City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, January 13, 2021 **3:00 PM** **Virtual Meeting**

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented the following method for the public to participate remotely:

• Via Zoom:
o https://santaclaraca.zoom.us/j/92950218717 or o Phone: 1 (669) 900-6833
Webinar ID: 929 5021 8717

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@santaclaraca.gov no later than noon on the day of the meeting.

The Development Review Officer, staff, and applicants will be participating remotely.

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

CALL TO ORDER AND DECLARATION OF PROCEDURES

21-78 Declaration of Procedures

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

PUBLIC PRESENTATIONS

Members of the public may briefly address the Development Review Officer on any matter not on the agenda that is within the subject matter jurisdiction.

CONSENT CALENDAR

Consent Calendar items may be enacted, approved, or adopted by the action of the Development Review Hearing Officer unless requested to be removed by anyone for discussion or explanation. If any member of the staff, the applicant, or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Development Review Hearing during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

1.A 21-1328 Action on a proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera

Recommendation: **Approve** the proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera, subject to conditions.

1.B 21-1402 Action on a Second Time Extension of a Previous Architectural Review Approval project at 3001 Tasman Drive

Recommendation: **Approve** the second time extension for previously approved project at the property located at 3001 Tasman Drive, subject to conditions.

GENERAL BUSINESS

The following items from this Development Review Hearing agenda will be scheduled for further review following the conclusion of hearings and recommendations by the Development Review Hearing. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 21-1016 Action on remodel and addition of single-family residence located at 2110 Coolidge Drive

Recommendation: **Approve** the a first floor remodel and 804 square feet second floor addition to an existing 1,734 square feet four-bedroom, two-bathroom including 446 square feet attached two-car garage resulting in a 2,538 square feet four-bedroom, three-bathroom residence including an existing 446 square feet attached two-car garage, subject to conditions.

3. **21-1302** Action on addition to a single-family residence located at 2694 Elliot Street

Recommendation: **Approve** the 276 square feet first floor and 1,070 square feet second floor addition to an existing one-story 2,260 square feet three-bedroom, two-bathroom including 437 square feet attached two-car garage resulting in a two-story 3,590 square feet four-bedroom, four-bathroom residence including an existing 437 square feet attached two-car garage, subject to conditions.

4. **21-1319** Action on an addition and substantial remodel at 1863 Clifford Street (Continued from December 2, 2020 for re-noticing)

Recommendation: **Approve** the proposed addition for the property located at 1863 Clifford Street, subject to conditions.

5. **21-1322** Action on the demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street

Recommendation: **Approve** the demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street, subject to conditions.

6. **21-1399** Action on Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue

Recommendation: **Approve** Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue, subject to conditions.

ADJOURNMENT

The next regularly scheduled meeting is on Wednesday, February 3, 2021 at 3 p.m.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

21-78 **Agenda Date: 1/13/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Declaration of Procedures

City of Santa Clara
The Center of What's Possible

DEVELOPMENT REVIEW HEARING
DECLARATION OF PROCEDURES

The Hearing Officer for this agenda will be Development Review Officer, AICP, Gloria Sciara on behalf of and delegated by the Director of Community Development Andrew Crabtree.

The hearing procedure and order of input will be as follows:

1. Each project will be identified as described on the agenda.
2. For those items on the Consent Calendar, the Hearing Officer will ask if anyone wishes to speak on the item. If a separate discussion is warranted, the item will be moved to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, staff will provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. The Hearing Officer will then close the public hearing, and may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. The Hearing Officer will then take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Hearing Officer's actions on agenda items are final unless appealed within seven calendar days.

21-1328 **Agenda Date: 1/13/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera

File No.(s): PLN2020-14729

Location: 2091 Corte Primavera, a 6,914 square foot lot located at the northeast corner of Corte Primavera and Calle Primavera; APN: 097-43-003; property is zoned Single-Family Residential (R1-6L).

Applicant: Maximum Builders, Inc., Michael Peralta

Owner: Rizalino Ricasa

Request: Architecture review of a 170 square foot first floor rear addition to a 1,837 square foot two-story, four bedroom and two and one-half bathroom residence with a 440 square foot attached two-car garage; resulting in a 2,007 square foot home with five bedrooms and three bathrooms with garage to remain.

Project Data

Lot Size: 6,914 sq. ft.				
	Existing Floor Area (sq. ft.)	**Demolition/conversion (sq. ft.)**	**Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	959		170	1,129
Second Floor	878			878
Garage	440			440
Porch	223	170		113
Shed	N/A			N/A
Gross Floor Are	2,500			2,560
Lot Coverage	1,622/6,914=23%			1,682/6,914=24%
F.A.R.	2,500/6,914=.36			2,560/6,914=.37
% second floor first floor	878/979=.92			878/1,129=.78
Bedrooms/Bath	4 / 2.5			5 / 3
Flood Zone	X			X

Points for consideration for the Architectural Committee

- The proposed project is located in a residential tract consisting of one- and two-story ranch style single-family homes, each with an attached two-car garage.
- Project site abuts Fairway Glen Park along the east (rear) property line, a one-story residence along the north (side) property line, and one-and two-story homes across Calle Primavera and Corte Primavera.
- The existing residence was constructed in 1976 as a two-story home.
- The proposed project involves partial demolition and conversion of a portion of the rear porch to a bedroom and expansion of the first-floor half-bath to a full bath. The project would result in a total of five bedrooms with one bedroom on the first floor and four bedrooms on the second floor.
- Exterior building materials applied to the new addition would match the existing residence and are compatible with surrounding homes in the neighborhood.
- There are no active City code enforcement cases for this property.
- A 300-feet neighborhood notice was distributed for this project review.

Findings supporting the Staff Recommendation

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The development provides the required two-car covered parking spaces.
    - The required parking spaces are not located in the required front yard or side yard landscaped areas.
    - The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.

2. *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - The project proposes a first-floor rear addition to the existing house in a manner that is compatible with the scale and character of the neighborhood.
    - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.

3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The proposal incorporates ranch style architecture in a manner that promotes compatibility with the existing neighborhood character.

4. *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
    - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.

5. *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office, in that;*
    - The proposed addition incudes a stucco finish to match the existing building elevations and

composition shingle roof to match the existing home.

- The proposed project is compatible in scale and character with existing two-story homes present in the neighborhood.

CONDITIONS OF APPROVAL

1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to, site plans, floor plans, elevations landscaping.
2) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
3) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
4) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
5) The property owner shall preserve and maintain the existing birch tree in the front yard.
6) The garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301 (e)(1), Existing Facilities.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On December 21, 2020, a notice of public hearing of this item was mailed to property owners within 300 feet of the project site and posted within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed rear addition to an existing single-family residence resulting in a five bedroom home at 2091 Corte Primavera, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plan

GENERAL NOTES

I. GENERAL

1. ALL WORK SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODES, FEDERAL, STATE AND ALL APPLICABLE LOCAL CODE REQUIREMENTS, LAWS AND ORDINANCES.

2. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE, BUT IS NOT NECESSARILY LIMITED TO FURNISHING ALL LABOR, MATERIALS, ACCESSORIES, TOOLS, TRANSPORTATION, FEES PERMITS AND TAXES TO COMPLETE THE WORK IN PLACE.

3. DIMENSIONS AND QUANTITIES
   3.1. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DRAWINGS. THE CONTRACTOR AND ALL HIS SUBCONTRACTORS SHALL VERIFY ALL GRADE ELEVATIONS, DIMENSIONS AND CONDITION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK AND SHALL NOTIFY THE DESIGNER AND/OR ENGINEER IMMEDIATELY IN THE EVENT OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND OF THE DRAWINGS FOR CLARIFICATION.

4. OMISSIONS
   4.1. IF STRUCTURAL FEATURES OF THE CONSTRUCTION ARE NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS OR GENERAL NOTES, THE CONSTRUCTION SHALL BE THE SAME AND SIMILAR CONDITIONS SHOWN ON THE DRAWINGS.
   4.2. IN THE ABSENCE OF ANY MATERIAL DESCRIPTION IN PART OR WHOLE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL COMPONENTS NECESSARY FOR COMPLETION OF THE WORK OR SYSTEM IN SIMILAR QUALITY TO SPECIFIED CONSTRUCTION TO THE SATISFACTION OF THE OWNER, THE DESIGNER AND/OR ENGINEER. THE CONTRACTOR SHALL CONTACT THE DESIGNER IF ANY QUESTIONS ARISE.
   4.3. ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE COORDINATED WITH THE ENGINEER/OR DESIGNER.
   4.4. THE DESIGNER AND/OR THE ENGINEER SHALL BE EXEMPT FROM LIABILITY IF CHANGES IMPACT THE WORK AREA OR RELATED AREAS WITHOUT PRIOR CONSENT AND WRITTEN APPROVAL.

5. CODES AND ORDINANCES
   5.1. CODES AND ORDINANCES OF JURISDICTIONAL BODIES OR TRIBUNAL SHALL BE CONSIDERED AS MINIMUM REQUIREMENTS AND SHALL TAKE PRECEDENCE OVER CONTRACT DOCUMENTS WHICH INADVERTENTLY, MAY BE PREPARED AT VARIANCE WITH THE CODES AND ORDINANCE REQUIREMENTS OR CONTRACT DOCUMENTS WHICH EXCEED THE CODE AND ORDINANCE REQUIREMENTS SHALL TAKE PRECEDENCE THEREOF.

6. CONTRACTOR/SUBCONTRACTOR
   6.1. THE CONTRACTOR AND HIS SUBCONTRACTORS WHO WILL WORK IN THIS PROJECT SHALL EACH BE A HOLDER OF A VALID AND CURRENT LICENSE ISSUED BY THE CALIFORNIA CONTRACTOR'S BOARD.
   6.2. ALL WORK OF THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO ALL APPLICABLE FEDERAL CODES, STATE AND LOCAL BUILDING CODES.
   6.3. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD SHALL PRIOR TO HIS SUBMISSION OF HIS BID OR PERFORMANCE OF HIS WORK, NOTIFY THE GENERAL CONTRACTOR AND THE GENERAL CONTRACTOR SHALL CONTACT THE DESIGNER OR OWNER OF ANY WORK CALLED OUT IN THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
   6.4. TRADE NAMES AND MANUFACTURERS REFERRED TO, ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED ONLY IF APPROVED BY THE OWNER OR DESIGNER.
   6.5. ALL WORK SHALL NOT BE PERFORMED WHEN WEATHER CONDITIONS MAY CREATE HAZARDOUS WORKING CONDITIONS OR MAY LEAD FAILURE IN WORKMANSHIP.
   6.6. THE CONTRACTOR AND/OR SUBCONTRACTOR WARRANTS ALL HIS WORK TO BE PERFORMED AND ALL MATERIALS TO BE FURNISHED UNDER HIS CONTRACT AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP.
   6.7. UPON WRITTEN NOTICE OF ANY DEFECT IN MATERIALS OR WORKMANSHIP, THE CONTRACTOR SHALL AT THE OPTION OF THE DESIGNER AND OR OWNER/ENGINEER REPAIR OR REPLACE SAID DEFECT AND ANY DAMAGED TO OTHER WORK CAUSED BY THE RESULTING FROM THE CORRECTION, REPLACEMENT OR REPAIR SHALL BE WITHOUT COST TO THE OWNER.
   6.8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL HIS WORK UNDER THIS CONTRACT IN ACCORDANCE WITH PROJECT PLANS AND SPECIFICATIONS.
   6.9. IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS WITHIN THE JOB SITE AND PROPERTY DURING THE PERFORMANCE OF HIS WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORK HOURS.
   6.10. THE MECHANICAL CONTRACTOR SHALL PROVIDE THE DESIGN, CALCULATIONS, LABOR, MATERIALS AND CONSTRUCTION OF THE ENTIRE INTENT OF THE HEATING, VENTILATING AND AIRCONDITIONING SYSTEM IN CONFORMANCE WITH THE CURRENT LOCAL AND STATE CODES AND REGULATIONS INCLUDING "TITLE 24" REQUIREMENTS. PRIOR TO THE PERFORMANCE OF THE WORK, THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING A HVAC PERMIT AND PAY ALL FEES REQUIRED.
   6.11. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE DESIGN, CALCULATIONS, LABOR, MATERIALS AND CONSTRUCTION OF THE ENTIRE INTENT OF THE COMPLETE ELECTRICAL (ALL OUTLETS AND LIGHTING) SYSTEM IN CONFORMANCE WITH THE CURRENT LOCAL AND STATE CODES AND REGULATIONS INCLUDING "TITLE 24" REQUIREMENTS. PRIOR TO THE PERFORMANCE OF THE WORK, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AN ELECTRICAL PERMIT AND PAY ALL FEES REQUIRED.

II. FOUNDATION

1. ALLOWABLE SOIL BEARING PRESSURE TO BE 1,500 PSF.

2. FOOTINGS SHOULD EXTEND AT LEAST 18" BELOW LOWEST ADJACENT FINAL GRADE.

3. ALL FOUNDATION PLATES SHALL BE MINIMUM 2x PRESSURE TREATED DOUGLAS FIR MARKED BY APPROVED AGENCY. REFER TO SHEARWALL SCHEDULE FOR LOCATION OF REQUIRED 3x SILL PLATES. A MINIMUM 0F 3"x3"x$\frac{1}{4}$" PLATE WASHERS SHALL BE USED AT EACH FOUNDATION ANCHOR BOLT.

4. VERIFY ALL HOLD-DOWN LOCATIONS WITH THE FRAMING PLANS. FRAMING CONTRACTOR SHALL CONFIRM LAYOUT PRIOR TO PLACEMENT OF CONCRETE.

5. FOUNDATION PLATES AND SILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN A $\frac{5}{8}$" DIAMETER BOLT EMBEDDED 7" MINIMUM INTO CONCRETE FOUNDATION, SPACE NOT MORE THAN 48" O.C.. SEE SHEARWALL SCHEDULE FOR ADDITIONAL ANCHOR BOLT REQUIREMENTS. THERE SHALL BE A MINIMUM OF TWO (2) BOLTS PER BOARD WITH ONE (1) BOLT LOCATED WITHIN 4" TO 12" OF EACH END.

6. U.O.N., SLABS ON GRADE SHALL BE FOUR INCHES (4") THICK MINIMUM WITH #4 BARS SPACED AT 24" O.C. EACH WAY., OR #3 BARS SPACED AT 16" O.C. U.O.N., PLACED OVER TWO (2") INCHES THICK OF SAND, A 6- MIL MINIMUM VAPOR BARRIER AND A MINIMUM OF SIX (6") INCHES THICK OF DRAIN ROCK ON A COMPACTED SUB-GRADE. SUB-GRADE COMPACTION SHALL CONFORM TO REQUIREMENTS OF THE SOIL'S REPORT AND BE DONE UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER IF APPLICABLE.

III. EPOXY GROUTING OF DOWELS

1. EPOXY ADHESIVE/GROUT SHALL BE USED IN ALL LOCATIONS WHERE EITHER ALL-THREADED ROD OR REBAR DOWELS ARE BEING EMBEDDED INTO EXISTING CONCRETE.

2. IN CONCRETE, HOLES SHALL BE DRILLED $\frac{1}{4}$" LARGER THAN THE BOLT OR BAR DIAMETER. IMMEDIATELY PRIOR TO APPLYING EPOXY, THE HOLE SHALL BE CLEANED WITH A CIRCULAR WIRE BRUSH ATTACHED TO A DRILL MOTOR AND THEN BLOWN OUT WITH OIL FREE COMPRESSED AIR.

3. USE SIMPSON "SET-XP" EPOXY OR EQUAL INSTALL PER THE MANUFACTURER'S RECOMMENDATION. USE A CAULKING GUN FITTED WITH AN EXTENSION NOZZLE THAT WILL REACH THE BOTTOM OF THE HOLE TO AVOID TRAPPING AIR WITHIN THE HOLE.

IV. CONCRETE AND REINFORCING STEEL

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE ACI 318-14 AND THE 2019 CBC CODE.

2. CONCRETE FOR SLAB AND FOOTING SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED IN THE SOILS REPORT OR ON THE PLANS.

3. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED DURING PLACEMENT USIING A MECHANICAL VIBRATOR.

4. CLEAR DISTANCES OF STEEL REINFORCEMENT SHALL BE 2" TO FORM SURFACE, 3" TO SURFACES IN CONTACT WITH EARTH AND 2" BETWEEN BARS.

5. STEEL REINFORCEMENT BARS SHALL BE DEFORMED AND COMPLY WITH ASTM A615 GRADE 40 FOR #3 AND #4, GRADE 60 FOR #5 BARS AND LARGER.

6. EXCEPT WHERE DETAILED ON STRUCTURAL DRAWINGS, REINFORCEMENT SHALL NOT BE DISPLACED OR CUT TO PROVIDE CLEARANCE FOR PENETRATIONS, INSERTS OR EMBEDMENTS.

7. ALL DOWELS, ANCHOR BOLTS AND OTHER INSERTS SHALL BE WELL SECURED IN PLACE PRIOR TO POURING CONCRETE.

8. LAP ALL BARS SPLICES, 50 BAR DIAMETERS IN CONCRETE OR 36" WHICHEVER IS GREATER. STAGGER SPLICES. BARS SHALL BE CONTINUOUS IN LENGTH AS LONG AS POSSIBLE.

9. STANDARD HOOKS SHALL COMPLY WITH RECOMMENDED SIZE AS SHOWN ON ACI 315 MANUAL, UNLESS OTHERWISE NOTED.

10. HOLD REINFORCEMENT IN ITS TRUE HORIZONTAL AND/OR VERTICAL POSITION WITH SUFFICIENT DEVICES TO PREVENT DISPLACEMENT PRIOR TO POURING OF CONCRETE.

V. WOOD FRAME CONSTRUCTION

1. WOOD FRAME CONSTRUCTION
   1.1. WOOD FRAMING THROUGHOUT THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2019 CBC AND THE STANDARD PRACTICES RECOMMENDED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND WCLA GRADING. FOR NAILING CBC TABLE 2304.9.1. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD MALLEABLE IRON WASHERS.
   1.2. JOIST HANGER AND MISCELLANEOUS CONNECTORS, MEMBERS NOT RESTING ON, OR FRAMED OVER THEIR SUPPORT SHALL BE SUPPORTED BY MEANS OF "SIMPSON STRONG-TIE" JOIST HANGERS. HANGERS SHALL COMPLY WITH AND BE NAILED IN ACCORDANCE WITH MANUFACTURER'S ESR APPROVALS.
   1.3. ALL FRAMING LUMBERS ARE TO BE DOUGLAS FIR-LARCH, UNLESS NOTED OTHERWISE.
   1.4. LUMBER 2x, 3x AND 4x SHALL BE STRUCTURAL NO. 2 GRADE, E=1,600 KSI OR EQUAL, UNLESS NOTED OTHERWISE.
   1.5. LUMBER 5x & LARGER SHALL BE STRUCTURAL NO. 1 GRADE, 1,700 KSI OR EQUAL.
   1.6. WOOD PLATES BEARING DIRECTLY UPON CONCRETE SHALL BE PRESSURE TREATED D.F.
   1.7. UNLESS OTHERWISE NOTED ON THE DRAWINGS, NAILING SHALL BE IN ACCORDANCE WITH TABLE 2304.10.1.

2. PLYWOOD
   2.1. PLYWOOD SHEATING SHALL BE DFPA CDX OR EQUAL UNLESS OTHERWISE NOTED ON DRAWINGS SOFTWOOD PLYWOOD USED STRUCTURALLY SHALL CONFORM TO PRODUCTS STANDARDS PS1-88 AND SHALL BEAR DFPA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION, 5 PLY FLOOR SHEATING SHALL BE $\frac{3}{4}$" THICK ($\frac{23}{32}$"), TONGUE AND GROOVED SHALL BE GLUED AND NAILED. SHEAR WALL SHEATING SHALL BE A MINIMUM OF $\frac{1}{2}$" THICK U.N.O.
   2.2. PLYWOOD SHEATING SHALL BE THICKNESS NOTED OR SHOWN ON DRAWINGS.
   2.3. PLYWOOD SHEATINGS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS, RAFTERS AND TRUSSES, WITH BUTT JOINTS STAGGERED.
   2.4. ALL EDGES OF PLYWOOD SHEETS SHALL BE SUPPORTED AND FASTENED TO JOIST, RAFTERS, TRUSSES AND BLOCKING. BLOCK ALL FREE PLYWOOD EDGES.

3. GLUED LAMINATED AND PARALLAM BEAMS
   3.1. GLUED LAMINATED BEAMS SHALL BE MANUFACTURED ACCORDING TO AITC " THE STANDARD SPECIFICATIONS FOR STRCUTURAL GLUED LAMINATED DOUGLAS FIR TIMBER", LATEST EDITION. THE GLUED LAMINATED MEMBERS SHALL PROVIDE STRESS VALUES THAT MEET OR EXCEED THE FOLLOWING.

BENDING, Fb	=	2400 PSI
HORIZONTAL SHEAR, Fv	=	265 PSI
COMPRESSION/TENSION PERPENDICULAR T GRAIN, Fc/T	=	650 PSI
TENSION PARALLEL TO GRAIN, Ft	=	1100 PSI
COMPRESSION/PARALLEL TO GRAIN, Fc	=	1600 PSI
MODULUS OF ELASTICITY, E	=	1,800,000 PSI

   3.2. ADHESIVE SHALL BE FOR WET CONDITION OF SERVICE, CO1NTRACTOR SHALL SUBMIT AN AITC INSPECTION CERTIFICATE TO THE ARCHITECT.

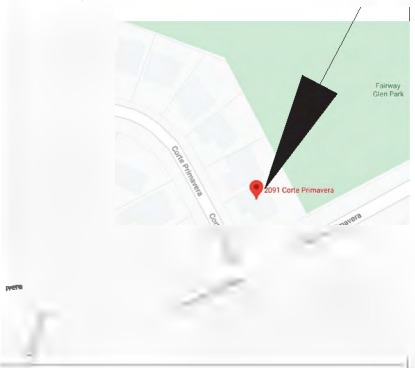
   3.3. PARALLAM BEAMS SHALL BE TRUST JOIST PARALLAM, PARALLAM STRAND LUMBER (PSL). THE PARALLAM BEAMS SHALL PROVIDE STRESS VALUES THAT MEET OR EXCEED THE FOLLOWING:

BENDING, Fb	=	2900 PSI
HORIZONTAL SHEAR, Fv	=	290 PSI
COMPRESSION/TENSION PERPENDICULAR T GRAIN, Fc/T	=	750 PSI
TENSION PARALLEL TO GRAIN, Ft	=	2025 PSI
COMPRESSION/PARALLEL TO GRAIN, Fc	=	2900 PSI
MODULUS OF ELASTICITY, E	=	2,000,000 PSI

4. SHEARWALL
   4.1. SEE PLANS FOR SHEARWALL LOCATIONS AND SCHEDULES.
   4.2. ALL SHEARWALL PANELS SHALL BE $\frac{15}{32}$" THICK STRCUTURAL 1, SHEATING (4 PLY) UNLESS OTHEERWISE SHOWN ON PLANS.
   4.3. THE SHEARWALL ASSEMBLY SHALL RUN HORIZONTALLY AND CONTINUOUSLY TO THE NEAREST WALL OPENING OR END OF WALL UNLESS OTHERWISE INDICATED ON THE PLANS.
   4.4. THE SHEARWALL ASSEMBLY SHALL RUN VERTICALLY AND CONTINUOUSLY TO THE NEAREST SILL OR SOLE PLATE UP TO THE TOP OF THE NEAREST TOP PLATES UNLESS OTHERWISE INDICATED IN THE PLANS.
   4.5. ALL SHEARWALL PANEL EDGES SHALL BE BLOCKED. THE SHEARWALL PANEL SHALL BE EDGE FASTENED TO THE BLOCKING PER THE SHEARWALL SCHEDULE.
   4.6. UNLESS OTHERWISE INDICAQTED ON PLANS, ALL HOLD-DOWNS AND FLOOR-TO-FLOOR STRAPS POSTS OR STUDS AT ENDS OF SHEARWALL SHALL BE TWO (2) STUDS WITH A MINIMUM 16d NAIL SPACED AT 12" O.C. STAGGERED OR (1) 4x MEMBER. THE SHEARWALL PANEL SHALL BE EDGE FASTENED TO THE POSTS OR STUDS PER THE SHEARWALL SCHEDULE.
   4.7. ALL INTERIOR SHEARWALLS SHALL BE SECURED TO SHEAR TRUSS, GABLE TRUSS, TRUSS BLOCKING OR SHALL EXTEND UO TO THE ROOF AS INDICATED ONN THE PLANS AND AS SHOWN IN TYPICAL SHEAR TRANSFER DETAIL.
   4.8. UNLESS OTHERWISE SPECIFIED ON PLANS, MINIMUM SHEARWALL PANEL FASTENING SHALL BE 8d COMMON NAIL SPACED 6" O.C. AROUND PANEL PERIMETER AND 12" O.C. ON FIELD.
   4.9. PROVIDE DBL JOIST UNDER PARALLEL PARTITION WALL ABOVE AND SOLID BLKG UNDER PERPENDICULAR PARTITION WALL ABOVE.

VICINITY MAP

THIS LOT:2091 CORTE PRIMAVERA, SANTA CLARA, CA, 95054



PROJECT INFORMATION

SITE ADDRESS: 2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

APN: 097-43-003
LOT AREA: 6,914 SQ. FT.
HOMEOWNER: RIZALINO S. RICASA

SCOPE OF WORK:
1. (N) BEDROOM #5
2. REMODEL (E) $\frac{1}{2}$ BATH AT GROUND FLOOR
3. REMODEL (E) KITCHEN

FLOOR AREA:

(E) HOUSE	: 1,837 SQ. FT. (878 2ND FLR, 959 1ST FLR)	
(N) ADDITION	: 170 SQ. FT.	
TOTAL	: 2007 SQ.FT.	
(E) GARAGE	: 440 SQ.FT.	
(E) COVERED PATIO	: 110 SQ.FT.	

TOTAL BUILDING COVERAGE (EXCLUDING 2ND FLR) : 1,679 SQ.FT.
LOT COVERAGE : $\frac{1679}{6914}$ * 100% = 24.28%

TYPE OF CONSTRUCTION: TYPE VB @ TABLE 601
OCCUPANCY: R3 & U
SPRINKLERED: NOT REQUIRED

APPLICABLE CODES:
1. 2019 CALIFORNIA RESIDENTIAL CODE
2. 2019 CALIFORNIA BUILDING CODE
3. 2019 CALIFORNIA PLUMBING CODE
4. 2019 CALIFORNIA ELECTRICAL CODE
5. 2019 CALIFORNIA EXISTING BUILDING CODE
6. 2019 CALIFORNIA FIRE CODE
7. 2019 CALIFORNIA ENERGY CODE
8. 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
9. AND OTHER APPLICABLE LOCAL & STATE LAWS REGULATION

SHEET INDEX:

SHEET 1:
GENERAL NOTES
VICINITY MAP
PROJECT INFORMATION
SITE PLAN & DEMO PLAN

SHEET 2
NEW GROUND FLOOR PLAN
EXISTING 2ND FLOOR PLAN
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
SECTION A
SHEET NOTES

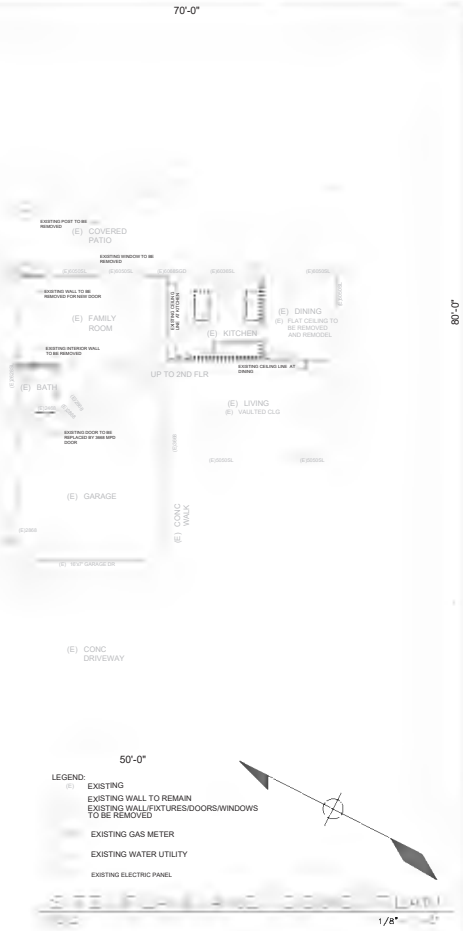
SHEET 3
FOUNDATION PLAN
LOWER ROOF FRAMING PLAN
SHEAR WALL SCHEDULE
SHEET NOTES

SHEET 4
DETAIL SHEET

SHEET 5
DETAIL SHEET

SHEET 6
TITLE 24

SHEET 7
MANDATORY MEASURES



LEGEND:
- (E) EXISTING
- EXISTING WALL TO REMAIN
- EXISTING WALL/FIXTURES/DOORS/WINDOWS TO BE REMOVED
- EXISTING GAS METER
- EXISTING WATER UTILITY
- EXISTING ELECTRIC PANEL

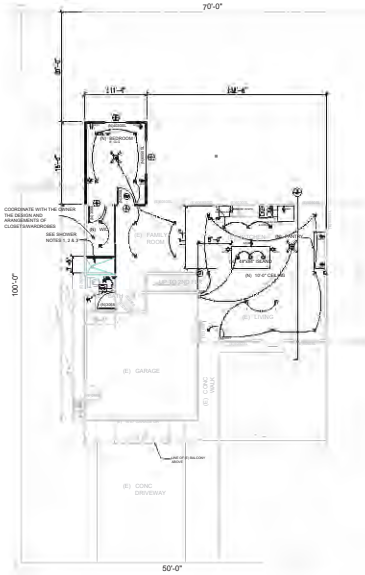
Revision/Issue	Date

DRAFTED BY:

MICHAEL T. PERALTA
GENERAL CONTRACTOR
MAXIMUM BUILDERS INC

Project Name and Address
ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND $\frac{1}{2}$ BATH
2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

Project	Sheet
Date 10-25-2020	1
Title	OF 7 SHEETS

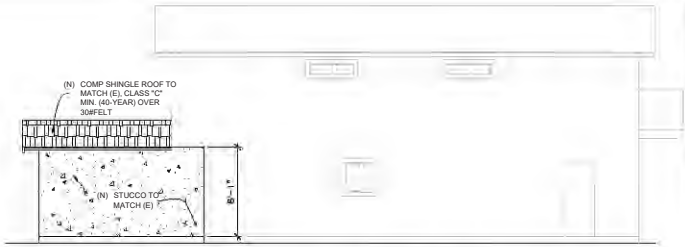


NEW GROUND FLOOR PLAN

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

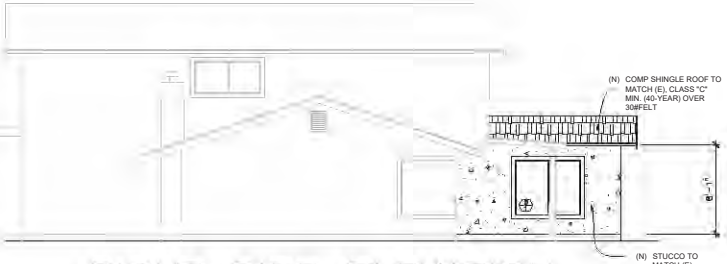
REAR ELEVATION

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



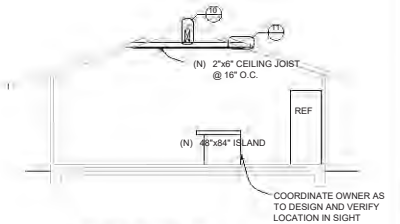
LEFT SIDE ELEVATION

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



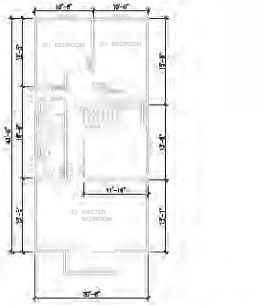
RIGHT SIDE ELEVATION

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



SECTION A

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



EXISTING 2ND FLOOR PLAN

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

SHEET NOTES

1. SEE GENERAL NOTES ON SHEET 1.

SHOWER NOTES:

1. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQ. INCHES, AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE. WALL AREAS AT SHOWER AND AT TUBS WITH SHOWERS SHALL BE CERAMIC TILE, FIBERGLASS, OR OTHER CODE APPROVED HARD AND NON-ABSORBENT SURFACE TO A HEIGHT OF 72 INCHES ABOVE THE DRAIN. SHOWER HEADS SHALL NOT DISCHARGE WATER ABOVE THE PROTECTIVE WALL SURFACE.

