VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES 5185 LAFAYETTE STREET CITY OF SANTA CLARA, SANTA CLARA COUNTY, CALIFORNIA

GENERAL NOTES

APIL: 097-46-011
 EUSTING ZONING:
 TN (TRANST NEIGHBORHOOD)
 PROPOSED ZONING:
 TN (TRANST NEIGHBORHOOD)
 PROPOSED CONERAL LAND USE:
 PROPOSED CONERAL LAND USE:

GAS PG&E

9. FIRE PROTECTION: SANTA CLARA FIRE DEPARTMENT

10. UNDERLYING AERIAL MAPPING BY KING AND ASSOCIATES. DATE OF PHOTOGRAPHY IS JUNE 6, 2015. CONTOUR INTERVAL IS ONE FOOT. SUPPLEMENTAL TOPOGRAPHIC SURVEY BY BKF ENGINEERS COMPLETED ON JUNE 21, 2021.

BENCHMARK: SANTA CLARA CITY BENCHMARK NO. B-10, TOP OF THE LETTER "C" IN THE WORD
"CAL" ON TOP OF THE CATCH BASIN HOOD ON THE EAST SIDE OF LAFANETTE STREET,
APPROXIMATELY 250 FEET SOUTH OF THE CENTRELINE OF CALLE DE LUNA. ELEVATION IS 9.20 FEET

13. FEMA FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06085C0062J (REVISED TO REFLECT LOMR, EFFECTIVE 12/19/2019)

PURPOSE

THE PROJECT SCOPE OF WORK CONSISTS OF THE CONSTRUCTION A 21 STORY RESIDENTIAL BUILDING WITH TWO LEVELS BELOW GRADE, FIVE LEVELS ABOVE GRADE PODIUM (WITH PARKING), AND SIXTEEN LEVELS OF RESIDENTIAL UNITS ABOVE.
THE GROUND FLOOR WILL CONSIST OF ENTRY LOBBIES, RESIDENTIAL AMENITIES, AND PARKING ACCESS. ALL STORIES ABOVE WILL CONSIST OF

RESIDENTIAL UNITS, OUTDOOR COURTYARDS, A POOL, TERRACE SPACES .

BELOW ARE THE PROPOSED CONDOMINUM UNITS FOR THE PROJECT:

