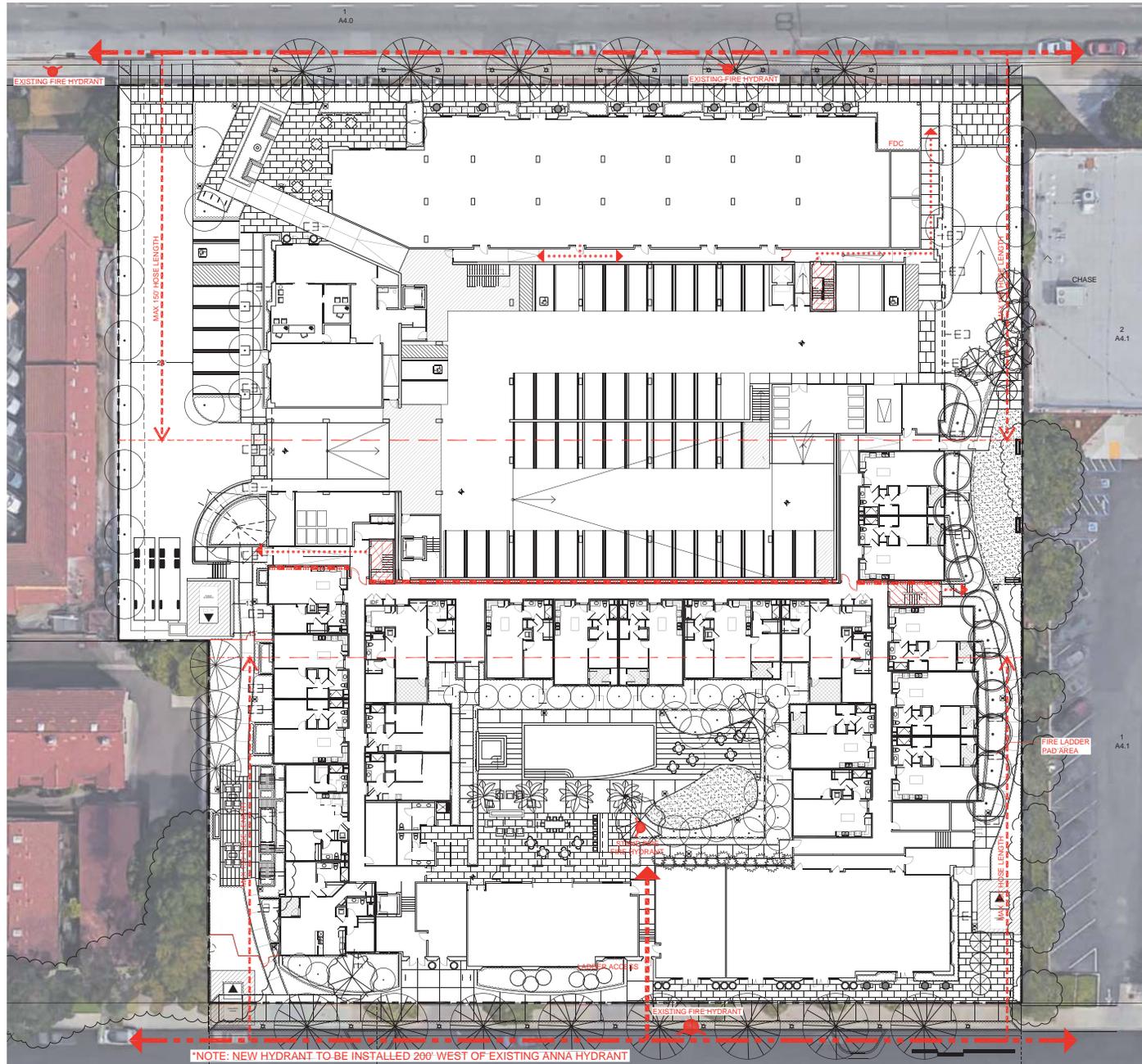
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Sheet Title:
**Open Space
Exhibit**

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SP1.8



- NOTE:
- FIRE TRUCK CIRCULATION
 - - - - - MAX FIRE HOSE LENGTH
 - EGRESS PATH FROM STAIRS
 - ||||| FIRE WALL (3 HRS)

*NOTE: NEW HYDRANT TO BE INSTALLED 200' WEST OF EXISTING ANNA HYDRANT



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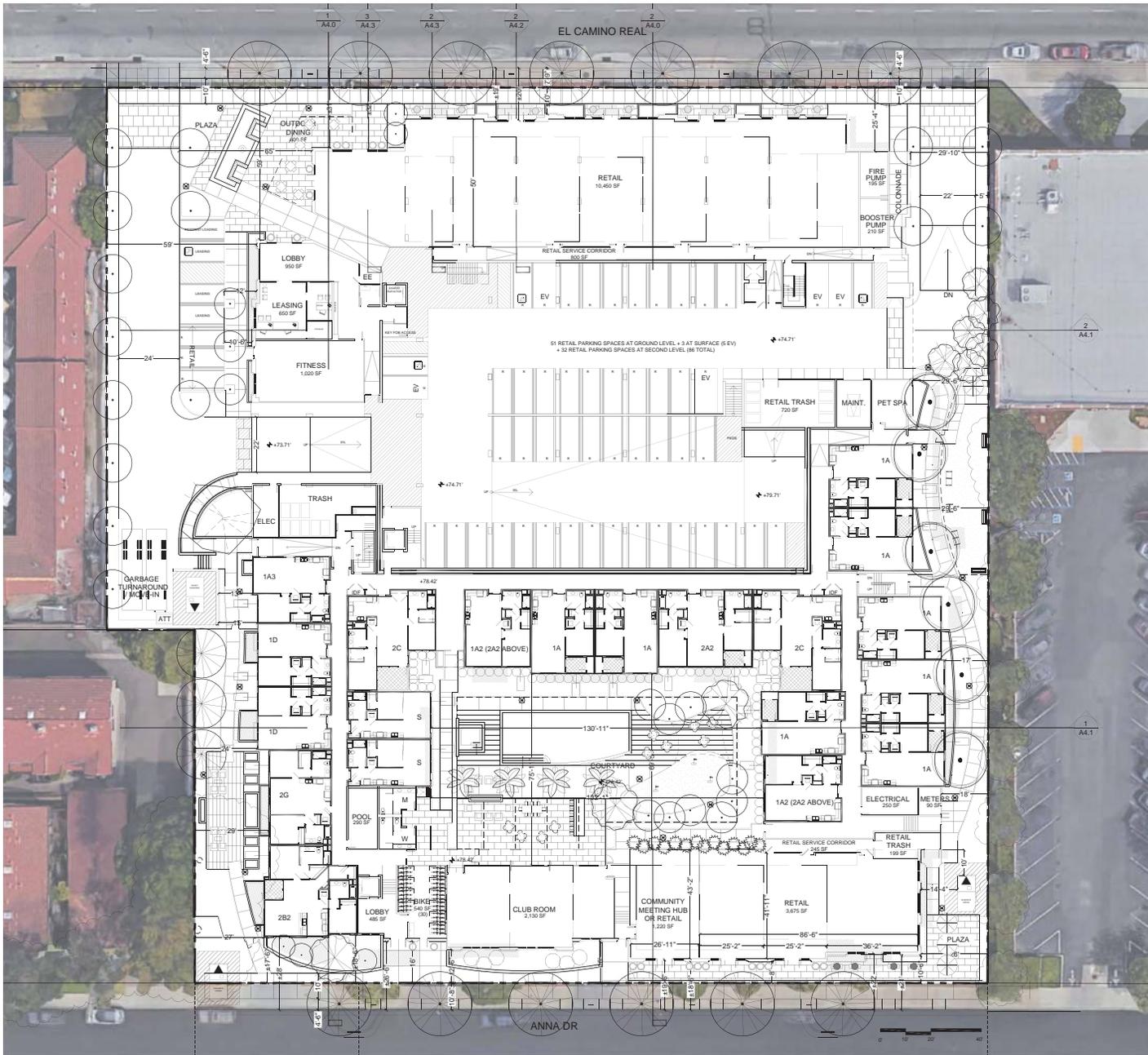
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Sheet Title:
**FIRE
EXHIBIT**

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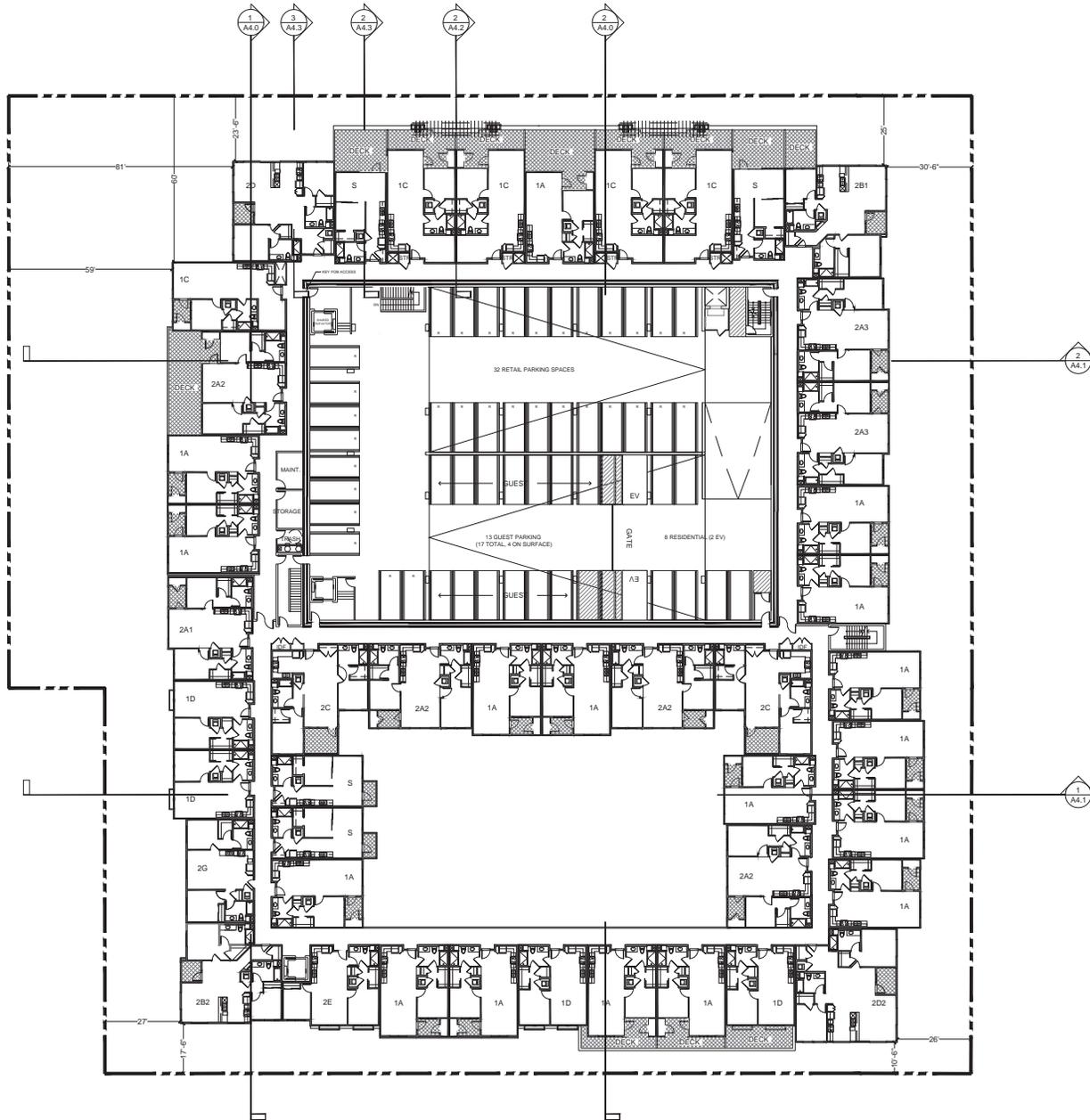
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Sheet Title:
**BUILDING PLAN
LEVEL 1**

Job No. 14033
Date: 08/28/2017
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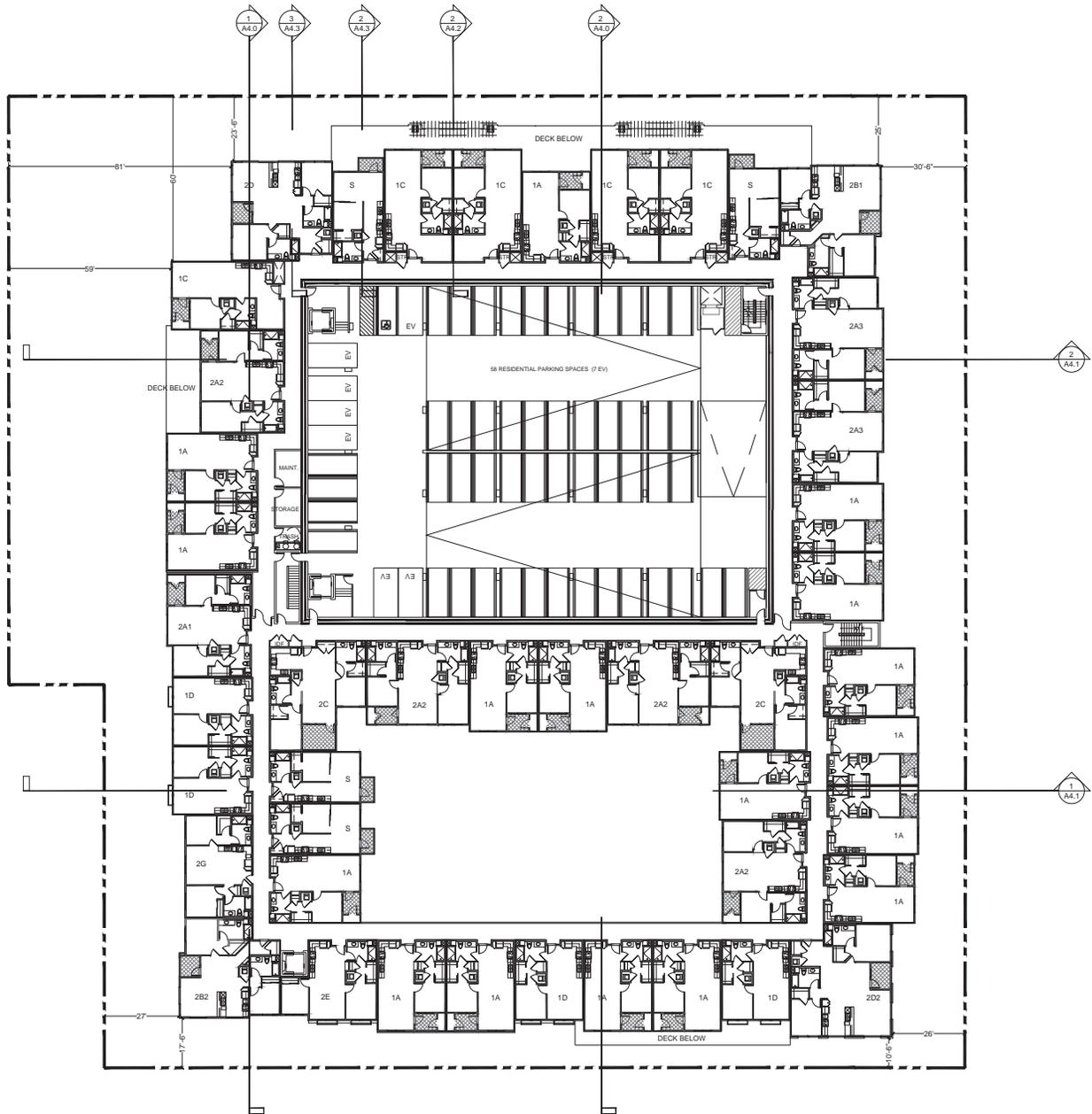
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Sheet Title:
**BUILDING PLAN
LEVEL 2**

Job No. 14033
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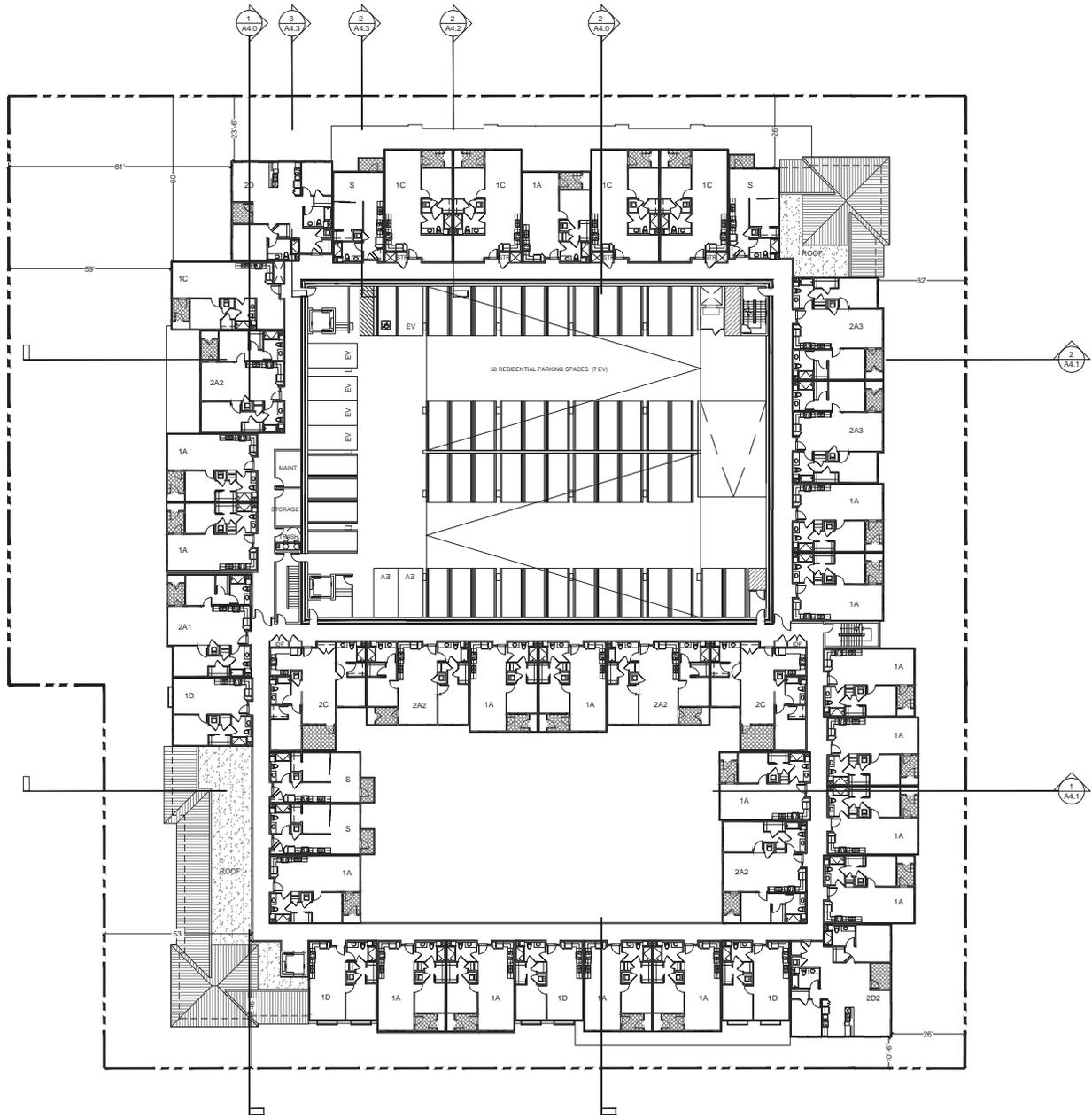
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Sheet Title:
**BUILDING PLAN
LEVEL 3**