   SHOWER OPENING IS 22 INCHES MIN.

2. DOORS AND PANELS OF SHOWER AND BATH TUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED, SAFETY GLASS OR APPROVED PLASTIC.

3. WATER RESISTANT GYPSUM BACKING BOARD (i.e. GREEN BOARD) SHALL NOT BE USED IN SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR SUBJECT TO CONTINUOUS HIGH HUMIDITY. FOR GYPSUM BOARD USED AS THE BACKER OR BASE FOR CERAMIC TILES OR OTHER NON-ABSORBENT FINISH MATERIALS, PROVIDE FIBER-CEMENT, FIBER-MATT REINFORCED CEMENT, GLASS MATT, GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER, DENS SHIELD OR EQUIVALENT.

NOTES ON BATHROOM

1. PROVIDE WATER CLOSET CLEAR SPACE NOT LESS THAN 30-INCHES (15" ON CENTER) IN WIDTH AND A 24-INCHES CLEAR SPACE IN FRONT

2. ALL OUTLETS TO BE TAMPER RESISTANT OUTLETS FOR ALL 125 VOLT, 15 AND 20 AMP RECEPTACLES FOR ALL AREAS OF SINGLE FAMILY HOME (INCLUDING THOSE INSTALLED ON THE EXTERIOR).

3. BATHROOM FANS SHALL HAVE A MINIMUM 50 CFM EXHAUST RATE, AND FAN TO HAVE BACKDRAFT DAMPER. IF FAN IS PART OF INTERMITTENT WHOLE HOUSE FAN VENTILATION SYSTEM PER ASHRAE 62.2, MAXIMUM SOUND RATING OF 3-SONES IS ALLOWED AT 100 CFM.

4. BATHROOM REMODEL/ADDITION SHALL COMPLY WITH 2019 CA ENERGY SECTION 150(K) FOR LIGHTING WHICH INCLUDE THE FOLLOWING:
   4.1. ALL LIGHTING AS HIGH EFFICACY (i.e. PIN-BASED CFL, PULSE -START MH, HPS, GU-24 SOCKETS OTHER THAN LEDs, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC) CEC TABLE 150.0-A.
   4.2. SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8 (JOINT APPENDIX 8) COMPLIANT LAMPS. JA8 COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2019" OR "JA8-2019-E" LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES) CEC150.0(k)/5.
   4.3. ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPTION CLOSETS LESS THAN 70 SQ.FT AND HALLWAYS). CEC150.0(k)(2k):
      4.3.1. CEILING RECESSED DOWNLIGHT LUMINAIRES
      4.3.2. LED LUMINAIRES WITH INTEGRAL SOURCES
      4.3.3. PIN-BASED LED LAMPS (i.e. MR16, AR-111, ETC)
      4.3.4. GU-24 BASED LED LIGHT SOURCES
   4.4. AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR. CEC 150.0(k)2J

NOTES ON (N) DOORS

1. INTERIOR DOORS "D1" BE 3'-0" WIDTH x 6'-8" HIGH

GREEN BUILDING NOTES:

1. THE WALL AND FRAMING SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT OF FRAMING MEMBERS EXCEEDS 19%.

2. THE EXHAUST FANS IN BATHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING, AND WILL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.

3. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH A MINIMUM U-VALUE OF 0.40. (THE LOWER VALUE - THE BETTER, SEE T-24)

4. PROVIDE INSULATION:
   4.1. WALLS (2x4 STUDS) ---------- R-13
   4.2. ATTIC/CEILING ---------- R-30

5. ENERGY NOTES ON BATHROOM:
   5.1. BATHROOM SHALL HAVE AT LEAST ON HIGH EFFICACY FIXTURES. ALL BATHROOM LIGHTS SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.
   5.2. HIGH EFFICACY LIGHTING, OUTDOOR LIGHTING SHALL BE CONTROLLED BY MANUAL ON/OFF SWITCH, MOTION SENSOR, AND PHOTO CONTROL/ASTRONOMICAL CLOCK/ENERGY MANAGEMENT CONTROL SYSTEM.
   5.3. ALL RECESSED CAN LIGHTS SHALL BE IC RATED AND CERTIFIED AS AIR TIGHT.

6. PLUMBING NOTES:
   6.1. WATER USAGE FOR SHOWERHEADS SHALL BE MAXIMUM OF 1.8 GALLONS PER MINUTE AT 80 PSI.
   6.2. WATER USAGE FOR TOILETS SHALL BE A MINIMUM OF 1.28 GALLONS PER FLUSH.
   6.3. MAXIMUM FLOW RATES FOR LAVATORY FAUCETS SHALL BE 1.2 GPM AT 60 PSI MAX AND 0.80 GPM @ 20 PSI.
   6.4. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI.
   6.5. SHOWER AND TUB-SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE
   6.6. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED TABLE 1701.1 OF THE 2019 CALIFORNIA PLUMBING CODE. CGBSC SEC. 4.303.3.2

NOTES ON SMOKE ALARMS (R314.3/CBC 907.2.11.2)

1. LOCATIONS
   1.1. ONE EVERY FLOOR
   1.2. ROOMS OR HALLWAYS GIVING ACCESS TO BEDROOMS
   1.3. EVERY BEDROOM
   1.4. OCCUPIABLE BASEMENTS & HABITABLE ATTICS

2. POWER (R314.4/CBC 907.2.11.4)
   INTERCONNECTED DIRECT POWER WITH BATTERY BACKUP FOR NEW CONSTRUCTION, BUILT-IN 10 YEAR BATTERY POWER OR DIRECT POWER FOR REMODELS & ADDITIONS AND WHEN BEDROOM IS ADDED THE DIRECT POWER IS REQUIRED.

3. SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING. (R314.5/CBC 907.2.12.1).

4. SPECIFIC REQUIREMENTS
   4.1. MIN 3' FROM BATHROOM OPENING, RETURN/SUPPLY HEAT REGISTER, TIP OF CEILING FAN BLADE.
   4.2. MIN 20' FROM PERMANENTLY INSTALLED COOKING SURFACE. PERMITTED TO REDUCE TO 10' MIN WITH IONIZATION ALARM WITH SILENCE SWITCH, AND 6' MIN WITH PHOTOELECTRIC SMOKE ALARM.
   4.3. MAX 12" VERTICALLY DOWN FROM THE HIGHEST POINT OF THE CEILING.

NOTES ON CARBON MONOXIDE ALARMS (R315/CBC 420.6)

1. REQUIRED FOR DWELLING UNITS AND SLEEPING UNITS WITH FUEL-BURNING APPLIANCES AND/OR WITH ATTACHED GARAGE.

2. LOCATIONS
   2.1. ROOMS OR HALLWAYS GIVING ACCESS TO BEDROOMS
   2.2. ONE EVERY LEVEL INCLUDING BASEMENT & HABITABLE ATTIC
   2.3. IN BEDROOM IF GAS BURNING APPLIANCE INSTALLED WITHIN BEDROOM OR ITS ATTACHED BATHROOM.

3. POWER & ALARM AUDIBILITY
   SAME AS SMOKE DETECTORS

NOTES ON ELECTRICAL POWER OUTLETS

1. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

2. ADDITIONAL RECEPTACLE OUTLETS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
   2.1. 12 FEET O.C. MAX., AND WITHIN 6 FEET OF THE END OF THE WALLS.
   2.2. ANY WALL SPACE 2 OR MORE FEET WIDE.
   2.3. AT EACH KITCHEN AND DINING AREA COUNTER SPACE (INCLUDING ISLAND/PENINSULAR COUNTER) WIDER THAN 12 INCHES. LOCATE SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24 INCHES FROM THE RECEPTACLE.
   2.4. WITHIN 36 INCHES OF THE OUTSIDE EDGE OF THE EACH BATHROOM BASIN AND ON THE WALL THAT IS ADJACENT TO THE BASIN.
   2.5. IN ANY HALLWAY 10 FEET OR MORE IN LENGHT.

3. PROVIDE GFCI PROTECTED OUTLETS IN THE FOLLOWING LOCATIONS:
   3.1. BATHROOMS,
   3.2. AT ALL KITCHEN COUNTERTOPS
   3.3. EXTERIOR (CEC ART. 210-8(a))

4. KITCHEN - PROVIDE AT LEAST TWO SEPARATE 20-AMP CIRCUITS FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY. THEY CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. (CEC ART. 210-52(b).

5. PROVIDE LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES WITH LABEL "SUITABLE FOR DAMP LOCATIONS". (CEC ART.410-4(a)

ELECTRICAL/MECHANICAL LEGEND:

- GFCI — DUPLEX RECEPTACLE OUTLET W/ GROUND FAULT INTERRUPTER
- AFCI — DUPLEX RECEPTACLE OUTLET W/ ARC FAULT CIRCUIT INTERRUPTER
- 220V — RECEPTACLE OUTLET - 220V
- DUPLEX RECEPTACLE OUTLET - SPLIT WIRE
- $ — SINGLE POLE SWITCH
- $3WAY — THREE-WAY SWITCH
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED PENDANT LIGHT FIXTURE
- EXHAUST FAN
- SD — SMOKE DETECTOR
- GAS RISER
- CEILING FAN WITH LIGHT

LEGEND/ABBREVIATION:

(N)	NEW
(E)	EXISTING
	NEW 2x4 STUDS AT 16" O.C. TO BE CONSTRUCTED
	EXISTING WALL TO REMAIN
6040SL	6'-0" x 4'-0" SLIDER
3068	3'-0" x 6'-8" DOOR

No.	Revision/Issue	Date

DRAFTED BY:

MICHAEL T. PERALTA
GENERAL CONTRACTOR
MAXIMUM BUILDERS INC

Project Name and Address

ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND 1/2 BATH
2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

Project

Date: 10-25-2020

Scale:

Sheet: 2 OF 7 SHEETS

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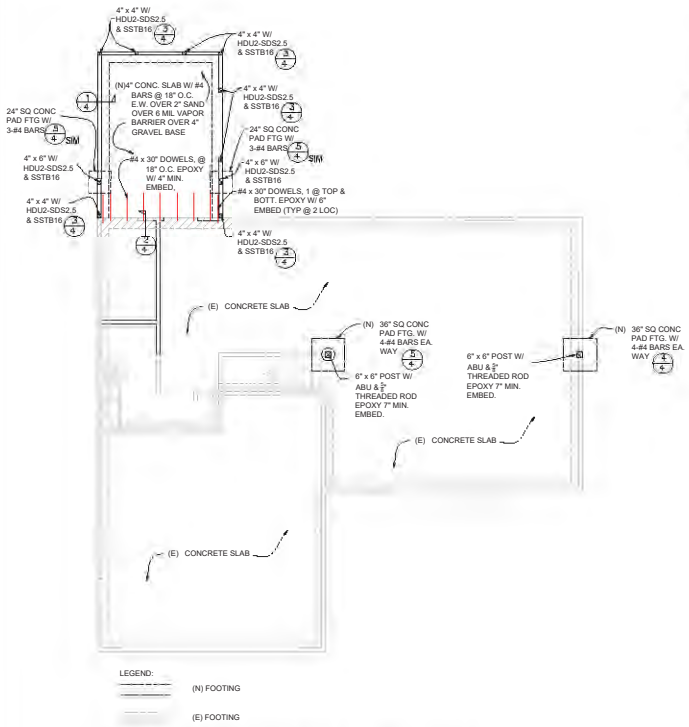
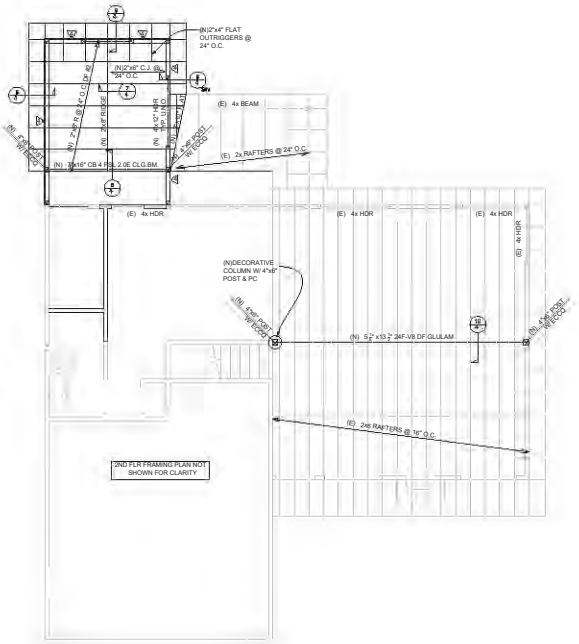
USER



FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



LOWER ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

SHEARWALL SCHEDULE (SWS)				
SHEARWALL TYPE	PANEL NAILING	SILL PLATE BOLTING (FLOOR)	SILL PLATE BOLTING (FOOTING)	V (PLF)
4	1/2" PLYWOOD OR OSB W/ 8d @ 6" O.C. EDGES & 12" O.C. FIELD	1/2" PLYWOOD OR OSB W/ 8d @ 6" O.C. EDGES & 12" O.C. FIELD	5/8" x 12" @ 3'-6" O.C.	260

NOTES
1. PANELS SHALL BE APA RATED SHEATING: APA RATED SIDING AND OTHER APA GRADES EXCEPT SPECIES GROUP 5.
2. NAILS SHALL BE COMMON OR GALVANIZED BOX.
3. PANELS SHALL BE APPLIED DIRECT TO FRAMING.
4. ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO GRADE BEAMS.
5. ALL ANCHOR BOLTS TO BE PROVIDED WITH 3"x3"x1/4" PLATE WASHER
6. ALL EXTERIOR WALL TO BE TYPE SHEARWALL, U.N.O.

SHEET NOTES
1. SEE GENERAL NOTES ON SHEET 1
2. ROOF SHEATING SHALL BE 1/2" THICK CDX STRUCTURAL II PLYWOOD, OR APPROVED EQUAL O.S.B. SHEATING NAIL WITH 8d COMMON NAIL @ 6" O.C. AT EDGES AND 12" O.C. AT FIELD.
3. DO NOT SCALE THE PLANS. ANY UNCLEAR, MISPRINT DIMENSIONS OR DISCREPANCIES ON PLANS SHALL BROUGHT TO THE ATTENTION OF THE PROJECT DESIGNER/ENGINEER FOR REVIEW AND CLARIFICATION.
4. CONTINUOUS INSPECTION FOR INSTALLATION OF TIE-DOWN BOLTS IN THE EXISTING FOOTING SHALL BE BY THE PROJECT ENGINEER OR CITY APPROVED INSPECTION AGENCIES.

No.	Revision / Issue	Date

DRAFTED BY:

MICHAEL T. PERALTA
GENERAL CONTRACTOR
MAXIMUM BUILDERS INC

Project Name and Address:

ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND 1/2 BATH
2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

Project	Sheet
Date 10-25-2020	3
Scale	OF 7 SHEETS

NAME
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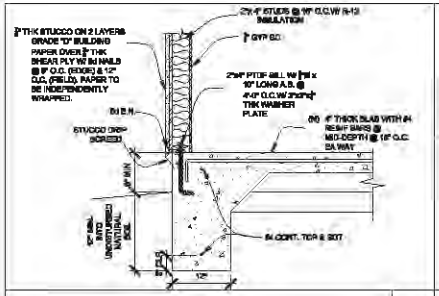
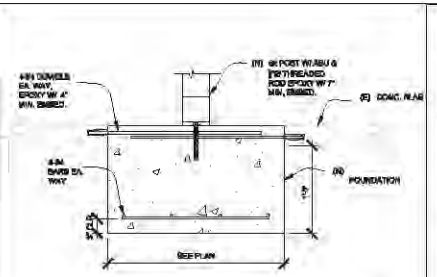
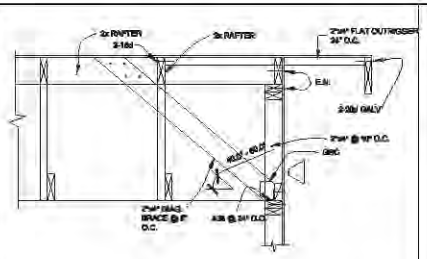
USER



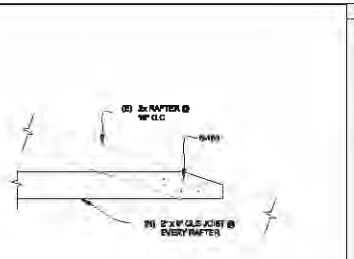
TYPICAL EDGE FOOTING DETAIL SCALE: 1" = 1'-0" 1



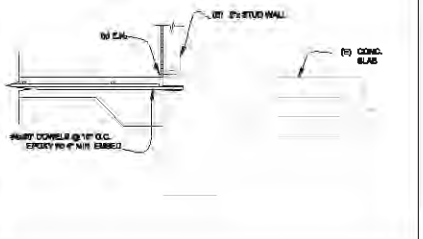
COLUMN FOOTING SCALE: 1" = 1'-0" 5



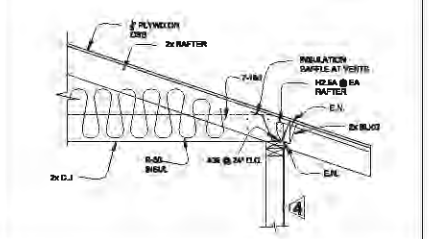
GABLE END DETAIL SCALE: 1" = 1'-0" 9



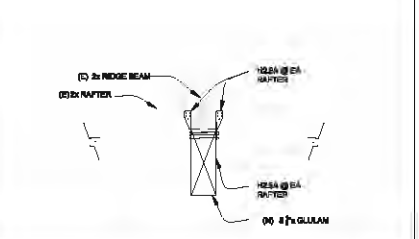
CJ TO (E) RAFTER DETAIL SCALE: 1" = 1'-0" 11



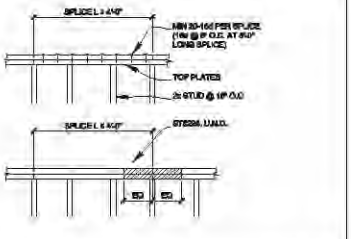
FOOTING CONNECTION DETAIL SCALE: 1" = 1'-0" 2



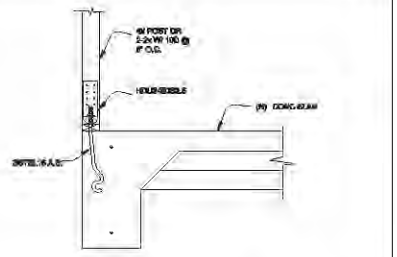
EAVE DETAIL SCALE: 1" = 1'-0" 6



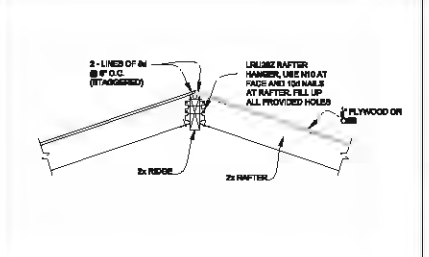
GLULAM TO RIDGE DETAIL SCALE: 1" = 1'-0" 10



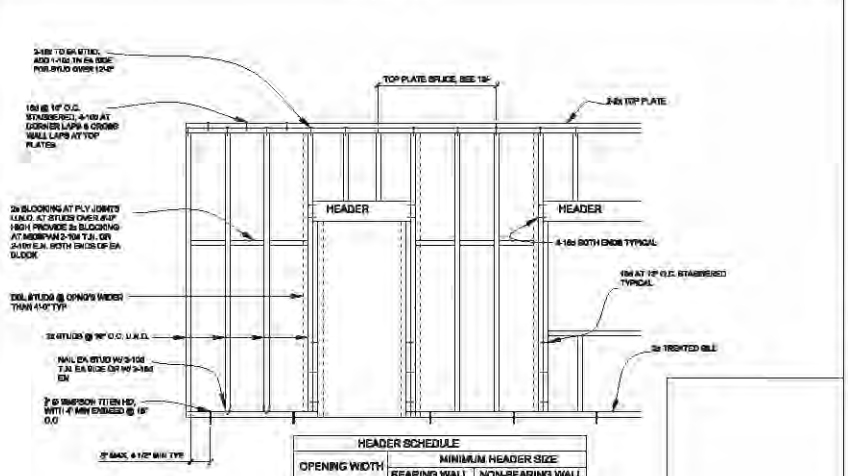
TYPICAL SPLICE PLATE DETAIL SCALE: ½" = 1'-0" 12



TIE DOWN DETAIL @ (N) FOOTING SCALE: 1" = 1'-0" 3

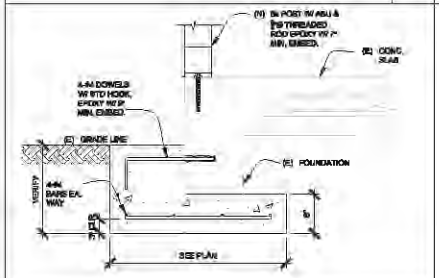


DETAIL @ RIDGE SCALE: 1" = 1'-0" 7

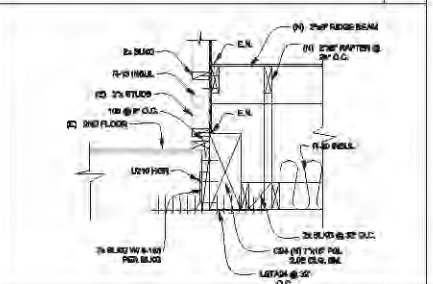


HEADER SCHEDULE		
OPENING WIDTH	MINIMUM HEADER SIZE:	
	BEARING WALL	NON-BEARING WALL
UP TO 5'-0"	10" DEEP	6" DEEP
5'-0" TO 8'-0"	12" DEEP	8" DEEP
8'-0" TO 10'-0"	12" DEEP	10" DEEP

TYPICAL WALL FRAMING DETAIL SCALE: ½" = 1'-0" 13



COLUMN FOOTING @ (E) SCALE: 1" = 1'-0" 4



PSL BEAM TO (E) FJ DETAIL SCALE: 1" = 1'-0" 8

No:	Revision / Issue	Date

DRAFTED BY:

MICHAEL T. PERALTA
GENERAL CONTRACTOR
MAXIMUM BUILDERS INC

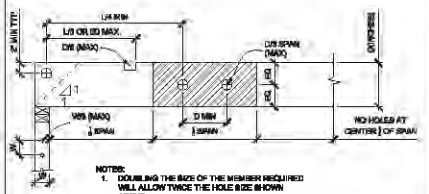
ADDITION OF BEDROOM &
REMODEL OF KITCHEN COMPLEX
AND ½ BATH
2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

Project:

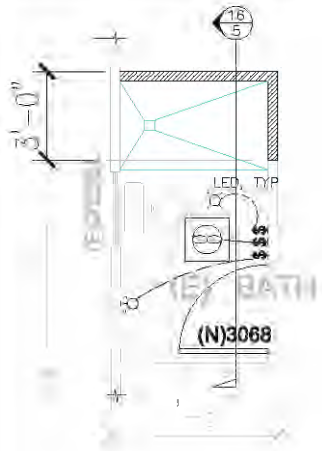
Date: 8-15-2020

Scale:

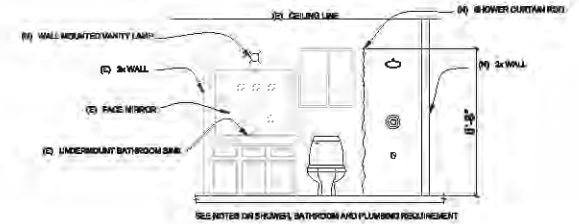
Sheet: 4 OF 7 SHEET



HOLES & NOTCHED @ JOIST & STUDS SCALE: 3" = 1'-0" 14



ENLARGE TOILET & BATH PLAN SCALE: 1/2" = 1'-0" 15

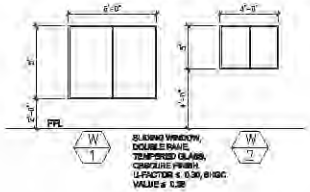


TOILET AND BATH SECTION ELEVATION SCALE: 3/4" = 1'-0" 16

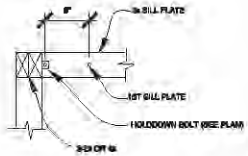
DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE
D1	3'-0"	6'-8"	MPD

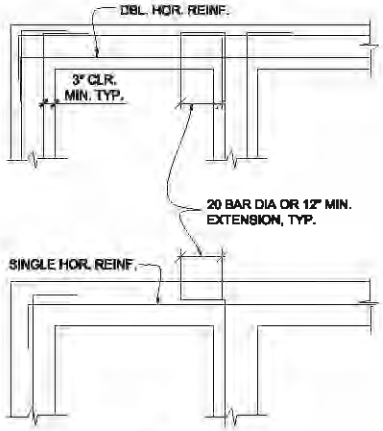
WINDOW SCHEDULE

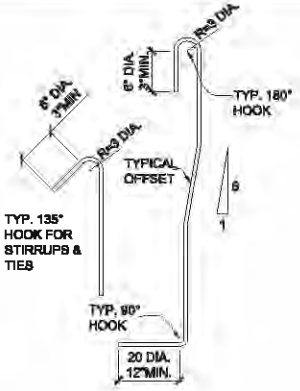


ENLARGE TOILET & BATH PLAN SCALE: 1/2" = 1'-0" 17



HOLDDOWN & SILL BOLT SCALE: 1 1/2" = 1'-0" 18





BAR SIZE	BAR DIA	48 DIA
#3	0.375"	1'-8"
#4	0.50"	2'-0"
#5	0.625"	2'-2"

TYPICAL HOR. CONC. REINF NTS 19

No.	Revision/Issue	Date

DRAFTED BY:
MICHAEL T. PERALTA
GENERAL CONTRACTOR
MAXIMUM BUILDERS INC

Project Name and Address:
ADDITION OF BEDROOM & REMODEL OF KITCHEN COMPLEX AND 1/2 BATH
2091 CORTE PRIMAVERA, SANTA CLARA, CA 95054

Project:
Date: 10-25-2020
Scale:
Sheet: 5 OF 7 SHEET

FILE NAME
REVIT FILE
USER

GENERAL INFORMATION

01	Project Name	2091 Corte Primavera Residence			
02	Run Title	Title 24 Analysis			
03	Project Location	2091 Corte Primavera			
04	City	Santa Clara	05	Standards Version	2019
06	Zip code	95054	07	Software Version	EnergyPro 8.1
08	Climate Zone	4	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition/Alteration	13	Number of Bedrooms	5
14	Addition Cond. Floor Area (ft²)	193	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	1837	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	2030	19	Glazing Percentage (%)	17.57%
20	ADU Bedroom Count	0	21	ADU Conditioned Floor Area	0
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	49.7	48.33	1.37	2.8
Space Cooling	[illegible]	[illegible]	[illegible]	[illegible]
IAQ Ventilation	0	0	0	
Water Heating	17.82	17.82	0	0
Self Utilization Credit	n/a	0	0	n/a
Compliance Energy Total	[illegible]	[illegible]	[illegible]	4

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- New ductwork added is less than 40 ft. in length