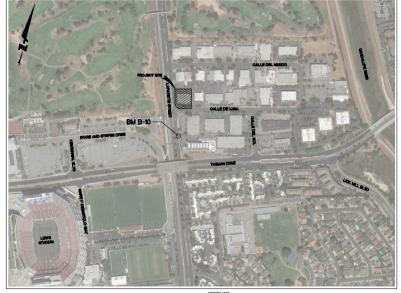
198 RESIDENTIAL CONDOMINIUM UNITS
 4 COMMERCIAL CONDOMINIUM UNITS

LEGAL DESCRIPTION

BEING PARCEL K IN THE CITY OF SANTA CLARA, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AS SHOWN ON THE PARCEL MAP RECORDED JULY 6, 1978 IN BOOK 422 OF MAPS, PAGES 2 AND 3, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
AB	AGGREGATE BASE	LP	LOW POINT
AC	ASPHALT CONCRETE	LT	LEFT
ÃĎ	AREA DRAIN	MAX	MAXIMUM
AGG	ACCRECATE	MH	MANHOLE
APPROX	ADDROVIMATE	MIN	MINIMUM
BC	DECIMINE OF CURVE	MON	MONUMENT
BCR	DECIM CUIDD DETUDM	(N)	NORTH / NEW
BLDG	BLIII DING	NO #	NUMBER
BM	BENCH MARK	NTS	NOT TO SCALE
BÖ	BI OWOFF	P.A.F.	PUBLIC ACCESS FASEMENT
BOV	BLOWOFF VALVE	PCC	PORTLAND CEMENT CONCRETE
BVC	REGIN VERTICAL CURVE	PE	PAD ELEVATION
BW	BACK OF WALK /BOTTOM OF WALL	PGAE	PACIFIC GAS AND ELECTRIC
CDS	CUI -DF-SAC	P.I.E.E.	PRIVATE INGRESS EGRESS EASEMENT
C&G	CURR & GUTTER	PL	PROPERTY LINE
€ . CL	CENTERLINE	P.O.C.	POINT OF CONNECTION
€.CL CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CO	CLEANOUT	PROP	PROPOSED
CONC	CONCRETE	P.S.D.E.	PRIVATE STORM DRAIN EASEMENT
CR	CURB RETURN	P.S.E.	PUBLIC SERVICE EASEMENT
CVC	CENTER OF VERTICAL CURVE	PT	POINT
DEFL	DEFLECTION	P.U.E.	PUBLIC UTILITY EASEMENT
DI	DROP INLET	P.U.U.E.	PRIVATE UNDERGROUND UTILITY EASEMENT
DIP	DUCTILE IRON PIPE	PV	PAVEMENT
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DW	DOMESTIC WATER	PM	POINT OF VERTICAL INTERSECTION
D/W	DRIVEWAY	R	RADIUS
₽₩G	DRAWING	RCP	REINFORCED CONCRETE PIPE
E.	ELECTRIC CONTRACT	RCW	RECYCLEU WATER
(E) EC	END OF CURVE	RIM	RIM ELEVATION
ECR	END OF CURP PETURA	R 1	RIGHT OF WAY
E.E.	ELECTRICAL EASEMENT	K/W	CLODE
FI	ASPHALT CONDECTE AGGREGATE	S, M (S) SA.D. E. SDMH SHT. SL.D. S.P.D. SS.S.D. SSMH STA STA STA STA STA STA STA STA STA STA	SOUTH
EP	EDGE OF PAVENENT	(0)	SOUTH SEE ARCHITECTURAL DRAWINGS
E.V.A.E.	EDGE OF PAVEMENT EMERGENCY VEHICLE	5.A.D.	SEE ARCHITECTORAL DRAWINGS
	ACCESS EASEMENT	20	CTOOM DOWN EACCREST
E.V.I.E.E.	EMERGENCY VEHICLE INGRESS	SOUE.	STORM DRAIN MANUOLE
	EGRESS EASEMENT	SHT	SEE ARCHITECTURAL DRAWINGS STORM DRAIN STORM DRAIN EASEMENT STORM DRAIN MANHOLE SHEET
EVC	END VERTICAL CURVE	SID	SHELI SEE LANDSCAPE DRAWINGS SEE PLUMBING DRAWINGS SANITARY SEWER SEE STRUCTURAL DRAWINGS SANITARY SEWER MANHOLE STOREY
EW	END VERTICAL CURVE EACHWAY	SPD	SEE PLUMBING DRAWINGS
FX	EXISTING	SS	SANITARY SEWER
(F)	FUTURE	550	SEE STRUCTURAL DRAWINGS
F/C OR FOC	FACE OF CURB FINISHED FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR ELEVATION	ST.	STREET
FG	FINISHED GRADE FIRE HYDRANT	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	S/W OR SW	SIDEWALK
FM.	FORCE MAIN	T OR TELE	TELEPHONE
FOB	FACE OF BUILDING	T&B	TOP AND BOTTOM
FP	FINISHED PAVEMENT	TC	TOP OF CURB
FS	FIRE SERVICE	TD	TRENCH DRAIN
ĘT	FEET	TEMP	TEMPORARY
G			
GB	GRADE BREAK	TP.	TOP OF PAVEMENT
GE	GARAGE ELEVATION	TW	TOP OF WALL
GM	GAS METER	TYP. U.G.E.E.	TYPICAL
HP HV	HIGH POINT	VC	UNDERGROUND ELECTRICAL EASEMENT VERTICAL CURVE
	HIGH VOLTAGE	VERT.	VERTICAL CURVE VERTICAL
I.E.E.	INGRESS/EGRESS EASEMENT		
INV	INVERT	W	WATER
IRR	IRRIGATION JOINT TRENCH	(w)	WEST WITH
JT		₩/	WATERLINE
LAT	LATERAL LENGTH	W.C.E.	WRE CLEARANCE EASEMENT
L	LINEAR FEET	W.C.E.	WATER METER
LF LG	LIP OF GUTTER	WV	WATER VALVE
LO	LIF OF GOTTER		



NOT TO SCALE

CIVIL SHEET INDEX:

TM1.0 TITL
TM2.0 EXIS
TM3.0 DEN
TM3.0 DEN
TM5.0 VES
TM6.0 GR/
TM6.0 GR/
TM6.0 GR/
TM7.0 UTI
TM8.0 STC
TM9.0 STC
TM9.0 STC
TM9.0 STC

TITLE SHEET EXISTING CONDITIONS DEPOILOR OF PLAN SECOND TO PLAN SECOND TO PLAN SHEET SHEET



PROJECT CONTACTS OWNER / DEVELOPER- 5185 L

OWNER/DEVELOPER: 5185 LAFAYETTE STREET 444 W OCEAN BL 650

CIVIL ENGINEER / SURVEYOR:

BKF ENGINEERS 1730 N FIRST STREET, SUITE 600 SAN JOSE, CA 95115 CONTACT: JERBUY MARELLO PHONE: (408) 467-9137

DESIGN ARCHITECT:

STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN ERANCISCO, CA 94111

LANDSCAPE ARCHITECT:

RELM STUDIO 617 S OLIVE ST #1110. LOS ANGELES, CA 90014

JOINT TRENCH:

GACALONE DESIGN SERVICES, INC.
5820 STONERIDGE MALL ROAD, SUITE 34:
PLEASANTON, CA 94588
CONTACT: ANDREW CUMMINS
DEDUCE: (OSE) 427, 1740, and 400