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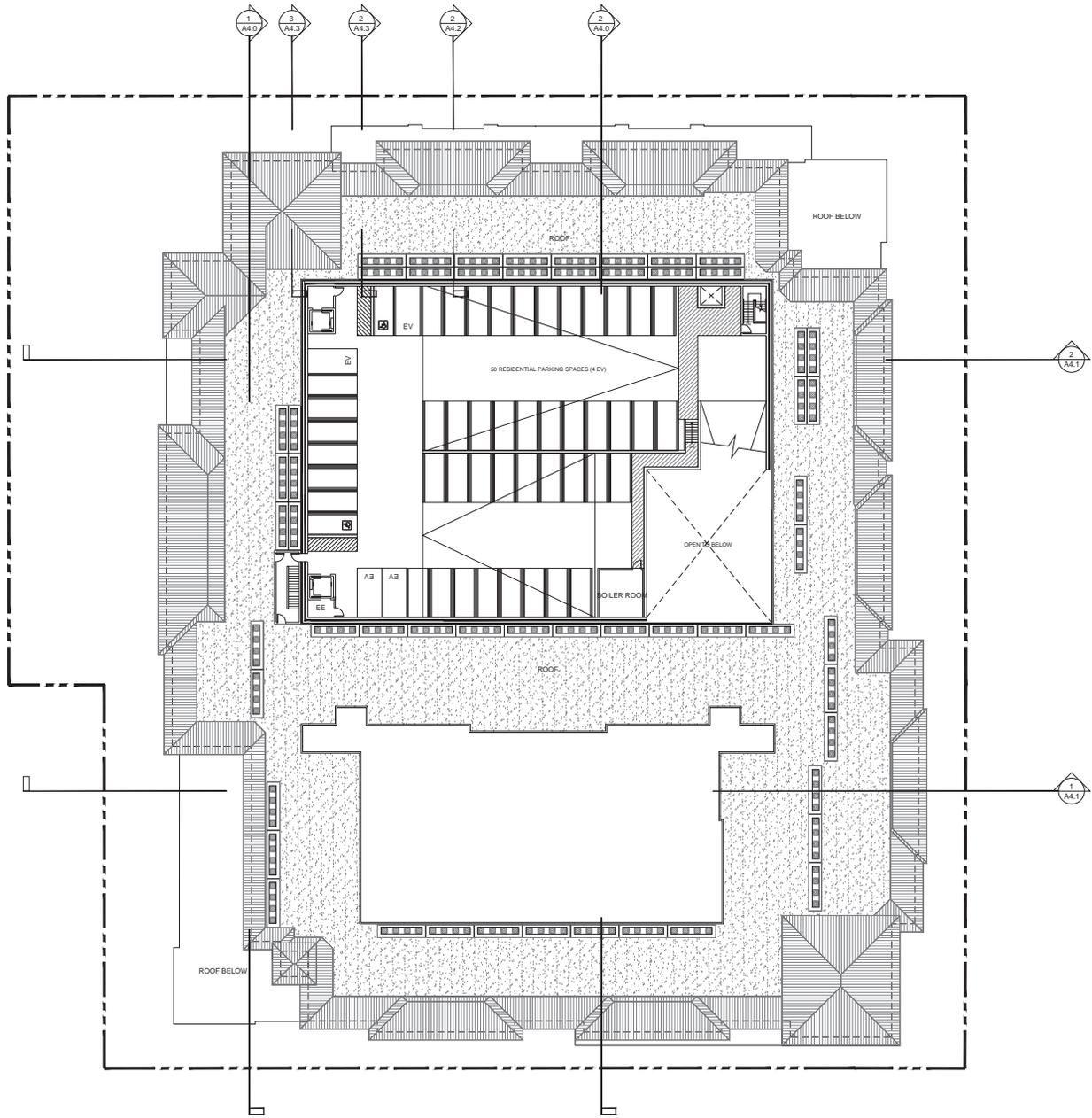
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Sheet Title:
**BUILDING PLAN
LEVEL 4**

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Sheet Title:
**BUILDING PLAN
LEVEL 5**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
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Sheet No:
A2.5



North - El Camino Real Elevation

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

1



West Elevation

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

2

1	CONCRETE "S" TILE - EAGLE SAN MATEO BLEND
2	WINDOW - VINYL, ESPRESSO, 2" RECESS TYPICAL
3	WINDOW - VINYL, ESPRESSO, WITH VERTICAL MULLION
4	STUCCO - SAND FINISH, SW 7012 (CREAMY)
5	STUCCO - SAND FINISH, SW 7036 (ACCESSIBLE BEIGE)
6	STUCCO - SAND FINISH, SW 7037 (BALANCED BEIGE)
7	STUCCO - SMOOTH TROWELED FINISH, ESPRESSO
8	STOREFRONT SYSTEM - ESPRESSO
9	GUARDRAIL - METAL, ESPRESSO
10	TRELLIS / AWNING - METAL, ESPRESSO
11	SOFFIT WITH RAFTER TAIL AND TRIM
12	ROUND GUTTER AND DOWN SPOUT
13	PORCELAIN "LIMESTONE" TILE
14	SMOOTH FOAM TRIM



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2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Folsom, CA

Sheet Title:
**BUILDING
ELEVATIONS**

Job No. 14033
Date: 08/28/2017
Scale: 1" = 20' - 0"
Drawn By:

Sheet No:

A3.0



South - Anna Dr Elevation

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

1



East Elevation

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

2

①	CONCRETE "S" TILE - EAGLE SAN MATEO BLEND
②	WINDOW - VINYL, ESPRESSO, 2" RECESS TYPICAL
③	WINDOW - VINYL, ESPRESSO, WITH VERTICAL MULLION
④	STUCCO - SAND FINISH, SW 7012 (CREAMY)
⑤	STUCCO - SAND FINISH, SW 7036 (ACCESSIBLE BEIGE)
⑥	STUCCO - SAND FINISH, SW 7037 (BALANCED BEIGE)
⑦	STUCCO - SMOOTH TROWELED FINISH, ESPRESSO
⑧	STOREFRONT SYSTEM - ESPRESSO
⑨	GUARDRAIL - METAL, ESPRESSO
⑩	TRELLIS / AWNING - METAL, ESPRESSO
⑪	SOFFIT WITH RAFTER TAIL AND TRIM
⑫	ROUND GUTTER AND DOWN SPOUT
⑬	PORCELAIN 'LIMESTONE' TILE
⑭	SMOOTH FOAM TRIM



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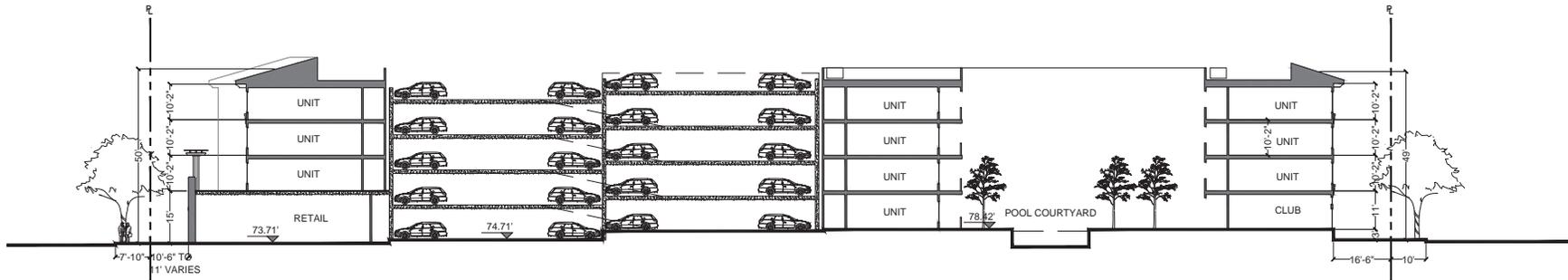
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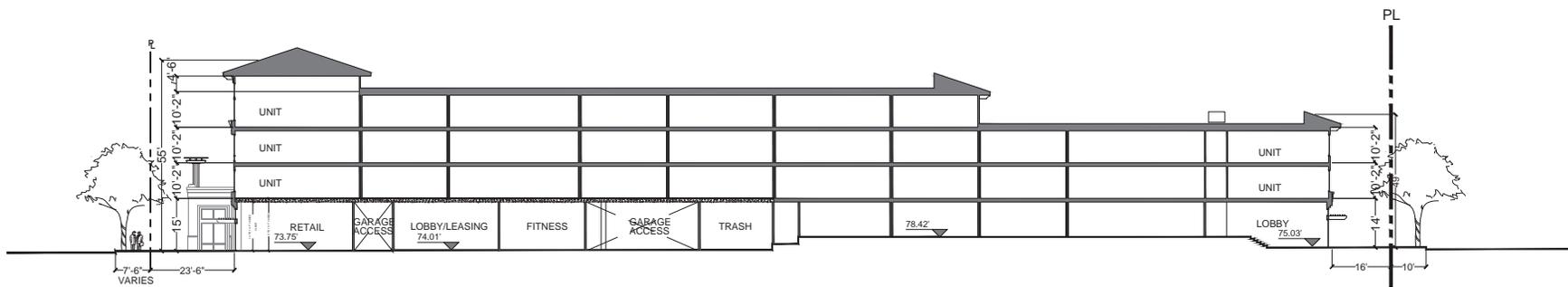
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NORTH TO SOUTH SECTION

1/16" = 1' - 0"

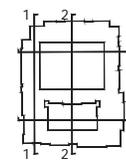
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NORTH TO SOUTH SECTION

1/16" = 1' - 0"

1



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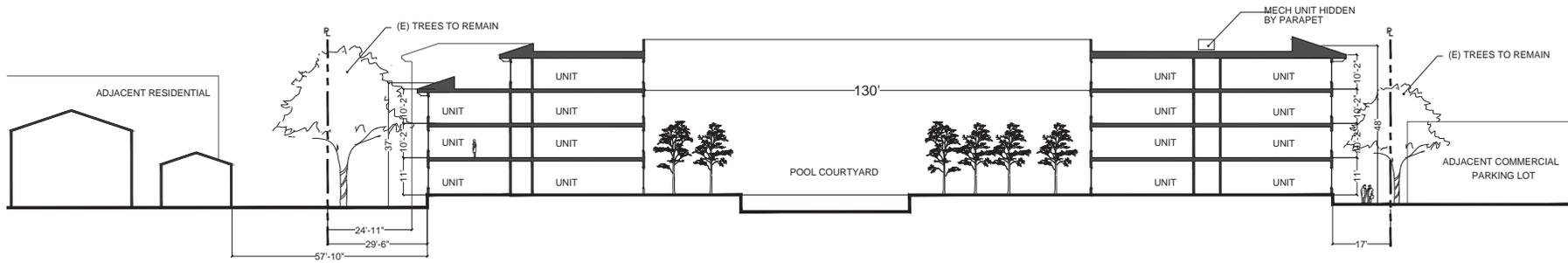
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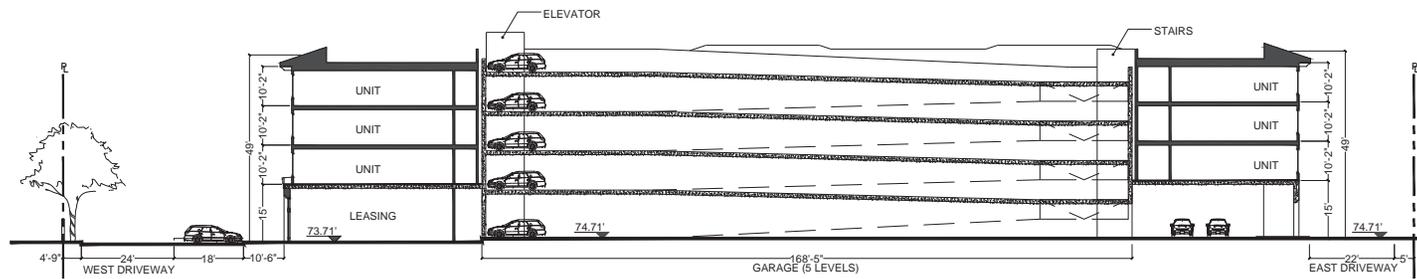
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COURTYARD SECTION

1/16" = 1' - 0"

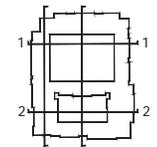
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WEST TO EAST SECTION

1/16" = 1' - 0"

1



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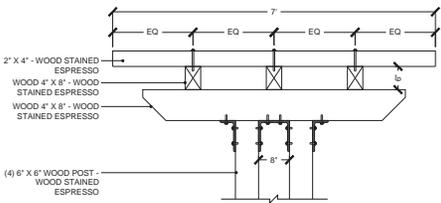
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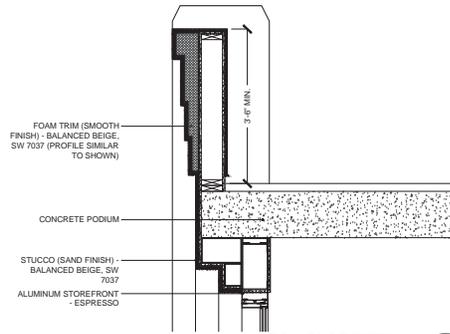
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TRELLIS DETAIL

3/4" = 1' - 0"

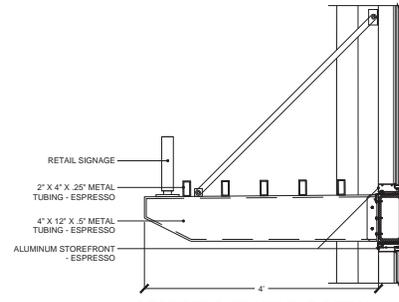
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DECK FACE DETAIL

3/4" = 1' - 0"

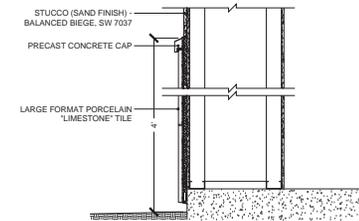
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STOREFRONT AWNING DETAIL

3/4" = 1' - 0"

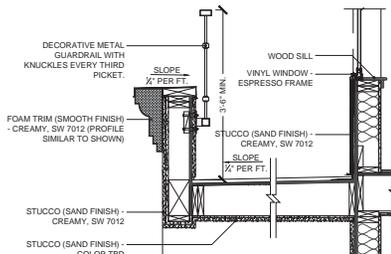
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RETAIL BASE DETAIL

3/4" = 1' - 0"

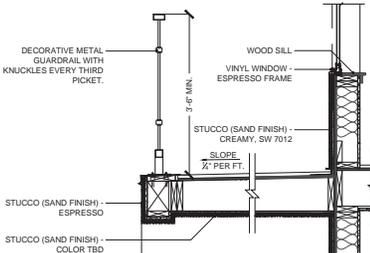
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BALCONY DETAIL 2

3/4" = 1' - 0"

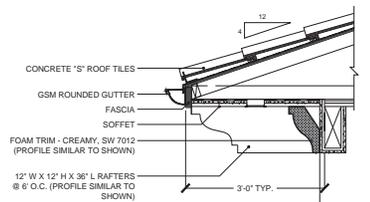
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BALCONY DETAIL 1

3/4" = 1' - 0"