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

Building-level Verifications:
- Kitchen range hood

Cooling System Verifications:
- -- None --

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- -- None --

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
2091 Corte Primavera Residence	2030	1	5	3	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
(E) 1st Floor Area	Conditioned	(E) HVAC System1	930	8	DHW Sys 1	N/A
1st Floor Bedroom Additio	Conditioned	(E) HVAC System1	193	8	DHW Sys 1	N/A
(E) 2nd Floor Area	Conditioned	(E) HVAC System1	878	8	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Front Wall SW	(E) 1st Floor Area	Default Wall 1992 to Pres	225	n/a	186.64	73.31	90	none	Existing	No
Rear Wall NE	(E) 1st Floor Area	Default Wall 1992 to Pres	45	n/a	261.28	133	90	none	Existing	No
Left Wall NW	(E) 1st Floor Area	Default Wall 1992 to Pres	315	n/a	157.36	6.65	90	none	Existing	No
Right Wall SE	(E) 1st Floor Area	Default Wall 1992 to Pres	135	n/a	200	25	90	none	Existing	No
Rear Wall NE 2	1st Floor Bedroom Additio	R-13 Wall_	45	n/a	90.64	12	90	none	New	n/a
Left Wall NW 2	1st Floor Bedroom Additio	R-13 Wall_	315	n/a	136	0	90	none	New	n/a
Right Wall SE 2	1st Floor Bedroom Additio	R-13 Wall_	135	n/a	136	30	90	none	New	n/a
Front Wall SW 2	(E) 2nd Floor Area	Default Wall 1992 to Pres	225	n/a	165.28	40	90	none	Existing	No
Rear Wall NE 3	(E) 2nd Floor Area	Default Wall 1992 to Pres	45	n/a	165.28	48	90	none	Existing	No
Left Wall NW 3	(E) 2nd Floor Area	Default Wall 1992 to Pres	315	n/a	316	8	90	none	Existing	No
Right Wall SE 3	(E) 2nd Floor Area	Default Wall 1992 to Pres	135	n/a	316	34	90	none	Existing	No
Interior Surface 2	(E) 1st Floor Area>>__Garage__	Default Wall 1992 to Pres1	n/a	n/a	189.28	0	n/a		Existing	No
Attic Roof	1st Floor Bedroom Additio	R-30 Roof Attic_	n/a	n/a	193	n/a	n/a		New	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition
Attic Roof 2	(E) 2nd Floor Area	Default Roof 2013-Present	n/a	n/a	878	n/a	n/a		Existing	No
Raised Floor	(E) 2nd Floor Area	Default Floor No Crawlspa1	n/a	n/a	28	n/a	n/a		Existing	No
Interior Floor	(E) 2nd Floor Area	Default Floor No Crawlspa	n/a	n/a	440	n/a	n/a		Existing	No
Interior Floor 2	(E) 2nd Floor Area	R-0 Floor No Crawlspace	n/a	n/a	376	n/a	n/a		Existing	No
Interior Floor 3	(E) 2nd Floor Area	R-0 Floor No Crawlspace	n/a	n/a	34	n/a	n/a		New	n/a
Front Wall SW 3	__Garage__	R-0 Wall_	225	n/a	165.28	112	90	none	Existing	No
Left Wall NW 4	__Garage__	R-0 Wall_	315	n/a	158.64	17.7	90	none	Existing	No
Right Wall SE 4	__Garage__	R-0 Wall_	135	n/a	122	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	Status	Verified Existing Condition	Existing Construction
Non Attic Roof	(E) 1st Floor Area	R-0 Roof No Attic_	225	n/a	289.5	0	2	0.1	0.85	No	Existing	No	
Non Attic Roof 2	(E) 1st Floor Area	R-0 Roof No Attic_	45	n/a	289.5	0	2	0.1	0.85	No	Existing	No	

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic 1st Floor Bedroom Additio	Attic Roof1st Floor Bedroom Additio	Ventilated	2	0.1	0.85	No	No	New	n/a

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic (E) 2nd Floor Area	Attic Roof(E) 2nd Floor Area	Ventilated	2	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
(E) Window 5050_	Window	Front Wall SW		225			1	25	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 5050_ 2	Window	Front Wall SW		225			1	25	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 5050_ 3	Window	Rear Wall NE		45			1	25	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 6030_	Window	Rear Wall NE		45			1	18	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Door 6068_	Window	Rear Wall NE		45			1	40	1.25	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 6050_	Window	Rear Wall NE		45			1	30	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 2628_	Window	Left Wall NW		315			1	6.65	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 5050_ 4	Window	Right Wall SE		135			1	25	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(N) Window 4030_	Window	Rear Wall NE 2		45			1	12	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
(N) Window 6050_	Window	Right Wall SE 2		135			1	30	0.3	NFRC	0.23	NFRC	Bug Screen	New	n/a
(E) Door 6068_ 2	Window	Front Wall SW 2		225			1	40	1.25	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
(E) Window 6040_	Window	Rear Wall NE 3		45			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 6040_ 2	Window	Rear Wall NE 3		45			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 4010_	Window	Left Wall NW 3		315			1	4	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 4010_ 2	Window	Left Wall NW 3		315			1	4	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No
(E) Window 6040_ 3	Window	Right Wall SE 3		135			1	24	1.19	Table 110.6-A	0.83	Table 110.6-B	Bug Screen	Existing	No

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
(E) Door 3668_	Front Wall SW	23.31	0.5	Existing	No
(E) Door 16070_	Front Wall SW 3	112	0.7	Existing	No
(E) Door 3068_	Left Wall NW 4	17.7	0.7	Existing	No

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab-on-Grade	(E) 1st Floor Area	930	100.5	None	80%	No	Existing	No
Slab-on-Grade 2	1st Floor Bedroom Additio	195	43	None	80%	No	New	n/a
Slab-on-Grade 3	__Garage__	440	108	None	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall_	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board; Cavity / Frame: no insul. / 2x4; Exterior Finish: 3 Coat Stucco
Default Wall 1992 to Pres	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.105	Inside Finish: Gypsum Board; Cavity / Frame: R-13 / 2x4; Exterior Finish: 3 Coat Stucco
R-13 Wall_	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.105	Inside Finish: Gypsum Board; Cavity / Frame: R-13 / 2x4; Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic_	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle); Roof Deck: Wood Siding/sheathing/decking; Cavity / Frame: no insul. / 2x4; Inside Finish: Gypsum Board
R-0 Wall_1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board; Cavity / Frame: no insul. / 2x4; Other Side Finish: Gypsum Board
Default Wall 1992 to Pres1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Gypsum Board; Cavity / Frame: R-13 / 2x4; Other Side Finish: Gypsum Board
Attic Roof1st Floor Bedroom Additio	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle); Roof Deck: Wood Siding/sheathing/decking; Cavity / Frame: no insul. / 2x4
Attic Roof(E) 2nd Floor Area	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle); Roof Deck: Wood Siding/sheathing/decking; Cavity / Frame: no insul. / 2x4

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof Attic_	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-21.9 insul.; Cavity / Frame: R-8.1 / 2x6; Inside Finish: Gypsum Board
Default Roof 2013-Present	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-21.9 insul.; Cavity / Frame: R-9.1 / 2x4; Inside Finish: Gypsum Board
Default Floor No Crawlspa1	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.052	Floor Surface: Carpeted; Floor Deck: Wood Siding/sheathing/decking; Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
Default Floor No Crawlspa	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted; Floor Deck: Wood Siding/sheathing/decking; Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6; Ceiling Below Finish: Gypsum Board
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted; Floor Deck: Wood Siding/sheathing/decking; Cavity / Frame: no insul. / 2x12; Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a	Existing	No	

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	Status	Verified Existing Condition
DHW Heater 1	Gas	Small Storage	1	50	0.63-EF	<= 75 kBtu/hr	0	80	n/a	n/a	n/a	Existing	No

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
(E) HVAC System 1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-80

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	No Cooling	1			Not Zonal	Single Speed	n/a

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
			Duct Ins. R-value		Duct Location		Surface Area								
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution System	New Ducts 40 ft
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing + New	No	n/a	n/a

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Viranchi Shah	Documentation Author Signature: *Viranchi Shah*
Company: www.gettitle24.com	Signature Date: 11/05/2020
Address: 14730 Beach Blvd., #133	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: La Mirada, CA 90638	Phone: 714-888-4736

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Michael T Peralta	Responsible Designer Signature: *Michael T Peralta*
Company: MAXIMUM BUILDERS INC	Date Signed: 11/05/2020
Address: 2530 Berryessa Road #621	License:
City/State/Zip: San Jose, CA 95132	Phone: (408)412-2990

Digitally signed by ConSol Home Energy Efficiency Rating System Services, Inc. (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

T24 PREPARED BY:
www.getTitle24.com
viranchi@gettitle24.com
PHONE: (714) 888-4736

TITLE 24 ENERGY COMPLIANCE REPORT
SHEET 1 OF 1

DATE: 11/6/2020

2091 Corte Primavera Residence
ADDRESS: 2091 Corte Primavera
Santa Clara, CA 95054

T24-1

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
2091 Corte Primavera Residence	☐ Multi Family ☒ Existing+ Addition/Alteration		11/3/2020
Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
2091 Corte Primavera Santa Clara	CA Climate Zone 04	2,030	193	1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall Wood Framed	R 13	113		Existing
Door Opaque Door	- no insulation	23		Existing
Wall Wood Framed	R 13	148		Existing
Wall Wood Framed	R 13	151		Existing
Wall Wood Framed	R 13	175		Existing
Demising Wood Framed	- no insulation	91		New
Demising Wood Framed	R 13	199		Existing
Slab Unheated Slab-on-Grade	- no insulation	959	Perim = 101'	Existing

FENESTRATION — Total Area: 357 | Glazing Percentage: 17.6% | New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Rear (SW)	50.0	1.190	0.83	none	none	N/A	Existing
Front (NE)	121.0	1.190	0.83	none	none	N/A	Existing
Front (NE)	40.0	1.250	0.83	none	none	N/A	Existing
Right (NW)	14.7	1.190	0.83	none	none	N/A	Existing
Left (SE)	45.0	1.190	0.83	none	none	N/A	Existing
Front (NE)	12.0	0.300	0.23	none	none	N/A	New
Left (SE)	30.0	0.300	0.23	none	none	N/A	New
Rear (SW)	40.0	1.250	0.83	none	none	N/A	Existing

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	80% AFUE	No Cooling	14.0 SEER	Setback	Existing

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
(E) HVAC System	Ducted	Ducted	Attic	6.0	Existing

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
2091 Corte Primavera Residence	☐ Multi Family ☒ Existing+ Addition/Alteration		11/3/2020
Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
2091 Corte Primavera Santa Clara	CA Climate Zone 04	2,030	193	1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Roof Wood Framed Rafter	- no insulation	261		Existing
Roof Wood Framed Rafter	- no insulation	261		Existing
Wall Wood Framed	R 13	321		New
Slab Unheated Slab-on-Grade	- no insulation	193	Perim = 62'	New
Roof Wood Framed Attic	R 30	193		New
Wall Wood Framed	R 13	135		Existing
Wall Wood Framed	R 13	117		Existing
Wall Wood Framed	R 13	308		Existing

FENESTRATION — Total Area: 357 | Glazing Percentage: 17.6% | New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 8.1 by EnergySoft User Number: 3835 ID: Page 15 of 21

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
2091 Corte Primavera Residence	☐ Multi Family ☒ Existing+ Addition/Alteration		11/3/2020
Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
2091 Corte Primavera Santa Clara	CA Climate Zone 04	2,030	193	1

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall Wood Framed	R 13	292		Existing
Demising Wood Framed w/o Crawl Space	R 19	440		Existing
Demising Wood Framed w/o Crawl Space	- no insulation	376		Existing
Demising Wood Framed w/o Crawl Space	- no insulation	34		New
Floor Wood Framed w/o Crawl Space	R 19	28		Existing
Roof Wood Framed Attic	R 30	678		Existing

FENESTRATION — Total Area: 357 | Glazing Percentage: 17.6% | New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 8.1 by EnergySoft User Number: 3835 ID: Page 16 of 21

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply.
(01/2020)

Building Envelope Measures:

§ 110.6(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.

§ 110.6(a)2: **Labelling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

§ 110.6(b): **Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.

§ 110.7: **Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.

§ 110.8(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).

§ 110.8(g): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).

§ 110.8(i): **Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.

§ 110.8(j): **Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.

§ 110.8(a): **Ceiling and Roller Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-16 or weighted average U-factor of 0.054 or less in a roller roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

§ 110.8(b): **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 110.8(c): **Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.

§ 110.8(d): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.

§ 110.8(f): **Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

§ 110.8(g)1: **Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).

§ 110.8(g)2: **Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with an permeable insulation.

§ 110.6(a): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

§ 110.5(a): **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

§ 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

§ 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.

§ 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

Space Conditioning, Water Heating, and Plumbing System Measures:

§ 110.0-§ 110.3: **Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.

§ 110.2(a): **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.

§ 110.2(b): **Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

§ 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.

§ 110.3(c)4: **Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.

§ 110.3(c)6: **Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings so can both cold and hot water flows to allow for flushing the water heater when the valves are closed.

§ 110.5: **Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.

§ 150.0(h)1: **Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort Systems Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A: **Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer

§ 150.0(h)3B: **Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

§ 160.0(i)1: **Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

§ 150.0(j)2A: **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks; buried below grade, and from the heating source to kitchen fixtures.*

§ 150.0(j)3: **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tape). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

§ 150.0(n)1: **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use". a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.

§ 150.0(n)2: **Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.

§ 150.0(n)3: **Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:

§ 110.8(d)3: **Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.2, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards-Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner cors of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*

§ 150.0(m)1: **Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§ 150.0(m)2: **Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

§ 150.0(m)7: **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

§ 150.0(m)8: **Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and exterior shaft vents.

§ 150.0(m)9: **Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.

§ 150.0(m)10: **Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.

§ 150.0(m)11: **Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing. in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.

§ 150.0(m)12: **Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*

§ 150.0(m)13: **Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 300 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:

§ 150.0(o)1: **Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.

§ 150.0(o)1C: **Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.

§ 150.0(o)1E: **Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.

§ 150.0(o)1F: **Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Section 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.

§ 150.0(o)1G: **Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.

§ 150.0(o)2: **Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

Pool and Spa Systems and Equipment Measures:

§ 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.

§ 110.4(b)1: **Pilot Lights.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

§ 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.

§ 110.4(b)3: **Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§ 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.

§ 150.0(p): **Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting Measures:

§ 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*

§ 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.

§ 150.0(k)1B: **Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.

§ 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for 'Insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.0(k)1C.

§ 150.0(k)1D: **Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.

§ 150.0(k)1E: **Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.

§ 150.0(k)1F: **Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*

§ 150.0(k)1G: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*

§ 150.0(k)1H: **Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

§ 150.0(k)1I: **Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

§ 150.0(k)2A: **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(k)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*

§ 150.0(k)2C: **Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*

§ 150.0(k)2D: **Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.

§ 150.0(k)2E: **Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).

§ 150.0(k)2F: **Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(q)2G: **Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(q)2.

§ 150.0(q)2H: **Interior Switches and Controls.** A multisensor programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.

§ 130.0(q)2I: **Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured in manual-on operation using the manual control required under Section 150.0(k)2C.

§ 150.0(q)2J: **Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.

§ 150.0(q)2K: **Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.

§ 150.0(q)3A: **Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirements in § 150.0(k)3A and have a manual ON and OFF switch and the requirements in either § 150.0(k)3Ai (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aii (astronomical time clock), or an EMCS.

§ 150.0(q)3B: **Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

§ 150.0(q)3C: **Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

§ 150.0(q)4: **Internally Illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).

§ 150.0(q)5: **Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

§ 150.0(q)6A: **Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must comply with Table 150.0-A and be controlled by an occupant sensor.

§ 150.0(q)6B: **Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:
i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and
ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed points of ingress and egress.

Solar Ready Buildings:

§ 110.10(a)1: **Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).

§ 110.10(a)2: **Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).

§ 110.10(b)1: **Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*

§ 110.10(b)2: **Azimuth.** All sections of the solar zone located on sloped roof slopes must be oriented between 90 degrees and 300 degrees of true north.

§ 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*

§ 110.10(b)3B: **Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*

§ 110.10(b)4: **Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.

§ 110.10(c): **Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

§ 110.10(d): **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.

§ 110.10(e)1: **Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

§ 110.10(e)2: **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name	Date
2091 Corte Primavera Residence	11/3/2020
System Name	Floor Area
(E) HVAC System	2,030

ENGINEERING CHECKS

Number of Systems	1
Heating System	
Output per System	60,000
Total Output (Btu/h)	60,000
Output (Btu/h/sqft)	29.6
Cooling System	
Output per System	0
Total Output (Btu/h)	0
Total Output (Tons)	0.0
Total Output (Btu/h/sqft)	0.0
Total Output (sqft/Ton)	0.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0%
Outside Air (cfm/sqft)	0.00

SYSTEM LOAD

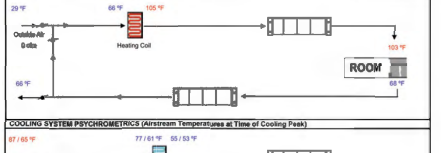
	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Total Room Loads	1,826	36,352	698	990	37,421
Return Vented Lighting		0			0
Return Air Ducts		1,649			2,078
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		1,649			2,078
TOTAL SYSTEM LOAD		39,649	698		41,577

HVAC EQUIPMENT SELECTION

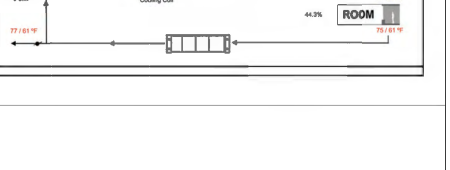
Standard Fau	0	60,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	0	60,000
TIME OF SYSTEM PEAK	Aug 3 PM	Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



T24 PREPARED BY:
www.getTitle24.com
vinarch@gettitle24.com
PHONE: (714) 888-4736

TITLE 24 MANDATORY MEASURES
SHEET 1 OF 1

DATE: 11/6/2020

2091 Corte Primavera Residence
ADDRESS: 2091 Corte Primavera
Santa Clara, CA 95054

MM-1

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on a Second Time Extension of a Previous Architectural Review Approval project at 3001 Tasman Drive

File No.(s): **PLN2020-14423** (Original approval PLN2015-11507, CEQ2016-01013; First time extension PLN2018-13660)
Project Title: Lake Park Office Development Project
Location: **3001 Tasman Drive**, a 4.05 acre project site of an approximate 19.26 acre parcel located north of Tasman Drive between Patrick Henry Drive and Old Ironsides Drive; APN: 104-49-030; Property is zoned Light Industrial (ML)
Applicant: Drew Thomas, TMG Partners
Owner: BA2 Quad LLC
Request: Second Time **Extension** of a previous **Architectural Review** approval for a four-story 150,000 square foot office development with two-six-level parking structure.

Project Data

Lot Size: 19.26 acre	4.05-acres (Project Ste)		
	Existing Floor Are ft.)	**Addition (sq. ft.)**	**Proposed Floor A ft.)**
Gross Floor Area	408,753	150,000	558,753
Lot Coverage	31	21	28.8
F.A.R.	0.277	0.85	0.66
Parking	-		1,903 spaces

Points for consideration for the Architectural Committee

- The Architecture Committee originally approved the proposed project on January 18, 2017 and approved a two-year extension on the project on January 16, 2019.
- The project site is currently designated “Low Intensity Office/R&D” in the City of Santa Clara 2010-2035 General Plan (General Plan) and is zoned as “Light Industrial.” The project is consistent with the existing land use designation.
- Four-story office w/ 150,000 sf with floor to ceiling plate height ranges 14’ to 15.5’.
- Metal Mesh Tension Screen for the two six-level parking structures

Findings

1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The development provides the required parking spaces on the site for the proposed office development. Total parking required is 1,865 spaces. Total parking provided is 1,903 spaces.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - The development is generally consistent with the City's Design Guidelines. There is a net increase of 150,000 sq. ft. of office space per the original approval. A Transportation Demand Management (TDM) plan to reduce vehicle trips is required for this project, with an annual reporting requirement. The project campus will provide bicycle storage, changing rooms, food service, fitness room and outdoor amenities on-site (available to all tenants) to reduce traffic trips off-site.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The development is a four-story office development with a six level garage that is in scale with the appearance of the surrounding Office/R&D. The project provides setback and landscaping along the street frontage consistent with surrounding properties. The development provides a separated sidewalk.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
    - The design is in scale with the surrounding Office/R& D and Retail developments. The office use and associated parking are self-contained within the limits of the property. There are no residential developments immediately adjacent that would be impacted with privacy concerns.

5) *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;*
    - The development is a modern large-scale administrative facility or research institution that is allowed in the ML Zoning District. The proposed development provides for an aesthetically attractive working environment with attractive buildings, ample employee parking with nearby amenities appropriate to an employee-oriented activity.

Conditions of Approval:
Please refer to Attachment 1 and 2.

ENVIRONMENTAL REVIEW
Previously prepared Mitigated Negative Declaration was approved on January 18, 2017 by the Architectural Committee. It was determined that the project, with the incorporation of the mitigation measures, will not have a significant effect on the environment.

FISCAL IMPACT
There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT
On December 24, 2020, a notice of public hearing of this item was mailed 500 feet of the project site and

mailed to property owners within 500 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the second time extension for previously approved project at the property located at 3001 Tasman Drive, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development Department
Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. 3001 Tasman Drive- Conditions of Approval
2. 3001 Tasman Drive- MMRP
3. 3001 Tasman Drive- Development Plans

CONDITIONS OF APPROVAL

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

A. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

B. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of developer's project.

COMMUNITY DEVELOPMENT

HOUSING & COMMUNITY SERVICES DIVISION

H1. This Project is subject to the Housing impact fee as a condition of the time extension. An impact fee of $21.36 per square foot on the net new gross square footage of the proposed project. The estimated fees are calculated as follow: 558,753 sq. ft. (proposed) minus 408,753 sq. ft. (existing) = 150,000 sf x $21.36/sf= $3,204,000. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building. Fees are based on the current Municipal Fee Schedule in effect at the time the project is approved and must be paid prior to the issuance of the occupancy certificate of the building.

PLANNING DIVISION

P1. A final PCC meeting is required prior to Building permit application to confirm that the comments from all the departments have been addressed. At time of future PCC meeting, revise drawings to show the following requirements listed below for Planning:

   a. Note the width of the existing sidewalk that will be protected and the width of the proposed landscape strip.

P2. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. If this project involves land area of 1 acre or more, the developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A storm water pollution prevention plan is also required with the NOI.

P3. Submit plans for architectural review to the Architectural Committee and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development. Major modifications to the architecture of buildings would require Architectural Committee review and approval.

P4. Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.

P5. Prior to issuance of a demolition permit, Developer/Owner shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

P6. Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits. Proposed BMPs shall be submitted to

and thereafter reviewed and approved by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

P7. An erosion control plan shall be prepared, and copies provided to the Planning Division and to the Building Inspection Division for review and approval prior to the issuance of grading permits or building permits that involve substantial disturbance of substantial ground area.

P8. Commercial, industrial, and multi-family residential buildings must have enclosures for solid waste and recycling containers. The size and shape of the enclosure(s) must be adequate to serve the estimated solid waste and recycling needs and size of the building(s) onsite, and should be designed and located on the property so as to allow ease of access by collection vehicles. As a general rule, the size of the enclosure(s) for the recycling containers should be similar to the size of the trash enclosure(s) provided onsite. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.

P9. A complete landscape plan that includes, type, size and location of all plant species shall be required as part of architectural review of the project. Review and approval of the complete landscape plan, including water conservation calculations and irrigation plan shall be required prior to issuance of building permits. Installation of landscaping is required prior to occupancy permits.

P10. A master sign program shall be required as part of architectural review of the project.

P11. The Planning Division requires the replanting of specific trees by the Developer as a Condition of Approval. In conformance with the Santa Clara Community Design Guidelines and the project EIR, the following tree replacement standards shall be included in the final landscaping plans:

- Minimum fifteen (15) gallon street tree.
- Minimum fifteen (15) gallon on private property.
- Minimum twenty (24) or thirty-six (36) inch box to replace a mature tree which has been or is proposed to be removed.

P12. The Developer shall comply with the Mitigations Monitoring and Reporting Program identified in the Lake Park Office Development Project and shall be incorporated in the Conditions of Approval for this project.

P13. The Developer is required to prepare, institute, and monitor a Transportation Demand Management (TDM) Plan to reduce vehicle miles travelled by at least 25% of which at least 10% is achieved through TDM measures.

P14. The Developer shall submit the TDM plan to the Planning Division for review and approval prior to issuance of the occupancy permit.

P15. Each calendar year, an annual review of the TDM plan shall be completed by a qualified third-party consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval on or before February 28th of each year, to the satisfaction of the Director of Community Development. The Director of Community Development shall have the authority and discretion to require modification of the TDM measures as a means to achieve the identified overall trip reduction targets. The annual reporting requirement may be modified by future Council action, either as part of or separate from Climate Action Plan updates, or as alternative approaches to reducing vehicle miles travelled are developed in the future, subject to the discretion of the Director of Community Development.

P16. The project shall include a set of specific standards for minimizing hazards to birds, to be implemented by the Project Developer. The development of the specific bird safety standards be tailored to the specific potential hazards to birds in that development area, taking into account the specific locations, types and heights of buildings, lighting, and landscaping. In addition, the project shall require enhanced protective measures for buildings in relation to existing landscape features to reduce conflicts with existing features that may serve as attractive bird habitat; minimizing the reflection of existing vegetation on building facades; or using soil berms, furniture, landscaping, or architectural features to prevent reflection of water in glazed building facades.

The specific bird safety standards shall be based on the following bird-friendly building principles, to the extent applicable to the particular project:

a. Reduce mirrors and large areas of reflective glass.

b. Avoid transparent glass skyways, walkways, or entryways, free-standing glass walls, and minimize transparent building corners, or utilize glazing treatments to mitigate the hazard.
c. Minimize funneling of open space toward a building façade.
d. Strategically place landscaping to reduce reflection and views of foliage inside or through glass.
e. Reduce potential light and glare by requiring low-profile, low-intensity lighting directed downward), requiring shielded fixtures for outdoor lighting), and requiring low-emissivity reflective coating on exterior glass surfaces.
f. To the extent consistent with the normal and expected operations of the uses planned for the particular development, take appropriate measures to avoid use of unnecessary lighting at night, especially during bird migration season (February-May and August-November) through the installation of motion sensor lighting, automatic lighting shut-off mechanisms, or other effective measures to the extent feasible.

P17. The specific bird safety standards shall also provide for a monitoring program and placing signs around the buildings with phone numbers for authorized bird conservation organizations.

FIRE

F1. The Fire Department's review was limited to verifying compliance per the 2019 California Fire Code (CFC), Section 503 (Fire Apparatus Access Roads), Section 507 (Fire Protection Water Supplies), Appendix B (Fire-Flow Requirements for Buildings) and Appendix C (Fire Hydrant Locations and Distribution) and City of Santa Clara Requirements.

F2. A final PCC meeting is required prior to Building permit application to confirm that Fire Department water supply and access can be met. At time of future PCC meeting, revise drawings to show the following requirements listed below.

F3. In the Fire Department package please include an itemized response letter to each of the following items below. The response letter shall be signed, dated, and indicate the sheet number(s) to reference. Drawing changes shall be clouded and indicated with a delta symbol with revision number. The title block shall be updated with the revision number and date.

F4. The drawing package shall have a "Fire Department Water Supply and Access Plan" which will show all the components contained in the SCFD "Fire Department Access Standard". Refer to standard located at http://santaclaraca.gov/home/showdocument?id=54434. This one plan will show the following (not an all-inclusive list, refer to standard):

a. Call out the construction type for the parking garages and the construction type for the office building.
b. The designated fire access lanes of a minimum of 26 feet in width (referring to private street that has no name south of the building). Call out the width on the drawings. NOTE: Islands cannot be used where it reduces the width of the fire department access road. The required 26 feet must be maintained along the entire length of the access road. Update plans with the name of the private street if there is one.
c. The required number and distribution of hydrants based on the current edition of the California Fire Code Appendix B, Table B105.1(2) and Appendix C, Table C102.1 for the square footage and construction type. NOTE: No reduction in fire flow in allowed for the number and spacing of hydrants. Revise drawings to show the required number fire hydrants both on-site private and public hydrants. In addition, the calculation for determining the number of hydrants shall be shown on the drawings. Please show the average spacing (dimensioned) on the drawings. If the number of hydrants cannot be met, mitigations will be required.
d. Call out any existing City hydrants.
e. Call out the designated aerial access roads as "Aerial Access" with the required minimum and maximum setbacks **dimensioned on the plans** as outlined in the Emergency Access Guidelines. Buildings or facilities greater than 30 feet in height shall have fire apparatus access constructed for use by aerial apparatus. Ariel access roadways shall be located a minimum of 15 feet and a maximum of 30 feet from the protected building. **Landscaping, overhead wiring, etc. shall be shown to confirm that there are no conflicts. Show an elevation of the ladder**

truck in relation to the building and any obstacles. NOTE: Aerial access cannot be mitigated.

f. Does the private road shown south of the building belong to the same owner(s)? Or will this be a shared Emergency Vehicle Access? If there is already a shared EVAE indicate that it has been recorded and provide documentation showing that it has been recorded as a shared EVAE.

g. Indicate the mature height of any existing or proposed new trees along the designated aerial access roads. The maximum height of any trees shall not exceed 25 feet. This information shall also be reflected on the landscaping plans.

h. Show the hose reach as required per the guidelines. Hose reach is to be shown along a normal path a firefighter would walk. Do not uses circles to indicate hose reach.

i. Revise drawings to show proper Santa Clara City Fire Department apparatus and proper turning radius in accordance with SCFD guidelines. Drawings currently show Santa Clara County Fire apparatus.

F5. Revise drawings to indicate the fire flow requirements based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.2. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system designed in accordance with California Fire Code § B105.2. The resulting fire-flow shall not be less than 1,000 gallons per minute for the prescribed duration at a residual pressure of 20 psi. Provide information that the fire flow can be met.

F6. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

i) The automatic sprinkler system demand, including hose stream allowance.

ii) The required fire flow.

Provide a water supply curve on the plan.

The following is informational only:

F7. Prior to issuance of a Building Permit, Steps 1 through 3 summarized below must be addressed during the planning phase of the project. The development projects Phase I and/or Phase II environmental documents will be the project guiding documents:

a. **Step 1** – Hazardous Materials Closure (HMCP): This is a permit is issued by the Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division. Hazardous materials closure plans are required for businesses that used, handled or stored hazardous materials. While required prior to closing a business this is not always done by the business owner, and therefore should be part of the developer's due diligence. The hazardous materials closure plans demonstrate that hazardous materials which were stored, dispensed, handled or used in the facility/business are safely transported, disposed of or reused in a manner that eliminates any threat to public health and environment.

b. **Step 2** – Site Mitigation: Site mitigation is the cleanup or management of chemical contaminants in soil, soil vapor or groundwater. The type and extent of contamination on site(s) governs which of the regulatory agencies noted below will supervise the cleanup.