ENGINEER'S STATEMENT

THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

SCOTT R. SCHORK, P.E. BKF ENGINEERS E: 8 S. R. SCHORK 8 No. 47813 5 pp. 12–31–23 CVII. TASMAN EAST PARCEL 11

5185 LAFAYETTE ST SANTA CLARA, CA

OWER 5185 LAFAYETTE STREET LLC 444 W OCEAN BL 650

STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

ONL DIGNERS
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA
95112
LANGBOMF ARCHITECT
FET M. STRIDTO

LANDSCAPE ARCHITECT
RELM STUDIO
617 S OLIVE ST #1110,
LOS ANGELES, CA 90014

STRUCTURAL ENGINEER DCI ENGINEERS 135 MAIN ST. SUITE 1800 SAN FRANCISCO, CA 94105

MECHANCAL ELECTRICAL PLANSMIN MEYERS+ ENGINEERS 98 BATTERY ST #500, SAN FRANCISCO, CA 94111

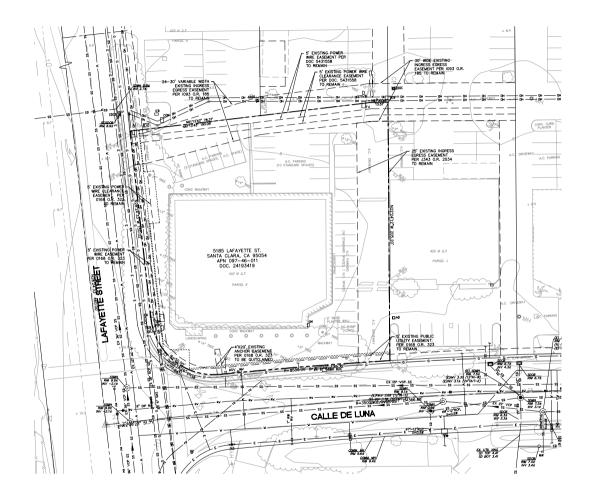
LIGHTING CONSULTANT ELECTROLIGHT 329 BRYANT ST #3B, SAN FRANCISCO, CA 94107



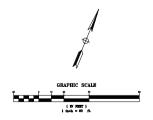
PROJECT NO.: 22150

TITLE SHEET

TM1.0







5185 LAFAYETTE ST SANTA CLARA, CA

OWNER 5185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH, CA 90802

ANOTECT STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

CWL DIAMER BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112

INDSCAPE ARDITECT
RELM STUDIO
617 S OLIVE ST #1110,
LOS ANGELES, CA 90014

STRUCTURAL DISINEER
DCI ENGINEERS
135 MAIN ST. SUITE 1800
SAN FRANCISCO, CA 94105

MEDIANCA, ELECTROA, PLANSING MEYERS+ ENGINEERS 98 BATTERY ST #500, SAN FRANCISCO, CA 94111

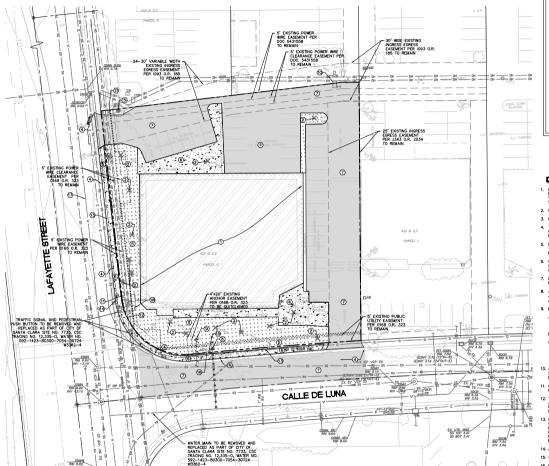
LIGHTNE CONSULTANT
ELECTROLIGHT
329 BRYANT ST #3B,
SAN FRANCISCO, CA 94107

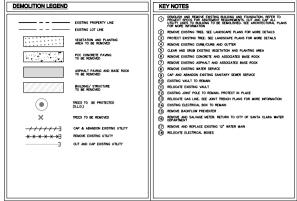


PROJECT NO.: 22150
SCALE:
DRAWING TITLE:

EXISTING CONDITIONS
DRAWING NO.:

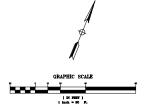
TM2.0





DEMOLITION NOTES

- 1. ITEMS SHOWN TO BE REMOVED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. IT IS THE INTENTION OF THESE PLANS I REMOVE ALL EXISTING UTILITIES AND IMPROVIDENTS, UNLESS OTHERWISE NOTED, TO ALLOW CONSTRUCTION OF THE PROXIP DIRPORTME WHETHER INDICATED ON THE PLAN OR NOT, AND TO ALLOW PUTURE GRADING AND CONSTRUCTION OF IMPROVEMENTS TO OCCUR. CONTR. SHALL FAMILARZE IMPASEE WITH THE SITE PRIOR TO BID.
- 2. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND AUTHORIZATIONS REQUIRED TO COMPLETE THE PLANNED DEMOLITION
- 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES TO REMAIN.
- 4. THE PERMITEE SHALL MAINTAIN THE STREETS, SIDEWALKS, IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF OIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY DANGED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL DAILACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- In the event that human remains and/or cultural materials are found, all project related construction shall cease within a 100-foot radius. The contractor shall pursuant to section 700.0.5 of the health and Safety code, and section 5097.94 of the public resources code of the Safety of California, polify the Santa Caras County cooking medicality.
- 7. IT IS INTENDED THAT ALL ASSOCIATED APPURTENANCES WITHIN THE LIMITS OF A UTILITY TO BE REMOVED ARE ALSO REMOVED, UNLESS OTHERWISE MOTED.
- 8. ALL UTILITIES WITHIN THE PLANNED BUILDING AREAS ARE TO BE COMPLETELY REMOVED. IF A UTILITY LINE IS CONSIDERED SUITABLE FOR ABANDONIENT, THE UTILITY LINE MIST BE COMPLETELY BACKFILED WITH GROUT OR SAND—CEMENT SLURRY (SAND SLURRY IS NOT ACCEPTABLE) AND ENDS CAPPED WITH CONDRETE
- 9. HAZARDOUS MATERIALS: UPON DISCOVERY OF HAZARDOUS MATERIAL THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY IN WRITING OF ANY:
- A. MATERIAL THAT THE CONTRACTOR BELIEVES MAY BE MATERIAL THAT IS HAZARDOUS WASTE, AS DEFINED IN SECTION 25117 OF THE HEALTH AND SAFETY CODE, THAT IS REQUIRED TO BE REMOVED TO A CLASS I, CLASS II, OR CLASS III DISPOSAL SITE IN ACCORDANCE WITH PROVISIONS OF EMISTING LUKE
- B. SUBSURFACE OR LATENT PHYSICAL CONDITIONS AT THE SITE DIFFERING FROM THOSE INDICATED.
- C. UNKNOWN PHYSICAL CONDITIONS AT THE SITE OF ANY UNUSUAL NATURE, DIFFERINT MATERIALLY FROM THOSE ORDMARILY ENCOUNTERED AND GENERALLY RECOGNIZED AS INSERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE DEVELOPE'S ACRET SHALL PROWNING THE STREAM THE STREAM OF THE PROPERTY OF THE STREAM OF THE PROWNING THE STREAM OF THE WORK OF THE STREAM OF THE STREAM
- 10. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FELD. ALL CONTRACTORS SHALL CALL U.S.A. (CA. 1-800-642-2444) 48 HOURS BEFORE DIGGING, EXCAVATION FOR UNDERGROUND FACILITIES SHALL NOT BE PERMITTED PRIOR TO CONTACTION UNDERGROUND SERVICE LEET.
- CONTRACTOR SHALL REMOVE ALL U.S.A. MARKINGS AS SOON AS THEY ARE NO LONGER NEEDED. REMOVAL OF PAINT SHALL BE BY HIGH WATER PRESSURE METHOD ONLY.
- 12. THE LOCATION AND OPTING OF EXISTING LINEGERORIUM DIRPROVABILITY ARE SHOWN IN THEIR APPROVABLITY POSTIONS SASSO LINEON INTO AN AVAILABLE OF THE EMBORER. ACTUAL LOCATIONS UNIT VIEW. ACCURATE VERFORTION AS TO SEE LOCATION AND DETH OF EXISTING UNDERGROUND FAGURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTION. THE EMBORER IS NOT RESPONSIBLE FOR ANY EXISTING UTILITIES NOT SHOWN OF THE PLANS.
- CONSTRUCTION CONTRACTOR AGRES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO SQUARE SIZE AND COMPLETE RESPONSELLY FOR AGE SITE CONSTRUCTIONS GUAREN THE COLUMNE OF CONSTRUCTION OF THE MEDIT OF THE CONSTRUCTION OF THE CONSTR
- 14. ALL AREAS SUBJECT TO DEMOLITION WORK WILL BE PROTECTED FROM THE GENERAL PUBLIC BY CONSTRUCTION FENCING
- 15. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUST CONTROL THROUGHOUT THE ENTIRE DEMOLITION OPERATION.
- 16. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND SUBMITTING A TRAFFIC CONTROL PLAN TO THE OWNER AND THE CITY OF SANTA CLARA PRIOR TO CLOSING ANY ROADS OR SIDEWALKS.



TASMAN EAST PARCEL 11

5185 LAFAYETTE ST SANTA CLARA, CA

5185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH CA 90802

ANCHTECT
STEINBERG HART
98 BATTERY STREET, SUITE 300

GWL DWAMER BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112

LANDSCAPE ARCHTECT RELM STUDIO 617 S OLIVE ST #1110, LOS ANGELES, CA 90014

STRUCTURAL ENGINEERS
DCI ENGINEERS
135 MAIN ST. SUITE 1800
SAN FRANCISCO, CA 94101

MEYERS+ ENGINEERS 98 BATTERY ST #500,

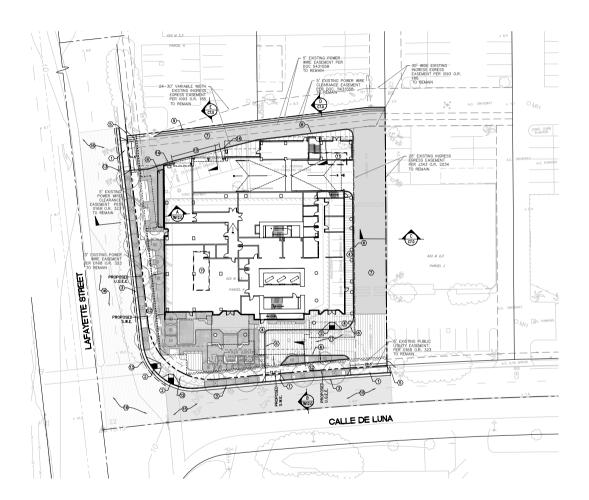
LIGHTNG CONSULTANT ELECTROLIGHT 329 BRYANT ST #3B, SAN ERANGISCO CA 9410



PROJECT NO.: 22150 SCALE:

DEMOLITION PLAN DRAWING NO.:

TM3.0



LEGEND EASEMENT LINE SETBACK LINE VERTICAL CURB VERTICAL CURB & GUTTER ASPHALTIC CONCRETE ASPHALTIC CONCRETE (4"AC/14"AB CL. II) SLURRY SEAL LAFAYETTE STREET CONCRETE PAVEMENT PUBLIC CONCRETE SIDEWALK ASPHALT SAWOUT RAISED FLOW-THROUGH PLANTER ON LEVEL 6 RAISED FLOW-THROUGH PLANTER ON GROUND LEVEL S.W.E. SIDEWALK FASEMENT

CONSTRUCTION KEY NOTES

UNDERGROUND ELECTRICAL EASEMENT

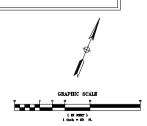
- 1) INSTALL DRIVEWAY PER CITY STANDARD DETAIL ST-8
- (2) INSTALL DIRECTIONAL ADA CURB RAMP CASE A PER CALTRANS STANDARD PLAN ABBA
- INSTALL CURB & GUTTER PER CITY STANDARD DETAIL ST-11
 INSTALL CONCRETE WALKWAY
- (5) INSTALL SIDEWALK TRANSITION PER CITY STANDARD ST-4

U.G.E.E.

- INSTALL 6" VERTICAL CURB
 INSTALL AC PAVEMENT
- INSTALL FLOW THROUGH PLANTER PER DETAIL 1, SEE SHEET TM9.0.
 FLOW THROUGH PLANTER ON GROUND LEVEL (9) INSTALL 3FT MDE VALLEY GUTTER
- (1) INSTALL 3" ROLLED CURB
- INSTALL FLOW THROUGH PLANTER PER DETAIL 1, SEE SHEET TM9.0.
- (7) INSTALL CONCRETE SIDEWALK PER CITY STANDARD DETAIL ST-12
- (3) 18" ASPHALT SAWOUT AND CONFORM
- (B) INSTALL AC PAYEMENT (4" AC/ 14" AB CL II). SEE NOTE 1.
 (G) SUBRY SEAL LAFAVETTE STREET TO MEDIAN
 (T) INSTALL VEHICULAR CONCRETE PAYEMENT

GENERAL NOTES

REMOVE AND REPLACE AC PAVEWENT TO CENTER LINE OF CALLE DE LUNA



TASMAN EAST PARCEL 11

5185 LAFAYETTE ST SANTA CLARA, CA

S185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH, CA 90802

ANDITICT STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

GW. DIGMER BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 LANDSONE ARCHITECT RELM STUDIO 617 S OLIVE ST #1110, LOS ANGELES, CA 90014

STRUCTURAL DIGNEER DCI ENGINEERS 135 MAIN ST. SUITE 1800 SAN FRANCISCO, CA 94105

MECHANICAL ELECTRICAL PLANSING MEYERS+ ENGINEERS 98 BATTERY ST #500, SAN FRANCISCO, CA 941

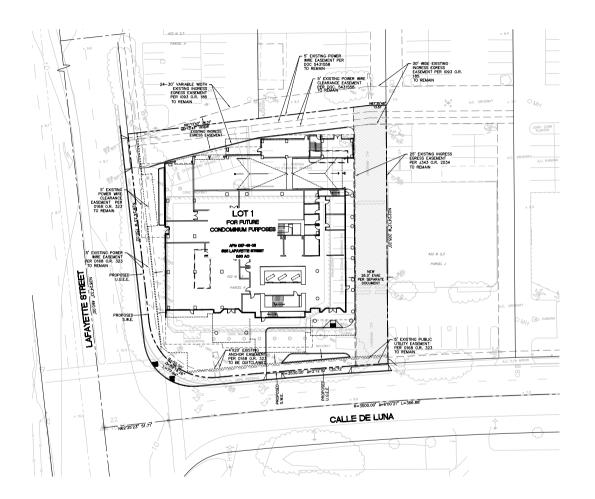
LIGHTNG CONSULTANT ELECTROLIGHT 329 BRYANT ST #3B, SAN FRANCISCO, CA 94107

PCC NESSAMESICH 12/23/2022 PCC NESSAMESICH 04/07/2023

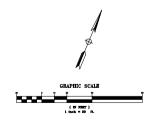
PROJECT NO.: 22150 SCALE: DRAWING TITLE:

DRAWING NO.:

SITE PLAN TM4.0







5185 LAFAYETTE ST SANTA CLARA, CA 95054

S185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH, CA 90802

ARCHINET STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

ON DISMER BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112

UNISCAPE ARCHITECT RELM STUDIO 617 S OLIVE ST #1110, LOS ANGELES, CA 90014

STRUCTURAL DISINEER
DCI ENGINEERS
135 MAIN ST. SUITE 1800
SAN FRANCISCO, CA 94105
MECHANICA, RECTRICAL, PLIMBINS
MEYERS+ ENGINEERS
98 BATTIERY ST #500,
SAN FRANCISCO, CA 94111