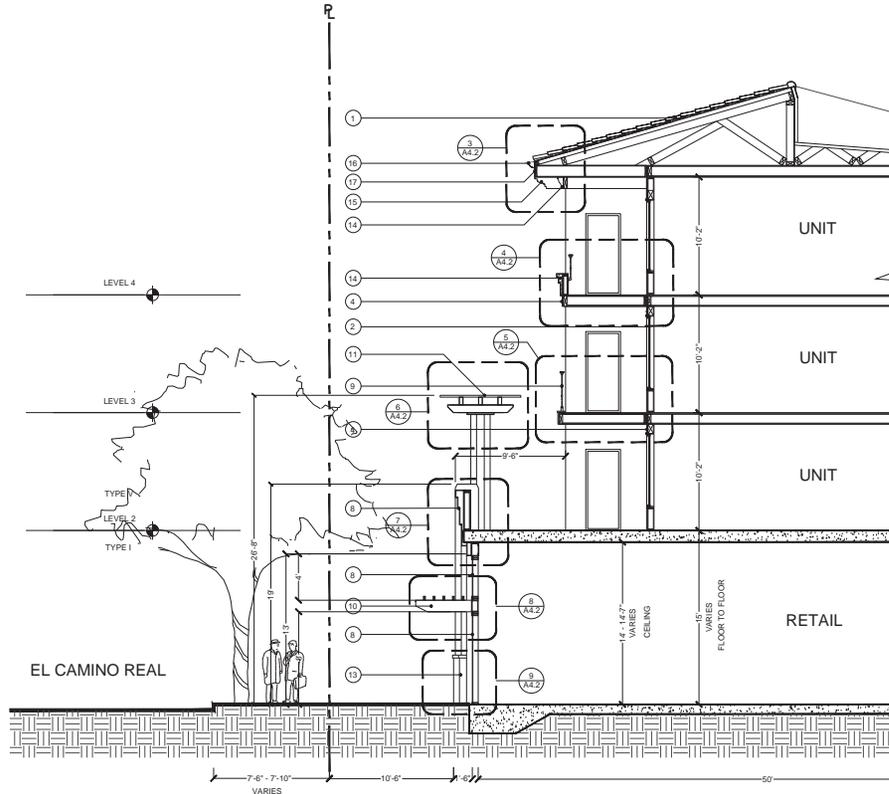
4



ROOF DETAIL

3/4" = 1' - 0"

3



SECTION A

3/16" = 1' - 0"

2

KEYNOTES

- 1 CONCRETE "S" TILE ROOF
- 2 VINYL WINDOW - ESPRESSO
- 3 STUCCO (SAND FINISH) - CREAMY, SW 7012
- 4 ACCESSIBLE BEIGE, SW 7037
- 5 STUCCO (SAND FINISH) - BALANCED BEIGE, SW 7037
- 6 ALUMINUM STOREFRONT - ESPRESSO
- 7 METAL GUARDRAIL - ESPRESSO
- 8 METAL AWNINGS - ESPRESSO
- 9 CONCRETE "S" TILE ROOF
- 10 WOOD TRELLIS - STAINED TO MATCH WINDOW FRAMES
- 11 PORCELAIN "LIMESTONE" TILE - LARGE FORMAT
- 12 FOAM TRIM (SMOOTH FINISH)
- 13 RAFTER TAIL
- 14 METAL GUTTERS
- 15 WOOD FASCIA



RETAIL ALONG EL CAMINO REAL

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1



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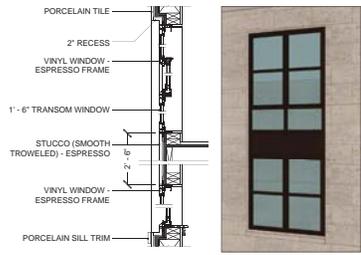
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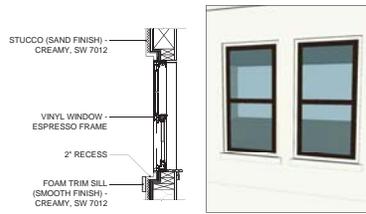
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WINDOW DETAIL

3/4" = 1' - 0"

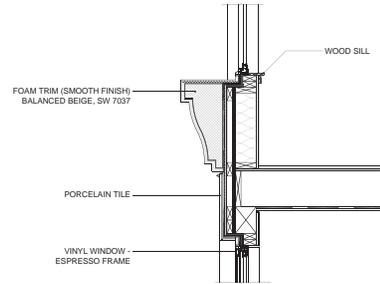
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TYPICAL 2" RECESSED WINDOW DETAIL

3/4" = 1' - 0"

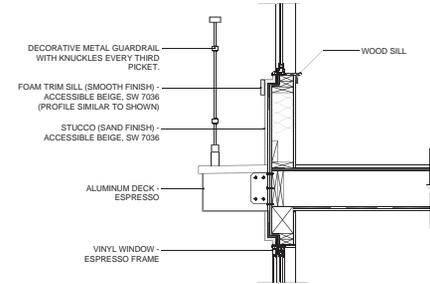
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TRIM DETAIL

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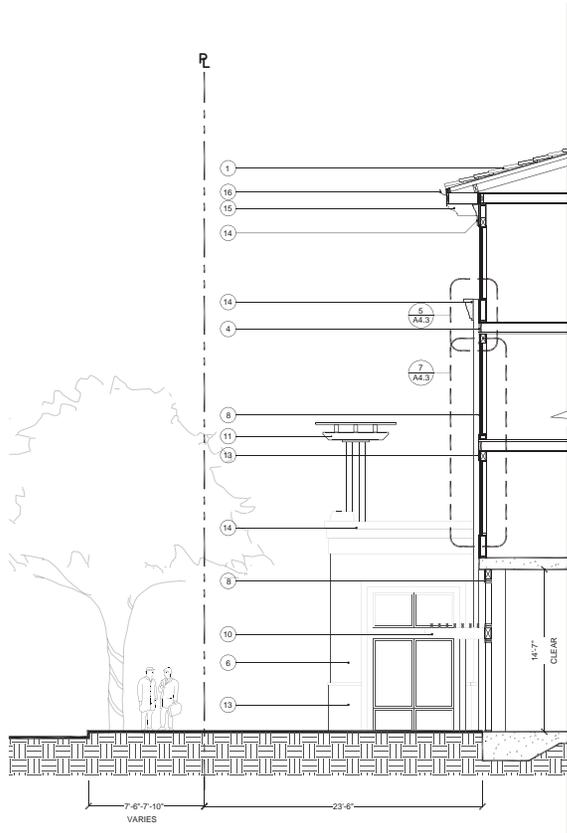
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JULIET BALCONY DETAIL

3/4" = 1' - 0"

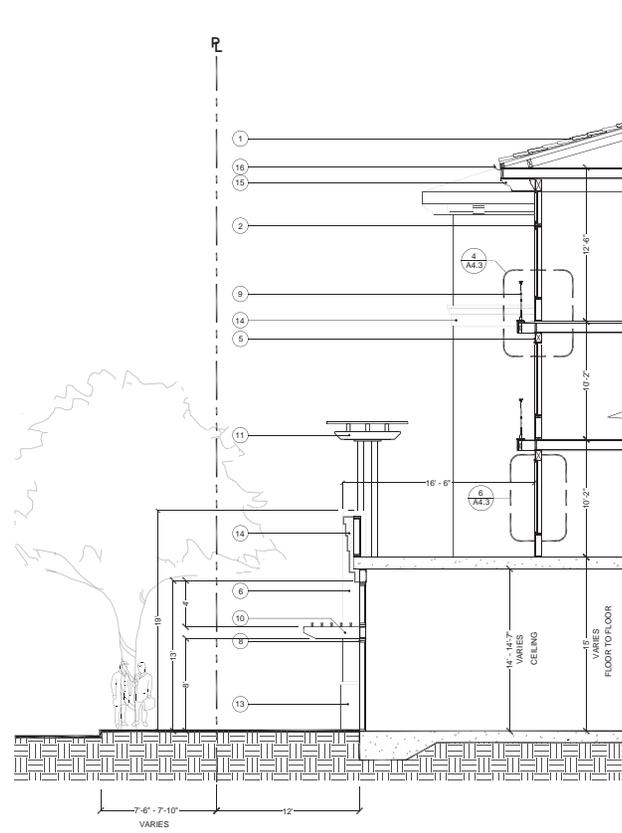
4



SECTION B

3/16" = 1' - 0"

3



SECTION A

3/16" = 1' - 0"

2

KEYNOTES

- 1 CONCRETE "S" TILE ROOF
- 2 VINYL WINDOW - ESPRESSO
- 3 STUCCO (SAND FINISH) - CREAMY, SW 7012
- 4 STUCCO (SAND FINISH) - ACCESSIBLE BEIGE, SW 7037
- 5 STUCCO (SAND FINISH) - BALANCED BEIGE, SW 7037
- 6 ALUMINUM STOREFRONT - ESPRESSO
- 7 METAL AWNINGS - ESPRESSO
- 8 METAL GUARDRAIL - ESPRESSO
- 9 WOOD TRELLIS - STAINED TO MATCH WINDOW FRAMES
- 10 PORCELAIN "LIMESTONE" TILE - LARGE FORMAT
- 11 FOAM TRIM (SMOOTH FINISH)
- 12 RAFTER TAIL
- 13 METAL GUTTERS
- 14 WOOD FASCIA



RETAIL CORNER AT EL CAMINO REAL

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1



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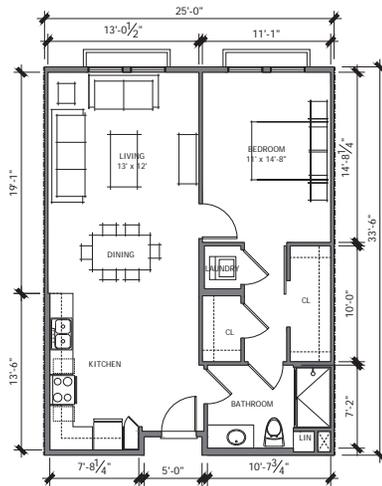
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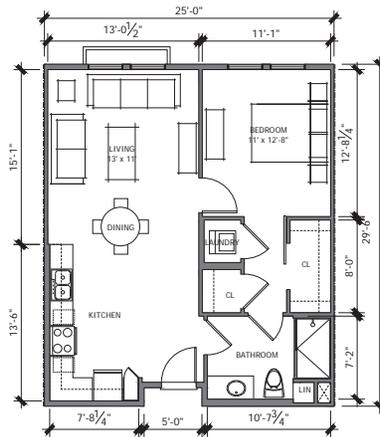
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UNIT 1E - 1BR + 1BA (825 SF)

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

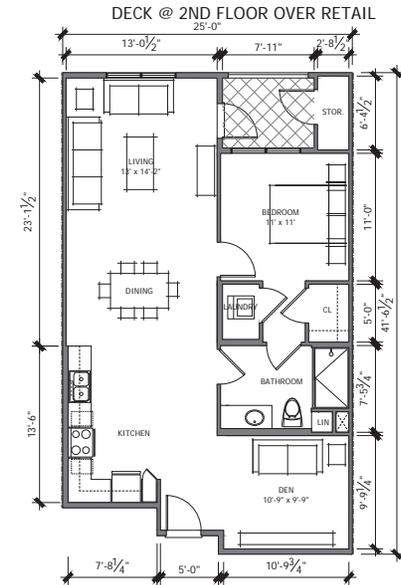
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UNIT 1D - 1BR + 1BA (725 SF)

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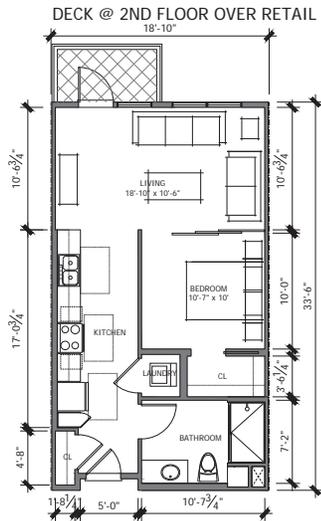
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UNIT 1C - 1BR + 1BA (920 SF)

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

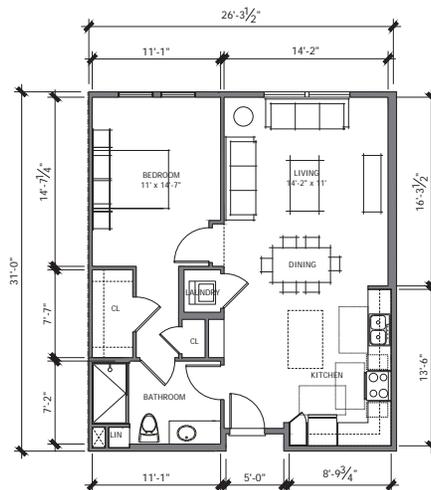
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UNIT 1B - 1BR + DEN + 1BA (615 SF)

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

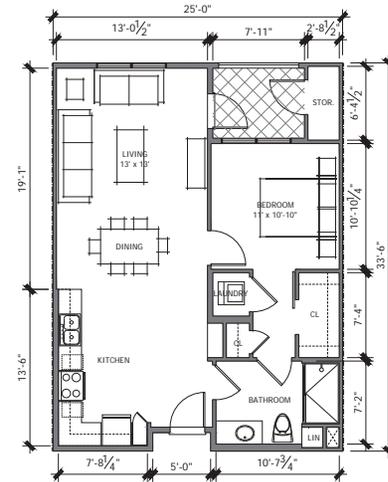
3



UNIT 1A2 - 1BR + 1BA (810 SF)

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

2



UNIT 1A - 1BR + 1BA (750 SF)

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

1

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT



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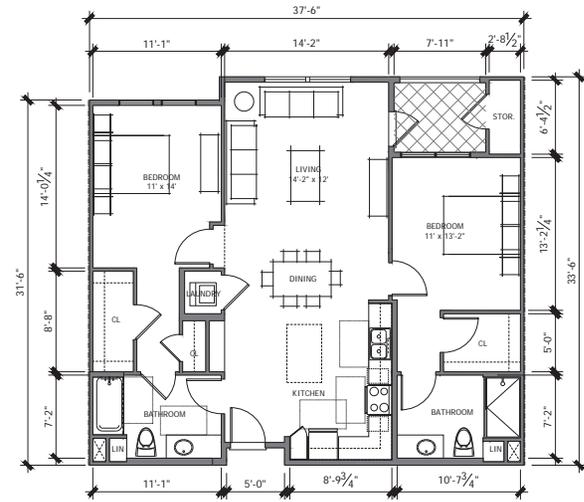


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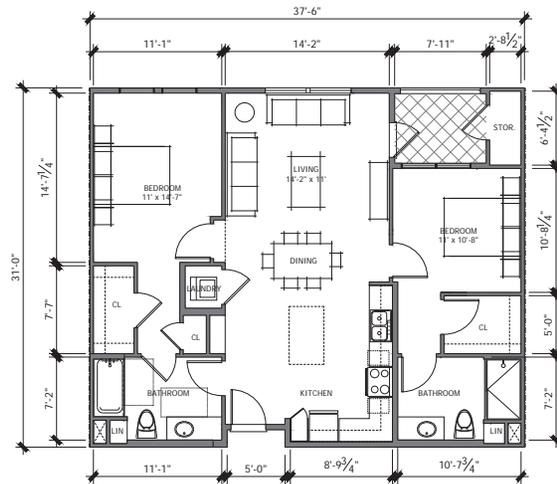
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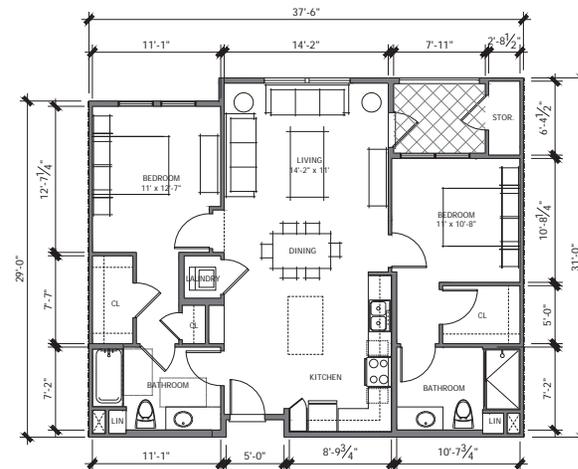
UNIT 2A3 - 2BR + 2BA (1145 SF)

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



UNIT 2A2 - 2BR + 2BA (1075 SF)

SCALE: 3/16" = 1' - 0" 2



UNIT 2A - 2BR + 2BA (1050 SF)

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

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT

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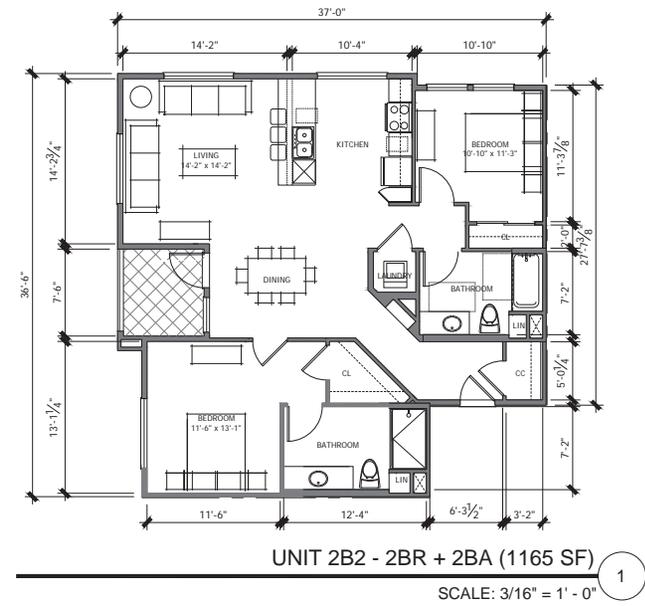
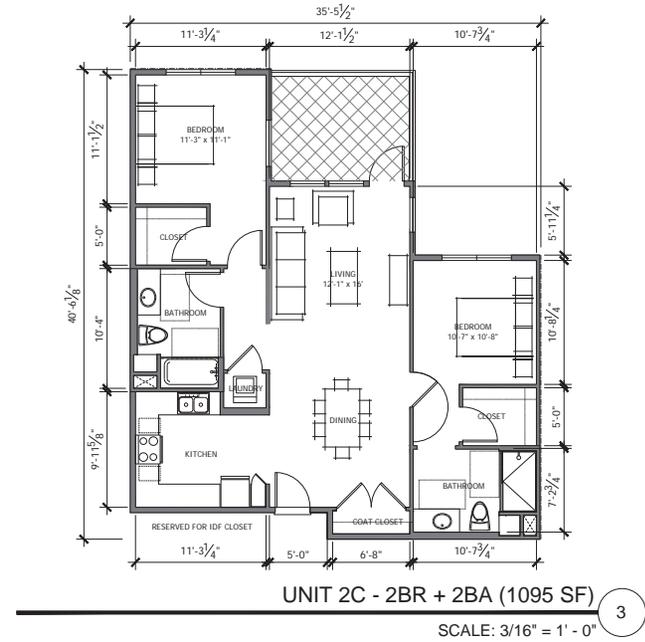
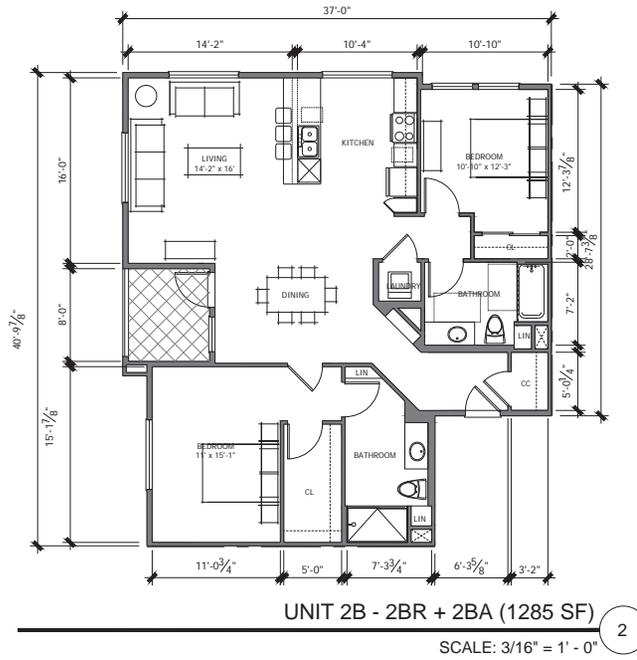
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NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT



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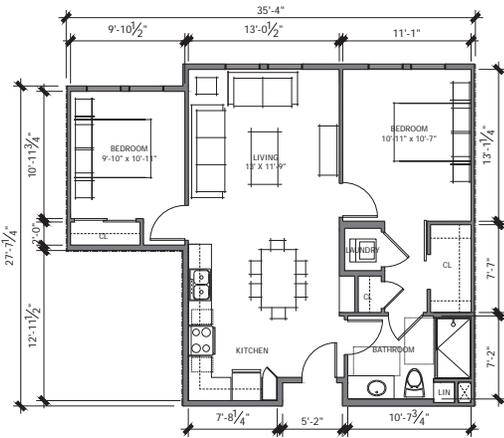
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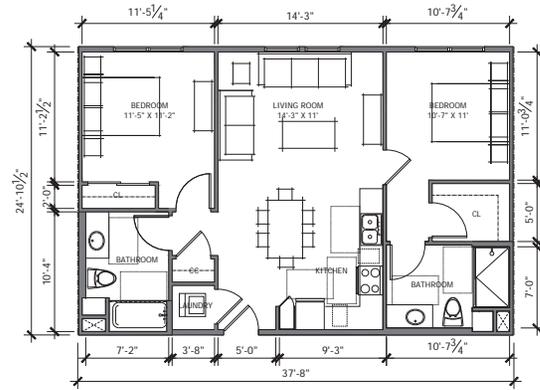
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UNIT 2G - 2BR + 2BA (870 SF)

4

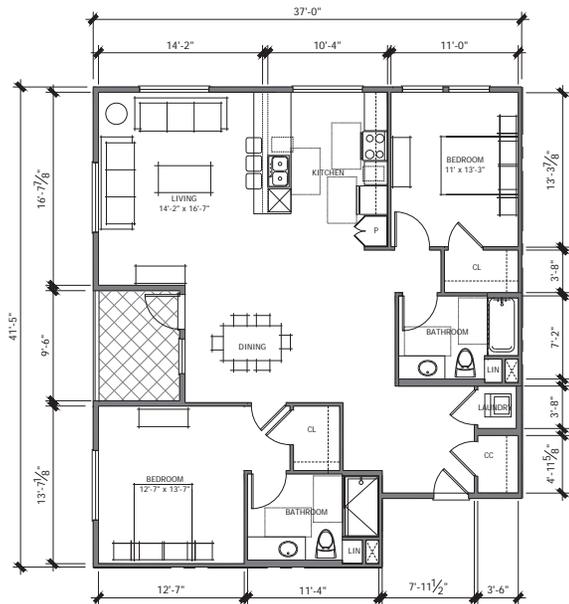
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UNIT 2E - 2BR + 2BA (925 SF)

3

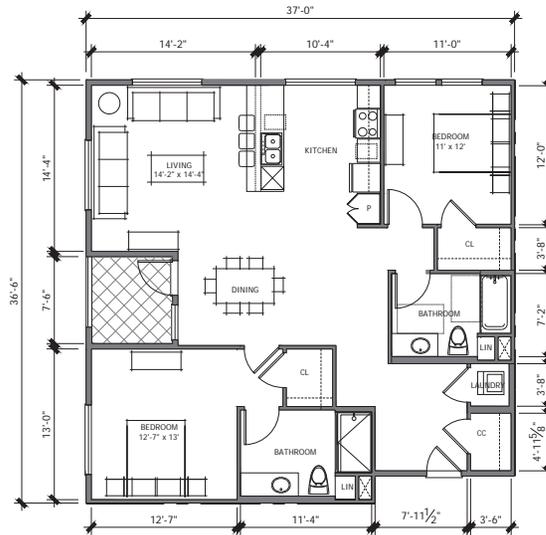
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UNIT 2D2 - 2BR + 2BA (1385 SF)

2

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



UNIT 2D - 2BR + 2BA (1260 SF)

2

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

NOTE: SEE BUILDING ELEVATIONS FOR EXACT WINDOW SIZING AND PLACEMENT



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LEGEND:

- ① 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
- ② 10' wide, scored City Standard sidewalk
- ③ Bistro style seating at commercial entry areas
- ④ Vehicular accent paving at driveway entrances
- ⑤ Perimeter shrub planting with Catalina Ironwood tree planting
- ⑥ Pedestrian Ramp and Stair access to building and utility rooms. Large scale specimen Valley Oak tree planting in central planter
- ⑦ Ornamental Site Fence with Pedestrian Gate Access
- ⑧ New site wall to replace existing site wall. Perimeter shrub and Brisbane Box tree planting
- ⑨ Pedestrian concrete sidewalks around site with pedestrian scale pole lights.
- ⑩ Bike Parking - 8 spots each on El Camino Real and Anna Dr.
- ⑪ Existing Ash trees to remain.
- ⑫ Traffic calming bump out with planting.
- ⑬ Wayfinding signage for public access along east side of the property
- ⑭ Seat wall height raised planter with accent planting and small scale flowering trees
- ⑮ Tree lined public sidewalk with pedestrian scale pole lights
- ⑯ 42" high metal picket fence along property line
- ⑰ Colorful planter pots at lobby/leasing entrances
- ⑱ Existing off site Magnolias to remain



LEGEND:

- ① 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
- ② 10' wide, scored City Standard sidewalk
- ③ Vehicular accent paving at driveway entrances
- ④ 18" tall raised planter with wood seating, stone veneer cladding and public art
- ⑤ Pedestrian Accent Paving
- ⑥ Bike Rack over concrete pad
- ⑦ Integral color pedestrian concrete paving
- ⑧ Enclosed outdoor dining area with tables and chairs and decorative enclosure
- ⑨ Colorful planter pots at lobby entrance
- ⑩ Planting strip with shrub planting at back of sidewalk
- ⑪ Pedestrian scale pole lights
- ⑫ Catalina Ironwood tree planting along entry drive

EL CAMINO REAL PLAZA



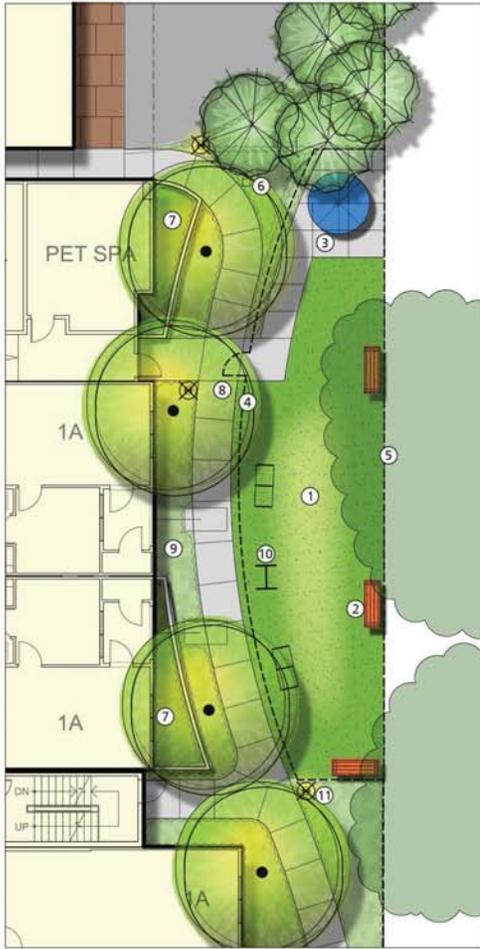
LEGEND:

- ① Seat wall height raised planter with accent planting and small scale flowering trees
- ② 10' wide, scored City Standard sidewalk
- ③ 4' wide, continuous planter strip along the back of curb. Planter strip to have 5' wide concrete walk through areas for access from on street parking. London Plane Tree street trees to be planted in the strip.
- ④ Bistro style seating at commercial entry areas with accent paving
- ⑤ Bike Rack over concrete pad
- ⑥ Public Plaza with accent paving, tables and chairs and umbrellas
- ⑦ Colorful planter pots at retail and building entrances

ANNA DRIVE PLAZA



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



DOG RUN LEGEND:

- ① Synthetic turf dog run
- ② Bench Seating
- ③ Pedestrian accent paving with tables and chairs and umbrellas
- ④ 42" Tall, Vinyl Clad Chain Link Dog Run Fence
- ⑤ 42" high metal picket fence along property line
- ⑥ Wayfinding signage
- ⑦ Stormwater treatment planter
- ⑧ Pedestrian concrete sidewalk
- ⑨ 24" box flowering trees
- ⑩ Dog obstacles/ activities
- ⑪ Pedestrian scale pole light

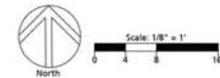
DOG RUN



WESTERN PATIO LEGEND:

- ① Existing Fraxinus Trees to remain
- ② Outdoor Lounge Furniture
- ③ Recirculating fountain
- ④ Pedestrian Scale Pole lighting
- ⑤ Raised Herb Garden planters
- ⑥ Decomposed Granite access areas to service herb garden planters
- ⑦ Stormwater treatment planter with finishes to match architecture and wall cap
- ⑧ Pedestrian Accent Paving
- ⑨ Public Utility Easement

WESTERN PATIO



Sheet Title:

**Enlargement Plan
 Dog Run and
 Western Patio**

Job No: 14033
 Date: 08/28/2017
 Scale:
 Drawn By:

Sheet No:

L-1.4

TREE DISPOSITION LEGEND

#23 Tree Number per Arborist Report Survey

 #23 Existing Tree to be Remained

 #23 Existing Tree to be Removed

Tree Disposition and Replacement Summary:

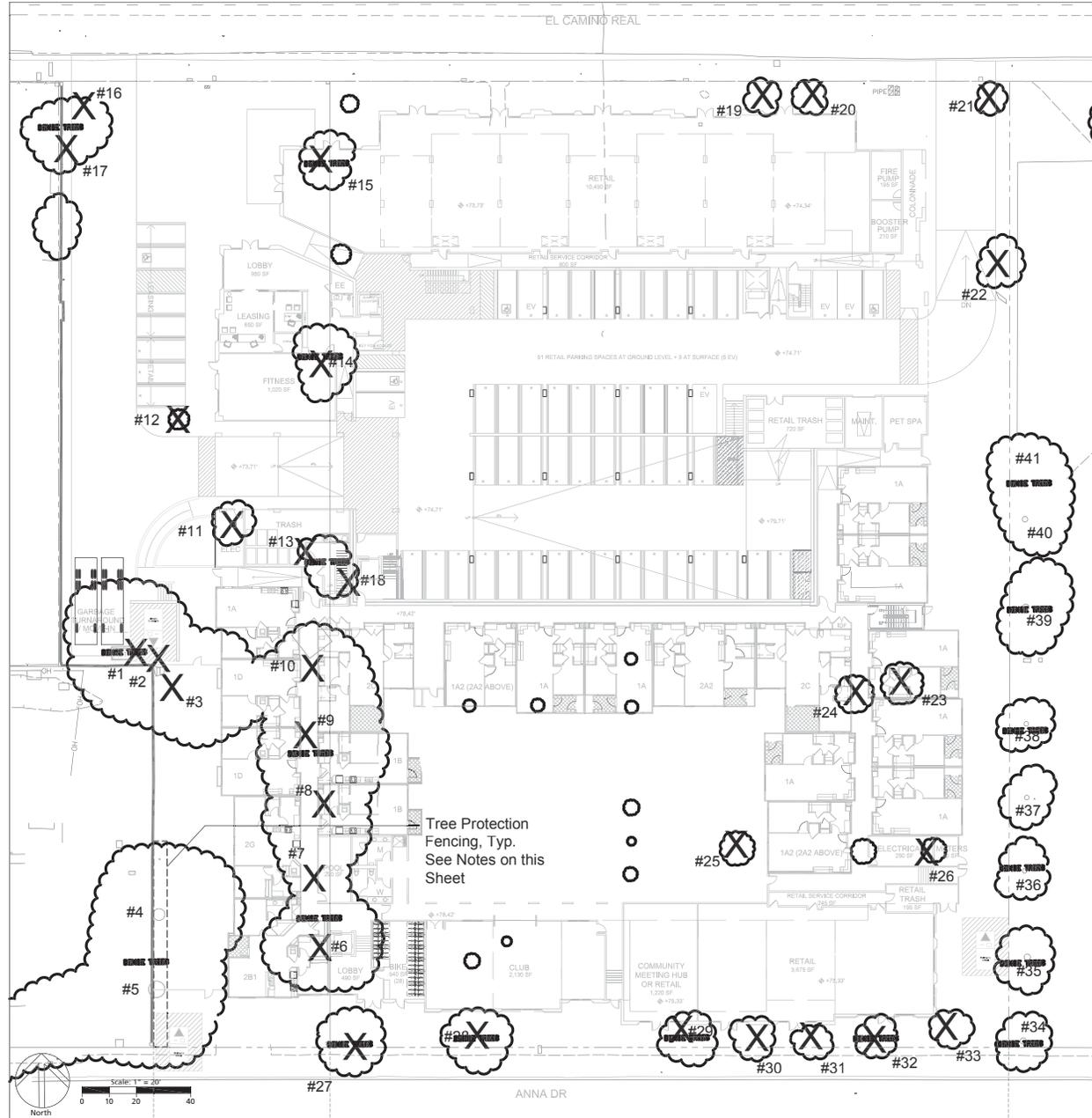
41	Number of Trees Surveyed
33	Number of Trees On Site
31	Number of Trees to be Removed On Site
2	Number of Tree to Remain On Site

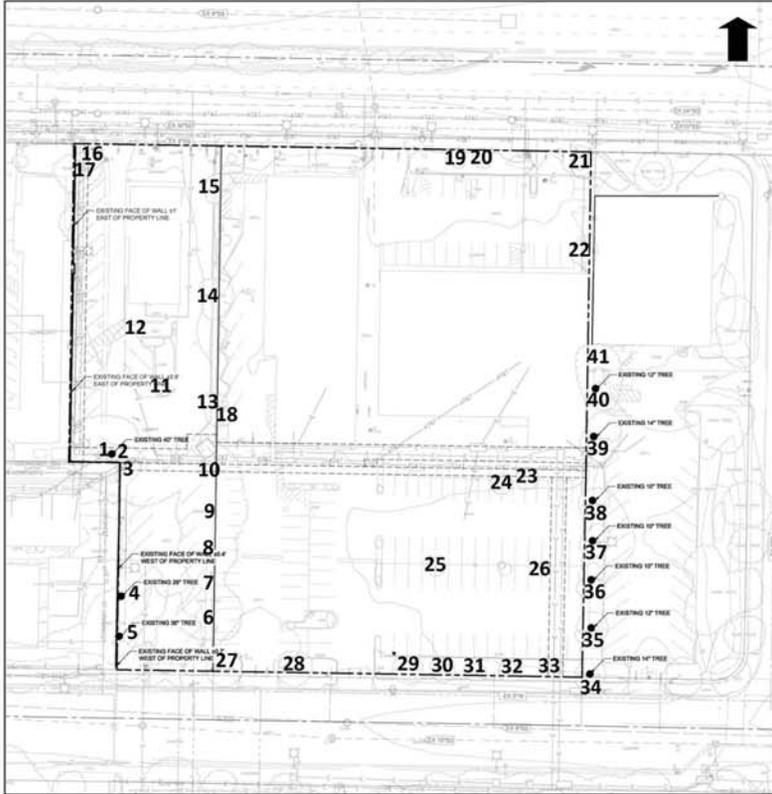
45	Number of New Trees Proposed
30	Proposed Trees 36" box size
11	Proposed Trees 24" box size
1	Proposed Trees 60" box size (Specimen)
3	Proposed Trees 18" BTH (Palms; Pool Courtyard)

NOTE: Tree Disposition Plan has been prepared based on topographic survey provided by Civil Engineer. See Arborist Report prepared by Hort Science dated March 2016 for tree evaluation details.

TREE PROTECTION/PRUNING NOTES

- All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
- Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
- Tree drip zone areas shall be protected with a 5' high chain link fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
- No materials or topsoil shall be stored within the tree enclosure area.
- No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
- No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
- No soil sterilants shall be applied under pavement near existing trees.
- Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
- Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
- A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
- Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/pudding, allowing the needed moisture to penetrate the soil to feeder root depths.
- Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
- Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:
 - All specifications for working on protected trees shall be written and administered by a qualified arborist.
 - All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSI A300-1995 and ANSI33-1994.
 - All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.