- Santa Clara Fire Department, Fire Prevention & Hazardous Materials Division (CUPA)
- Department of Toxic Substances Control (DTSC)
- State Water Resources Control Board
- Santa Clara County, Department of Environmental Health.

c. **Step 3 –** Community Development, Building Division Demolition Application: For the majority of projects within the City of Santa Clara, Steps 1 and/or 2 described above need to be completed prior to proceeding to demolition application in order to avoid permit approval delays. The purpose of a demolition permit is to ensure that the parcel is clear of debris and other health hazard material (lead, asbestos, etc.) and that the utility connections have been plugged and sealed."

F8. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and two-way communications systems for elevator landings/areas of refuge, including but not limited to

pathway survivability in accordance with Santa Clara Emergency Responder Radio Coverage System and Two-Way Elevator Landing Communications standards.

F9. All gates installed on designated fire department access roads are required to electrically automatic powered gates. Gates shall be provided with an emergency battery power supply, or shall be a fail-safe design, allowing the gate to be pushed open without the use of special knowledge or equipment. To control the automatic gates a detector/strobe switch shall be installed to allow emergency vehicles (e.g., fire, police, ems) to flash a vehicle mounted strobe light towards the detector/strobe switch, which in turn overrides the system and opens the gate. The gates shall be equipped with a TOMAR Strobe Switch or 3M OPTICOM Detector to facilitate this override. Said device shall be mounted at a minimum height of seven feet (7') above the adjacent road surface and is subject to an acceptance test witnessed by the Fire Department prior to final approval of the project.

F10. FDCs shall be located on the street for which the address is named and located on the same street as the lobby.

F11. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

POLICE

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime. Consider not having any screening material on the fence so passing Police Patrol checks will be able to see into the site.

PD2. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Crime-deterrent vegetation is encouraged along the fence and property lines and under vulnerable windows.

PD3. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:

- White light source
- Pedestrian Scale
- Full cut-off or shoebox design
- Unbreakable exterior
- Tamperproof Housings
- Wall mounted lights/10' high

PD4. These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

PD5. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see-thru. If for aesthetic reasons prohibit that, the fencing should have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.

PD6. All exterior doors should be adequately illuminated at all hours with their own light source.

PD7. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.

PD8. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.

PD9. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

PD10. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.

PD11. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.

PD12. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance).

PD13. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.

PD14. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system.

PD15. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:

2585 El Camino Real (Coded key pad access)

3555 Monroe Street (Knox box key access)

PD16. This is for the sliding entry gate into the private parking lot:
The developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

PUBLIC WORKS

ENGINEERING

E1. Obtain site clearance through Public Works Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Public Works Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Public Works Department. Issuance of the Encroachment Permit and payment of all appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

E3. Submit public improvement plans prepared in accordance with City Public Works Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of final map and/or issuance of building permits.

E4. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E5. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E6. Developer shall complete the required SS capacity improvements (approximately 600 LF of the existing 12" SS line from the intersection of Tasman Drive and Old Ironsides Drive to the Tasman Lift Station to be upsized to a 24" line to meet the City's maximum d/D criteria of 0.75). Prior to the City approving any occupancy permit of the proposed project, the SS improvements must be completed, in service, and accepted by the City. After City acceptance of the SS improvements installed by Developer, City would reimburse the Developer up to an amount to be determined.

E7. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E8. A pump system and backflow preventive device shall be provided for the on-site storm drain lateral serving the below street grade parking. The backflow prevention device shall be located in a private structure outside the street right-of-way and maintained by the property owner. Force main delivery

from the on-site storm drain pump system shall not flow directly through the curb face, nor into City storm drain system.

E9. All storm drain mains and laterals, sanitary sewer mains and laterals shall be outside the drip line of mature trees or 10’ clear of the tree trunk whichever is greater.

E10. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2’ deep, and centered on trees.

E11. 6” sanitary sewer laterals shall connect to sanitary sewer main using “Tap-Tite” connection 5’ minimum downstream from existing manholes.

E12. Storm drain laterals shall connect to existing manholes or catch basins. Remove new proposed manhole connections to storm drain main.

E13. No bioretention areas are permitted in public easements. Remove and relocate outside of easements.

E14. Dedicate required on-site easements for any new public utilities, sidewalk and/or emergency vehicle access by means of subdivision map or approved instrument at time of development.

E15. Obtain Council approval of a resolution ordering vacation of existing public easement(s) proposed to be abandoned, if any, through Public Works Department, and pay all appropriate fees, prior to building permit issuance.

E16. Developer shall pay applicable processing fee for City to prepare and record the Release of Interest document to clear title of several covenants, between City and property owner, for deferral of installation of sidewalks and associated public improvements along property frontage.

E17. Entire street width along Bunker Hill Lane, and Old Ironsides Drive frontage shall be reconstructed.

E18. Entire street width along Patrick Henry Drive frontage shall be cape sealed with digouts.

E19. Entire street width along Tasman Drive frontage shall be slurry sealed.

E20. Along property frontage where sidewalk currently does not exist, install minimum 5’ wide ADA compliant sidewalk.

E21. The applicant shall comply with the mitigations identified in the Traffic Impact Analysis.

E22. Provide bus pad and passenger pad on the west side of Old Ironsides Dr. north of Tasman Dr. Provide bus pad and passenger pad on the east side of Patrick Henry Dr. north of Tasman Dr.

E23. Provide ADA walkway connecting the proposed buildings to public sidewalk.

E24. Show and comply with City’s driveway Triangle of Safety requirement at all driveways. Show and comply with City’s Intersection Visibility Obstruction Clearance at the southeast corner of Patrick Henry/Bunker Hill and at the southwest corner of Bunker Hill/Old Ironsides. No trees and/or structures obstructing drivers’ view are allowed in the Triangle of Safety and Corner Visibility Obstruction areas.

E25. For the current proposed 150,000 SF building, provide the following minimum bicycle parking spaces at the main entrance and/or high visible areas: 19 Class I and 7 Class II.

STREETS DIVISION

Landscape

L1. The Developer is to supply and install city street trees per City specifications; spacing, specie, and size (15-gallon minimum) to be determined by City Arborist.

L2. No cutting of any part of private trees, including roots, shall be done without following city tree preservation specifications and securing approval and direct supervision from the City Arborist at (408) 615-3080 and a certified arborist (Certification of International Society of Arboriculture).

L3. Applicant is advised to contact Street Department to obtain required tree removal permits in the event trees are removed. Please contact the City Arborist at (408) 615-3080 to facilitate plan review.

L4. Identified existing mature trees to be maintained. Prepare a tree protection plans for review and approval by the City prior to any demolition, grading or other earthwork in the vicinity of existing trees on the site. Provide 48-inch box trees for screening adjacent to the existing residential properties, type to be determined by City Arborist.

L5. Landscaping shall be of the type and situated in locations to maximize visibility from the street while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.

L6. All trees, existing and proposed, must maintain minimum of ten (10) feet from any existing or proposed Water Department facilities. Existing trees that conflict must be removed by developer. Trees shall not be planted in water easements or public utility easements.

Solid Waste

SW1. Solid Waste management comments shall be addressed at the final PCC meeting prior to obtaining a building permit.

SW2. The applicant shall complete and provide the Solid Waste Management Report, which includes the estimation of trash and recycling materials generated from the project. Use the City's Solid Waste Guidelines for New and Redevelopment Projects as specified by the development type. Contact the Public Works Department at Environment@santaclaraca.gov or (408) 615-3080 for more information.

SW3. The applicant shall provide a site plan showing all proposed locations of solid waste containers, chutes, compactors, trash enclosures and trash staging areas. The site plan shall show the route or access for trash and recycling collectors (trucks) including vertical clearance, turning radius and street/alley widths. All plans shall comply with the City's Solid Waste Guidelines.

SW4. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the applicant shall comply with City Code Section 8.25.285 and recycle or divert at least sixty five percent (65%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until applicant has submitted a construction and demolition debris materials check-off list. Applicant shall create a **Waste Management Plan** and submit, for approval, a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

SW5. This project is subject to the City's Accumulation, Transportation and Disposal of Solid Waste Ordinance (Chapter 8.25 of the Municipal Codes), which requires the handling and disposal of waste by authorized service haulers. Insert the General Notes for the Construction & Demolition (C&D) Waste Management into construction plans in accordance with the City's municipal codes prior to the issuance of a Building or Grading permit. Provide the Green Halo waste online tracking number to Building staff prior to the issuance of a demolition or building permit.

SW6. Project applicant shall contact the Dept. of Public Works at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Prior to the issuance of a Public Works clearance, the project applicant shall complete and sign the Acknowledgement portion of the Solid Waste Management Plan for New Development and Redevelopment form noting the service haulers used for this project.

SW7. Prior to obtaining a Temporary or Final Certificate of Occupancy, weight tickets for all materials generated for discard or reuse by the project during demolition and construction activities shall be uploaded to Green Halo and submitted for review and approval by Environmental Services. At a minimum two (2) weeks review time is required.

SW8. Building must have enclosures for garbage, recycling and organic waste containers. The size and shape of the enclosure(s) must be adequate to serve the estimated needs and size of the building(s) onsite and should be designed and located on the property to allow ease of access by collection vehicles. Roofed enclosures with masonry walls and solid metal gates are the preferred design. Any required enclosure fencing (trash area, utility equipment, etc.) if not see-thru, shall have a six (6) inch opening along the bottom for clear visibility. Any gates or access doors to these enclosures shall be locked.

Stormwater

ST1. Stormwater management comments shall be addressed at the final PCC meeting prior to obtaining a building permit.

ST2. Stormwater treatment facilities shall be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook. Prior to City's issuance of Building or Grading Permits, the applicant shall develop a Final Stormwater Management Plan, update the C.3 Data Form, and the Special Project narratives/worksheet (as appropriate). Bioretention facilities #1, 2, 6 and a portion of bioretention facility #5 are located within public electric

utility easement, which is not allowed. The use of interceptor trees credit is limited to what is allowed by the SCVURPPP C.3 Stormwater Handbook.

ST3. If on-site treatment measures are not feasible, the project may consider an alternative compliance approach through the City's alternative compliance program.

ST4. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party review letter shall be submitted with the Plan.

ST5. For projects that disturb a land area of one acre or more, the applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the DPW Code Enforcement staff once per month during the wet season (October – April). The applicant shall prepare an Erosion and Sediment Control Plan.

ST6. The applicant shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Include the SCVURPPP Countywide Construction BMPs Plan Sheet with the plans.

ST7. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified 3rd party consultant from the SCVURPPP List of Qualified Consultants, and a 3rd party concurrence letter on the C.3 facilities construction shall be submitted to the Public Works Department. As-Built drawing shall be submitted to the Public Works Department. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected and O&M Agreement is executed. For more information contact Rinta Perkins at (408) 615-3081 or RPerkins@santaclaraca.gov

ST8. **Porous Pavement and Interceptor Trees** shall be inspected by a third-party reviewer and/or manufacturer representative for conformance with the details and specifications. If necessary, percolation test shall be performed to ensure proper installation. The number, location and species of the interceptor trees shall be confirmed during the construction.

ST9. Soils for bioretention facilities must meet the specifications accepted by the Water Board. If percolation rate test of the biotreatment soil mix is not performed on-site, a certification letter from the supplier verifying that the soil meets the specified mix.

ST10. The property owner shall enter into an Operation and Maintenance (O&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Applicants should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the O&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/stormwater. **For porous pavement and underground vault, inspection of these facilities is to be done annually.**

ST11. Any site design measures used to reduce the size of stormwater treatment measures shall not be installed for the project without the written approval from the City, installing the corresponding resizing of other stormwater treatment measures and an amendment of the property's O&M Agreement.

ST12. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST13. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

SILICON VALLEY POWER

SVP1. A final PCC meeting is required prior to Building permit application to confirm that SVP substructure and utility design can be incorporated with all appropriate clearances. At time of future PCC meeting, revise drawings (C2.0, C2.1, C4.0 & C4.1) to show the following requirements listed below shall be provided.

SVP2. Electric Utility Infrastructure **must** be included in Civil Composite Drawings (C4) with profiles showing clearances. To be completed prior to applying for the building permit.

SVP3. Comments for C2.0 & C2.1 Plans (See Markups Provided – if markups have not been received email kpatel@svpower.com for a copy)
   a. Label PB-625
   b. Label PB-624
   c. Label Existing Transformer TX#8417 (To Remain).

SVP4. Comments for C4.0 & C4.1 Plans (See Markups Provided – if markups have not been received email kpatel@svpower.com for a copy)
   a. Place the following new equipment as shown
      i. 4 – 5'x10' Manholes Per UG1000 PG 25 (see comments SVP4. (d))
      ii. 3 – 8'x10' Vaults Per UG1000 PG26 (see comment SVP4. (c))
      iii. Additional Transformer Pad for Low Voltage Systems 120/208V
      iv. Additional Transformer Pads for Parking Garages/ 4-story building (See comment SVP4. (b).)
   b. If only 1 service is requested for the development – a 12KV service may be utilized. 1 – 12KV service is capable of providing 4.5MVA. Any demand load exceeding this value would require a second 12-KV Service. 12KV switchgear is customer owned and maintained. Customer Gear must be placed outdoors with an 18' width clear drive up access to the gear, 10' working space behind the gear, and 5' side clearances.
      i. 12KV Gear Requirements are as follow:
         a. Redundant CT's & PT's for each main
         b. Redundant Relays for each service
         c. No Capacitive Tripping & DC Battery Sized for 4 hours of operation
         d. Protection coordination study with SVP Feeder Relay Breakers shall be completed prior to service energization.
   c. The quantity and location of the vaults shown may change depending on the location of the 12KV gear. Final placement/locations of all equipment should be worked out with appropriate clearances prior to applying for the building permit.
   d. The quantity and location of the manholes shown may change depending on the location of the 12KV gear and placement of SVP Vaults. Final placement/locations of all equipment should be worked out with appropriate clearances prior to applying for the building permit.

SVP5. Show SVP Duct bank profiles per UG1000 PG 34. If you are installing a joint trench the profile is shown on UG1000 PG35. Trench is required along the frontages of your development and not necessarily the whole parcel.

SVP6. This project load will be part of SVP system interconnection study and any shared costs identified with the system upgrades will be applicable to this project.

SVP7. All streetlights along the projects frontage to be replaced in detailed design with new foundations and associated streetlight pull boxes. This applies to the frontages of your development and not necessarily the whole parcel.

SVP8. All secondary, and SVP Fiber systems to be designed in detailed design with all associated pull boxes. This applies to the frontages of your development and not necessarily the whole parcel.

SVP9. Show 10' easement around the SVP trench. No other utilities, equipment or trees may be placed inside the UGEE.

SVP10. All Trees outside of the UGEE must be per the standard SD-1235. Some species of trees may require further separation from the SVP duct bank (and equipment) than what is allocated by the UGEE.

SVP11. PB 639 and VDS 2014 to be replaced with a standard SVP Vault per UG1000 PG 26.

SVP12. Clearances:
   a. EQUIPMENT
      i. Ten (10) foot minimum clearance is required in front of equipment access doors. (UG1000 sheet 11)
      ii. Five (5) foot minimum clearance from pad is required on sides without equipment access doors. (UG1000 sheet 11)

iii. Eighteen (18) foot minimum width, shall be provided and maintained on one side of the equipment pad to allow an electric dept. line truck to drive up next to the pad for installation and maintenance of equipment. (UG1000 Sheet 11).
iv. Barrier pipes are required only on sides accessible to vehicles. (UG1000 Sheet 12).
1. Thirty (30) inches from side of equipment sides.
2. Forty Eight (48) inches in front of access doors.
a. Barrier Pipes in front of access doors shall be removable.

b. CONDUITS
i. Five (5) foot minimum longitudinal clearance between new conduits or piping systems (open trench installation) and any existing or proposed SVP conduit system. This is for longitudinal. (UG1250 sheet 5)
ii. Twelve (12) inch minimum vertical clearance between new conduit/pipes installed perpendicular to existing SVP conduits for open trench installations. (UG1000 sheet 36, UG1250 Sheet 6)
iii. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)
iv. Three (3) foot minimum clearance is required between sign posts, barrier pipes or bollards, fence posts, and other similar structures. (UG1250 sheet 10).
v. Five (5) foot minimum from new splice boxes, pull boxes, manholes, vaults, or similar subsurface facilities. (UG1000 sheet 8)
vi. Five (5) foot minimum clearance from walls, footings, retaining wall, landscape planter, tree root barrier or other subsurface wall or structure. (UG1250 sheet 9).
vii. Five (5) foot minimum clearance is required between fire hydrant thrust block. The thrust block extends 5' foot on either side of the fire hydrant in line with the radial water pipe connected to the hydrant.

c. VAULTS/MANHOLES
i. Ten (10) foot minimum clearance is required between adjacent Vaults or Manholes.
ii. Five (5) foot minimum clearance is required between adjacent conduits.
iii. Minimum 36" from face of curb, or bollards required.

d. Poles (Electrolier, Guy Stub poles, service clearance poles, self-supporting steel poles and lighting poles.)
i. Three (3) foot six (6) inches clearance is required from poles for open trench installation. Exceptions are for riser conduit. (UG1250 Sheet 7)

e. Guy Anchors
i. Five (5) foot minimum clearance is required between center of anchor line and any excavation area. (UG1250 sheet 15).

f. Trees
i. OH 1230 for Overhead Lines
ii. SD 1235 for Tree Planting Requirements near UG Electric Facilities

SVP13. Reference listed SVP standards for clearances.
a. Installation of Underground Substructures by Developers
b. UG1250 – Encroachment Permit Clearances from Electric Facilities
c. UG0339 – Remote Switch Pad
d. OH1230 – Tree Clearances From Overhead Electric Lines
e. SD1235 – Tree Planting Requirements Near Underground Electric Facilities

SVP14. Prior to submitting any project for Electric Department review, applicant shall provide a site plan showing all existing utilities, structures, easements and trees. Applicant shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power will do exact design of required substructures after plans are submitted for building permits.

SVP15. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP16. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
SVP17. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code chapter 17.15.050.
SVP18. Underground service entrance conduits and conductors shall be "privately" owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per Silicon Valley Power Standard MS-G7, Rev. 2.
SVP19. The developer shall grant to the City, without cost, all easements and/or right of way necessary for serving the property of the developer and for the installation of utilities (Santa Clara City Code chapter 17.15.110).
SVP20. If the "legal description" (not "marketing description") of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. If they are townhomes or single-family residences, then each unit shall have its own meter, located on the structure. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement, or a lock box shall be provided. Utility room door(s) shall not be alarmed.
SVP21. If transformer pads are required, City Electric Department requires an area of 17' x 16'-2", which is clear of all utilities, trees, walls, etc. This area includes a 5'-0" area away from the actual transformer pad. This area in front of the transformer may be reduced from a 8'-0" apron to a 3'-0", providing the apron is back of a 5'-0" min. wide sidewalk. Transformer pad must be a minimum of 10'-0 from all doors and windows, and shall be located next to a level, drivable area that will support a large crane or truck.
SVP22. All trees, existing and proposed, shall be a minimum of five (5) feet from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in PUE's or electric easements
SVP23. Any relocation of existing electric facilities shall be at Developer's expense
SVP24. Electric Load Increase fees may be applicable.
SVP25. The developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code chapter 17.15.210 (2)).
SVP26. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Title 17 Appendix A (Table III)).
SVP27. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be "Open-Transition-Mode", unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.
SVP28. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.
SVP29. All SVP-owned equipment is to be covered by an Underground Electric Easement (U.G.E.E.) This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a

joint trench configuration with SVP, separated by a 1' clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.

SVP30. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

SVP31. Transformers and Switch devices can only be located outdoors. These devices MAY be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements. (See UG 1000 document for specifics) EXAMPLE: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer MUST be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

SVP32. All existing SVP facilities, onsite or offsite, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Developer to contact SVP outside of the PCC process for clear definitions of these clearance requirements. Developer should not assume that SVP will be removing any existing facilities without detailed design drawings from SVP indicating potential removals. *Simply indicating that SVP facilities are to be removed or relocated on conceptual plans does not imply that this action has been approved by SVP.*

SVP33. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP34. All interior meter rooms at ground level are to have direct, outside access through only ONE door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

SVP35. SVP's largest 120/208V transformer is 750KVA.

SVP36. SVP's largest 277/480V transformer is 2000KVA.

SVP37. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt") and cannot be supported on parking garage ceilings or placed on top of structures.

SVP38. Applicant is advised to contact SVP (CSC Electric Department) to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

WATER & SEWER

W1. A final PCC meeting is required prior to Building permit application to confirm that Water Department conditions can be met. At time of future PCC meeting, revise drawings to show the following requirements listed below.

W2. The proposed development impact to the potable water system will be analyzed using the City's hydraulic modeling program for a fee paid by the Developer. This will determine projected available fire flow capacity and residual pressure form public fire hydrants and on-site fire system connection points at the City's main during a fire event. If there is a deficiency in the existing potable water distribution or storage infrastructure, the developer will be required to upgrade the potable water system as determined and approved by the City. The required potable water system upgrades will be at the developer's expense. The evaluation may change based on pending development applications and future projects. The potable water hydraulic analysis does not guarantee or in any way reserves or holds distribution capacity until developer has Final Approval for the project.

W3. The applicant shall upgrade the existing 12" asbestos cement water main along Bunker Hill Lane with a new 12" ductile iron pipe. The water main upgrade shall extend the entire length of the property's frontage.

W4. No structures (fencing, retaining wall, foundation, biofiltration swales, etc.) shall be allowed over sanitary sewer and/or water utilities and easements.

W5. No water, sewer, or recycled water facilities shall be located within 5-feet of any storm water treatment system.

W6. Approved backflow prevention device(s) are required on all potable water services. The applicant shall submit plans showing the location of the approved backflow prevention device(s).

W7. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water & Sewer Utilities Department can verify conflicts for proposed water services.

W8. The applicant shall include in the project design plans a summary table with the size and type of existing and proposed domestic water, irrigation, fire, and sewer services and identify the existing services to be used or to be abandoned.

W9. A dedicated fire service line with an approved backflow prevention device, shall be used for on-site fire hydrants and fire service demand.

W10. The applicant shall submit plans showing the size and pipe materials of proposed water, sanitary sewer, and fire service connected to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities Department. Different types of water use (domestic, irrigation, fire) shall be served by separate water services, each separately connected to the existing water main in the public right-of-way. Tapping on existing fire service line(s) is prohibited.

W11. Prior to issuance of Building Permits, the applicant shall submit design plans for construction of water utilities that comply with the latest edition of the Water & Sewer Utilities Department Water Service and Use Rules and Regulations, Water System Notes, and Water Standard Details and Specifications. In addition, prior to the City's issuance of Certificate of Occupancy, the applicant shall construct all public water utilities per the approved plans. The Water & Sewer Utilities will inspect all public water utility installations and all other improvements encroaching public water utilities.

W12. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so that the Water and Sewer Utilities Department can verify the appropriate size of all proposed water meters greater than 2-inch. Please note that if the existing water services are incapable of supplying the water needs to the site, the existing services shall be abandoned, and new separate dedicated water services shall be provided for each use (domestic and irrigation).

W13. If the backflow prevention device were to be located on private property, prior to City's issuance of Building or Grading Permits, the applicant shall provide a dedicated water utility easement around the backflow prevention device onsite. The water utility easement for the water services and all other public water appurtenances shall be a minimum 15 feet wide and be adjacent to the public right-of-way without overlapping any public utility easement. Additionally, the applicant shall submit plans defining existing easements so Water Division can verify if there are any conflicts with proposed easements and water utilities.

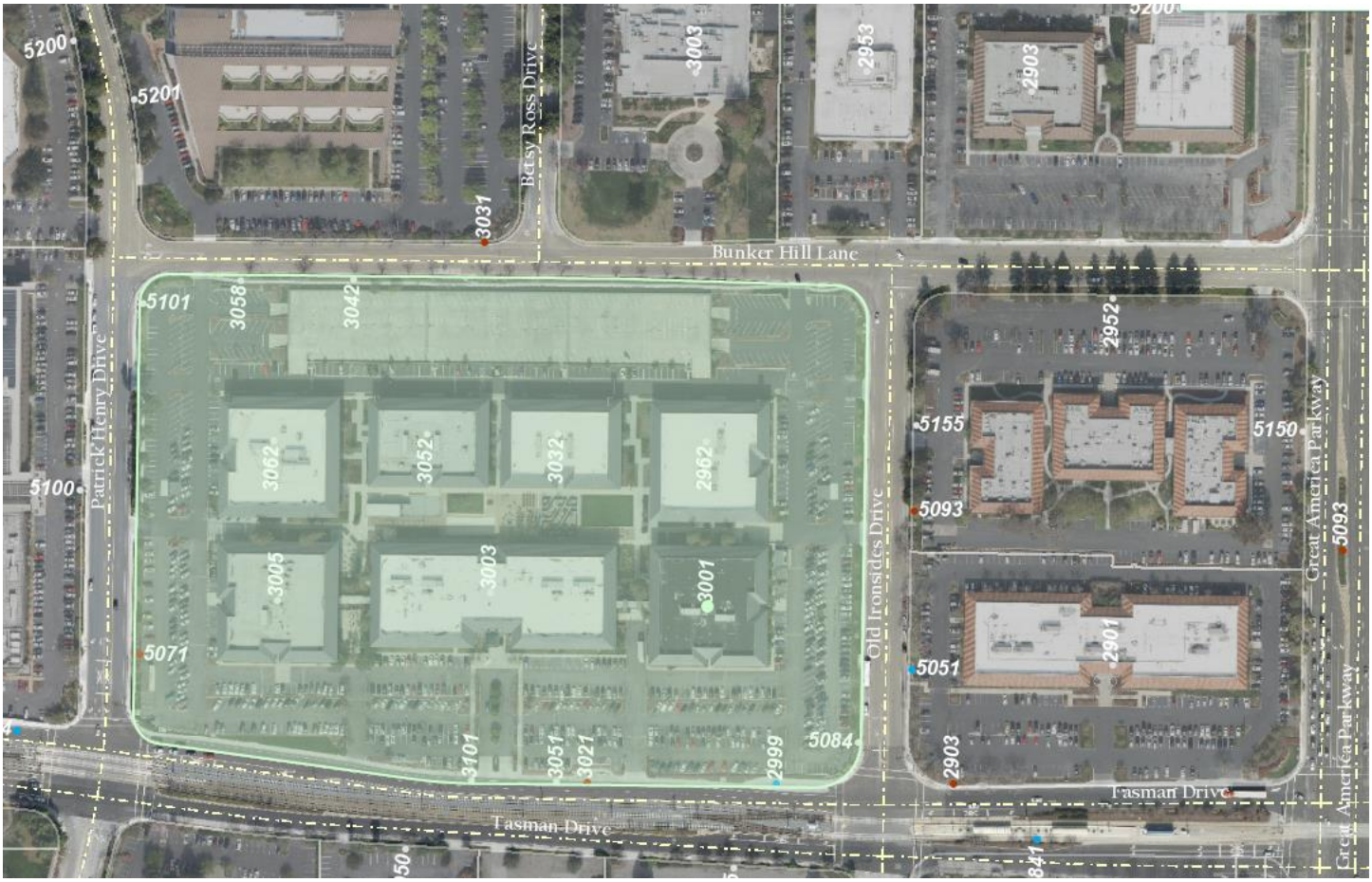
W14. If the applicant would like to inquire about recycled water use, the applicant shall submit all required information for review and approval by Water and Sewer Utilities Department, Compliance Division- Diane Asuncion at (408) 615-2009.

W15. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the applicant shall provide "as-built" drawings of the on-site public water utility infrastructure prepared by a registered civil engineer to the satisfaction of the Director of Water & Sewer Utilities Department.

W16. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000.

W17. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. Applicant shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas and electric utilities, 7' from street curb, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the applicant shall maintain a minimum horizontal clearance of 10' from existing and proposed trees. If applicant installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).

LOCATION MAP
PLN2020-14423



MITIGATION MONITORING OR REPORTING PROGRAM

Lake Park Office Development Project

CITY OF SANTA CLARA

November 2016

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

The Initial Study/Mitigated Negative Declaration (IS/MND) concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the IS/MND concluded that the impacts from implementation of the project would be less-than-significant.