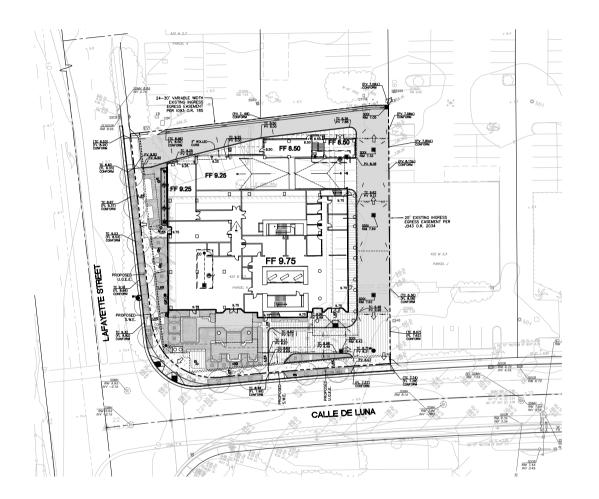
LIGHTING CONSULTANT ELECTROLIGHT 329 BRYANT ST #3B, SAN FRANCISCO, CA 94107



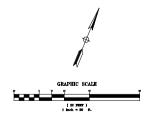
PROJECT NO.: 22150 SCALE: DRAWING TITLE:

VESTING TENTATIVE PARCEL MAP

TM5.0







5185 LAFAYETTE ST SANTA CLARA, CA 95054

> omen 5185 Lafayette Street Lli 444 W Ocean Bl 650

STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO CA 9411

OW, DWOMER BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112

LANDSON'S ANOHISET RELM STUDIO 617 S OLIVE ST #1110, LOS ANGELES, CA 90014

STRUCTURAL DISINERS DCI ENGINEERS 135 MAIN ST. SUITE 1800 SAN FRANCISCO, CA 94105

MEDIANCAL ELECTRICAL FLUMBING MEYERS+ ENGINEERS 98 BATTERY ST #500, SAN FRANCISCO, CA 94111

USHTING CONSULTANT ELECTROLIGHT 329 BRYANT ST #38, SAN FRANCISCO, CA 94107

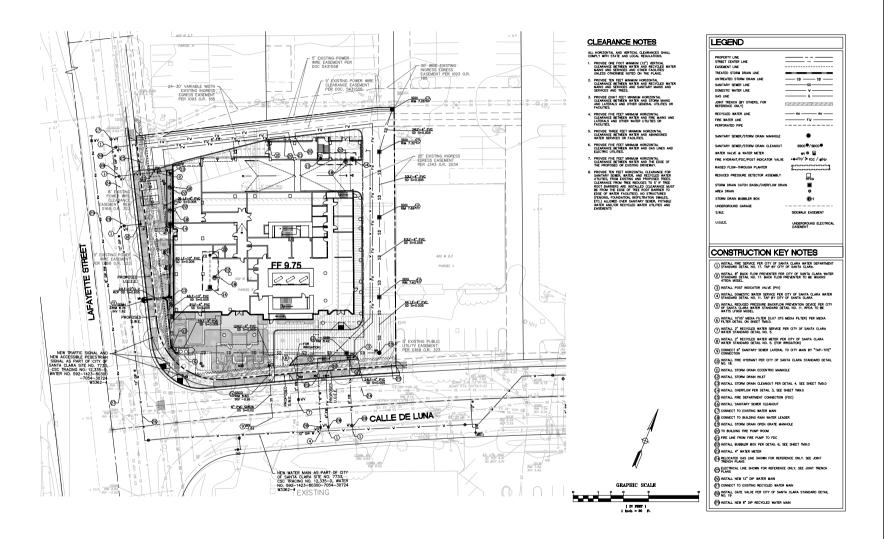
10 Marie 1000

PROJECT NO.: 22150 SCALE: DRAWING TITLE:

GRADING & DRAINAGE PLAN

DRAWING NO.:

TM6.0



5185 LAFAYETTE ST SANTA CLARA, CA

5185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH, CA 90802

ANOHIECT STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

CIVIL DIVIDEER BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112

INDSCAPE ARCHITECT
RELM STUDIO
617 S OLIVE ST #1110,
LOS ANGELES, CA 90014

STRUCTURAL DISARCE DCI ENGINEERS 135 MAIN ST. SUITE 1800 SAN FRANCISCO, CA 94105

MEYERS+ ENGINEERS 98 BATTERY ST #500, SAN FRANCISCO, CA 94111

LIGHTING CONSIGNATIONT ELECTROLIGHT 329 BRYANT ST #3B, SAN FRANCISCO, CA 94107

PO #15440504 12/20/2000 PO #15440504 HAT/2000

PROJECT NO.: 22150

SCALE:

DRAWING TITLE:

UTILITY PLAN

TM7.0

CITY OF SANTA CLARA C.3 TREATMENT FACILITIES CONSTRUCTION NOTES (TO APPEAR ON STORMWATER MANAGEMENT PLAN)

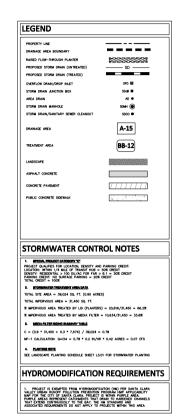
- (TO APPEAR OR STOMMATE MANAGEMENT FLAM)

 1. DURING THE RECORDING OF THE CONSTRUCTION, THE FORCEST PHYLICATE STALL ARRANGE FOR A STE VIST (RESPECTION) BY A THRO-PARTY REVIEWER ACCEPTABLE TO THE OITY OF SANTA CLARA THAT THE RESTAULD STOMMATER RELATION MASSINES AND EXCEPTIONS AT DIFFERENT METALLIS OF THE RESTAULD STOMMATER RELATION THE MASSINES AND EXCEPTIONS AT DIFFERENT METALLIS OF AND MASSINES AND ASSESSED AND ASSESSED ASSESSED AND ASSESSED ASSESSED

- PAIN.