Tree Inventory Map

2232-2240 El Camino Real
Santa Clara, CA

Prepared for:
SummerHill Apartment
Communities
Palo Alto, CA

March 2016

No Scale

Notes:

Base map provided by:
HMH Engineers

Numbered tree locations are approximate



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0590

Tree Assessment

SummerHill Apartment Communities
2232-2240 El Camino Real
Santa Clara, CA
March 2016



Tree No.	Species	Trunk Diameter (in.)	Protected?	Condition		Suitability for Preservation	Comments
				1=poor	5=excellent		
1	Aleppo pine	42	Yes	3		Moderate	Multiple attachments at 6'; large limb removed at attachment; good form; fair structure; AT&T vault at base.
2	Aleppo pine	4	No	4		Moderate	Good young tree; beneath canopy of #1.
3	Aleppo pine	29	Yes	3		Moderate	Codominant trunks at 7'; crowded form; asymmetrical crown to east; surface roots.
4	Evergreen ash	25	Yes	3		Moderate	In 5' planter; roots lifting curb and asphalt; circling root; codominant trunks at 8'; previously topped at 20'; slightly thin crown.
5	Evergreen ash	37	Yes	4		Moderate	In 5' planter; roots lifting curb and asphalt; multiple attachments at 8'; good form; twig dieback.
6	Evergreen ash	27	Yes	3		Moderate	In 5' planter; surface roots; codominant trunks at 7'; large stem removed at attachment; previously topped at 15'; poor structure.
7	Evergreen ash	29	Yes	3		Moderate	In 5' planter; multiple attachments at 6'; previously topped at 15'; twig dieback.
8	Evergreen ash	18	Yes	2		Low	In 5' planter; multiple attachments at 7'; previously topped at 12'; thin crown.
9	Evergreen ash	26	Yes	3		Moderate	In 5' planter; multiple attachments at 7'; previously topped at 15'; slightly thin crown.
10	Evergreen ash	24	Yes	3		Moderate	Circling root; multiple attachments at 8'; previously topped at 15'; good form; poor structure.
11	African fern-pine	5	No	4		High	Multiple attachments at 7'; dense crown; good young tree.
12	Maylen	7	No	2		Low	Multiple attachments at 7'; small crown; heavily pruned.
13	Weeping bottle brush	12	Yes	3		Moderate	In narrow planter; codominant trunks at 7'; asymmetrical crown.
14	Weeping bottle brush	17	Yes	2		Low	In narrow planter; codominant trunks split from 3' to 6'; dense crown.
15	Weeping bottle brush	13	Yes	3		Moderate	Multiple attachments at 5'; in narrow planter; dense crown; pruned for vehicle clearance.
16	Cabbage palm	12	Yes	3		Moderate	Trunk wound from base to 5'; multiple attachments at 8'; small crown.
17	Cabbage palm	16	Yes	3		Moderate	Multiple attachments at 8'; dead lower branches; fair form.
18	Victorian box	10	No	2		Low	Codominant trunks at 4'; thin crown.
19	Evergreen pear	9	No	3		Moderate	Multiple attachments at 6'; small crown.
20	Evergreen pear	8	No	3		Moderate	Codominant trunks at 6'; small crown.

Tree Assessment

SummerHill Apartment Communities
2232-2240 El Camino Real
Santa Clara, CA
March 2016



Tree No.	Species	Trunk Diameter (in.)	Protected?	Condition		Suitability for Preservation	Comments
				1=poor	5=excellent		
21	Evergreen pear	8	No	3		Moderate	Codominant trunks at 6'; small crown.
22	African fern-pine	15	Yes	3		Moderate	In 5' planter against Chase building; lifting curb and asphalt; codominant trunks at 16'; raised to 22' for building clearance.
23	Evergreen pear	9	No	3		Moderate	In 3.5' square planter; codominant trunks at 6'; fair form; poor structure.
24	Evergreen pear	7	No	3		Moderate	In 3.5' square planter; codominant trunks at 6'; fair form; raised crown.
25	Evergreen pear	8	No	3		Moderate	In 3.5' square planter; codominant trunks at 6'; slightly thin crown.
26	Evergreen pear	5	No	3		Moderate	In 3.5' square planter; small crown.
27	Evergreen pear	16	Yes	3		Moderate	Multiple attachments at 6'; high crown; slightly thin crown.
28	Evergreen pear	14	Yes	3		Moderate	Multiple attachments at 6'; fair form and structure.
29	Evergreen pear	10	No	3		Moderate	Codominant trunks at 6'; fair form and structure; slightly thin crown.
30	Evergreen pear	8	No	3		Moderate	Multiple attachments at 6'; small, slightly thin crown.
31	Evergreen pear	10	No	3		Moderate	Multiple attachments at 6'; small, slightly thin crown.
32	Evergreen pear	9	No	3		Moderate	Multiple attachments at 6'; small crown.
33	Evergreen pear	9	No	3		Moderate	Codominant trunks at 6'; small, slightly thin crown.
34	Southern magnolia	11	No	3		-	Multiple attachments at 6'; slightly thin crown.
35	Southern magnolia	10	No	3		-	Multiple attachments at 6'; slightly thin crown.
36	Southern magnolia	10	No	2		-	Multiple attachments at 8'; thin crown; twig dieback.
37	Southern magnolia	10	No	2		-	Multiple attachments at 8'; thin crown; twig dieback.
38	Southern magnolia	10	No	3		-	Multiple attachments at 8'; slightly thin crown.
39	Southern magnolia	15	Yes	4		-	Base 6' from building; surface roots; multiple attachments at 9'; fair form and structure; twig dieback.
40	Southern magnolia	13	Yes	4		-	Base 5' from building; fair form and structure; twig dieback.
41	Southern magnolia	13	Yes	4		-	Base 6' from building; surface roots; codominant trunks at 6'; twig dieback; crown extends over building.

THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects • Land Planners

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities

777 S. California Avenue
Palo Alto, CA

Sheet Title:

Tree Report

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

L-2.2

PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	QTY
ARB	MAR	* Arbutus x 'Marina'	Strawberry Tree	multi	L	
LYO	FLO	Lyonothamnus floribundus	Catalina Ironwood		L	
OLE	EUR	* Olea europaea 'Swain Hill'	Frutless Olive Tree		L	
PLA	ACE	36"box Platanus acerifolia 'Columbia'	London Plane Tree	street tree	M	
PYR	KAW	* Pyrus kawakamii	Evergreen Pear		M	
QUE	AGR	60"box Quercus agrifolia	Coast Live Oak		L	
TRI	LAU	36"box Tristania conferta	Brisbane Box		M	
WAS	ROB	18" BTH Washingtonia robusta	Mexican Fan Palm		L	
* 24" BOX tree unless noted otherwise on planting plan						
** contractor to provide pictures before final selection of trees						
SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	QTY
ATN	15 gal	Agave attenuata 'Nova'	Blue Fox Tail Agave	--	L	
ABG		Agave 'Blue Glow'	Blue Glow Agave	--	L	
BOR		Berberis th. 'Orange Rocket'	'Orange Rocket' Barberry	24" O.C	M	
BOR		Berberis th. 'Orange Rocket'	'Orange Rocket' Barberry	24" O.C	M	
AMM		Aloe maculata 'Monstrose'	Monster Sassy Aloe	--	L	
CAC	15 gal	Carpenteria californica	Bush Anemone		L	
DBI		Dietes 'Orange Drop'	Fortnight Lily	24"O.C. as GC	L	
DVP	15 gal	Dodonaea viscosa 'Purple'	Purple Hopseed Bush	--	L	
LLE		Leonotis leonurus	Lion's Tail	48" O.C	L	
NDO	10 gal	Nandina d. 'Obsession'	'Obsession' Nandina	24" O.C	L	
LIG		Lavandula x 'Grosso'	Lavender 'Grosso'	24" O.C	L	
PHS	15 gal	Phormium 'Sundowner'	Sundowner Flax	36" O.C.	L	
PJS		Phormium 'Jack Spratt'	Jack Spratt Flax	18" O.C. as GC	L	
PSM		Phormium 'Sweet Mist'	Sweet Mist Flax	12" O.C. as GC	L	
PRS		Phormium 'Rainbow Warrior'	Rainbow Warrior Flax	24" O.C.	L	
* 5 Gal unless noted otherwise.						
SUB SHRUBS, GRASSES, FERNS...						
AMO	5 gal	Aconitum mollis	Bear's Breech	--	M	
AEL		Aspidistra elatior	Cast-Iron Plant	24" O.C.	L	
CHT	5 gal	Chondropetalum tectorum	Small Cape Rush	24" O.C. as GC	L	
CFI	5 gal	Clivia miniata	Orange Clivia	--	M	
CEM	5 gal	Crocasmia 'Emberglow'	Orange Crocosmia	24" O.C.	L	
DER	5 gal	Dryopteris erythrosora	Autumn Fern	24" O.C.	M	
LPE		Libertia peregrinans	Orange Libertia	12" O.C. as GC	L	
MUR		Muhlenbergia rigens	Deer Grass	36" O.C.	L	
MPF	5 gal	Muhlenbergia 'Pink Flamingo'	Pink Muhly	24" O.C.	L	
ZCA	5 gal	Zauschneria c. 'Western Hills'	'Western Hills' Coll. Fuchsia	--	L	
* 1 Gal unless noted otherwise.						
GROUNDCOVERS						
OML		Oxalis 'Molten Lava'	Molten Lava Oxalis	12" O.C.	M	
SEA		Sedum 'Angelina'	'Angelina' Stonecrop	12" O.C.	L	
SLB		Sedum 'Lemon Ball'	'Lemon Ball' Stonecrop	12" O.C.	L	
* 1 Gal unless noted otherwise.						
VINES						
FP	5 gal	Ficus pumilo	Creeping Fig Vine			
SOD						
NMF	sod	Native Mow Free by Delta Blue Grass		--		
SHB	sod	Shade Blend by Delta Blue Grass		--		

**NOTE: The above plants have been selected as being representative of the overall planting design intent. This plant palette is suggested for use, but does not preclude use of other appropriate plant material. Water-conserving plants and other climate and habitat near streams restoration (per SCVWD) appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project.

All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the State and Water District's (SCVWRPPP) water conservation ordinance.

The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

LANDSCAPE WATER-EFFICIENCY CHECKLIST

Applicant Name: _____ Phone: _____ Email: _____

Project Site Address: _____

Total Landscape Area (square feet): **14,953 sq ft**

Turf Area: _____

Non-Turf Plant Area: **14,953 sq ft**

Special Landscape Area: _____

Water Features: _____

Wet Surface Area: _____

See reverse side for other definitions.

NOTE: A landscape and irrigation design plan (and supporting documents) shall be required if: (a) landscape area exceeds 5,000 sq. ft. (b) a majority (50%) of plants are medium or high water use; or, (c) turf area exceeds 25% of total landscape area or 1,250 sq. ft.

All areas to be disturbed during construction shall be presumed to be landscape area, except where structures or hardscape will be installed.

Landscape Parameter	Design Measures	Project Compliance
Plant Water Use	At least 50% of the plants, and at least 50% of the trees, shall either be native or low water use. (From §533-4)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Plans and water budget required)
Turf	Total turf area shall not exceed 25% of the landscape area, or 1,250 square feet, whichever is lesser in area. (From §533-4) All portions of turf areas shall be wider than eight (8) feet. Turf (if utilized) is limited to slopes not exceeding 25%.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Plans and water budget required) <input type="checkbox"/> Yes
Hydrozones	Plants with similar water needs shall be grouped within hydrozones. Irrigation for each hydrozone shall be controlled by a separate valve.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Provide explanation on back)
Irrigation System	Systems shall be designed and maintained to minimize water waste (e.g., runoff, overspray, etc). Low-volume irrigation shall be utilized in non-turf areas. Overhead (spray) irrigation shall only occur between the hours of 6:00 pm and 10:00 am.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Provide explanation on back)
Soil	A minimum of eight (8) inches of non-compacted topsoil should be available in planted areas. Soil amendments, such as compost or fertilizer, should be added as needed according to the soil conditions at the project site and based on what is appropriate for the selected plants.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Provide explanation on back)
Mulch	A minimum two (2)-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seed).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Provide explanation on back)

I am aware of available informational resources regarding native and low water use plants, irrigation efficiency, and other aspects of water-efficient landscaping. I certify that the information provided on this checklist is correct, and I understand that any changes to the project will necessitate a new checklist.

Signature of property owner or authorized representative: _____ Date: _____

This checklist implements the requirements of Division B33: Water Conservation in Landscaping, of the Santa Clara County Ordinance Code. The responses provided will be evaluated to determine whether the proposed landscaping is consistent with the ordinance's water-efficiency goals, and what additional plans, documents and materials may be required.

Applicant Comments
Use additional paper if necessary

County Evaluation: Approved Not Approved

Staff Comments: _____

Signature: _____ Date: _____

Select Definitions

Hydrozone: A portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

Low-volume irrigation: The application of irrigation water through a system of tubing or lateral lines and low-volume emitters such as drip and bubblers. Certain rotary emitters designed for highly efficient water distribution, and situated to irrigate low water use plants, may also be included in this definition at the discretion of the Planning Office.

Low water use plant: A plant species whose demonstrated water needs are compatible with local climate and soil conditions such that regular supplemental irrigation is not required to sustain the plant after it has become established. Any species classified as "very low water use" and "low water use" by WUCOLS, having a regionally adjusted plant factor of 0.0 through 0.3, shall be categorically deemed a low water use plant. Other credible information resources that provide locally relevant information on plant species water needs (e.g. SCVWD Water-Wise Plant List, EBMDU, Sunset Publishing) may also be utilized to establish whether a particular species qualifies as a low water use plant.

Native plant: A plant indigenous to a specific area of consideration. For the purpose of this division, the term shall refer to plants indigenous to the coastal ranges of Central and Northern California, and more specifically to such plants that are suited to the ecology of the present or historic natural community of the project's vicinity.

Special landscape area: An area of the landscape dedicated solely to edible plants, areas irrigated with recycled water, and water features using recycled water. Also includes land uses characterized by active play or high-volume foot traffic such as parks, cemeteries, sports fields and golf courses, where turf functions as a walking/playing surface.

Turf: A ground cover surface consisting of non-native grass species that is customarily mowed. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are examples of cool-season turf grasses. Bermuda grass, kikuyu grass, seashore paspalum, St. Augustine grass, zoysia grass, and buffalo grass are warm-season turf grasses.

Water feature: A landscape design element where open water performs an aesthetic or recreational function. Water features include ponds, fountains, waterfalls and artificial streams. Also includes spas and swimming pools that are ancillary to single-family, two-family and multi-family residential uses.

Wet surface area: The surface area of that portion of a water feature that functions to contain water, such as the water surface of a swimming pool, spa, or garden pond. For a fountain or other feature with flowing water, wet surface area shall be measured as a two dimensional plane bounded by the perimeter of the area where water has been designed to flow.

Santa Clara County Planning Office Form Revised 01/11/2011



Tristania conferta Washingtonia robusta Quercus agrifolia Arbutus x 'Marina' Pyrus kawakamii



Lagerstroemia indica Lyonothamnus floribundus Olea europaea Platanus acerifolia

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities
777 S. California Avenue
Palo Alto, CA

Sheet Title:
Water Efficiency and Planting Palette

Job No: 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:
L-3.1



PAVING



SITE AMENITIES



LIGHTING

THE
**GUZZARDO
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2232 - 2240 El Camino Real
Mixed Use Senior Apartments
Santa Clara, CA

SummerHill Apartment Communities

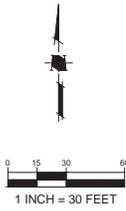
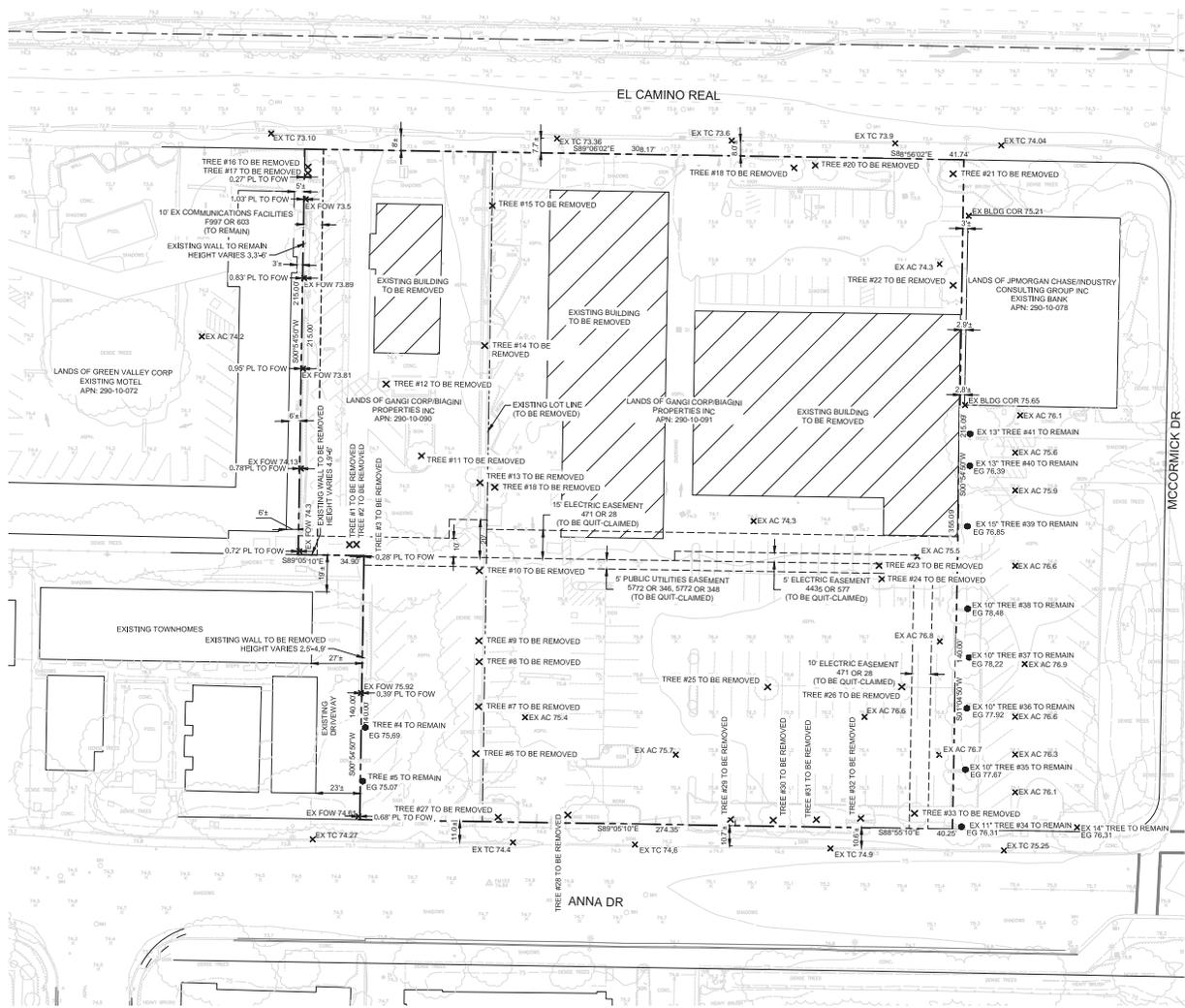
777 S. California Avenue
Palo Alto, CA