MITIGATION MONITORING OR REPORTING PROGRAM LAKE PARK OFFICE DEVELOPMENT PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
BIOLOGICAL RESOURCES				
Impact BIO-1: Construction activities associated with the proposed project could result in the loss of fertile eggs, nesting raptors or other migratory birds, or nest abandonment.	**MM BIO-1.1:** Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay area, extends from February 1 through August 31. **MM BIO-1.2:** If it is not possible to schedule demolition and construction between September and January, pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist will inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), will determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests will not be disturbed during project construction. **Less Than Significant Impact with Mitigation**	Prior to issuance of demolition or grading permits.	Project applicant and contractors during all phases of construction.	Community Development Director California Department of Fish and Wildlife

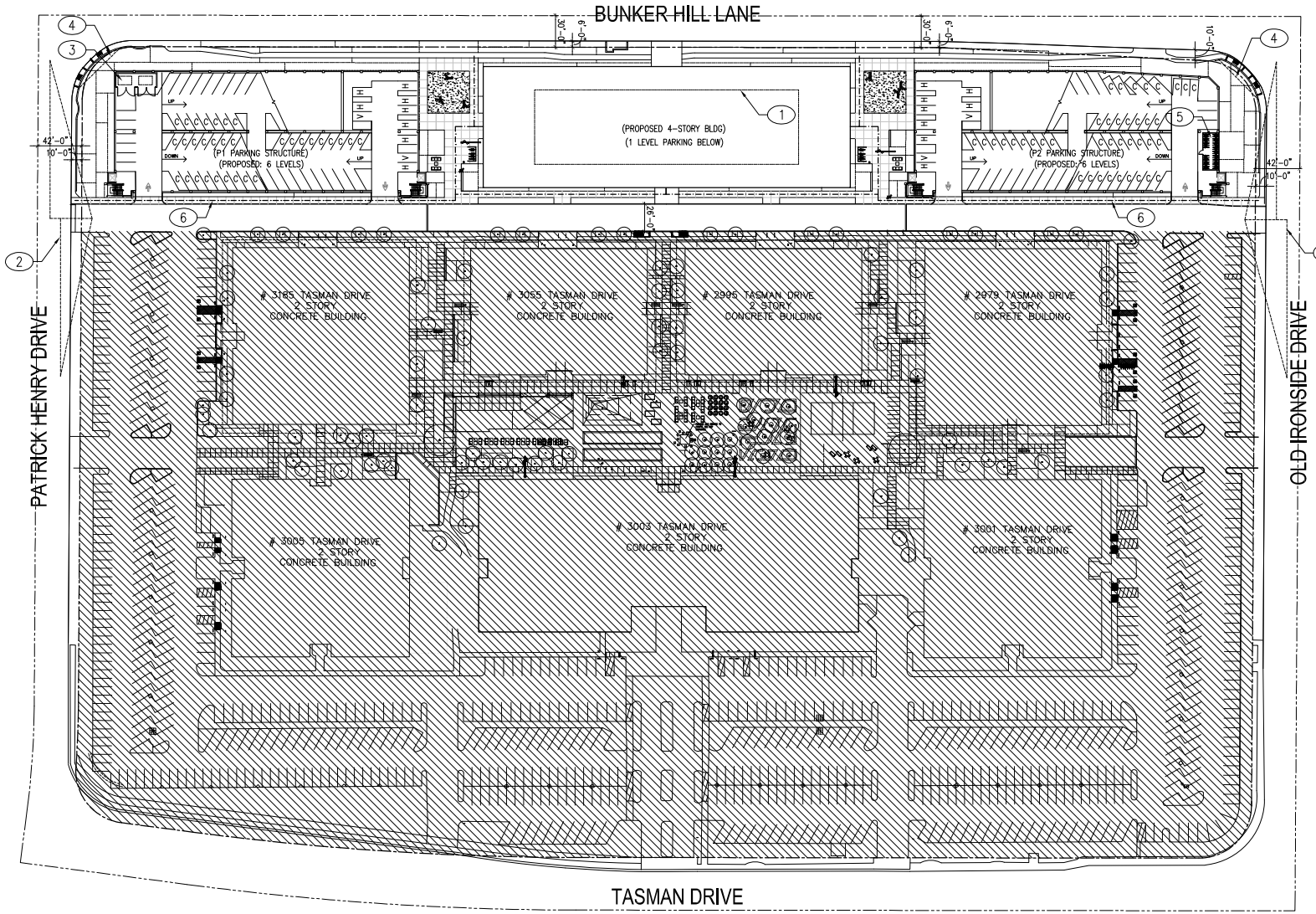
MITIGATION MONITORING OR REPORTING PROGRAM LAKE PARK OFFICE DEVELOPMENT PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
CULTURAL RESOURCES				
Impact CUL-1: Subsurface cultural resources could be uncovered during demolition/construction of the proposed project.	**MM CUL-1.1:** A qualified archaeologist will be on-site to monitor the initial excavation of native soil once all pavement and engineered soil is removed from the project site. After monitoring the initial excavation, the archaeologist will make recommendations for further monitoring if it is determined that the site has cultural resources. If the archaeologist determines that no resources are likely to be found on site, no additional monitoring will be required. **MM CUL-1.2:** In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped, the Community Development Director will be notified, and the archaeologist will examine the find and make appropriate recommendations prior to issuance of building permits. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Community Development Director. **MM CUL-1.3:** In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Santa Clara County Coroner will be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC	During all phases of ground disturbing activities	Project applicant and contractors during all phases of construction	Community Development Director Native American Heritage Commission (for human remains)

MITIGATION MONITORING OR REPORTING PROGRAM LAKE PARK OFFICE DEVELOPMENT PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
See previous page	identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines. **Less Than Significant Impact with Mitigation**	See previous page	See previous page	See previous page
GEOLOGY AND SOILS				
Impact GEO-1: The project site is located in a seismically active region and, as a result, strong ground shaking would be expected to occur during the useful life of the proposed project.	**MM GEO-1.1:** The project applicant will be required to submit a project-specific geotechnical engineering study to the City of Santa Clara for review and approval prior to the issuance of building permits. The project applicant shall comply with the specific design measures of the geotechnical report to ensure building integrity in the event of seismic activity and possible liquefaction. **Less Than Significant Impact with Mitigation.**	Prior to the issuance of building permits	Project applicant	Community Development Director
Impact GEO-2: Implementation of the proposed project could increase erosion and sedimentation until construction is complete and new vegetation is established.	**MM GEO-2.1:** All excavation and grading work will be scheduled in dry weather months, or construction sites will be weatherized to withstand or avoid erosion. **MM GEO-2.2:** Stockpiles and excavated soils will be covered with secured tarps or plastic sheeting. **MM GEO-2.3:** Vegetation in disturbed areas will be replanted as quickly as possible. **Less Than Significant Impact with Mitigation**	During all phases of construction	Project applicant and contractors during all phases of construction	Community Development Director Regional Water Quality Control Board

MITIGATION MONITORING OR REPORTING PROGRAM LAKE PARK OFFICE DEVELOPMENT PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
HAZARDS AND HAZARDOUS MATERIALS				
Impact HAZ-1: Implementation of the proposed project could expose construction workers to residual agricultural soil contamination.	**MM HAZ-1.1:** After demolition but prior to the issuance of grading permits, shallow soil samples shall be taken in the native soil layers within the surface lots to determine if contaminated soil from previous agricultural operations is located on-site with concentrations above established construction/trench worker thresholds. The soil sampling plan must be reviewed and approved by the Santa Clara Fire Chief prior to initiation of work. **MM HAZ-1.2:** Once the soil sampling analysis is complete, a report of the findings will be provided to the Santa Clara Fire Chief, Community Development Director, and other applicable City staff for review. **MM HAZ-1.3:** If contaminated soils are found in concentrations above established thresholds, a Site Management Plan (SMP) will be prepared and implemented (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to California Hazardous Waste Regulations. The contaminated soil removed from the site shall be hauled off-site and disposed of at a licensed hazardous materials disposal site. An SMP will be prepared to establish management practices for handling impacted groundwater and/or soil material that may be encountered during site development and soil-disturbing activities. Components of the SMP will include: a detailed discussion of the site background; preparation of a Health and Safety Plan by an industrial hygienist; notification	Prior to issuance of grading permits.	Project Applicant	Community Development Director Santa Clara County Environmental Health Department Santa Clara Fire Department
See previous page	procedures if previously undiscovered significantly impacted	See previous page	See previous page	See previous page

MITIGATION MONITORING OR REPORTING PROGRAM LAKE PARK OFFICE DEVELOPMENT PROJECT				
Impact	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	soil or free fuel product is encountered during construction; on-site soil reuse guidelines based on the California RWQCB, San Francisco Bay Region's reuse policy; sampling and laboratory analyses of excess soil requiring disposal at an appropriate off-site waste disposal facility; soil stockpiling protocols; and protocols to manage groundwater that may be encountered during trenching and/or subsurface excavation activities. Prior to issuance of grading permits, a copy of the SMP must be approved by the Santa Clara County Environmental Health Department, the City's Community Development Director, and the Santa Clara Fire Chief. **Less Than Significant Impact with Mitigation**			
TRANSPORTATION				
Impact C-TRANS-1: The Great America Parkway/Tasman Drive intersection is projected to operate at an unacceptable LOS F during the PM Peak Hour under cumulative conditions. The project would increase the critical delay at this intersection by 17.6 seconds and the critical V/C by 0.042.	**MM C-TRANS-1.1:** The Great America Parkway/Tasman Drive intersection would be improved by adding a third westbound left-turn lane. Mitigation at this intersection would consist of a fair share contribution determined by City Staff towards the identified improvement. **Less Than Significant Impact with Mitigation**	Prior to issuance of occupancy permits.	Project applicant	Community Development Director

SOURCE: City of Santa Clara, **Lake Park Office Development Initial Study**, November 2016.



SHEET INDEX

A1.1	TITLE SHEET AND SITE PLAN	L0.01	TREE PROTECTION PLAN
A2.1	BUILDING FLOOR PLANS	L1.01	LAYOUT PLAN
A2.2	BUILDING FLOOR PLANS	L2.01	PLANTING PLAN
A2.3	BUILDING FLOOR AND ROOF PLAN	L3.01	LIGHTING PLAN
A2.4	P1 PARKING STRUCTURE PLANS	L4.01	IRRIGATION PLAN
A2.5	P1 PARKING STRUCTURE PLANS	C1.0	COVER SHEET
A2.6	P2 PARKING STRUCTURE PLANS	C2.0	TOPOGRAPHIC SURVEY
A2.7	P2 PARKING STRUCTURE PLANS	C2.1	TOPOGRAPHIC SURVEY
A3.1	BUILDING ELEVATIONS	C3.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
A3.2	P1 PARKING STRUCTURE ELEVATIONS	C3.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
A3.3	P2 PARKING STRUCTURE ELEVATIONS	C4.0	CONCEPTUAL UTILITY PLAN
A3.4	3D MODEL VIEWS	C4.1	CONCEPTUAL UTILITY PLAN
		C5.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN
		C6.0	CONCEPTUAL FIRE ACCESS PLAN

PROJECT DESCRIPTION

THIS PROJECT INCLUDES THE CONSTRUCTION OF ONE NEW 4-STORY CORE AND SHELL BUILDING, TWO NEW PARKING STRUCTURES, AND ASSOCIATED SITE IMPROVEMENTS. THE PROJECT IS LOCATED ON A SITE OF APPROXIMATELY 4.05 ACRES. THIS SITE IS ADJACENT TO SEVEN EXISTING 2 STORY BUILDINGS.

PROJECT DATA

SITE ADDRESS: LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

ZONING / SITE INFORMATION:

CURRENT ZONING:	ML (LIGHT INDUSTRIAL)
PARCEL NUMBER:	PARCEL 104-49-030
TOTAL SITE AREA:	4.05 ACRES
BLDG SETBACKS:	FRONT=15', SIDE=10', REAR=0'
ALLOWABLE BLDG HEIGHT:	70'
PARKING (MIN REQD):	1/300 GSF (ML-PROF OFFICE)
FAR:	.85

BUILDING:

GROSS SF:	150,000 SF
AMENITY SPACE (APPROX):	N/A
AVG FLOOR PLATE:	±37,500 SF
PROPOSED STORIES:	4
PROPOSED HEIGHT:	±66'-8"
OCCUPANCY:	B
CONSTRUCTION TYPE:	II-B

PARKING:

EXISTING:	REQUIRED:
3185 TASMAN DRIVE (56,165 SF)	188 SPACES
3055 TASMAN DRIVE (41,018 SF)	137 SPACES
2995 TASMAN DRIVE (40,547 SF)	136 SPACES
2979 TASMAN DRIVE (57,388 SF)	192 SPACES
3005 TASMAN DRIVE (56,448 SF)	188 SPACES
3003 TASMAN DRIVE (100,729 SF)	336 SPACES
3001 TASMAN DRIVE (56,448 SF)	188 SPACES
TOTAL EXISTING SF = 408,753 SF	TOTAL PARKING REQUIRED = 1,365 SPACES
PROPOSED:	
4-STORY OFFICE BLDG (150,000 SF)	TOTAL PARKING REQUIRED = 500 SPACES
TOTAL PARKING REQUIRED:	1,865 SPACES
TOTAL PARKING PROVIDED:	1,903 SPACES
EXISTING ON SITE SURFACE (SOUTH AREA):	725 SPACES
EXISTING ON SITE SURFACE (NORTH AREA):	185 SPACES
EXISTING ON SITE STRUCTURE (NORTH AREA):	491 SPACES
PROPOSED P1:	531 SPACES
PROPOSED P2:	535 SPACES
PROPOSED SUB-LEVEL:	112 SPACES
STANDARD 9'X18' STALL:	1143 SPACES
COMPACT 8'X16' STALL (50% MAX):	709 SPACES
HANDICAP 9'X18' STALL	51 SPACES
PARKING RATIO:	3.3/1000

BICYCLE PARKING:

CLASS I:	31 SPACES
CLASS II:	12 SPACES

SITE COVERAGE:

PROPOSED (4.05 ACRES):	
BUILDING	21%
P1, P2:	38%
PARKING:	8%
LANDSCAPE:	33%
EXISTING (15.21 ACRES):	
BUILDING:	31%
PARKING:	47%
LANDSCAPE:	22%

KEYNOTES

1. ROOF SCREEN ABOVE
2. VISION TRIANGLE OF SAFETY
3. TRASH ENCLOSURE
4. INTERSECTION VISIBILITY OBSTRUCTION CLEARENCE
5. CLASS I BICYCLE PARKING (REFER TO L1.01 FOR CLASS II LOCATION)
6. ACCESSIBLE PATH OF TRAVEL

LEGEND

C COMPACT SPACE
H ACCESSIBLE SPACE
V VAN ACCESSIBLE SPACE

SUSTAINABLE STRATEGIES

IT IS ANTICIPATED THAT THIS PROJECT WILL BE SUBMITTED TO THE U.S. GREEN BUILDING COUNCIL (USGBC) FOR LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) CERTIFICATION. FOLLOWING IS A PRELIMINARY LIST OF SUSTAINABLE STRATEGIES THE PROJECT TEAM IS INVESTIGATING FOR INCLUSION IN THE PROJECT:

SUSTAINABLE SITES
BICYCLE STORAGE AND CHANGING ROOMS
PREFERABLE PARKING FOR LOW-EMITTING AND FUEL-EFFICIENT VEHICLES
STORMWATER QUALITY CONTROL
MINIMIZING HEAT ISLAND EFFECT, BOTH ROOF AND NON-ROOF
LIGHT POLLUTION REDUCTION
TENANT DESIGN AND CONSTRUCTION GUIDELINES

WATER EFFICIENCY
WATER EFFICIENT LANDSCAPING
WATER USE REDUCTION

ENERGY AND ATMOSPHERE
EXCEEDING MINIMUM ENERGY PERFORMANCE REQUIREMENTS
ENHANCED REFRIGERATION MGMT
MEASUREMENT AND VERIFICATION FOR BASE BLDG
MEASUREMENT AND VERIFICATION FOR TENANT SUB-METERING
GREEN POWER

MATERIALS AND RESOURCES
DIVERTING CONSTRUCTION WASTE FROM LANDFILL
PROVIDING PRODUCTS WITH RECYCLED CONTENT
PROVIDING WOOD PRODUCTS THAT ARE CERTIFIED

INDOOR ENVIRONMENTAL QUALITY
OUTDOOR AIR DELIVERY MONITORING
AIR QUALITY MGMT DURING CONSTRUCTION
PROVIDING LOW-EMITTING ADHESIVES, SEALANTS, PAINTS, COATINGS, AND WOOD PRODUCTS
MAXIMIZE VIEWS

04/19/16

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

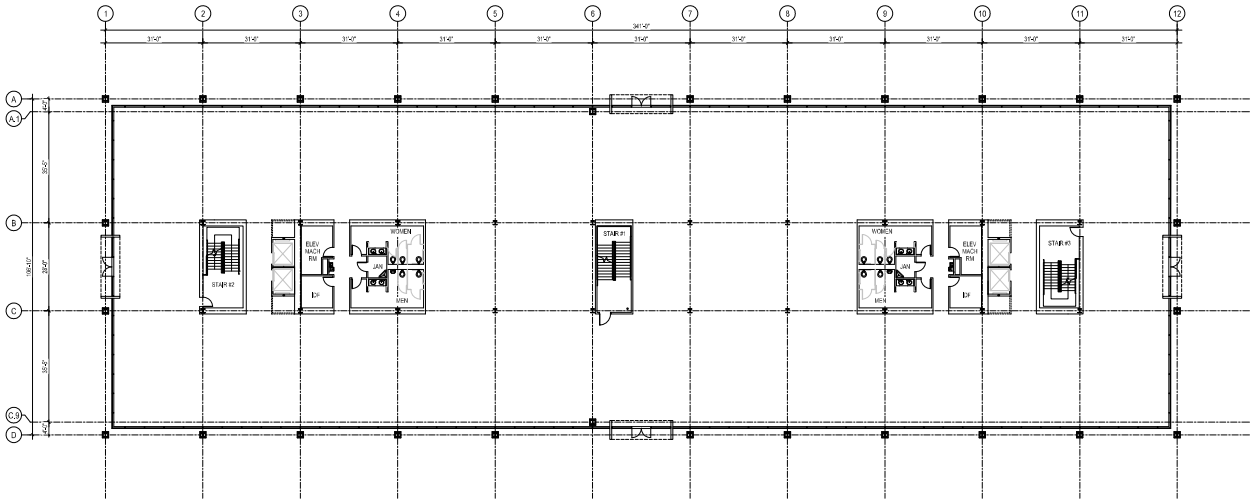
SITE PLAN

BIXBY

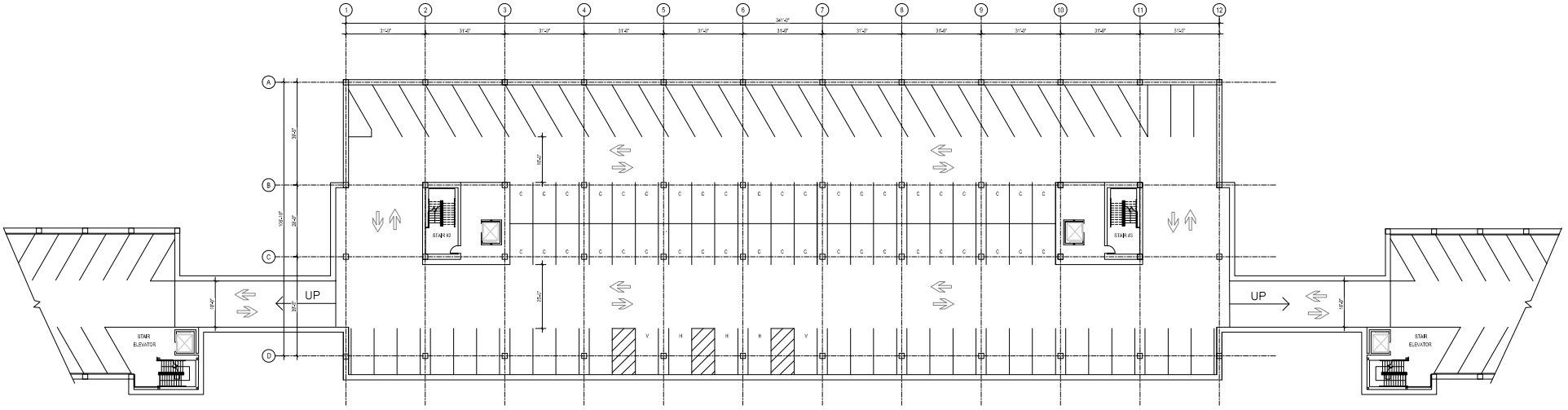
RMW architecture & interiors

vision function space culture ideas experience think listen build speak

A1.1



FLOOR 1



SUB LEVEL 1 PARKING

PLAN NORTH

0 8' 16' 32'

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

BUILDING FLOOR PLANS

BIXBY LAND COMPANY

RMW architecture & interiors

vision
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space
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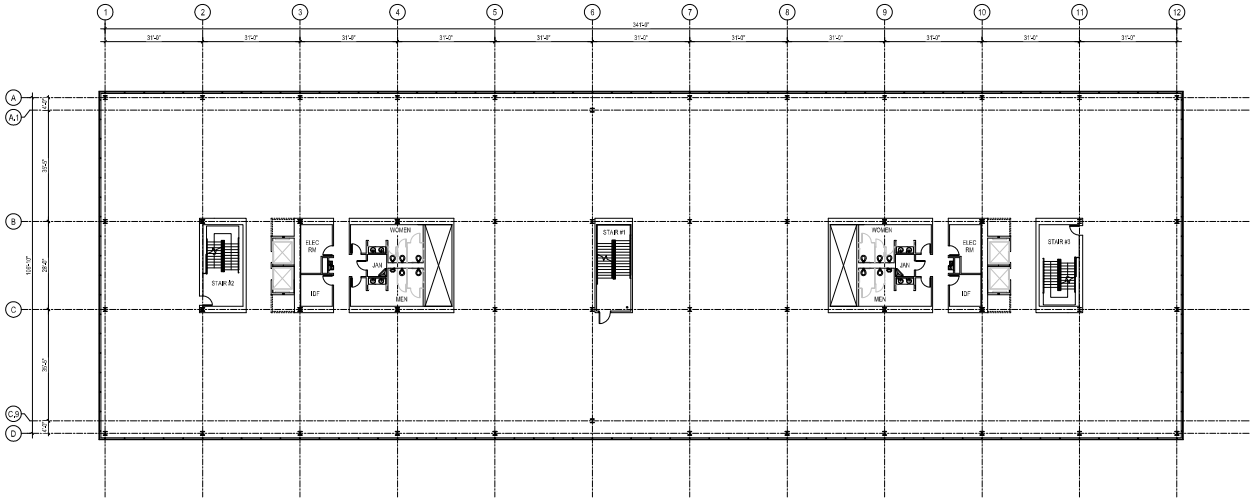
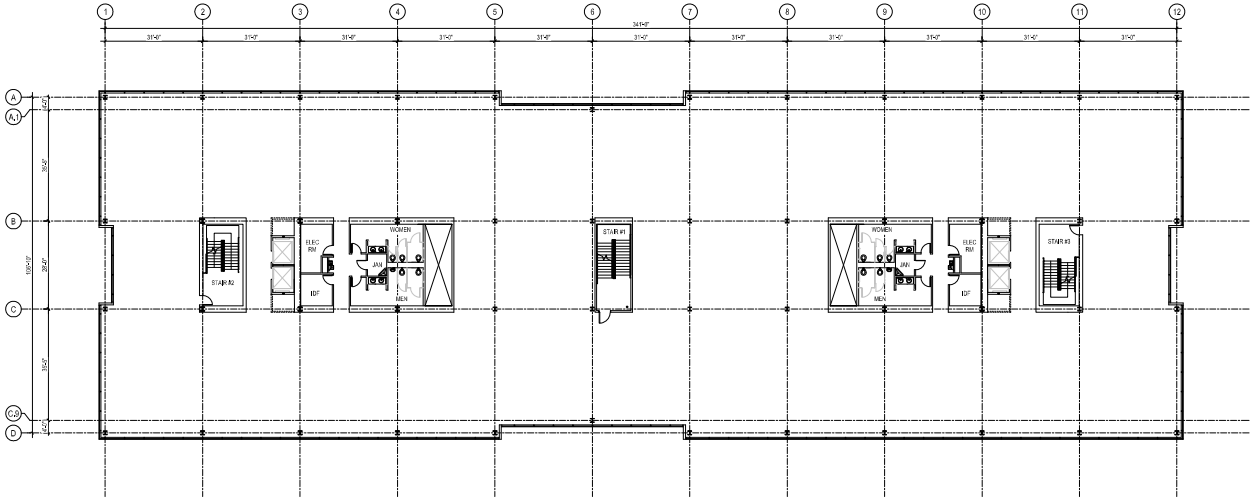
A2.1



FLOOR 3



FLOOR 2

PLAN NORTH

0 8' 16' 32'

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

BUILDING FLOOR PLANS

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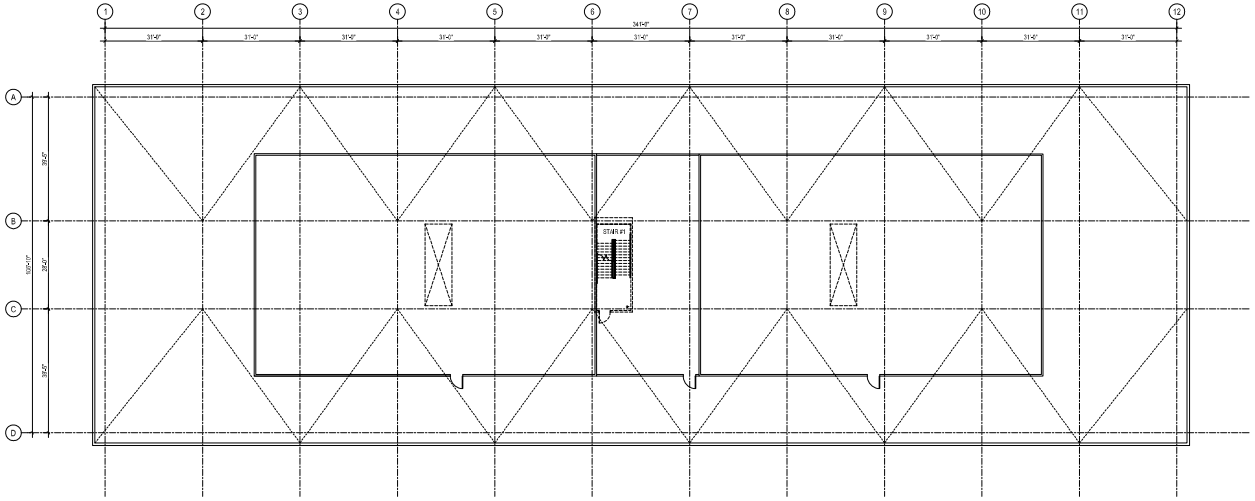
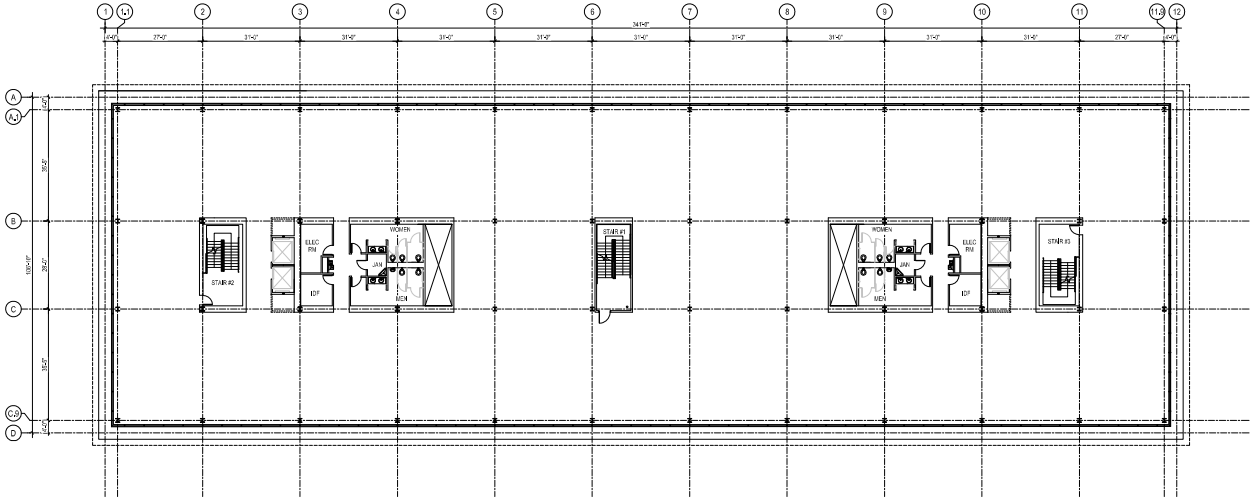
vision function space culture ideas experience time listen build speak

A2.2



ROOF PLAN



FLOOR 4

PLAN NORTH

0 8' 16' 32'

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

BUILDING FLOOR AND ROOF PLAN

BIXBY

RMW architecture & interiors

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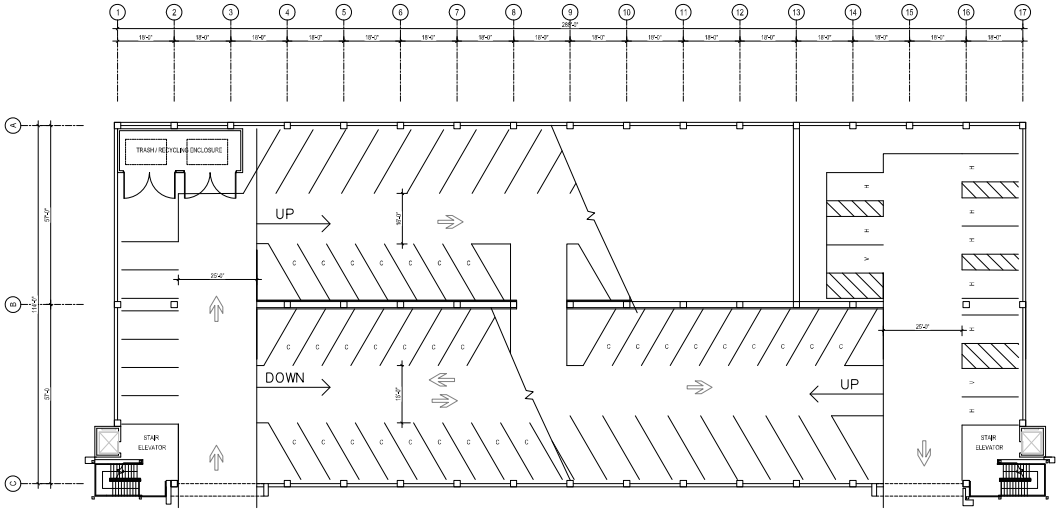
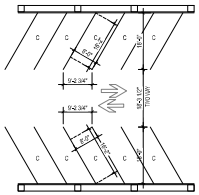
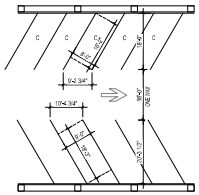
A2.3



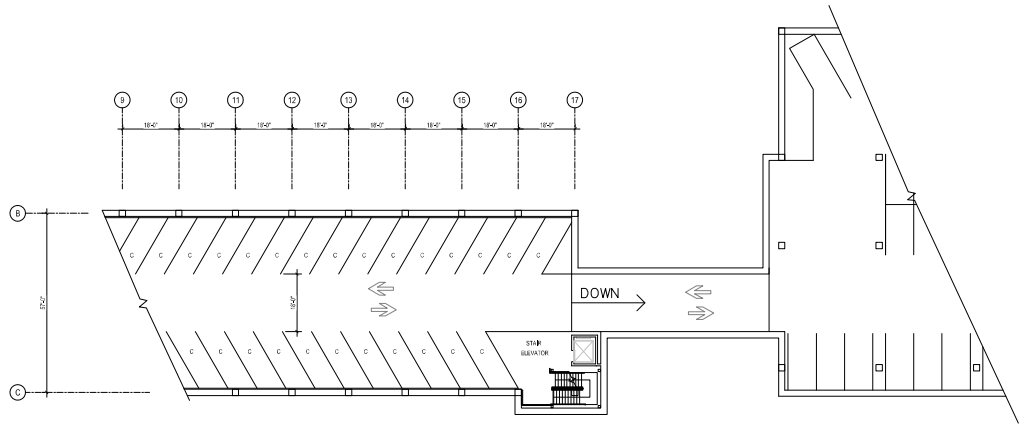
LEVEL 1



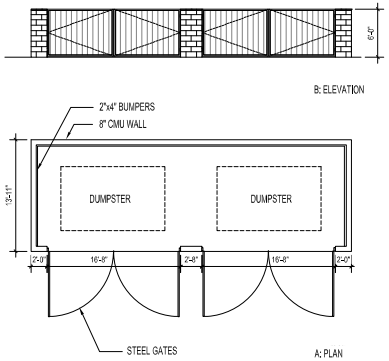
TYPICAL TWO-WAY ANGLED PARKING DETAIL



TYPICAL ONE-WAY ANGLED PARKING DETAIL



SUB LEVEL PARKING 1



TRASH ENCLOSURE PLAN AND ELEVATION (N.T.S.)