 BISTALLING OF PROOS SWEEDT MOVE VALITS SHALL BE DONE PER STANDARD DETAILS AND SPECIFICATIONS. THEIR PARTY REVEIER OF VENDOR COCCURRENCE LETTER TO THE CITY OF SAVIA CLASS. SIGILATION (INCLUDING F INCESSAVE, PERFORMING PERCOLATION TEST) AND SUBMET THER STANDARD PERCOLATION TEST AND SUBMET THEM STANDARD OF PRESCRIPTOR TESTS AS A TRANSMITTO CONTROL MASSIVE STANLE RESPECTED TO PREFY THE ACCOUNTY OF LOCATION, SPECIES, AND 7. FOR ANY LINES PROTERMINGS, AGOAD, OUT THE LINES FOR PIPE. WASTIC AND SEAL WITH PIPE CLAMP TO INSURE WATER-THORT SEAL. SEE LANGESCEP PLANS AND SPECIATIONS FOR PLANTING MATERIALS WITH SMECTETHIOR SPECIAL PLANS OF DISCRETE PLANS AND SPECIATIONS FOR PLANTING MATERIALS WITH SMECTETHIOR SPECIAL PLANS AND SPECIATIONS FOR PLANTING MATERIALS WITH SMECTETHIOR SPECIAL PLANS AND SPECIATIONS FOR PLANTING MATERIALS WITH SMECTETHIOR SPECIAL PLANS AND SPECIATIONS FOR PLANTING MATERIALS WITH SMECTETHIOR SPECIAL PLANS AND SPECIAL PROPERTY.

DRAINAGE AREA SIZE (SF)		PERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	COMBINATION METHOD		PROPOSED TREARMENT				
	SURFACE (SF)	SURFACE SURFACE (SF)	SUNFACE	REQUIRED	PROVIDED	CONTROLS					
A1	8,325	0	-	8,325	ROOF	209	361	BB-1			
A2	6,675	0	-	6,675	ROOF	178	267	BB-2			
A3	5,816	0		5,816	ROOF	165	171	BB-3			
A4	18,208	7574	LANDSCAPE	10,634	WALKWAYS		-	MF-1			
TOTALS	39,024	7,574		31,450		552	799				



- SITE DESIGN MEASURES:

 MINIMIZE LAND DISTURBED

 MINIMUM—IMPACT STREET OR PARKING LOT DESIGN

 DISCONNECTED DOWNSPOUTS
- SOURCE CONTROL MEASURES:

 BENEFICIAL LANDSCAPING (MINIMIZE IRRIGATION, RUNOFF, PESTICIDES AND FERTILIZERS; PROMOTES
- TREATMENT)

 STORM DRAIN LABELING



5185 LAFAYETTE ST SANTA CLARA, CA

5185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH, CA 90802

MONRET STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

CML EMBREER BKF ENGINEERS 1730 N. FIRST STREET, SUITE 600 SAN JOSE, CA 95112 LHISSONE ARCHITECT RELM STUDIO 617 S OLIVE ST #1110, LOS ANGELES CA 90014

STRUCTURAL DISINEER
DCI ENGINEERS
135 MAIN ST. SUITE 1800
SAN FRANCISCO, CA 94105

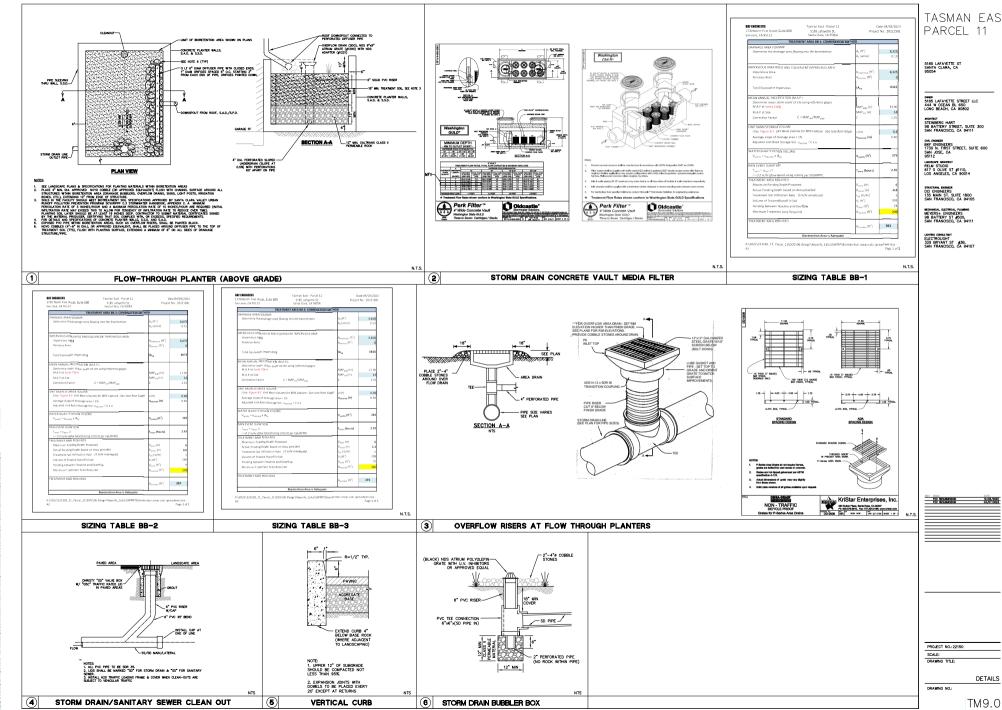
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PROJECT NO.: 22150 SCALE:

> STORMWATER MANAGEMENT PLAN

> > TM8.0



TASMAN EAST

5185 LAFAYETTE ST SANTA CLARA, CA 95054

S185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH, CA 90802

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BIFF ENGINEERS
BIFF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAM 105E, CA
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105E STATIO
117 SOURCE ST #1110,
LOS ANGELES, CA 90014

STRUCTURAL DIGNEER DCI ENGINEERS 135 MAIN ST. SUITE 1800 SAN FRANCISCO, CA 94105 METANCIAL ELETRIAL, PLANSING MEYERS+ ENGINEERS 98 BATTERY ST #500, SAN FRANCISCO, CA 9411

LIGHTING CONSTITUTOR
ELECTROLIGHT
329 BRYANT ST #38,
SAN FRANCISCO, CA 94107



PROJECT NO.: 22150
SCALE:
DRAWING TITLE:

CAR TURNING TEMPLATE

TM10.0

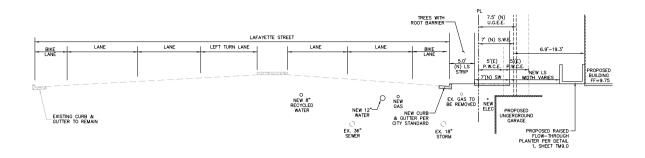
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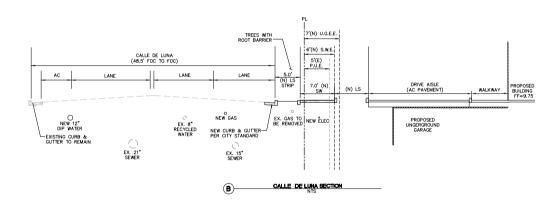
POC RESUMMENCH 12/22/2021 POC RESUMMENCH 04/07/2025

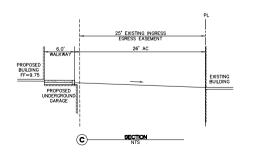
FIRE HYDRANT DISTRIBUTION

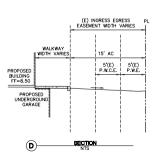
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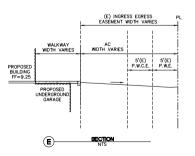












5185 LAFAYETTE ST SANTA CLARA, CA

OWER 5185 LAFAYETTE STREET LLC 444 W OCEAN BL 650 LONG BEACH, CA 90802

STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

ONL DHOMER
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA
95112

LANSOURE ARCHITECT RELM STUDIO 617 S OLIVE ST \$1110, LOS ANGELES, CA 90014

STRUCTURAL DIGNEER
DCI ENGINEERS
135 MAIN ST. SUITE 1800
SAN FRANCISCO, CA 94105

MEDIANICAL DECIRICAL PLANNING MEYERS+ ENGINEERS 98 BATTERY ST #500, SAN FRANCISCO, CA 94111

UDHTNE CONSULTANT ELECTROLIGHT 329 BRYANT ST #3B, SAN FRANCISCO, CA 94107

FC 45-841001 (J.D.700) FC 45-841001 (J.D.700)

PROJECT NO.: 22150

SCALE:

DRAWING TITLE:

DRAWING NO.:

SECTIONS
TM12.0

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- ☐ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ☐ Use (but don't overuse) reclaimed water for dust control.
- ☐ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- □ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ☐ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ☐ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ☐ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ☐ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, waterbased paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ☐ Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all
 construction entrances and exits to sufficiently control erosion and
 sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

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

Spill Prevention and Control

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ☐ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- (absorbent materials, cat inter and/or rags).

 ☐ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- □ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ☐ Schedule grading and excavation work during dry weather.

 Stabilize all denuded areas, install and maintain temporary crosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned
- □ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
- Unusual soil conditions, discoloration, or odor.
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash.
 If the above conditions are observed,
- ☐ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not distrurbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ☐ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- □ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the guguer. If possible, sweep first.
- ☐ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ☐ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer, If discharging to the sanitary sewer, call you local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



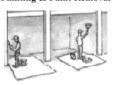
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ☐ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ☐ Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- ☐ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

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



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

TASMAN EAST PARCEL 11

5185 LAFAYETTE ST SANTA CLARA, CA

5185 LAFAYETTE STREET LU

STEINBERG HART 98 BATTERY STREET, SUITE 300 SAN FRANCISCO, CA 94111

SAN JOSE, CA 95112 LAUSSANE ARDHIEST RELM STUDIO 617 S OLIVE ST #1110,

617 S OLIVE ST #1110, LOS ANGELES, CA 90014

135 MAIN ST. SUITE 1800 SAN FRANCISCO, CA 94105

ELECTROLIGHT 329 BRYANT ST #3B,

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PROJECT NO -22150

SCALE:

BLUEPRINT FOR A CLEAN BAY

TM13.0