Sheet Title:
Landscape
Imagery

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No:

L-4.1



LEGEND

PROJECT BOUNDARY	---
EASEMENT	---
EXISTING PROPERTY LINE	---
FACE OF WALL	---
EXISTING	---
PROPERTY LINE	---
EXISTING TREE TO BE REMOVED	X
EXISTING TREE TO REMAIN	●

Land Use Entitlements
 Land Planning
 Landscape Architecture
 Civil Engineering
 Utility Design
 Land Surveying
 Stormwater Compliance

1570 Oakland Road (408) 487-2200
 San Jose, CA 95131 HMHca.com

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2232 - 2240 El Camino Real
Mixed Use Senior Apartments
 Santa Clara, CA

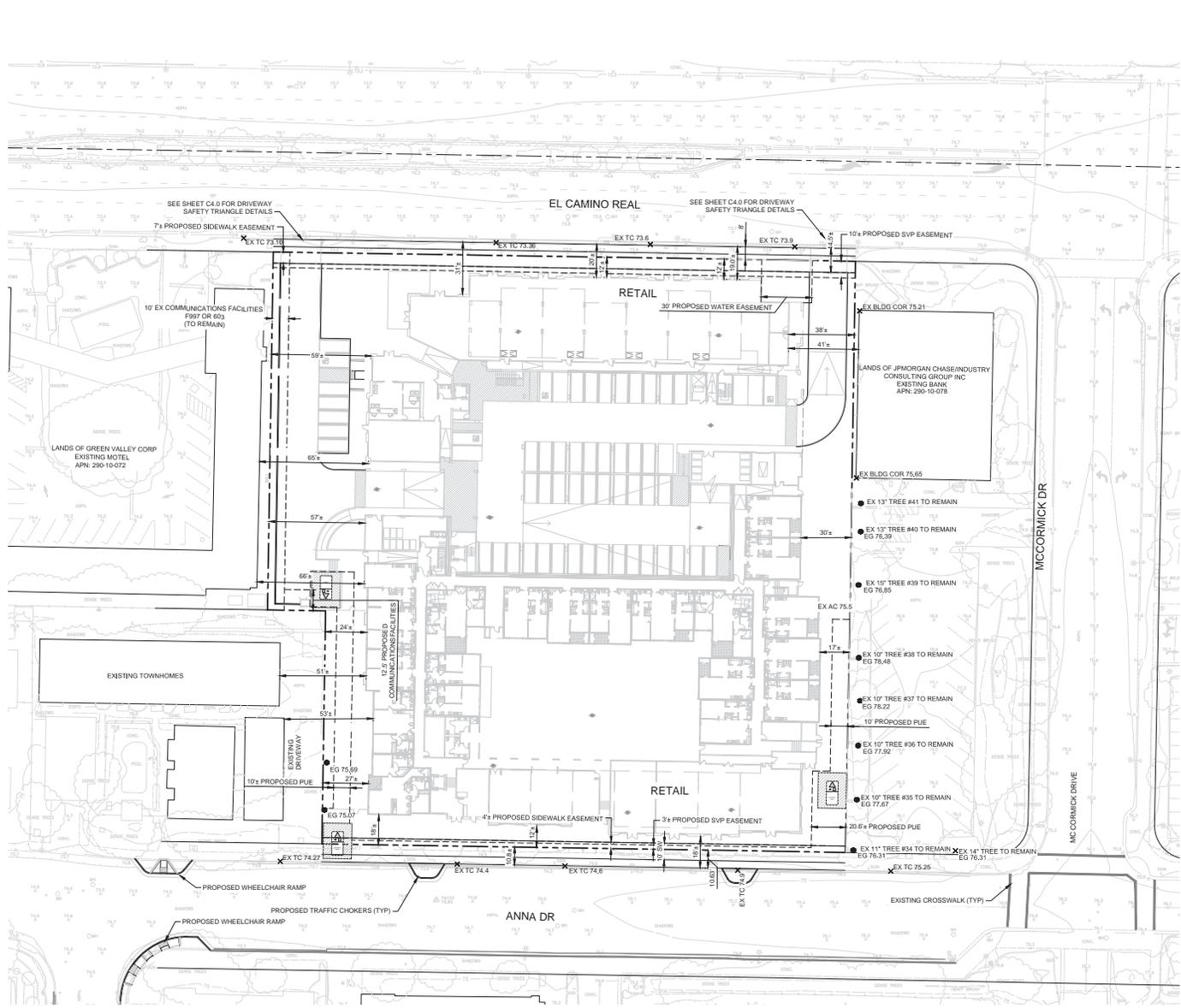
SummerHill Apartment Communities
 777 S. California Avenue
 Palo Alto, CA

Sheet Title:

EXISTING CONDITIONS

Job No: 14033
 Date: 08/28/2017
 Scale:
 Drawn By:

Sheet No: **C1.0**



LEGEND

PROJECT BOUNDARY
 EASEMENT
 SILICON VALLEY POWER (SVP) EASEMENT
 TOP OF CURB ELEVATION TC

0 15 30 60
 1 INCH = 30 FEET

HMH

Land Use Entitlements
 Land Planning
 Landscape Architecture
 Civil Engineering
 Utility Design
 Land Surveying
 Stormwater Compliance

1570 Oakland Road
 San Jose, CA 95131 (408) 487-2200
 HMHca.com

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 Mixed Use Senior Apartments**

Studio 755, Inc.
 Santa Clara, CA

SummerHill Apartment Communities

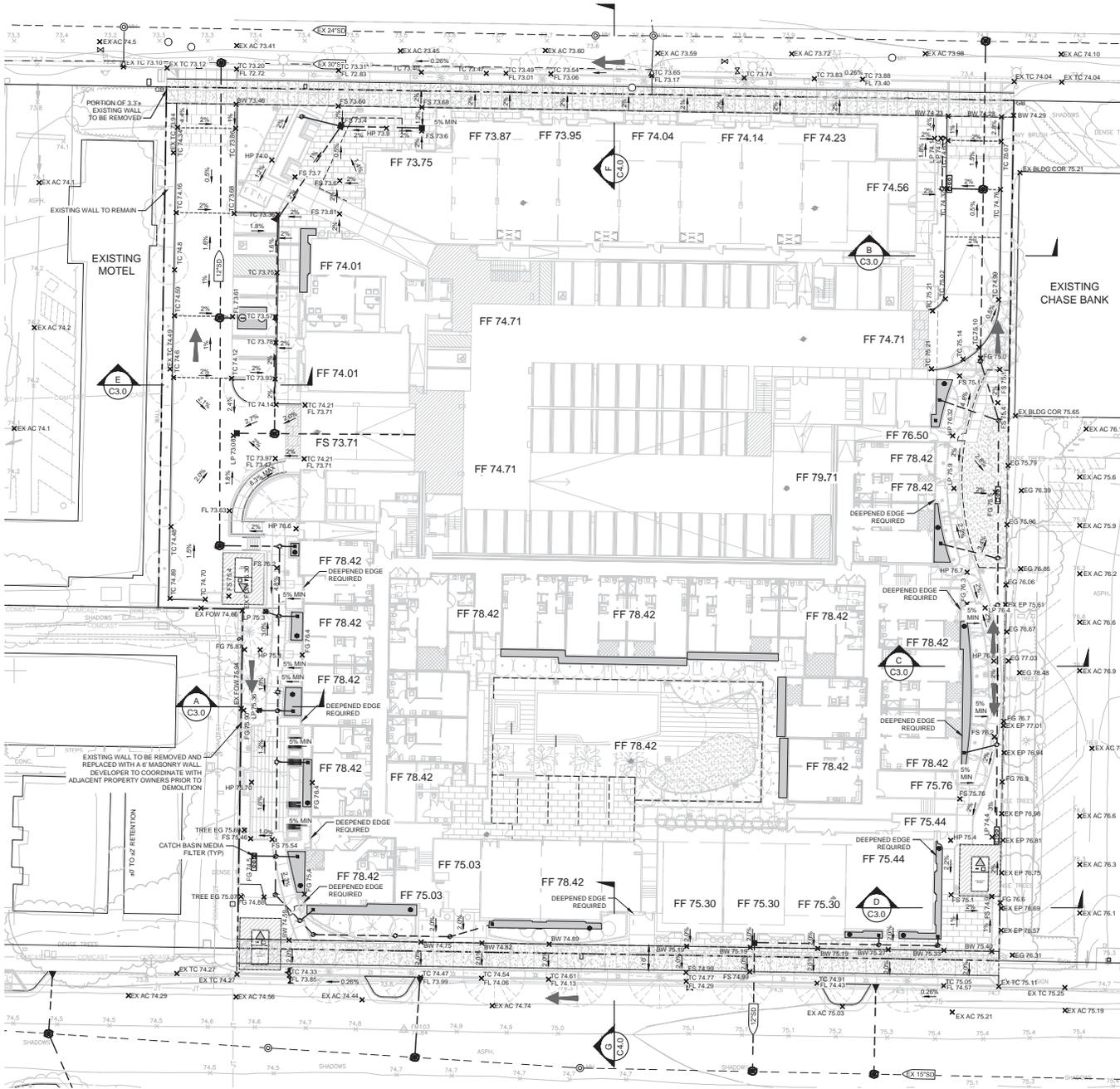
777 S. California Avenue
 Palo Alto, CA

Sheet Title:

SITE PLAN

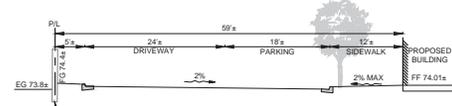
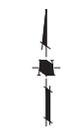
Job No: 14033
 Date: 08/28/2017
 Scale:
 Drawn By:

Sheet No: **C2.0**

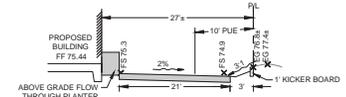


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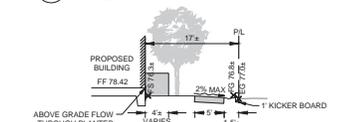
- PROJECT BOUNDARY
- EASEMENT
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- AREA DRAIN
- FINISH FLOOR ELEVATION
- TOP OF CURB ELEVATION
- FLOW THROUGH PLANTER BOX
- 8" WIDE CONCRETE VAULT MEDIA FILTER
- FILTER CATCH BASIN



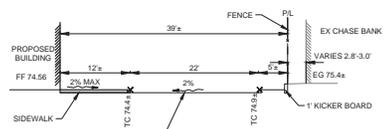
E SECTION
SCALE NTS



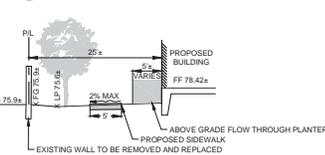
D SECTION
SCALE NTS



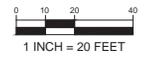
C SECTION
SCALE NTS



B SECTION
SCALE NTS



A SECTION
SCALE NTS



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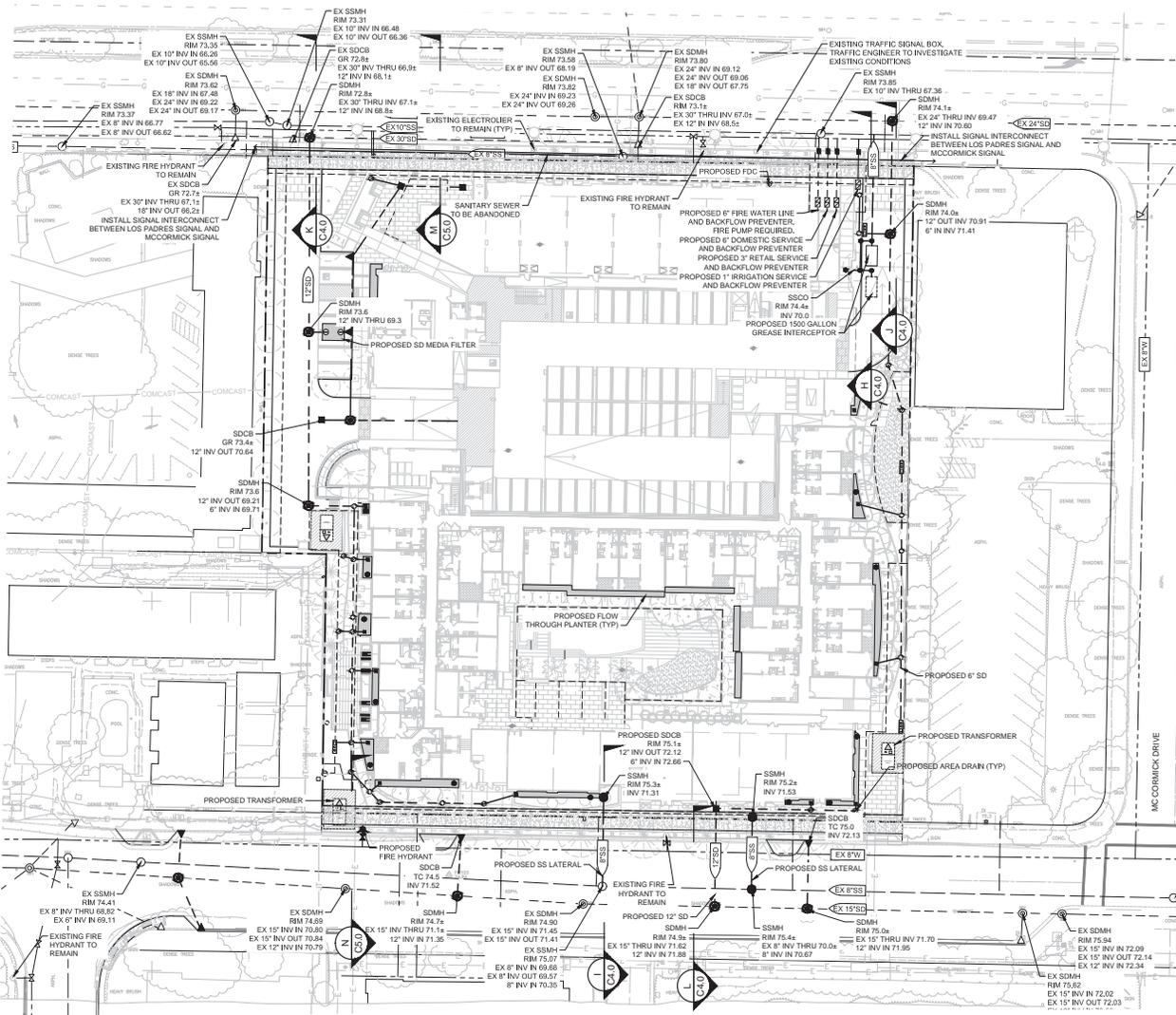
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Santa Clara, CA

SummerHill Apartment Communities
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Palo Alto, CA

Sheet Title:
CONCEPTUAL GRADING AND DRAINAGE PLAN

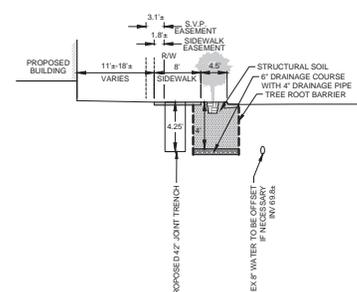
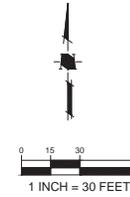
Job No. 14033
Date: 08/28/2017
Scale: 1" = 20'

Drawn By:
Sheet No: **C3.0**

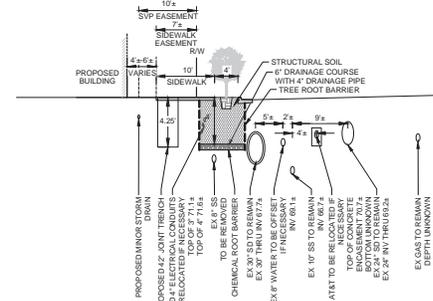


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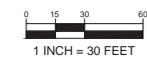
PROJECT BOUNDARY	---
EASEMENT	---
STORM DRAIN PIPE (EXISTING)	---
STORM DRAIN MANHOLE (EXISTING)	●
CURB INLET (EXISTING)	▲
SANITARY SEWER MANHOLE (EXISTING)	○
SANITARY SEWER PIPE (EXISTING)	---
WATER MAIN (EXISTING)	---
FIRE HYDRANT (EXISTING)	⊙
WATER METER (EXISTING)	⊙
AT&T (EXISTING)	— AT&T —
ELECTRIC (EXISTING)	— E — E —
GAS (EXISTING)	— G — G —
COMCAST (EXISTING)	— COMCAST — COMCAST —
OVERHEAD (EXISTING)	— OH — OH —
FINISH FLOOR ELEVATION	FF
TOP OF CURB ELEVATION	TC
FIRE DEPARTMENT CONNECTION	⊕
FLOW THROUGH PLANTER BOX	▭
8" WIDE CONCRETE VAULT MEDIA FILTER	⊕
FILTER CATCH BASIN	⊕