PLAN NORTH

0 8' 16' 32'

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

P1 PARKING STRUCTURE PLANS

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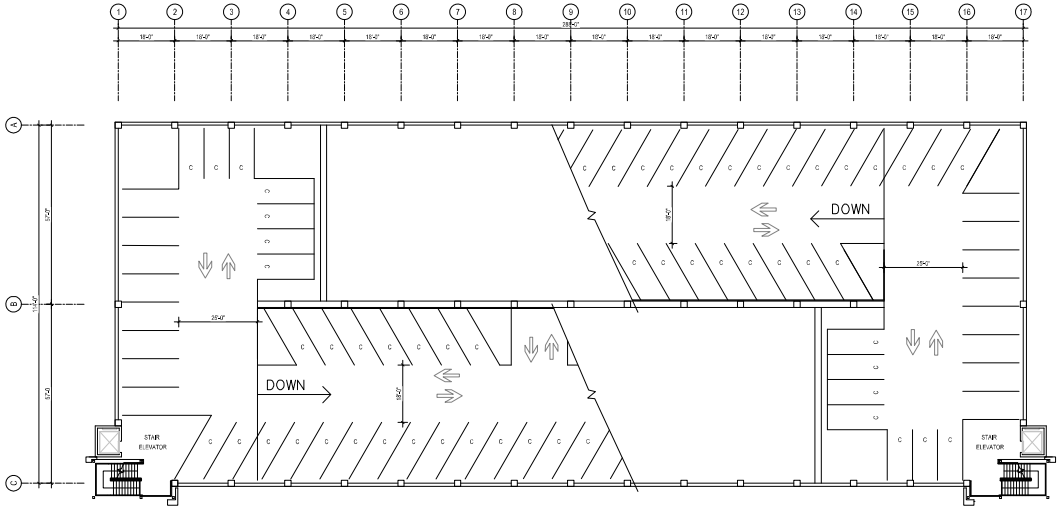
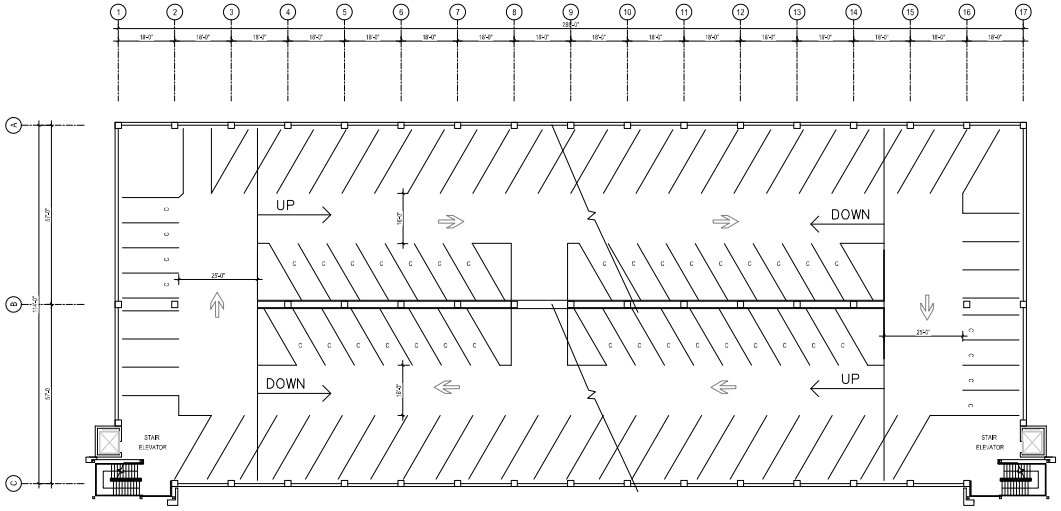


LEVEL 6



LEVEL 2 (LEVELS 3-5 SIM)

PLAN NORTH

0 8' 16' 32'

BIXBY

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

P1 PARKING STRUCTURE PLANS

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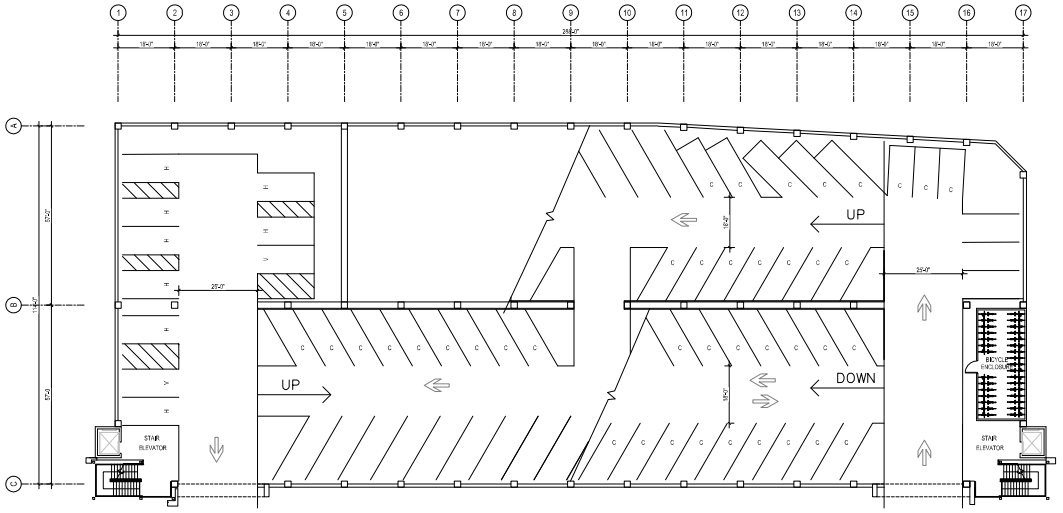
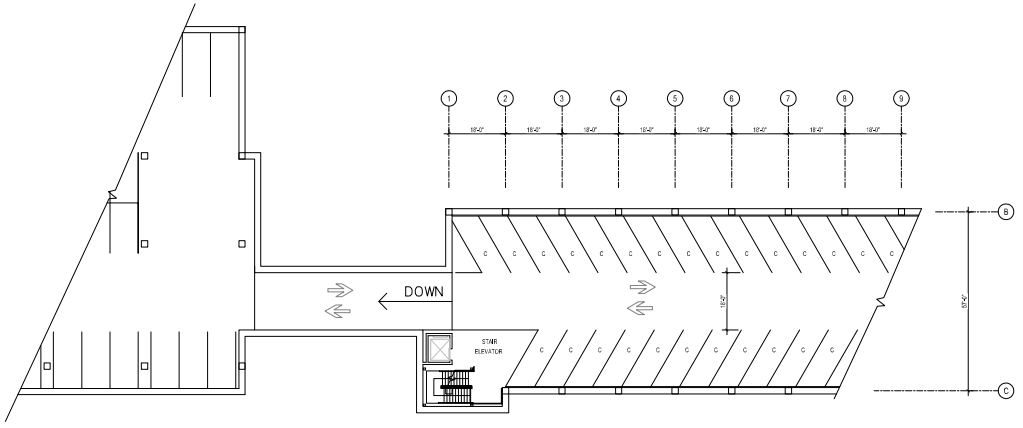


LEVEL 1



SUB LEVEL PARKING 1

PLAN NORTH

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ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

P2 PARKING STRUCTURE PLANS

BIXBY LAND COMPANY

RMW architecture & interiors

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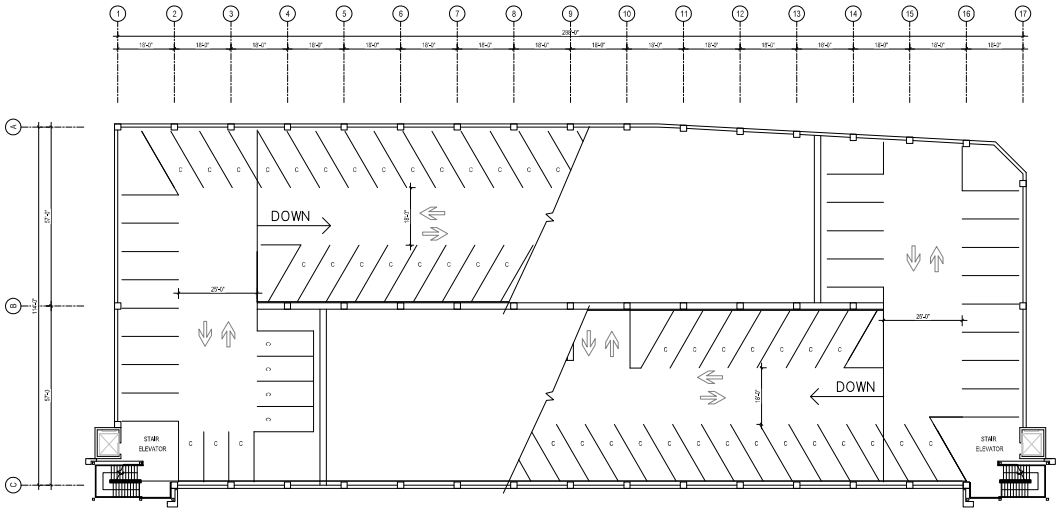
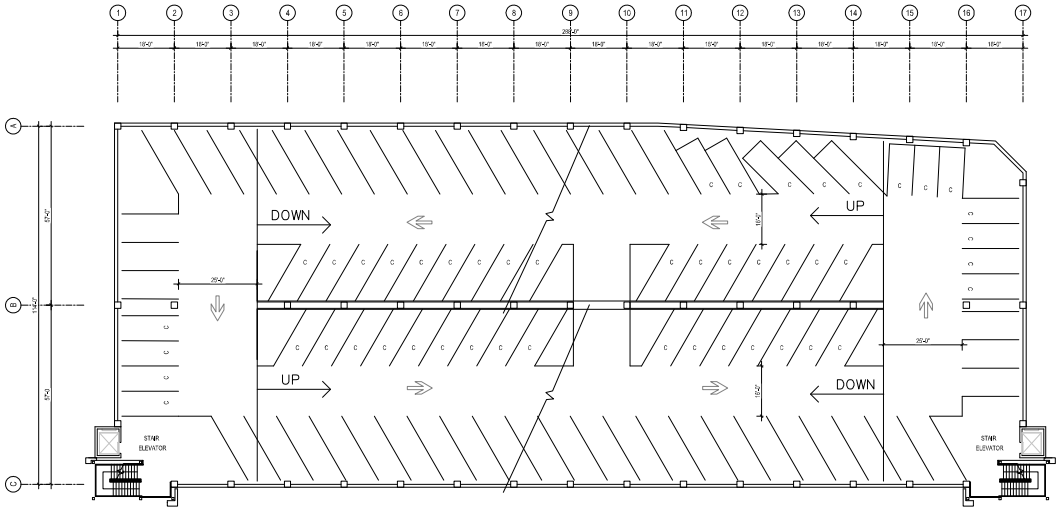
A2.6



LEVEL 6



LEVEL 2 (LEVELS 3-5 SIM)

PLAN NORTH

0 8' 16' 32'

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P2 PARKING STRUCTURE PLANS

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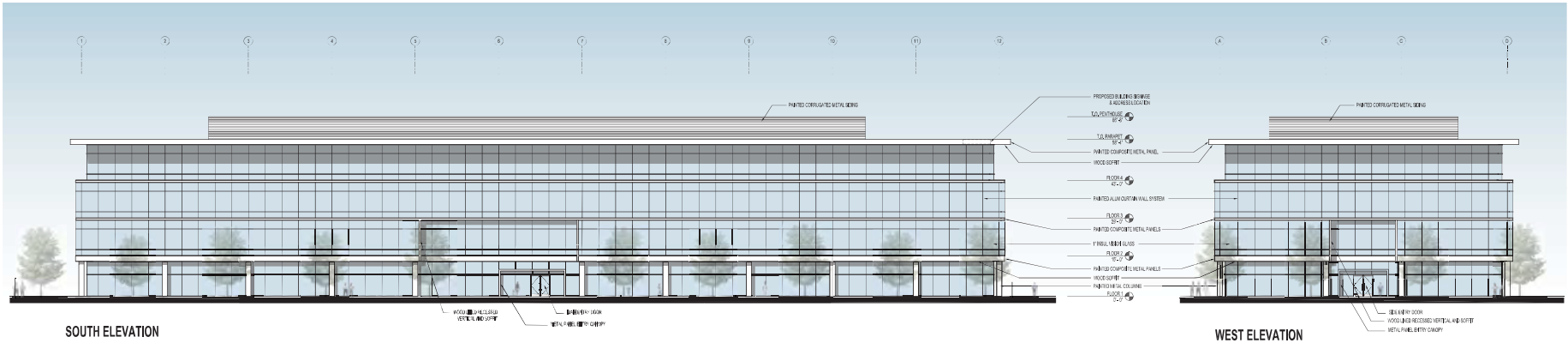
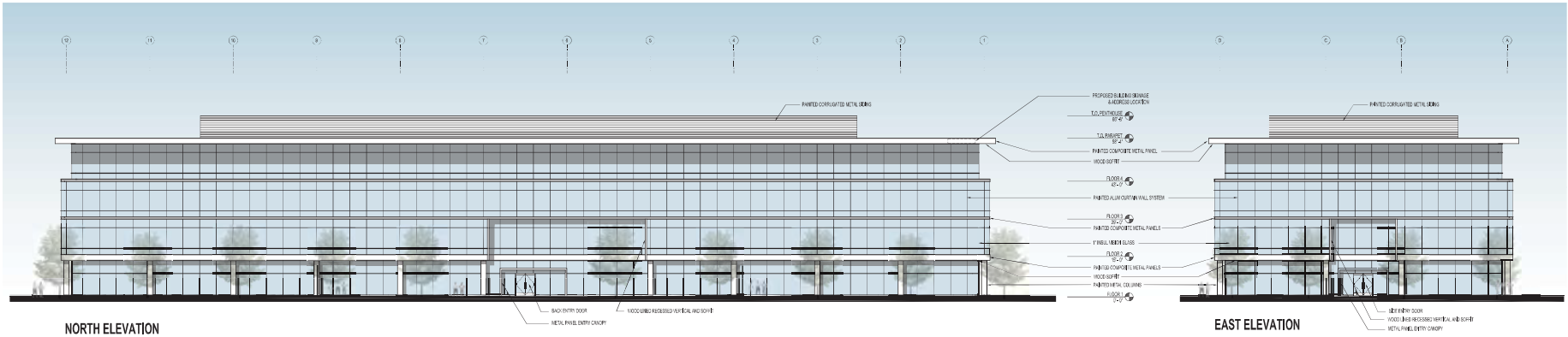


SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

0 8' 16' 32'

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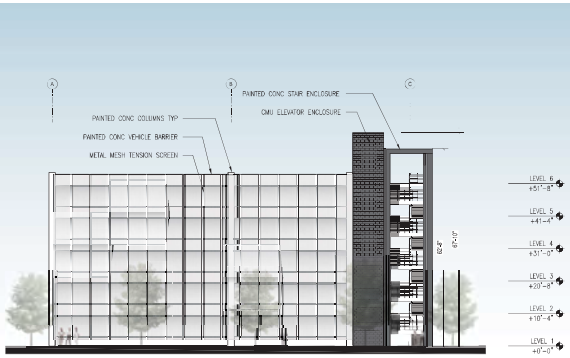

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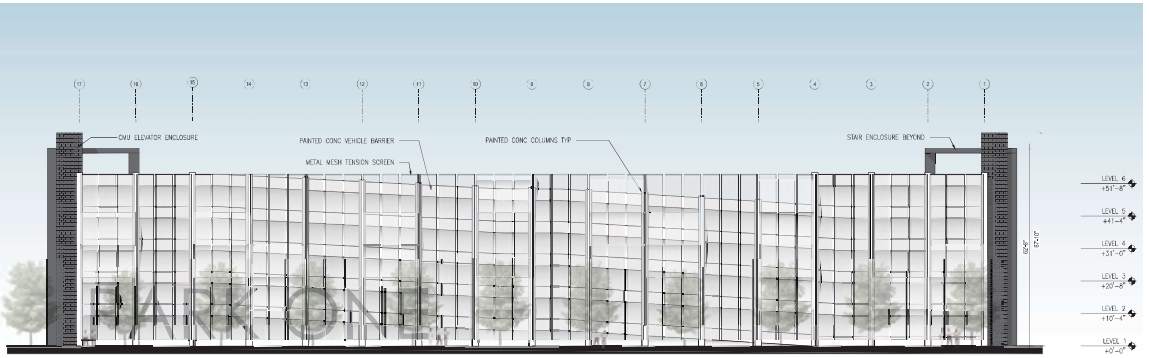

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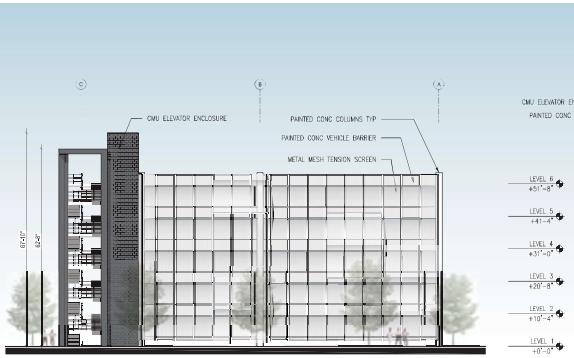

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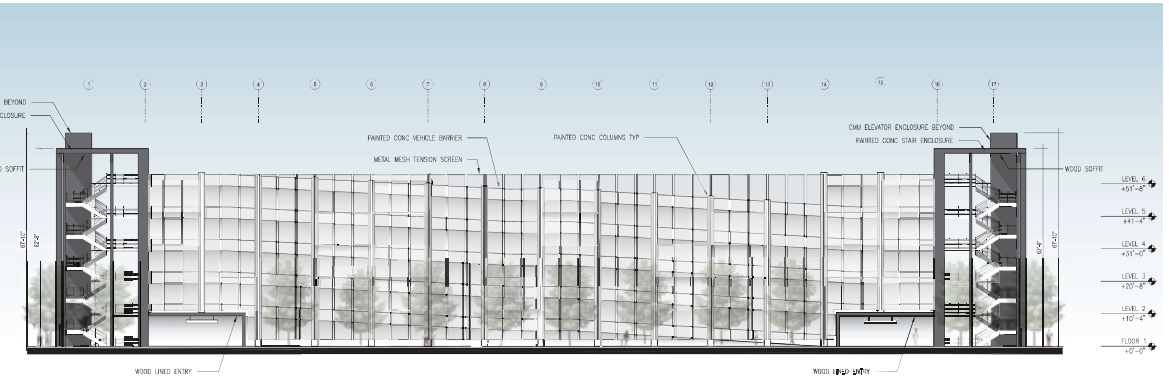

SOUTH ELEVATION

0 8' 16' 32'

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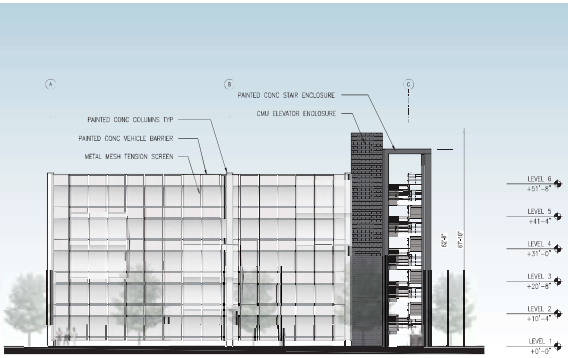

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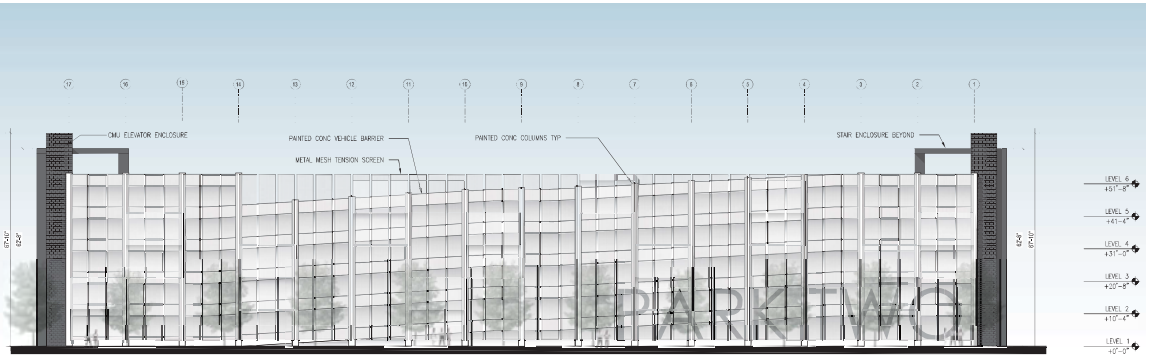

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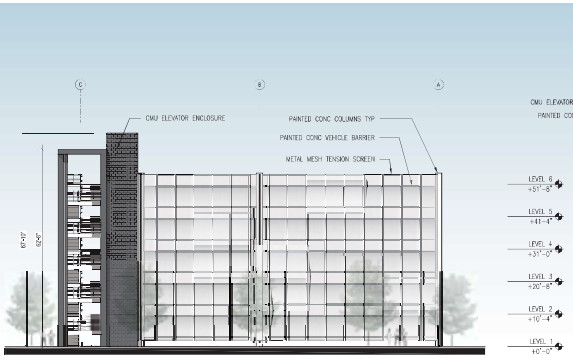

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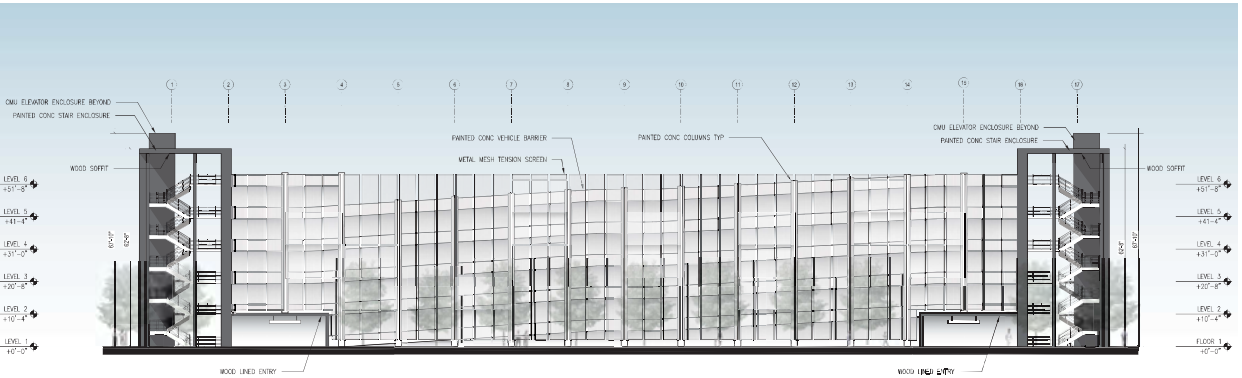

SOUTH ELEVATION

0 8' 16' 32'

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AERIAL VIEW LOOKING SOUTH

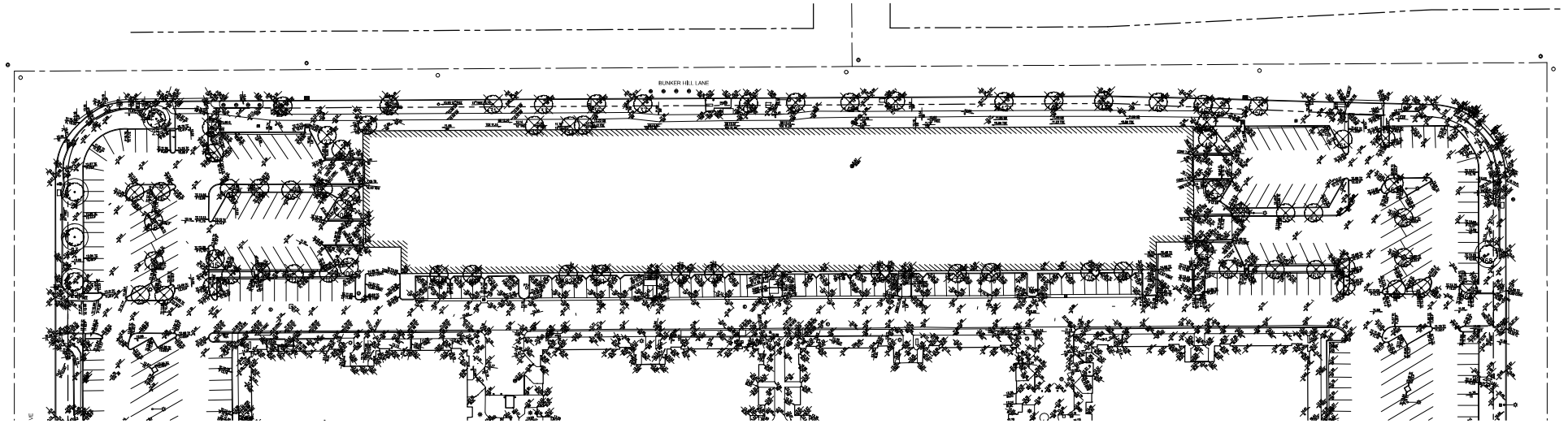
STREET VIEW AT BUNKER HILL LANE AND BETSY ROSE DRIVE

STREET VIEW FROM BUNKER HIL LANE

STREET VIEW FROM ACCESS ROAD

VIEW FROM PATRICK HENRY DRIVE

STREET VIEW ACCESS ROAD



Tree #	Species	Address	DBH (inches)	Condition	H/S Spread	Protect / Remove
1	Liquidambar	Liquidambar styraciflua	15.1	40	45/20	Remove
2	Liquidambar	Liquidambar styraciflua	4.9	60	25/8	Remove
3	Liquidambar	Liquidambar styraciflua	9.5	45	15/10	Remove
4	Liquidambar	Liquidambar styraciflua	5.1	50	20/6	Remove
5	Liquidambar	Liquidambar styraciflua	5	40	18/8	Remove
6	Liquidambar	Liquidambar styraciflua	6.2	55	20/10	Remove
7	Liquidambar	Liquidambar styraciflua	5.3	60	20/8	Remove
8	Liquidambar	Liquidambar styraciflua	3.8	45	15/5	Remove
9	Liquidambar	Liquidambar styraciflua	4.8	60	25/8	Remove
10	Liquidambar	Liquidambar styraciflua	5.3	50	20/8	Remove
11	Liquidambar	Liquidambar styraciflua	7.5	45	30/10	Remove
12	Liquidambar	Liquidambar styraciflua	9.8	60	30/15	Remove
13	Liquidambar	Liquidambar styraciflua	4	60	15/5	REMOVE
14	Liquidambar	Liquidambar styraciflua	4.7	45	12/8	Remove
15	Liquidambar	Liquidambar styraciflua	5.1	30	25/10	Remove
16	Liquidambar	Liquidambar styraciflua	4	40	12/5	Remove
17	Liquidambar	Liquidambar styraciflua	2.9	40	10/5	Remove
18	Chinese pistache	Pistacia chinensis	2.8	40	10/5	Remove
19	Chinese pistache	Pistacia chinensis	2.2	50	10/5	Remove
20	Liquidambar	Liquidambar styraciflua	2.9	50	10/5	Remove
21	Liquidambar	Liquidambar styraciflua	4.2	55	20/8	Remove
22	Sycamore	Platanus acerifolia	2.1	70	15/5	Protect
23	Sycamore	Platanus acerifolia	2.1	70	15/5	Protect
24	Sycamore	Platanus acerifolia	2.3	70	15/5	Protect
25	Sycamore	Platanus acerifolia	2.3	70	15/5	Protect
26	Flowering pear	Pyrus calleryana	18.6	35	25/15	Remove
27	Liquidambar	Liquidambar styraciflua	10.9	35	40/20	Remove
28	Liquidambar	Liquidambar styraciflua	8.7	50	25/15	Remove
29	Liquidambar	Liquidambar styraciflua	5.2	50	20/10	Remove
30	Flowering pear	Pyrus calleryana	20.4	40	35/25	Remove
31	Flowering pear	Pyrus calleryana	11.9	30	20/20	Remove
32	Privet	Ligustrum japonicum	9.7	30	15/10	Remove
33	Flowering pear	Pyrus calleryana	17	40	20/15	Remove
34	Privet	Ligustrum japonicum	3 + 2.5	50	10/8	Remove
35	Privet	Ligustrum japonicum	8.5	30	18/8	Remove
36	Flowering pear	Pyrus calleryana	13.8	45	25/20	Remove
37	Flowering pear	Pyrus calleryana	15.1	40	25/20	Remove
38	Flowering pear	Pyrus calleryana	18.5	35	35/20	Remove
39	Flowering pear	Pyrus calleryana	14.5	35	35/20	Remove
40	Flowering pear	Pyrus calleryana	15.3	35	25/30	Remove
41	Flowering pear	Pyrus calleryana	11	45	35/15	Remove
42	Flowering pear	Pyrus calleryana	12.1	40	20/15	Remove
43	Flowering pear	Pyrus calleryana	10.5	45	20/15	Remove
44	Flowering pear	Pyrus calleryana	14.1	40	20/15	Remove

Tree #	Species	Address	DBH (inches)	Condition	H/S Spread	Protect / Remove
45	Flowering pear	Pyrus calleryana	15.1	35	20/15	Remove
46	Flowering pear	Pyrus calleryana	13.2	30	20/15	Remove
47	Liquidambar	Liquidambar styraciflua	8.6	30	25/15	Remove
48	Liquidambar	Liquidambar styraciflua	8.1	55	28/10	Remove
49	Liquidambar	Liquidambar styraciflua	11.9	40	35/20	Remove
50	Liquidambar	Liquidambar styraciflua	7.1	60	30/10	Remove
51	Liquidambar	Liquidambar styraciflua	3.3	65	15/6	Remove
52	Liquidambar	Liquidambar styraciflua	1.7	65	12/5	Remove
53	Liquidambar	Liquidambar styraciflua	8.5	50	25/10	Remove
54	Chinese pistache	Pistacia chinensis	3.8	60	20/15	Remove
55	Chinese pistache	Pistacia chinensis	3.3	60	15/10	Remove
56	Chinese pistache	Pistacia chinensis	3.6	60	15/8	Remove
57	Liquidambar	Liquidambar styraciflua	7.4	55	25/15	Remove
58	Liquidambar	Liquidambar styraciflua	8	55	30/20	Remove
59	Chinese pistache	Pistacia chinensis	5.1	60	15/10	Remove
60	Chinese pistache	Pistacia chinensis	3.4	60	12/10	Remove
61	Chinese pistache	Pistacia chinensis	2.6	60	12/8	Remove
62	Liquidambar	Liquidambar styraciflua	5.9	40	15/10	Remove
63	Liquidambar	Liquidambar styraciflua	4.5	40	15/10	Remove
64	Liquidambar	Liquidambar styraciflua	8.8	50	20/10	Remove
65	Liquidambar	Liquidambar styraciflua	7.7	55	10/4	Remove
66	Chinese pistache	Pistacia chinensis	2.4	40	8/4	Remove
67	Chinese pistache	Pistacia chinensis	2.5	40	8/4	Remove
68	Sycamore	Platanus acerifolia	2.5	65	15/5	Protect
69	Liquidambar	Liquidambar styraciflua	18.5	55	40/20	Remove
70	Liquidambar	Liquidambar styraciflua	9.5	55	30/10	Remove
71	Liquidambar	Liquidambar styraciflua	8.2	55	35/20	Remove
72	Liquidambar	Liquidambar styraciflua	7.1	55	35/15	Remove
73	Ginkgo	Ginkgo biloba	4.5	85	20/5	Remove
74	Brisbane box	Lophostemon confertus	3.1	60	20/8	Remove
75	Brisbane box	Lophostemon confertus	2.7	50	12/8	Remove
76	Brisbane box	Lophostemon confertus	2.9	50	15/8	Remove
77	Brisbane box	Lophostemon confertus	3.8	50	20/8	Remove
78	Brisbane box	Lophostemon confertus	4	60	25/10	Remove
79	Brisbane box	Lophostemon confertus	3.1	60	20/8	Remove
80	Brisbane box	Lophostemon confertus	3	60	20/15	Remove
81	Brisbane box	Lophostemon confertus	3	60	20/8	Remove
82	Brisbane box	Lophostemon confertus	3	60	20/8	Remove
83	Brisbane box	Lophostemon confertus	2.6	60	15/5	Remove
84	Brisbane box	Lophostemon confertus	2.5	60	20/8	Remove
85	Ginkgo	Ginkgo biloba	4	60	15/5	Remove
86	Liquidambar	Liquidambar styraciflua	9.6	60	20/8	Remove
87	Lagunaria	Lagunaria patersonii/glaucog	10.7	50	50/30	Remove

SYMBOL	DESCRIPTION	QUANTITY
	TREE TO REMAIN IN PLACE, SECURE WITH PROTECTION FENCE	5
	TREE TO REMOVE COMPLETE, GRIND STUMP AND GRUB ROOTS	76
37	TREE ID NUMBER SEE TREE INVENTORY LEFT	n/a

TREE PROTECTION NOTES

TREE PRESERVATION GUIDELINES

THE GOAL OF TREE PRESERVATION IS NOT MERELY TREE SURVIVAL DURING SITE RENOVATION BUT MAINTENANCE OF TREE HEALTH AND BEAUTY FOR MANY YEARS. SOME TREES WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES TO COMPLETE REPAIRS AND CONSTRUCT NEW ACCESS PATHS. THE RESPONSE OF INDIVIDUAL TREES WILL DEPEND ON THE AMOUNT OF EXCAVATION AND GRADING AND THE CONSTRUCTION METHODS. THE FOLLOWING RECOMMENDATIONS WILL HELP REDUCE IMPACTS TO TREES DURING SITE RENOVATION AND MAINTAIN AND IMPROVE THEIR HEALTH AND VITALITY.