(N) PROPOSED EL CAMINO REAL
SCALE NTS



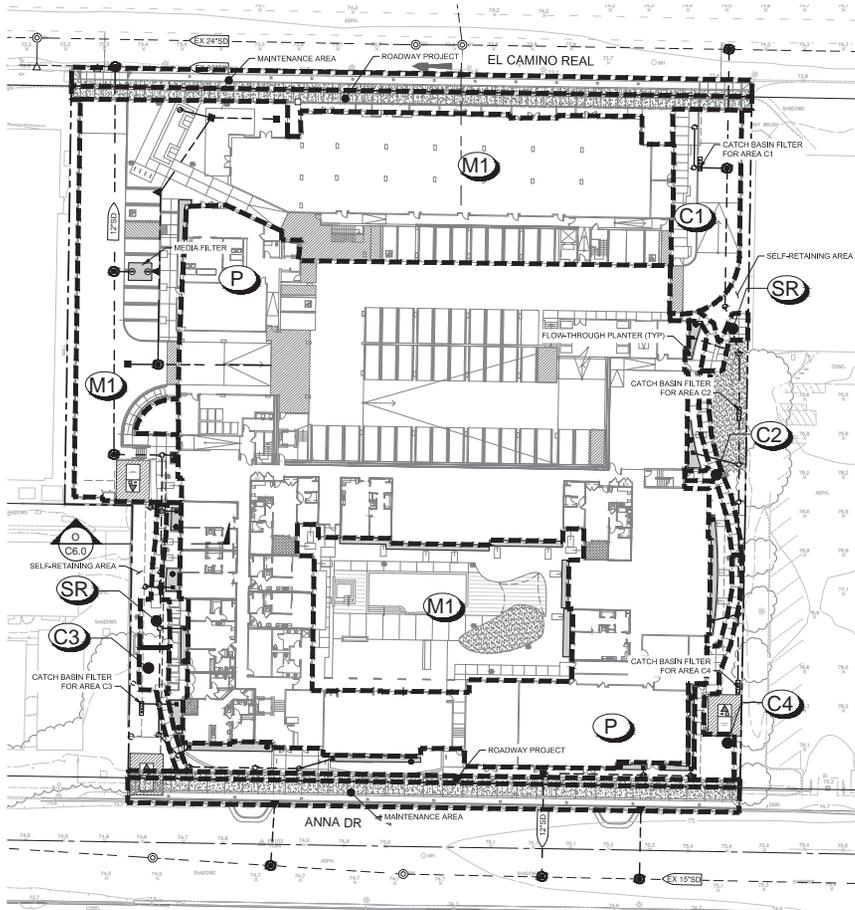
(M) PROPOSED EL CAMINO REAL
SCALE NTS



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Sheet Title:
CONCEPTUAL UTILITY PLAN
Job No. 14033
Date: 08/28/2017
Scale: 1" = 30'
Drawn By: JW
Sheet No: **C5.0**



I. Routine Maintenance Activities

The principal maintenance objectives are to ensure that water flows unimpeded into the flow-through planter and landscaping remains attractive in appearance. Table 1 shows the routine maintenance activities, and the frequency at which they will be conducted.

Table 1 Routine Maintenance Activities for Flow-Through Planters		
No.	Maintenance Task	Frequency of Task
1	Inspect the planter surface area, inlets and outlets for obstructions and trash; clear any obstructions and remove trash.	Quarterly
2	Inspect planter for standing water. If standing water does not drain within 2-3 days, the surface biotreatment soil should be tilled or replaced with the approved soil mix and replanted. Use the cleanout riser to clear any underdrains of obstructions or clogging material.	Quarterly
3	Check for eroded or settled biotreatment soil media. Level soil with rake and remove/replant vegetation as necessary.	Quarterly
4	Maintain the vegetation and irrigation system. Prune and weed to keep flow-through planter neat and orderly in appearance.	Quarterly
5	Evaluate health and density of vegetation. Remove and replace all dead and diseased vegetation. Remove excessive growth of plants that are too close together.	Annually, before the rainy season begins
6	Use compost and other natural soil amendments and fertilizers instead of synthetic fertilizers, especially if the system uses an underdrain.	Annually, before the rainy season begins
7	Inspect the overflow pipe to make sure that it can safely convey excess flows to a storm drain. Repair or replace any damaged or disconnected piping. Use the cleanout riser to clear underdrains of obstructions or clogging material.	Annually, before the rainy season begins
8	Inspect the energy dissipator at the inlet to ensure it is functioning adequately, and that there is no scour of the surface mulch. Remove any accumulation of sediment.	Annually, before the rainy season begins
9	Inspect and, if needed, replace wood mulch. It is recommended that 2" to 3" of composted arbor mulch be applied once a year.	Annually, before the rainy season begins
10	Inspect system for erosion of biotreatment soil media, loss of mulch, standing water, clogged overflows, weeds, trash and dead plants. If using rock mulch, check for 3" of coverage.	Annually at the end of the rainy season and/or after large storm events.
11	Inspect system for structural integrity of walls, flow spreaders, energy dissipators, curb cuts, outlets and flow splitters.	Annually at the end of the rainy season and/or after large storm events.

II. Use of Pesticides

Do not use pesticides or other chemical applications to treat diseased plants, control weeds or removed unwanted growth. Employ non-chemical controls (biological, physical and cultural controls) to treat a pest problem. Prune plants properly and at the appropriate time of year. Provide adequate irrigation for landscape plants. Do not over water.

III. Vector Control

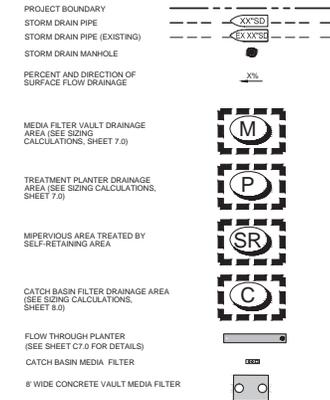
Standing water shall not remain in the treatment measures for more than five days, to prevent mosquito generation. Should any mosquito issues arise, contact the Santa Clara Valley Vector Control District (District). Mosquito larvicides shall be applied only when absolutely necessary, as indicated by the District, and then only by a licensed professional or contractor. Contact information for the District is provided below.

Santa Clara Valley Vector Control District
1580 Berger Dr.
San José, California 95112
Phone: (408) 918-4770 / (800) 675-1155 - Fax: (408) 298-6356
www.sccgov.org/portal/site/vector

IV. Inspections

The attached Flow-Through Planter Inspection and Maintenance Checklist shall be used to conduct inspections monthly (or as needed), identify needed maintenance, and record maintenance that is conducted.

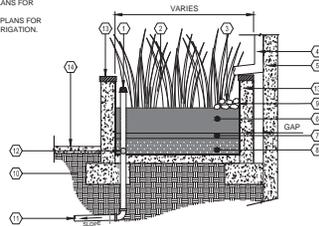
LEGEND



LID CREDITS

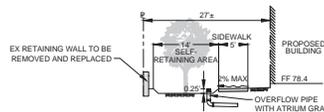
LOCATION: 20%
DENSITY: 10% (ASSUMING 55 DU/AC)
PARKING CREDIT: 10%
TOTAL LID CREDITS AVAILABLE: 45%

- NOTES:**
1. SEE CALCULATIONS ON STORMWATER PLANS FOR DIMENSIONS.
2. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.



- OVER FLOW PIPE WITH ATRILUM GRATE
- PLANT MATERIAL (SEE LANDSCAPE PLANS)
- COBBLE DISSIPATOR
- DOWNSPOUT
- BUILDING WALL (SEE STRUCTURAL PLANS)
- SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MIN. 18" DEPTH). SHALL CONFORM TO THE SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT REQUIRED "MODEL BIOPRETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT
- PEA GRAVEL (MIN 2" DEPTH)
- DRAIN ROCK (MIN 12" DEPTH)
- WATERPROOFING BY OTHERS
- NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
- PVC PIPE TO STORM DRAIN
- PERFORATED PVC SUBDRAIN PIPE
- PLANTER WALL
- ADJACENT SIDEWALK (PER LANDSCAPE PLAN)

FLOW THROUGH PLANTER
SCALE NTS



SELF TREATING AREA
SCALE NTS

Self-Retaining Area Design Standards (per SCVUNPPP C-3 Handbook)

- Ratio of impervious surface area (sidewalk area) to adjacent pervious surface area not to exceed maximum of 2:1
- All drain inlets within Self-Retaining Area to be a minimum of 3 inches above grade
- Landscape areas adjacent to sidewalk area graded to be concave

Proposed Self-Retaining Area Sizing

Total Area: 2,313 sq ft
Sidewalk Area: 1,542 sq ft
Proposed Depressed Landscape Area: 771 sq ft
Max. Impervious Area to Receiving Pervious Area Ratio: 2:1 (1,542 sq ft / 771 sq ft)
Total Volume of Runoff Ponded: 23 (proposed 3" ponding depth) x 771 sq ft = 192.75 cu.ft.



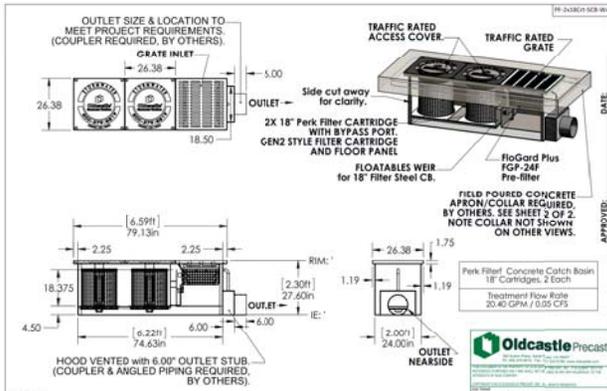
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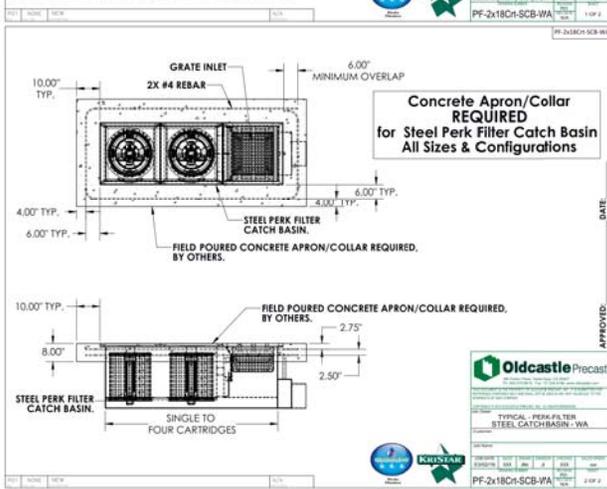
Sheet Title:
**CONCRETE
STORMWATER
CONTROL PLAN**

Job No: 14033
Date: 08/28/2017
Scale:
Drawn By:

Sheet No: **C6.0**



- NOTES:
- STEEL UTILIZED IN THE FABRICATION SHALL BE PER ASTM A36.
 - Basin and Footing 1/2" PLATE, MILD STEEL PAINTED BLACK.



CATCH BASIN FILTER FOR AREA C1 SIZING

Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{max}) for the site.

Use the Rational Method $Q=CDA$ to solve for Q , where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

$C = 1.00$

$I = 181 \text{ in./yr. (14.8' Mean Annual Precip. @ site / 13.9' Mean Annual Precip. - SJ Airport Dage reference) + (17 in./hr. Design Rainfall Intensity per SCVURPPP)}$

$A = 3.07 \text{ ac} + 0.013 \text{ ac.}$

$Q = CDA = 1.00 \times 181 \text{ in/hr} \times 0.081 \text{ ac.} = 0.025 \text{ cfs}$

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{req}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification - 18" tall cartridge - see detail).

$0.025 \text{ cfs} / 0.022 \text{ cfs/module} = 0.68 = 1 \text{ cartridge (Oldcastle Perk Filter)}$

CATCH BASIN FILTER FOR AREA C3 SIZING

Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{max}) for the site.

Use the Rational Method $Q=CDA$ to solve for Q , where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

$C = 1.00$

$I = 181 \text{ in./yr. (14.8' Mean Annual Precip. @ site / 13.9' Mean Annual Precip. - SJ Airport Dage reference) + (17 in./hr. Design Rainfall Intensity per SCVURPPP)}$

$A = 3.07 \text{ ac} + 0.013 \text{ ac.}$

$Q = CDA = 1.00 \times 181 \text{ in/hr} \times 0.013 \text{ ac.} = 0.002 \text{ cfs}$

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{req}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification - 18" tall cartridge - see detail).

$0.002 \text{ cfs} / 0.022 \text{ cfs/module} = 0.09 = 1 \text{ cartridge (Oldcastle Perk Filter)}$

CATCH BASIN FILTER FOR AREA C2 SIZING

Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{max}) for the site.

Use the Rational Method $Q=CDA$ to solve for Q , where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

$C = 1.00$

$I = 181 \text{ in./yr. (14.8' Mean Annual Precip. @ site / 13.9' Mean Annual Precip. - SJ Airport Dage reference) + (17 in./hr. Design Rainfall Intensity per SCVURPPP)}$

$A = 3.07 \text{ ac} + 0.013 \text{ ac.}$

$Q = CDA = 1.00 \times 181 \text{ in/hr} \times 0.013 \text{ ac.} = 0.002 \text{ cfs}$

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{req}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification - 18" tall cartridge - see detail).

$0.002 \text{ cfs} / 0.022 \text{ cfs/module} = 0.1 = 1 \text{ cartridge (Oldcastle Perk Filter)}$

CATCH BASIN FILTER FOR AREA C4 SIZING

Catch Basin Sizing

The following steps for sizing the proposed catch basin units are based on the Rational Method, consistent with the methodology provided by the Santa Clara Valley Urban Runoff Pollution Prevention Program for calculating Provision C.3 design flow rates.

Step 1. Calculate the peak flow rate from the water quality storm (Q_{max}) for the site.

Use the Rational Method $Q=CDA$ to solve for Q , where Q = Flow (cubic feet/second), C = Runoff Coefficient, I = Rainfall Intensity (inches/hour), and A = Total Site Area (acres).

$C = 1.00$

$I = 181 \text{ in./yr. (14.8' Mean Annual Precip. @ site / 13.9' Mean Annual Precip. - SJ Airport Dage reference) + (17 in./hr. Design Rainfall Intensity per SCVURPPP)}$

$A = 3.07 \text{ ac} + 0.013 \text{ ac.}$

$Q = CDA = 1.00 \times 181 \text{ in/hr} \times 0.013 \text{ ac.} = 0.002 \text{ cfs}$

Step 2. Calculate the number of filter modules/cartridges required to treat the peak water quality flow rate (N_{req}) for the site.

Assume each cartridge treats 0.022 cfs (per Oldcastle Performance Specification - 18" tall cartridge - see detail).

$0.002 \text{ cfs} / 0.022 \text{ cfs/module} = 0.12 = 1 \text{ cartridge (Oldcastle Perk Filter)}$

TREATMENT CONTROL SUMMARY TABLE																	
Area	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	PerVIOUS Area (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Bioretention Lined or Unlined	Overflow Riser Height (ft)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Location
M1	Media filter vault	38,740	38,740	0	-	-	-	-	-	-	-	-	Oldcastle Perk filter	12	-	-	Onsite
P	Flow-through planter	57,950	57,950	0	1,296	1,296	Lined	12"	1	1	-	-	-	-	-	-	Onsite
C1	Catch basin media filter	3,507	3,507	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
C2	Catch basin media filter	563	563	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
C3	Catch basin media filter	554	554	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
C4	Catch basin media filter	624	624	0	-	-	-	-	-	-	1	1	Oldcastle Perk filter	18	-	-	Onsite
SR	Self-retaining area	1,542	1,542	0	-	-	-	-	-	-	-	-	-	-	-	-	Onsite
TOTAL		103,480	103,480	0	1,296	1,296											



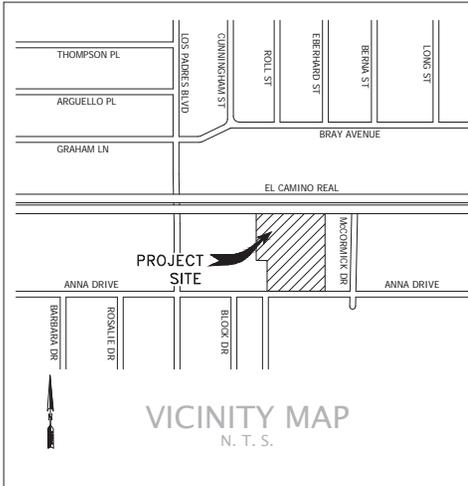
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Sheet Title:
STORMWATER DETAILS

Job No. 14033
Date: 08/28/2017
Scale:
Drawn By:
Sheet No. **C8.0**



VICINITY MAP
N. T. S.

**WORK RESPONSIBILITY
JOINT TRENCH**

TRENCHING	EXCAVATE & BACKFILL	PG&E
GAS MATERIAL	SUPPLY & INSTALL	PG&E
ELECTRIC CABLE	SUPPLY & INSTALL	PG&E
ELECTRIC CONDUIT	SUPPLY & INSTALL	PG&E
ELECTRIC BOXES	SUPPLY & INSTALL	PG&E
ELECTRIC TRANSFORMER PADS	EXCAVATION	PG&E
ELECTRIC SWITCHGEAR & TRANSFORMER	SUPPLY & INSTALL	PG&E
TELEPHONE CONDUIT	SUPPLY & INSTALL	PG&E
TELEPHONE CABLE	SUPPLY & INSTALL	PG&E
TELEPHONE SPLICE BOXES	SUPPLY & INSTALL	PG&E
TELEPHONE S.A.I. PAD	SUPPLY & INSTALL	PG&E
C.A.T.V. CONDUIT	SUPPLY & INSTALL	PG&E
C.A.T.V. SPLICE BOXES	SUPPLY & INSTALL	PG&E
DIRECTIONAL DRILL / JACK AND BORE	SUPPLY & INSTALL CONDUIT	PG&E
	EXCAVATION	PG&E

PG&E TO CALL CUBE ONLY IDENTIFIED ENCLOSURES

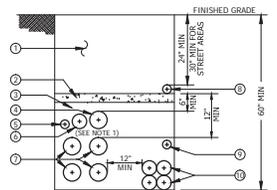
THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	06-28-2017	PRELIMINARY
ARCHITECTURAL/ELECTRICAL FILE	06-16-2017	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE	03-16-2016	PRELIMINARY
C.A.T.V.	03-16-2016	PRELIMINARY
LANDSCAPE	06-27-2017	PRELIMINARY
LIGHT LOCATIONS		

RGA DESIGN is not responsible for any subsequent changes or revisions.

Other utilities shown are approximate and based on field survey and available utility information. It is the contractor's responsibility to verify the actual location and extent of utilities prior to the commencement of work. Physical verification of utility locations shall be performed by careful probing or hand digging in accordance with Article 6 of the C.A.T.V. construction safety orders.

JOINT TRENCH CONFIGURATION



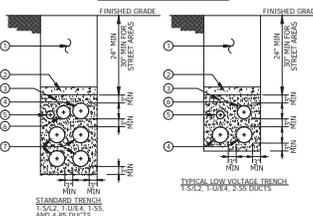
LEGEND:

1 NATURAL BACKFILL	2" STREET LIGHT CONDUIT
2 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)	4" UTILITY ELECTRIC CIRCUIT
3 SAND BACKFILL	5" PRIMARY CONDUITS
4 5" SECONDARY CONDUIT	PG&E GAS
	CATV
	TELEPHONE CONDUITS

NOTES:

- REFER TO "TRENCH CROSS-SECTIONS" FOR TYPICAL ELECTRIC TRENCH SECTIONS AND MINIMUM DUCT SPACING REQUIREMENTS.
- MINIMUM DEPTH AND SEPARATION REQUIREMENTS BETWEEN GAS, CATV, AND TELEPHONE CONDUITS TO BE PROVIDED BY THE RESPECTIVE UTILITIES.
- DEPTH AND BACKFILL REQUIREMENTS FOR JOINT TRENCHES IN PUBLIC RIGHT OF WAY SHALL COMPLY WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT STANDARD SPECIFICATIONS.
- JOINT TRENCH CONSTRUCTION REQUIREMENTS APPLY WHEN ALL UTILITY SUBSTRUCTURES ARE INSTALLED AT THE SAME TIME.

TRENCH CROSS SECTIONS



LEGEND:

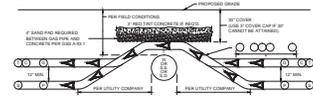
1 NATURAL BACKFILL	2" STREET LIGHT CONDUIT
2 3" CONCRETE CAP (REQUIRED ONLY FOR PLANTABLE AREAS AND OTHER LOCATIONS AS CALLED FOR ON PLANS)	4" UTILITY ELECTRIC CIRCUIT
3 SAND ENCASED	5" PRIMARY CONDUITS
4 5" SECONDARY CONDUIT	

NOTES:

- CONCRETE CAP REQUIRED WHEN DUCTS ARE INSTALLED IN AN AREA THAT CAN BE PLANTED. USE A 3" MINIMUM MIX FOR THE CONCRETE.
- ALL DIMENSIONS SHOWN ARE MINIMUM REQUIRED. 30" MINIMUM COVER OVER PRIMARY CONDUITS IS REQUIRED. NUMBER AND SIZES OF DUCTS TO BE SHOWN ON DETAILED SVP PROJECT DRAWINGS.
- DUCTS SHALL BE SEPARATED, TIED TOGETHER, AND SUPPORTED WITH 3" NON-METALLIC SPACERS AT 12" INTERVALS. NO METALLIC MATERIALS MAY BE USED TO PROVIDE CROSS SUPPORT OR BE PLACED ACROSS DUCT BAYS.
- IF ADDITIONAL PRIMARY DUCTS ARE REQUIRED, ADD THEM TO THE BOTTOM OF THE TRENCH USING THE SAME CONFIGURATION AS SHOWN IN THE ADJACENT DETAILS.
- BACKFILL IN ACCORDANCE WITH CITY OF SANTA CLARA ENGINEERING DEPARTMENT SPECIFICATIONS. SAND BACKFILL AROUND DUCTS WITH 90% MINIMUM COMPACTON. SEE "MATERIALS" SECTION FOR SAND REQUIREMENTS.

JOINT TRENCH UNDER WATER & S.S. & S.D.

WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING. TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE BELOW DETAILS WILL BE ACCEPTABLE TO PG&E YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHIELDING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITICAL ARE MET AND ONLY WITH PG&E APPROVAL.



JOINT TRENCH OVER WATER & S.S. & S.D.

WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

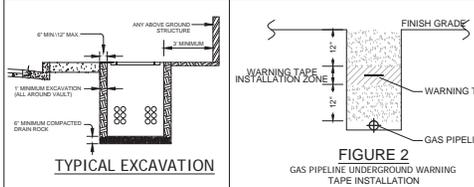
GENERAL NOTES:

- The preferred trench location is in a Public Utility easement (P.U.E.).
- All depths and resulting cover requirements are measured from final grade.
- Cover, clearance, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 126 and O&CER 192.31, O&CER 192.32, and O&CER 192.37. All facilities shall be installed in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
- Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configuration must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configuration as shown in the details must be designed to ensure the requirements.
- It is preferred to have non-PG&E owned overheads at a level other than the gas or electric level. Non-PG&E owned overheads may be at the electric level if the trench as long as minimum clearances are provided and comply with all special notes to a joint trench with a second electric utility.
- Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electric table, etc.
- When construction items are installed, a minimum of 12" sand separation shall be maintained from gas facilities. Exception: With natural separation, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 6 inches.
- Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
- Maintain proper separation between PG&E facilities and "wet" facilities as described in UO Standard 55453. The minimum allowable horizontal separation between Company facilities and "wet" facilities is 7' with a minimum 1' of undisturbed earth on the installation of a variable barrier between the facilities.
- If a horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 7' or less are not permissible and will not be allowed. The Contractor may agree to waive the minimum 7' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:
 - Be made in writing and submitted to the Company ADE during the planning and design phase of the project.
 - Clearly describe the conditions necessitating the waiver.
 - Include a proposed design.
 - And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

- Note: Drain lines connected to downspouts on buildings are considered a "wet" utility for the purpose of this standard.
- Separations shall be maintained at aboveground termination points.
 - Procedures for approving native backfill for shading of PG&E gas facilities:
 - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 sieve. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
 - The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
 - The soils must not contain clods larger than 1/2" if to be used as shading, bedding or leveling material.
 - Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements.
 - No time shall the over saturation of native soils be used to achieve these requirements. The screen and screens shall be:
 - 1/2" Sieve: 8" diameter by 2' deep, stainless steel mesh screen.
 - #4 Screen: 8" diameter by 2' deep, stainless steel mesh screen.
 - Procedures for approving native backfill for shading of PG&E electric facilities:
 - Random soil samples shall be taken from a minimum of 3 locations per 1,000' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
 - Shading material containing large rock, paving material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conductors and/or prevent proper compaction over or around the conductors.
 - Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.
 - Soils consisting primarily of adobe, hard compact clayey clay, and loam shall not be used as shading material.
 - No time shall the over saturation of native soils be used to achieve these requirements.
 - Refer to Engineering Document 06228A, Item 3 on Page 2.
 - Component native soils are preferred to be used for shading, bedding, and backfilling between the trench.
 - Where native soils exceed 1/2" minus and/or where gas is to be placed at the bottom of a trench in an area that exceed 1/2" minus soil conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 1/2" minus import material shall be used for shading and/or bedding of gas facilities.
 - PG&E approved import material is per CDT Engineering Guideline 4123.
 - If leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" minus conditions are not attainable with the native soils, then the use of PG&E approved import material is required. Bedding under gas facilities will be a minimum of 2" of compacted 1/2" minus native soils or PG&E approved import material.
 - For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
 - The minimum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.).
 - The use of any imported material for backfilling purposes shall be limited to these situations when native soils do not allow for required compaction.
 - The applicant is responsible for the removal of excess spoil and associated costs.
 - Separation between gas facilities and electric facilities may be reduced to 6" when crossing.
 - Service saddles are the preferred service fittings for use throughout the joint trench project. All projects will be designed and estimated using service saddles. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES.

- A warning tape is to be installed in open trench installation over gas pipelines in both Transmission and Distribution facilities. This includes trenches, bell holes, excavations for repair purposes and over replacements. The warning tape is intended for excavator digging in the "tolerance zone" to strike the warning tape prior than the pipeline. When the warning tape is exposed and grabbed with excavating equipment, it stretches without breaking, thus alerting the excavator of the gas facility below.
- Install 6" wide warning tape above the gas pipeline at least 12" below grade, and no closer than 12" from the pipe. Installation should provide the greatest distance between the pipeline and the tape as possible. Install the tape along the length of the excavation. Ensure that the tape overlaps when two or more pieces of tape are used.
- EXCEPTION: When a joint trench design does not allow for installation of warning tape within the "warning tape installation zone", install the warning tape a minimum of 6" above the gas pipeline, and below the facility above the pipe.
- Warning tape shall be brightly colored yellow and marked "Caution: Gas Line Buried Below" or marked with similar notification.
- Warning tape shall be stored in such a manner that limits Ultraviolet (UV) exposure.



CONSTRUCTION NOTES:

- All trenching, backfilling and installation by contractor must comply with PG&E UO Standard 55453 (EFFECTIVE DATE 7-5-2006).
- All work must comply with P.G. & E., Telephone, C.A.T.V., standards and practices. All work must be inspected and approved by respective inspectors. Random soil samples shall be taken from a minimum of three locations per 1,000' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 sieve. Additional samples must be taken if existing soil conditions change and it is to be at the discretion of the PG&E representative on site. The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive. The soils must not contain clods larger than 1/2" if to be used as shading, bedding or leveling materials. Compaction requirements must meet any applicable P.G. & E., Federal, State, County or local requirements. Any native soils or import materials used must not hinder those efforts.
- Backfill shall be approved by the utility companies and the City. Compaction will be tested and passed by the soils engineer.
- If soil is not rock free, add 4" depth of trench for sand bedding.
- Verify splice box excavation sizes with supplier(s).
- The trenching contractor shall coordinate the utility companies' installation.
- Contractor shall make himself familiar with the project improvement plans and conduct his work accordingly.
- It is the trenching contractor's responsibility to protect in place all existing facilities. No extra payment will be considered for crossing other systems.
- And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.
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UTILITY APPROVALS		
UTILITY	APPROVED BY	DATE
S.V.P. ELECTRIC		
PG&E GAS		
AT&T (Phone)		
Comcast (COMCAST)		
CITY ENGINEER		

PG&E PM#:
GAS:

DEVELOPER:
SUMMERHILL HOMES
777 S. California Ave
Palo Alto, CA 94304
Elaine Breeze
T (650) 842 2404

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN
MUST BE APPROVED BY

PG&E Gas ADE

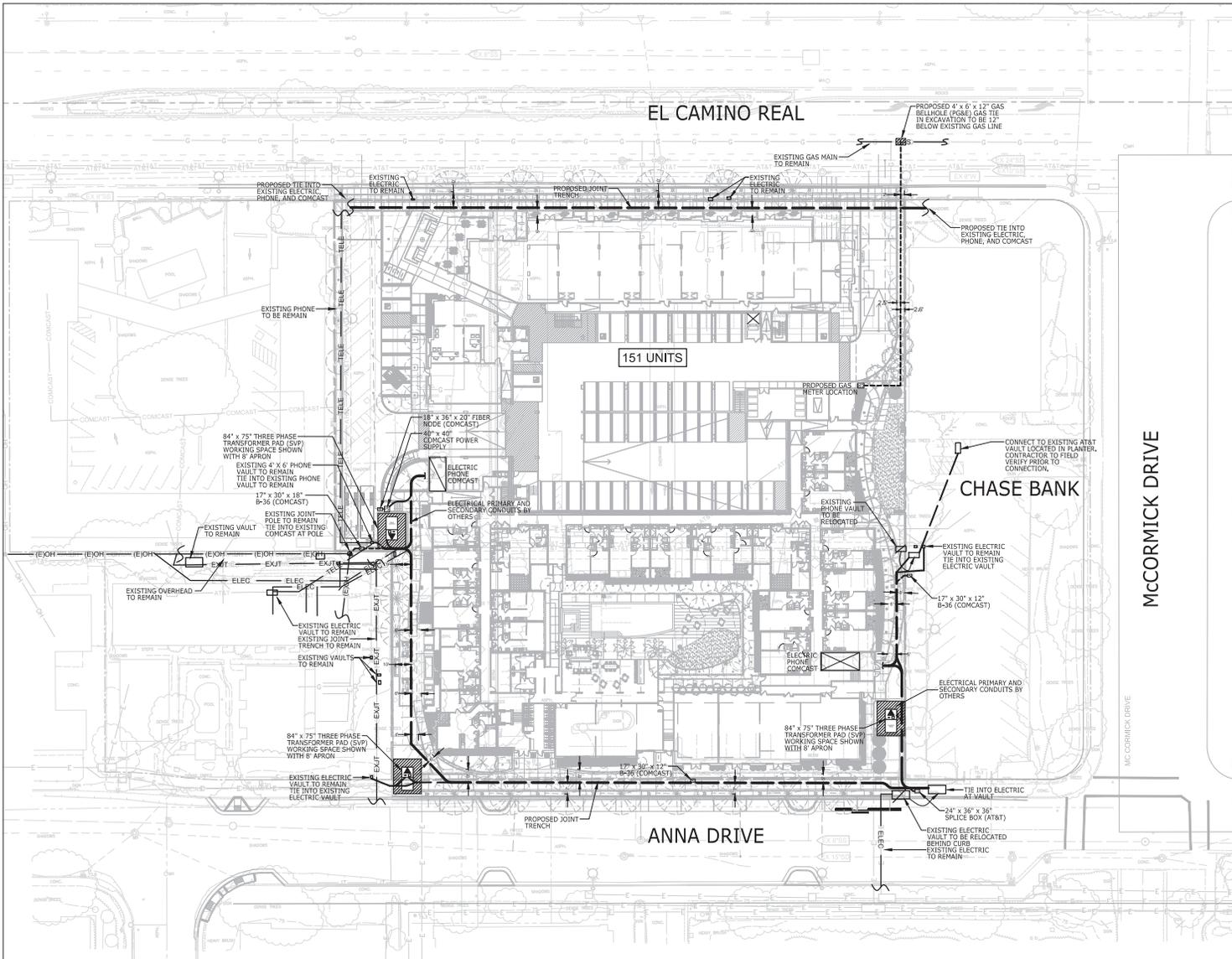
Sheet Index
JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

14-613
N/A
D. HAYES
F. DANG
D. VOORHIES
08-30-2017
JT-1
1 of 2

REGA Design
1430 VILLAGE PARKWAY, SUITE 200, DUBLIN, CA 94568
TEL: (925) 558-9880

REGISTERED PROFESSIONAL ENGINEER
No. 26429
Exp. 03-31-18
CIVIL
STATE OF CALIFORNIA

JOINT TRENCH TITLE SHEET
2240 & 232 EL CAMINO REAL
SUMMERHILL APARTMENTS
SANTA CLARA, CALIFORNIA



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

- LEGEND:**
- PROPOSED JOINT TRENCH
 - PROPOSED SERVICE TRENCH
 - PROPOSED 84" x 75" TRANSFORMER PAD (SVP) WORKING SPACE SHOWN WITH 8' APRON
 - PROPOSED GAS METER LOCATION
 - 4' x 6' x 12" GAS BELLHOLE (PG&E)
 - 24" x 36" x 24" SPLICE BOX (AT&T)
 - 17" x 30" x 12" B-36 (COMCAST)
 - 18" x 36" x 20" FIBER NODE (COMCAST)
 - 40" x 40" COMCAST POWER SUPPLY
 - GAS — GAS — EXISTING GAS MAIN TO REMAIN
 - EXJT — EXJT — EXISTING JOINT TRENCH TO REMAIN
 - (EJOH) — (EJOH) — EXISTING OVERHEAD TO REMAIN
 - ELEC — ELEC — EXISTING ELECTRIC TO REMAIN
 - TELE — TELE — EXISTING PHONE TO REMAIN

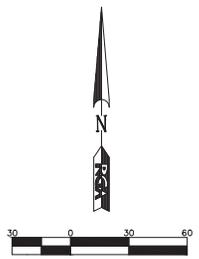
NOTE:
 SEE SILICON VALLEY POWER UG-1000 FOR SPECIFICATIONS.
 SILICON VALLEY POWER OWNS AND MAINTAINS PRIMARY AND TRANSFORMER, CUSTOMER OWNS SERVICE.

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

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION

PRELIMINARY
NOT FOR CONSTRUCTION

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



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 TEL: (925) 558-9880 FAX: (925) 558-9877
 WWW: WWW.RGADESIGN.COM

PROJECT NO. 14-613
 SCALE: 1" = 30'
 DATE: 08-30-2017
 DRAWN BY: D. HAYES
 CHECKED BY: F. DIANG
 DESIGNED BY: D. VOORHIES
 DRAWING NO.: JT-2
 SHEET: 2 OF 2

REGISTERED PROFESSIONAL ENGINEER
 DAVID B. VOORHIES
 No. 26429
 Exp. 03-31-18
 CIVIL
 STATE OF CALIFORNIA

JOINT TRENCH INTENT
 2240 & 2322 EL CAMINO REAL
 SUMMERHILL APARTMENTS
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