DESIGN RECOMMENDATIONS

1. ANY CHANGES TO THE PLANS AFFECTING THE TREES SHALL BE REVIEWED BY THE PROJECT ARBORIST WITH REGARD TO TREE IMPACTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, REPAIR AND IMPROVEMENT PLANS, AND LANDSCAPE AND IRRIGATION PLANS.

2. A TREE PROTECTION ZONE (TPZ) HAS BEEN ESTABLISHED AROUND EACH TREE TO BE PRESERVED. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE WITHOUT A PERMIT. THE TPZ FOR EACH TREE IS DEPICTED ON THE TREE PRESERVATION AND TREE PROTECTION PLAN (EXHIBITS).

3. IRRIGATION SYSTEMS MUST BE DESIGNED TO PROTECT ROOTS WITHIN THE TREE PROTECTION ZONE.

PRE-CONSTRUCTION TREATMENTS AND RECOMMENDATIONS

1. PROTECT TREES FROM INADVERTENT INJURY DURING SITE IMPROVEMENT AND REPAIR, AND INSTALLATION OF NEW IRRIGATION AND LANDSCAPES. THE PROJECT ARBORIST WILL PREPARE A TREE PROTECTION FENCING PLAN. PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO WORK BEGINS IN AN AREA AND REMAIN UNTIL ALL AND CONSTRUCTION IS COMPLETED WITHIN THE AREA. INSTALLATION OF TREE PROTECTION DEVICES MAY BE PHASED TO COINCIDE WITH SPECIFIC WORK AREAS.

2. TREES MAY REQUIRE PRUNING TO PROVIDE CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE COMPLETED BY A CERTIFIED ARBORIST OR TREE WORKER AND ADHERE TO THE LATEST EDITION OF THE ANSI Z133 AND A300 STANDARDS AS WELL AS THE BEST MANAGEMENT PRACTICES — TREE PRUNING PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.THE PROJECT ARBORIST WILL PROVIDE SPECIFICATIONS FOR PRUNING.

3. TREE(S) TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREE(S) TO REMAIN MUST BE REMOVED BY A QUAUFIED ARBORIST AND NOT BY CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREE(S) AND UNDERSTORY TO REMAIN. TREE STUMPS SHALL BE GROUND 12' BELOW GROUND SURFACE.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

1. ALL CONTRACTORS SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE TO TREES TO BE PRESERVED.

2. ANY GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK WITHIN THE TREE PROTECTION ZONE SHOULD BE MONITORED BY THE PROJECT ARBORIST.

3. TREE PROTECTION DEVICES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED WITHIN THE WORK ARE. FENCES OR OTHER PROTECTION DEVICES MAY NOT BE RELOCATED OR REMOVED WITHOUT PERMISSION OF THE PROJECT ARBORIST.

4. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE TREE PROTECTION ZONE AT ALL TIMES.

5. NO EXCESS SOIL, CHEMICALS, PAINT, SOLVENTS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.

6. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE PROJECT ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2"IN DIAMETER SHOULD BE AVOIDED.

7. IF ROOTS 2" AND GREATER IN DIAMETER ARE ENCOUNTERED AND DURING SITE WORK MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE PROJECT ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.

8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.

9. ANY ADDITIONAL TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.

10. ALL TREES SHALL BE IRRIGATED REGULARLY TO AVOID WATER STRESS. THE PROJECT ARBORIST WILL RECOMMEND IRRIGATION SCHEDULES. PLAN TO IRRIGATE REDWOOD TREES ONCE PER WEEK; ASH EVERY TWO WEEKS WHEN IN LEAF, AND ITALIAN STONE PINES, EVERY FOUR WEEKS WHEN WEEKLY RAINFALL IS LESS THAN 0.5". APPLY APPROXIMATELY 80 GALLONS OF WATER PER TREE. PLAN TO IRRIGATE ITALIAN STONE PINES ONCE PER MONTH.

TREE MAINTENANCE

1. TREES REQUIRE REGULAR CARE AND MONITORING TO SUSTAIN HEALTH AND STRUCTURAL CONDITION AND TO RESPOND TO CHANGES. OCCASIONAL PRUNING, FERTILIZATION, MULCH, PEST MANAGEMENT, REPLANTING AND IRRIGATION MAY BE REQUIRED. ADDITIONAL IRRIGATION MAY BE REQUIRED TO COMPENSATE FOR ROOT LOSS. AS TREES AGE AND GROW LARGER, THE LIKELIHOOD OF FAILURE OF BRANCHES OR ENTIRE TREES INCREASES. THUS, IT IS RECOMMENDED THAT THE PROPERTY OWNER HAVE THE TREES INSPECTED ANNUALLY TO ASSESS STRUCTURAL CONDITION.

1/32"=1'-0"

0 8 16 32

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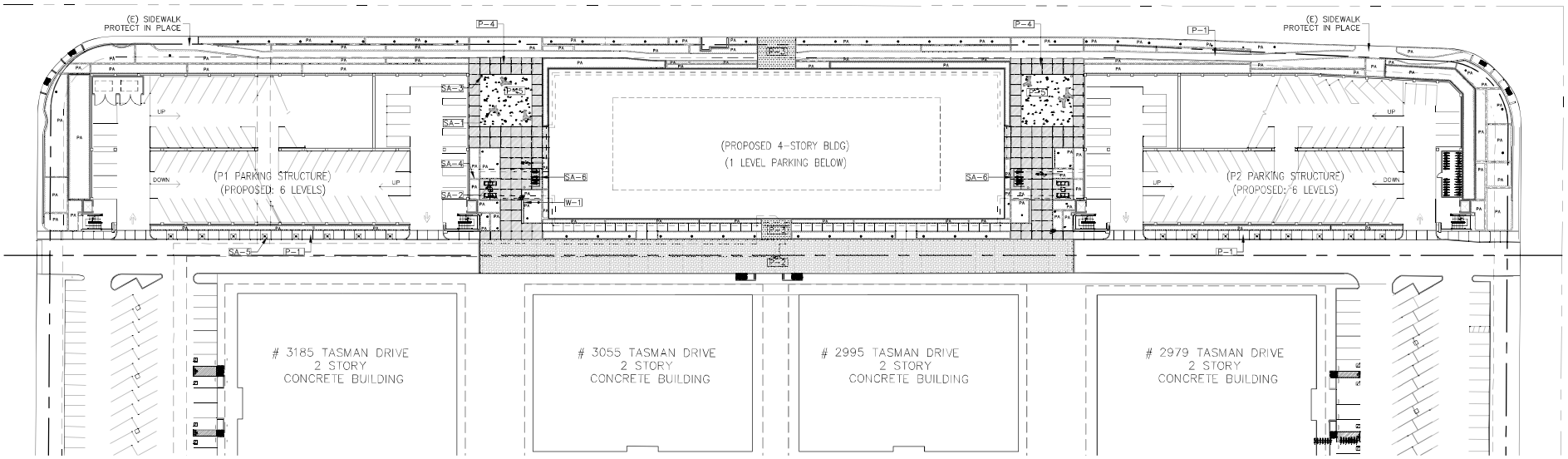

MATERIALS LEGEND

KEY	GRAPHIC	DESCRIPTION
P-1		CAST-IN-PLACE CONCRETE PER SANTA CLARA CITY SIDEWALK STANDARDS EJ
P-2		PERMEABLE VEHICULAR PAVING
P-3		PERMEABLE PEDESTRIAN PAVING
P-4		CIP CONCRETE, DARK GREY EJ
P-5		AGGREGATE SURFACING

KEY	GRAPHIC	DESCRIPTION
SA-1		SPECIALTY BENCH
SA-2		SECTIONAL CHAIRS AND TABLE
SA-3		TRASH CAN
SA-4		METAL HEADER IN PLANTER
SA-5		TREE GRATE
SA-6		EDGE BIKE SHELTER, TYP OF (2) (12) CLASS II BIKE SPACES TOTAL

KEY	GRAPHIC	DESCRIPTION
W-1		CUSTOM RECLAIMED REDWOOD SITE WALL
LT-1		SPECIALTY AREA POLE LIGHT SEE LIGHTING PLAN
	PA TREE TRUNK	PLANTING AREA TREE TRUNK

1/32"=1'-0"

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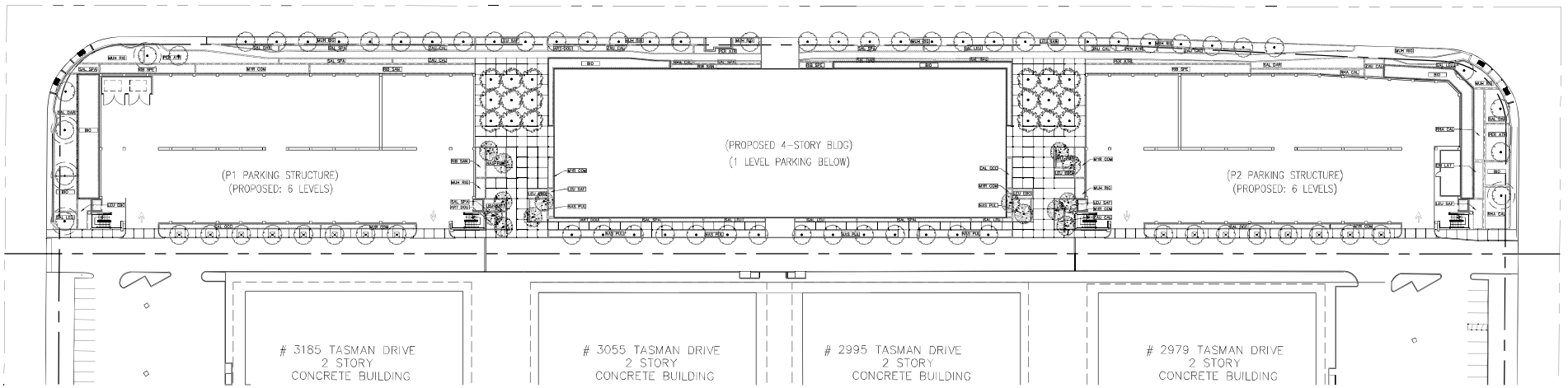

KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QUANTITY	CREDIT
TREES							
T-1		CHINESE ELM	ULMUS PARVIFOLIA	60" BOX	PER PLAN	67	201 (1:3)
T-2		CRAPE MYRTLE	LAGERSTROEMIA TUSCARORA	48" BOX	PER PLAN	14	28 (1:2)
T-3		OLIVE	OLEA EUROPEA 'SWAN HILL'	60" BOX	PER PLAN	18	54 (1:3)
		EXISTING TREE TO REMAIN IN PLACE, SECURE WITH PROTECTION FENCE				5	N/A

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	WUCOLS
ART COU	WORMWOOD	ARTEMISIA DOUGLASIANA	1 GAL	12" OC TRI	VL
ART ABR	WORMWOOD	ARTEMISIA ARBORESCENS	1 GAL	12" OC TRI	VL
DOD VIS	PURPLE LEAFED HOP-BUSH	DODONAEA VISCOSA 'PURPUREA'	5 GAL	24" OC TRI	L
ERI LAT	COAST BUCKWHEAT	ERIOGONUM LATIFOLIUM	1 GAL	12" OC TRI	L
LEU CES	EBONY CONEBUSH	LEUCADENDRON 'BLUSH'	1 GAL	12" OC TRI	L
IRI DOU	DOUGLAS IRIS	IRIS DOUGLASIANA	1 GAL	12" OC TRI	L
LEU SAF	RED CONEBUSH	LEUCADENDRON 'SAFARI SUNSET'	5 GAL	18" OC TRI	L
MUH RIG	DEERGRASS	MUHLENBERGIA RIGENS	1 GAL	18" OC TRI	L
RHA CAL	COFFEEBERRY	RHAMNUS CALIFORNICA	5 GAL	24" OC TRI	L
RIB SPE	FUSCHIA FLOWERING GOOSEBERRY	RIBES SPECIOSUM	5 GAL	24" OC TRI	L
RIB SAN	RIBES	RIBES SANGUINEUM	5 GAL	18" OC TRI	L
SAL SPA	HUMMINGBIRD SAGE	SALVIA SPATHACEA	1 GAL	12" OC TRI	L
MYR COM	DWARF MYRTLE	MYRTUS COMMUNIS 'COMPACTA'	5 GAL	18" OC TRI	L
PER ATR	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	18" OC TRI	L
SAL OFT	BERGGARTEN SAGE	SALVIA OFFICINALIS 'BERGGARTEN'	5 GAL	18" OC TRI	L
SAL LEU	PURPLE SAGE	SALVIA CLEVELANDII	5 GAL	18" OC TRI	L
SAL DAR	DARA'S CHOICE CREEPING SAGE	SALVIA 'DARA'S CHOICE'	5 GAL	18" OC TRI	L
NAS PUL	PURPLE NEEDLEGRASS	NASSELLA PULCHRA	1 GAL	12" OC TRI	VL
ZAU CAL	RED CALIFORNIA FUSCHIA	ZAUSCHNERIA CALIFORNICA	1 GAL	12" OC TRI	L
BIO	PACIFIC HAIRGRASS	DESCHAMPSIA CESPITOSA SSP HOLOFORMIS	1 GAL	12" OC TRI	L

TREE PROTECTION NOTES

TREE PRESERVATION GUIDELINES

THE GOAL OF TREE PRESERVATION IS NOT MERELY TREE SURVIVAL DURING SITE RENOVATION BUT MAINTENANCE OF TREE HEALTH AND BEAUTY FOR MANY YEARS. SOME TREES WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES TO COMPLETE REPAIRS AND CONSTRUCT NEW ACCESS PATHS. THE RESPONSE OF INDIVIDUAL TREES WILL DEPEND ON THE AMOUNT OF EXCAVATION AND GRADING AND THE CONSTRUCTION METHODS. THE FOLLOWING RECOMMENDATIONS WILL HELP REDUCE IMPACTS TO TREES DURING SITE RENOVATION AND MAINTAIN AND IMPROVE THEIR HEALTH AND VITALITY.

DESIGN RECOMMENDATIONS

1. ANY CHANGES TO THE PLANS AFFECTING THE TREES SHALL BE REVIEWED BY THE PROJECT ARBORIST WITH REGARD TO TREE IMPACTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, REPAIR AND IMPROVEMENT PLANS, AND LANDSCAPE AND IRRIGATION PLANS.

2. A TREE PROTECTION ZONE (TPZ) HAS BEEN ESTABLISHED AROUND EACH TREE TO BE PRESERVED. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE WITHOUT A PERMIT. THE TPZ FOR EACH TREE IS DEPICTED ON THE TREE PRESERVATION AND TREE PROTECTION PLAN (EXHIBITS).

3. IRRIGATION SYSTEMS MUST BE DESIGNED TO PROTECT ROOTS WITHIN THE TREE PROTECTION ZONE.

PRE-CONSTRUCTION TREATMENTS AND RECOMMENDATIONS

1. PROTECT TREES FROM INADVERTENT INJURY DURING SITE IMPROVEMENT AND REPAIR, AND INSTALLATION OF NEW IRRIGATION AND LANDSCAPES. THE PROJECT ARBORIST WILL PREPARE A TREE PROTECTION FENCING PLAN. PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO WORK BEGINS IN AN AREA AND REMAIN UNTIL ALL AND CONSTRUCTION IS COMPLETED WITHIN THE AREA. INSTALLATION OF TREE PROTECTION DEVICES MAY BE PHASED TO COINCIDE WITH SPECIFIC WORK AREAS.

2. TREES MAY REQUIRE PRUNING TO PROVIDE CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE COMPLETED BY A CERTIFIED ARBORIST OR TREE WORKER AND ADHERE TO THE LATEST EDITION OF THE ANSI Z133 AND A300 STANDARDS AS WELL AS THE BEST MANAGEMENT PRACTICES -- TREE PRUNING PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.THE PROJECT ARBORIST WILL PROVIDE SPECIFICATIONS FOR PRUNING.

3. TREE(S) TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREE(S) TO REMAIN MUST BE REMOVED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREE(S) AND UNDERSTORY TO REMAIN. TREE STUMPS SHALL BE GROUND 12" BELOW GROUND SURFACE.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

1. ALL CONTRACTORS SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE TO TREES TO BE PRESERVED.

2. ANY GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK WITHIN THE TREE PROTECTION ZONE SHOULD BE MONITORED BY THE PROJECT ARBORIST.

3. TREE PROTECTION DEVICES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED WITHIN THE WORK ARE. FENCES OR OTHER PROTECTION DEVICES MAY NOT BE RELOCATED OR REMOVED WITHOUT PERMISSION OF THE PROJECT ARBORIST.

4. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE TREE PROTECTION ZONE AT ALL TIMES.

5. NO EXCESS SOIL, CHEMICALS, PAINT, SOLVENTS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.

6. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE PROJECT ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2"IN DIAMETER SHOULD BE AVOIDED.

7. IF ROOTS 2"AND GREATER IN DIAMETER ARE ENCOUNTERED AND DURING SITE WORK MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE PROJECT ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.

8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.

9. ANY ADDITIONAL TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.

10. ALL TREES SHALL BE IRRIGATED REGULARLY TO AVOID WATER STRESS. THE PROJECT ARBORIST WILL RECOMMEND IRRIGATION SCHEDULES. PLAN TO IRRIGATE REDWOOD TREES ONCE PER WEEK; ASH EVERY TWO WEEKS WHEN IN LEAF; AND ITALIAN STONE PINES, EVERY FOUR WEEKS WHEN WEEKLY RAINFALL IS LESS THAN 0.5". APPLY APPROXIMATELY 80 GALLONS OF WATER PER TREE. PLAN TO IRRIGATE ITALIAN STONE PINES ONCE PER MONTH.

TREE MAINTENANCE

1. TREES REQUIRE REGULAR CARE AND MONITORING TO SUSTAIN HEALTH AND STRUCTURAL CONDITION AND TO RESPOND TO CHANGES. OCCASIONAL PRUNING, FERTILIZATION, MULCH, PEST MANAGEMENT, REPLANTING AND IRRIGATION MAY BE REQUIRED. ADDITIONAL IRRIGATION MAY BE REQUIRED TO COMPENSATE FOR ROOT LOSS. AS TREES AGE AND GROW LARGER, THE LIKELIHOOD OF FAILURE OF BRANCHES OR ENTIRE TREES INCREASES. THUS, IT IS RECOMMENDED THAT THE PROPERTY OWNER HAVE THE TREES INSPECTED ANNUALLY TO ASSESS STRUCTURAL CONDITION.

1/32"=1'-0"

0 8 16 32

P:\Rob\ROBSS\01 Lake Park North Expansion\4 Drawings\Graphics\AutoCAD\Sheets\L2.01 PLANTING PLAN.dwg | JWINTERS | ARCH E1 (30.00 X 42.00 INCHES) | 4/19/2016

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ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

PLANTING PLAN

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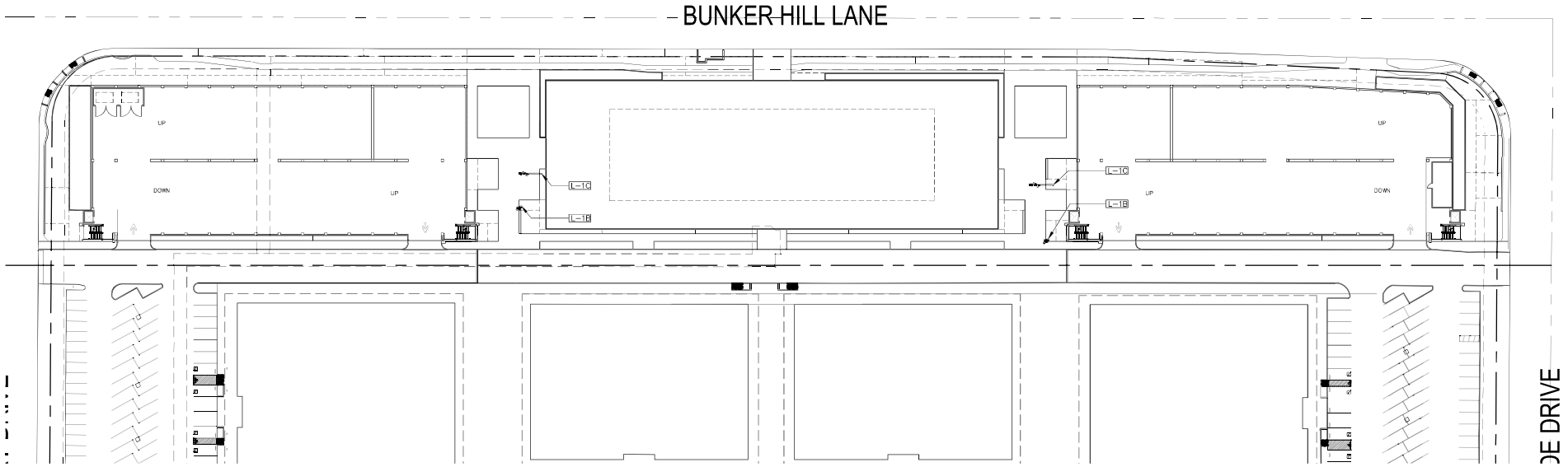

SITE LIGHTING SCHEDULE

KEY	SYMBOL	DESCRIPTION
L-1A		SPECIALTY AREA POLE LIGHT, 12M TALL, FUL-12 BY ESCOFET, S.E.D.
L-1B		SPECIALTY AREA POLE LIGHT, 10M TALL, FUL-10 BY ESCOFET, S.E.D.
L-1C		SPECIALTY AREA POLE LIGHT, 9M TALL, FUL-9 BY ESCOFET, S.E.D.

1/32"=1'-0"

0 8 16 32

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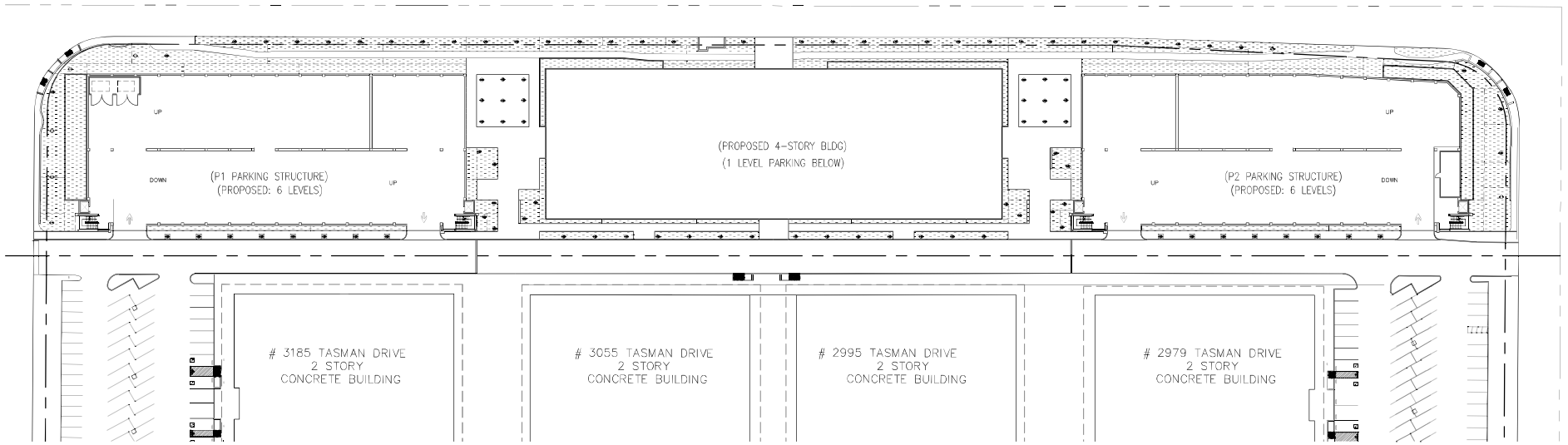

IRRIGATION LEGEND

GRAPHIC	DESCRIPTION
	DRIP ZONE | WUCOLS LOW WATER USE
⊕	TREE BUBBLER

1.1 SUMMARY

A. Work Included: This is a design-build retrofit to an existing irrigation system. Inspect existing irrigation system, design a retrofitted system to maintain the existing landscape areas not covered under this scope of the contract while also upgrading the system to service the newly designed areas within this project scope. Upgrade and install irrigation system complete once design is reviewed and approved by landscape architect.

1.2 QUALITY ASSURANCE:

A. Contractor to insure upgraded irrigation system to meet all local, state and federal codes.

B. Permits and Fees: Contractor to obtain and pay for all permits required.

C. Manufacturer's Specifications: Follow Manufacturer's current printed specifications and drawings in all cases where the manufacturers of articles used in the Contract furnish directions covering points not specified or shown in the Drawings.

D. Ordinances and Regulations: All local, municipal and state laws, codes, and regulations governing or relating to all portions of this work are hereby incorporated into and made a part of these Specifications. Anything contained in these Specifications shall not be construed to conflict with any of the above codes, regulations, or requirements of the same. However, when these Specifications and Drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above codes and regulations, the provisions of these Specifications and Drawings shall take precedence.

E. Explanation of Drawings:

1. Drawings communicate the design intent as a reference for the irrigation system designer and installer.

1.3 SUBMITTALS

A. Shop Drawings detailing the proposed irrigation system design and upgrade to include:

a. Connection to existing water lines.
b. Connection to electrical power.
c. Gate valves.
d. Routing of sprinkler pressure lines.
e. Remote control valves.
f. Routing of control valves.
g. Quick coupling valves.
h. Other related equipment as directed by Landscape Architect.
i. All sleeve locations.

B. Materials List:

1. Submit three (3) copies of the complete lists of materials proposed for installation, and obtain the Landscape Architect's written approval thereof before proceeding. Use only accepted materials and items of equipment.
2. List all materials by manufacturer's name and model number.

B. Manuals:

1. Prior to the final acceptance of the irrigation system, furnish three (3) individually bound Service Manuals to the Landscape Architect for use by the Owner. The manuals shall contain complete enlarged drawings, diagrams and spare parts lists of all equipment installed showing manufacturer's name and address. In addition, each Service Manual shall contain the following:

a. Index sheet indicating the Contractor's name, address and phone number.
b. Copies of equipment warranties and certificates.
c. List of equipment with names, addresses and telephone numbers of all local manufacturer's representatives.
d. Complete operating and maintenance instructions in sufficient detail to permit operating personnel to understand, operate and maintain all equipment.

C. Controller Plan:

1. Permanently install one 'bubble diagram' controller plan in each controller housing. The plan shall show the area controlled by each valve and any major permanent structure, such as buildings and roads.
2. These charts to be waterproof and install as accepted by the Landscape Architect at the coverage test of the irrigation system.

1.4 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Furnish and deliver materials in manufacturer's packaging, bearing and original legible labeling.

B. Handle and store all equipment in accordance with manufacturer's current printed specifications.

1.5 SEQUENCING AND SCHEDULING

A. Acceptance: Do not install main line trenching prior to acceptance by Landscape Architect of rough grades completed under another Section.

B. Coordination: Coordinate with the work of other sections to insure the following sequence of events.

1. Sleeves and Conduits: Installation of all sleeves and conduits to be located under paving (and through walls) prior to placement of those materials.
2. Bubbler Heads in Tree Planter Pockets: Install after placement of tree, but prior to backfill with planter soil mix.

1.6 WARRANTY

A. Provide a Warranty for the irrigation system in accordance with the attached warranty form, and file with the Owner or his representative prior to acceptance of the irrigation system.

B. Include a copy of the warranty form in the Operations and Maintenance Manual.

1.7 MAINTENANCE

A. Routine: Inspect and adjust all spray valves and control valves including raising or lowering of spray valve heights to accommodate plant growth, to achieve uniform irrigation at all times. Verify correct operating pressure.

B. Controller: Inspect regularly for power interruption and reset clock as required. Adjust station timing to accommodate changes in plant growth.

C. Drip Irrigation: All of above, plus keep strainer clean. Flush lines as required. Inspect emitters for proper flow, and check moisture level at plant rootball weekly for the first month of operation, and monthly thereafter.

D. System Failure: Perform all repairs within one (1) operating period. Replacements to match removed products and materials in all respects. Report promptly all damage not resulting from Contractor's operations. Repair all damage caused by Contractor at no expense to Owner.

E. Climate Change: Do not run the irrigation system during the rainy season. Set and program automatic controllers in response to seasonal requirements and requirements of newly – planted materials.

1/32"=1'-0"

0 8 16 32

BIXBY LAND COMPANY EST 1906

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

IRRIGATION PLAN

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LAKE PARK BUSINESS CENTER

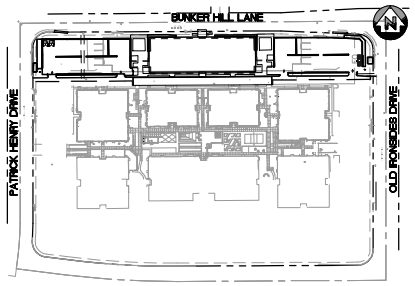
SANTA CLARA CALIFORNIA

LEGEND

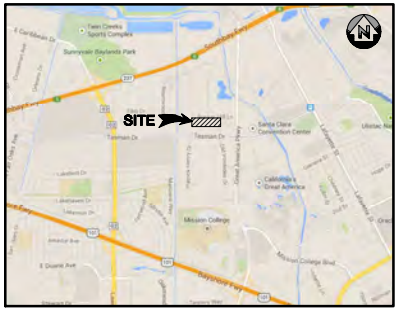
	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
SAWCUT AND CONFORM LINE		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
COMMUNICATION LINE	CMN	
SANITARY SEWER MAIN	SS	SS
STORM DRAIN PIPE	SD	SD
STORM MAIN (≥ 18")	SD	SD
PERFORATED PIPE		SD
WATER MAIN	W	W
FIRE WATER MAIN	FW	FW
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	G
OVERHEAD ELECTRIC LINE	OHE	
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	85
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE	2:1 1%	2:1 1%
GAS METER		GM
GAS VALVE		
WATER METER		WM
WATER VALVE		
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE	PIV	PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
ELECTRIC AND SIGNAL		
SIGN		
ACCESSIBLE RAMP		
SANITARY SEWER MANHOLE		
SANITARY SEWER OR STORM DRAIN CLEANOUT	SSCO SDCO	SSCO SDCO
STORM DRAIN MANHOLE		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
ELECTROLIER		
JOINT POLE		
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 / C-5.0 DETAIL REFERENCE / SHEET REFERENCE

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALT CONCRETE	JP	JOINT POLE
AD	AREA DRAIN	LIP	LIP OF GUTTER
ADA	AMERICANS WITH DISABILITIES ACT	LP	LOW POINT
ASB	AGGREGATE SUBBASE	MAX	MAXIMUM
BC	BEGINNING OF CURVE	MH	MANHOLE
BFP	BACK FLOW PREVENTOR	MIN	MINIMUM
BLDG	BUILDING	MON	MONUMENT
BOL	BOLLARD	N	NORTH
BW	BACK OF WALK	NO	NUMBER
C	CONCRETE OR CIVIL	NTS	NOT TO SCALE
C&G	CURB AND GUTTER	P	PAVEMENT ELEVATION
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
CI	CURB INLET	PIV	POST INDICATOR VALVE
CIP	CAST IRON PIPE	PL	PROPERTY LINE
CL	CENTER LINE OR CLASS	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PVC	POLYVINYL CHLORIDE PIPE
CO	CLEANOUT	R	RADIUS
CONC	CONCRETE	RC	RELATIVE COMPACTION
CONST	CONSTRUCTION OR CONSTRUCT	RCP	REINFORCED CONCRETE PIPE
CSJ	CITY OF SANTA CLARA	RGFG	RAIN GARDEN FINISHED GRADE
CY	CUBIC YARD	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	R/W	RIGHT OF WAY
DI	DROP INLET	S	SLOPE OR SOUTH
DIP	DUCTILE IRON PIPE	SD	STORM DRAIN
DWG	DRAWING	SDCO	STORM DRAIN CLEAN OUT
E	EAST	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSAD	SANITARY SEWER AREA DRAIN
ELEV	ELEVATION	STA	STATION
EX. EXIST.	EXISTING	STD	STANDARD
FC	FACE OF CURB	S/W	SIDEWALK
FDC	FIRE DEPARTMENT CONNECTION	TC	TOP OF CURB
FF	FINISHED FLOOR	TD	TOP OF DECK
FG	FINISHED GRADE	TP	TOP OF PAVEMENT
FH	FIRE HYDRANT	TYP.	TYPICAL
FL	FLOW LINE	UON	UNLESS OTHERWISE NOTED
F.R.O.	FOR REFERENCE ONLY	U/G	UNDERGROUND
FT	FOOT	WM	WATER METER
G	GROUND ELEVATION	WV	WATER VALVE
GB	GRADE BREAK	W	WEST
GV	GATE VALVE	WWF	WELDED WIRE FABRIC
HCR	ACCESSIBLE RAMP	W/	WITH
HP	HIGH POINT		



SITE MAP
NTS



VICINITY MAP
NTS

UNDERGROUND UTILITY NOTE:

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

STANDARD GRADING PLAN NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
2. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
3. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
4. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CLARA COUNTY CORONER IMMEDIATELY.

FLOOD ZONE DESIGNATION

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AO (DEPTH 1'): FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

FLOOD INSURANCE RATE MAP
CITY OF SANTA CLARA, CALIFORNIA, SANTA CLARA COUNTY
COMMUNITY-PANEL NUMBER: 0608SC0063H
EFFECTIVE DATE: MAY 18, 2009

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

BENCHMARK

CITY OF SANTA CLARA BENCHMARK NO. "D-7", DESCRIBED AS A CHISELED SQUARE ON THE EAST RIM OF A HETCH HETCHY VAULT 7.5' EAST OF THE EAST FACE OF CURB ON GREAT AMERICA PARKWAY, 60' SOUTH OF THE CENTERLINE OF OLD GLORY LANE.

ELEVATION = 11.25' (NAVD 88 DATUM)

CONSTRUCTION NOTES

1. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS.
2. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
4. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY NOR THE DESIGN PROFESSIONAL ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
5. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT U.S.A. 800-227-2600 FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE, AND PROTECT ALL UNDERGROUND FACILITIES.
6. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
7. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
8. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
9. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, GRADING, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
13. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
14. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
15. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
16. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
17. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
18. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
19. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
20. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

EARTHWORK QUANTITIES:

CUT =	16,500 CY
FILL =	1,000 CY
IMPORT =	0 CY
EXPORT =	15,500 CY

(AC PAVEMENT SECTION ARE NOT INCLUDED IN EARTHWORK QUANTITIES AS PAVEMENT AND BASE WILL BE REMOVED AND REPLACED)

NOTE:
THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. NO SHRINKAGE OR SWELL FACTORS HAVE BEEN APPLIED. ANY ADDITIONAL OFFHAUL WILL BE STOCKPILED ON SITE.

SURVEY NOTE

ALTA SHOWN HEREON WAS COMPLETED BY KIER & WRIGHT UNDER THE DIRECTION OF JIMMY R. WISE, PLS 6256 AND DATED FEBRUARY 22, 2002. THE SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS PERFORMED BY SANDIS UNDER THE DIRECTION OF LAURA CABRAL PLS 7758 IN MARCH 2013, AUGUST 2014 AND SEPTEMBER 2015.

SHEET INDEX

C-1.0	COVER SHEET
C-2.0	TOPOGRAPHIC SURVEY
C-2.1	TOPOGRAPHIC SURVEY
C-3.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C-4.0	CONCEPTUAL UTILITY PLAN
C-4.1	CONCEPTUAL UTILITY PLAN
C-5.0	CONCEPTUAL STORMWATER MANAGEMENT PLAN
C-6.0	CONCEPTUAL FIRE ACCESS PLAN

ADA NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
3. SLOPED WALKS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON ARCHITECTURAL PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
4. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPEN ONTO THE LANDING.
5. RAMPS ARE DEFINED AS ANY WALKWAY HAVING A SLOPE GREATER THAN 1:20 (5%) AND NOT EXCEEDING 1:12 (8.33%), AND SHALL HAVE A MINIMUM WIDTH OF 48" AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 2'-6" VERTICAL SHALL HAVE INTERMEDIATE (2% MAXIMUM SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60". BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72". ALL RAMPS SHALL HAVE HANDRAILS (SEE ARCHITECTURAL PLANS IF APPLICABLE).
6. MAXIMUM CROSS SLOPE ON ANY SIDEWALK OR RAMP SHALL BE 2%. MAXIMUM SLOPE WITHIN PARKING STALLS DESIGNATED AS HANDICAPPED PARKING SHALL BE 2% IN ANY DIRECTION.
7. ALL SIDEWALK SHALL HAVE A 4' MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

CITY STANDARD GRADING AND DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF SANTA CLARA DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.

   THE PROJECT INSPECTOR IS _____ VOICEMAIL NO. (408) 975-_____.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE FLOOD HAZARD AREA REGULATIONS AS STATED IN CHAPTER 17.08 OF THE SANTA CLARA MUNICIPAL CODE.
8. ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 2660 TO ARRANGE FOR DISTRICT OBSERVATION OF ALL WELL ABANDONMENTS.
9. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CLARA COUNTY CORONER IMMEDIATELY.
10. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
11. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
12. CIVIL ENGINEER INFORMATION AND STATEMENTS:
    THE CIVIL ENGINEER FOR THIS PROJECT IS:
    KEN GLCOTT
    1700 WINCHESTER BLVD. SUITE 200
    CAMPBELL, CALIFORNIA 95008
    TELEPHONE: 408-636-0900

    A. THE STORMWATER CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE APPROPRIATE BUILDING AND PLUMBING CODES OR HAS BEEN PROVEN TO BE DESIGNED WITH ADEQUATE CAPACITY THROUGH SIZED AND SCALED HYDRAULIC CALCULATIONS.
14. GRADING WILL NOT BE ALLOWED BETWEEN OCTOBER 1ST AND APRIL 30TH OF ANY YEAR WITHOUT EROSION CONTROL PLANS AND MEASURES APPROVED BY THE DIRECTOR OF PUBLIC WORKS. STORMWATER POLLUTION PREVENTION MEASURES IN ACCORDANCE WITH CITY SPECIFICATIONS AND WITH THE DOCUMENT "CLEAN BAY BLUEPRINT" SHALL BE IMPLEMENTED THROUGHOUT THE YEAR TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

UNAUTHORIZED CHANGES AND USES

CAUTION! The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

PLAN NORTH

04/18/16

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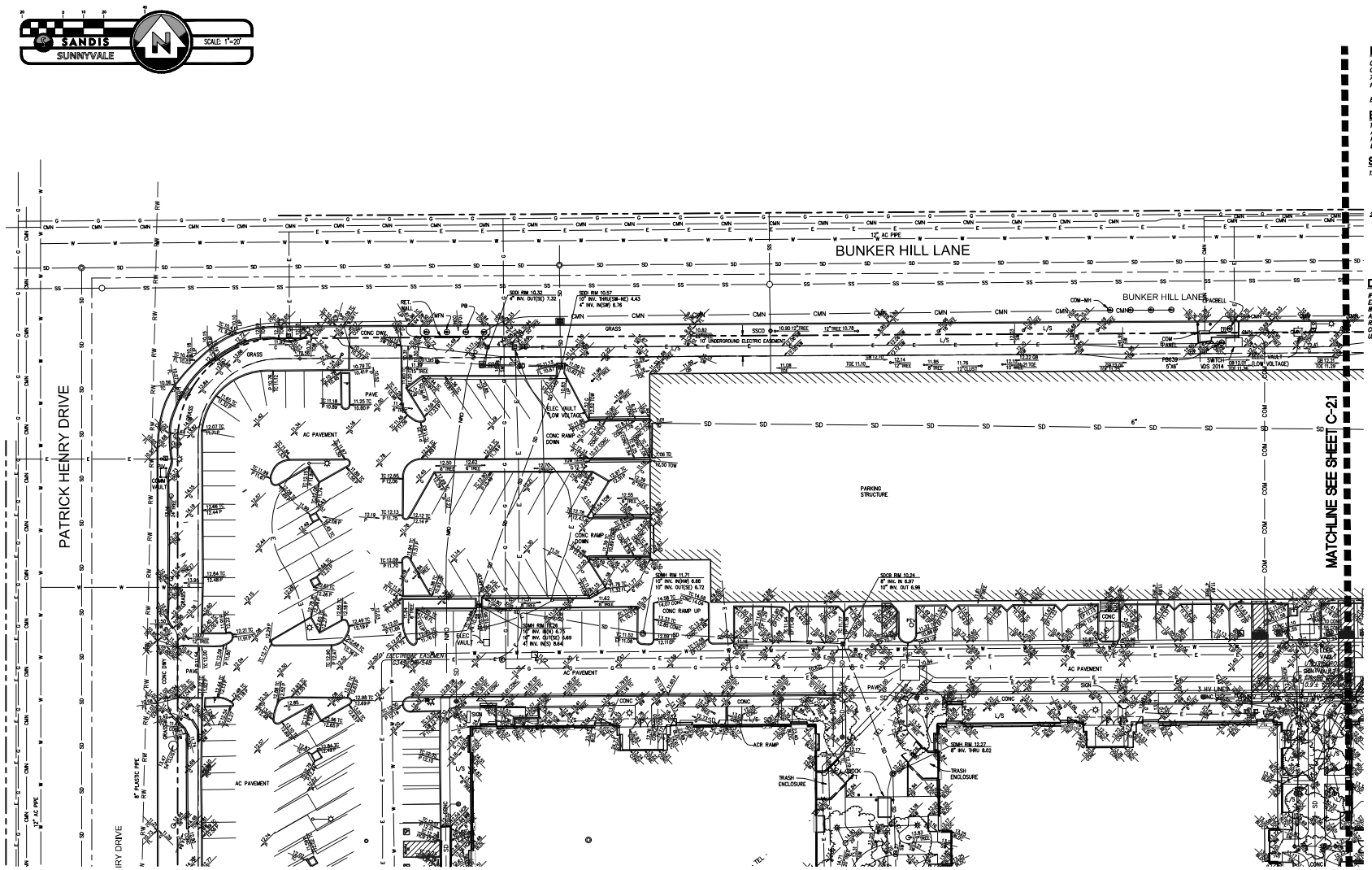
File: X:\P\214041\ENG\BIXBY - PHASE 2\CONTRACT\PLANNING\C-1.0 COVER SHEET.dwg Date: Apr 18, 2016 - 4:00pm



BENCHMARK

CITY OF SANTA CLARA BENCHMARK NO. "D-7", DESCRIBED AS A CHISELED SQUARE ON THE EAST RIM OF A HETCH HETCHY VAULT 7.5' EAST OF THE EAST FACE OF CURB ON GREAT AMERICA PARKWAY, 60' SOUTH OF THE CENTERLINE OF OLD GLORY LANE.

ELEVATION = 11.25' (NAVD 88 DATUM)

BASIS OF BEARINGS

THE BEARING NORTH 89°47'40" EAST OF THE CENTERLINE OF BUNKER HILL LANE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 483 OF MAPS AT PAGE 46, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARINGS AS SHOWN HEREON.

SURVEY NOTES

1. ALTA SHOWN HEREON WAS COMPLETED BY KIER & WRIGHT UNDER THE DIRECTION OF JIMMY R. VIGIL, PLS 6256 AND DATED FEBRUARY 22, 2002. THE SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS PERFORMED BY SANDIS UNDER THE DIRECTION OF LAURA CABRAL PLS 7756 IN MARCH 2013 AND AUGUST 2014.
2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

PLAN NORTH

0 10 20 40

SCALE: 1" = 20'

04/18/16

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ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

TOPOGRAPHIC SURVEY

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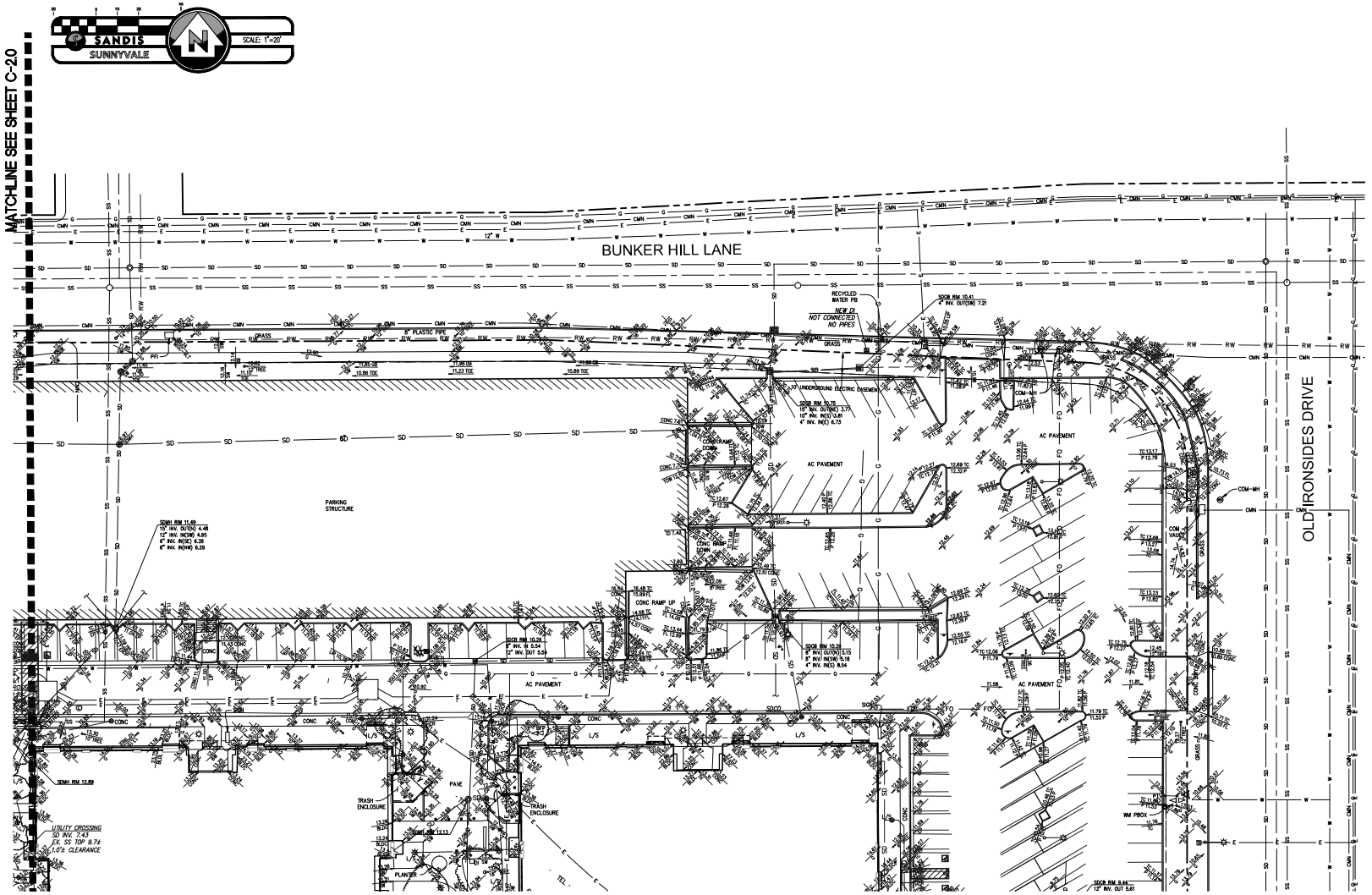

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PLAN NORTH

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SCALE: 1" = 20'

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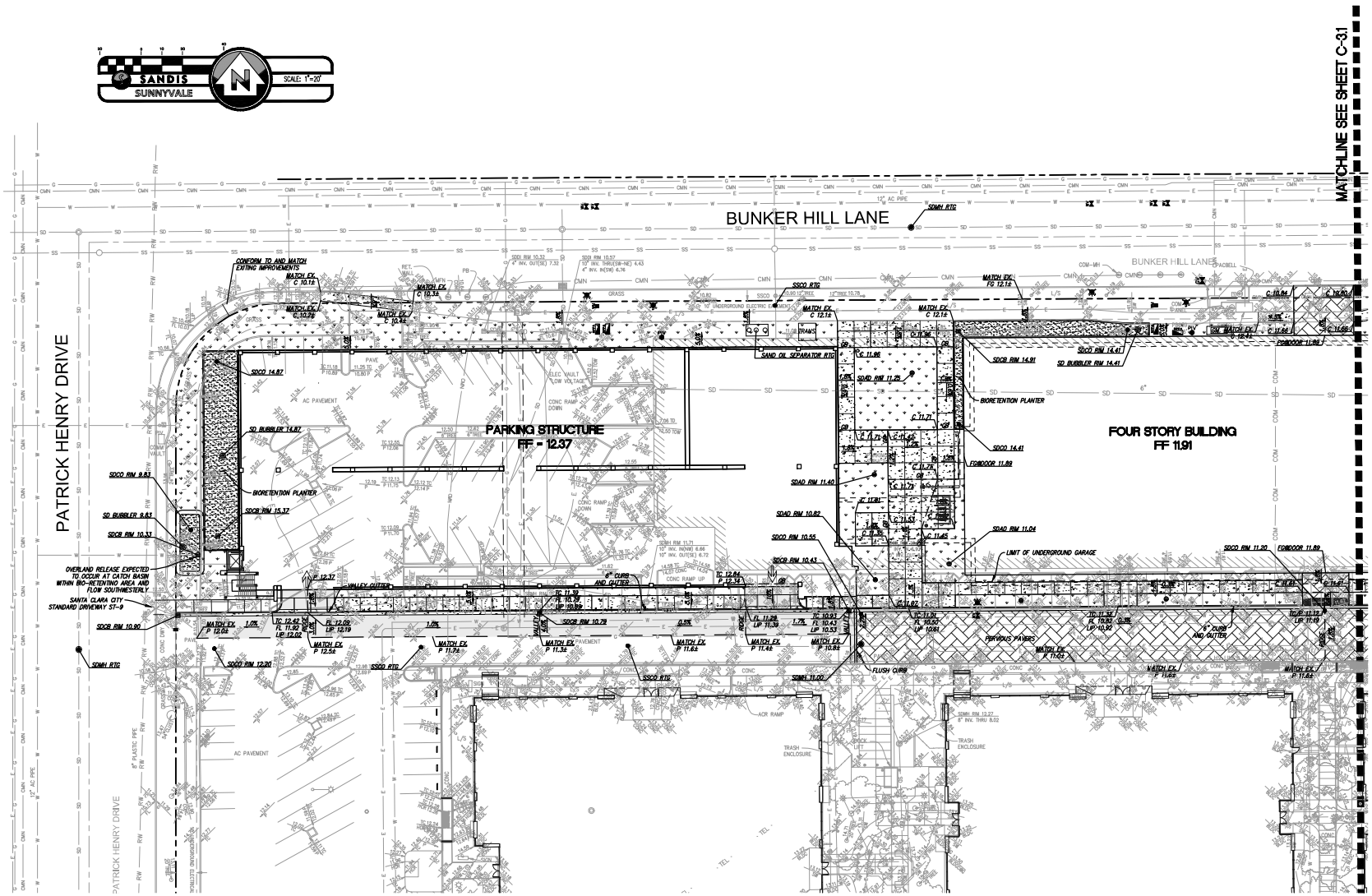

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE WITH THE LATEST EDITION OF THE CITY OF SANTA CLARA STANDARD PLANS & SPECIFICATIONS AND THE LATEST CALTRANS STANDARD SPECIFICATIONS.
   - 1.1. CONTRACTOR SHALL REMOVE AND REPLACE CURB, GUTTER AND SIDEWALK DAMAGED DURING CONSTRUCTION OF THE PROPOSED PROJECT.
   - 1.2. CONTRACTOR SHALL REMOVE AND REPLACE BROKEN OR UPLIFTED CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE TO THE SATISFACTION OF THE CITY INSPECTOR.
2. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
3. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
4. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
7. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
8. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
9. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
10. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
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GRADING NOTES

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3. SEE LANDSCAPE PLANS FOR ALL SURFACE TREATMENTS AND MATERIALS.

LEGEND:

- AC PAVEMENT
- CONCRETE PAVING
- PAVERS, SEE LANDSCAPE PLANS FOR DETAILS
- LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS.
- BIO-RETENTION AREA
- LIMIT OF UNDERGROUND GARAGE

PLAN NORTH

0 10 20 40

SCALE: 1" = 20'

04/19/16

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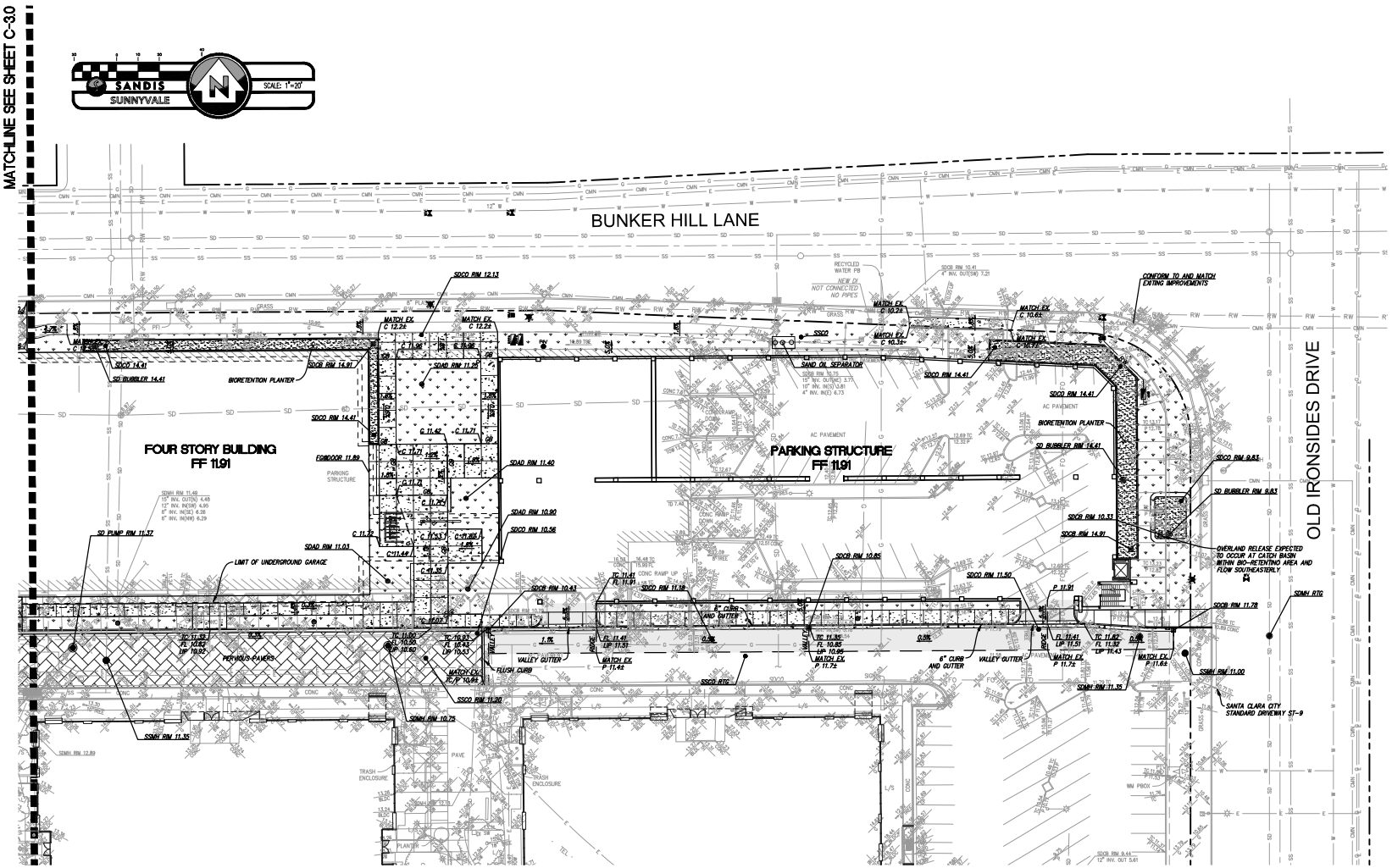

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PLAN NORTH

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SCALE: 1" = 20'

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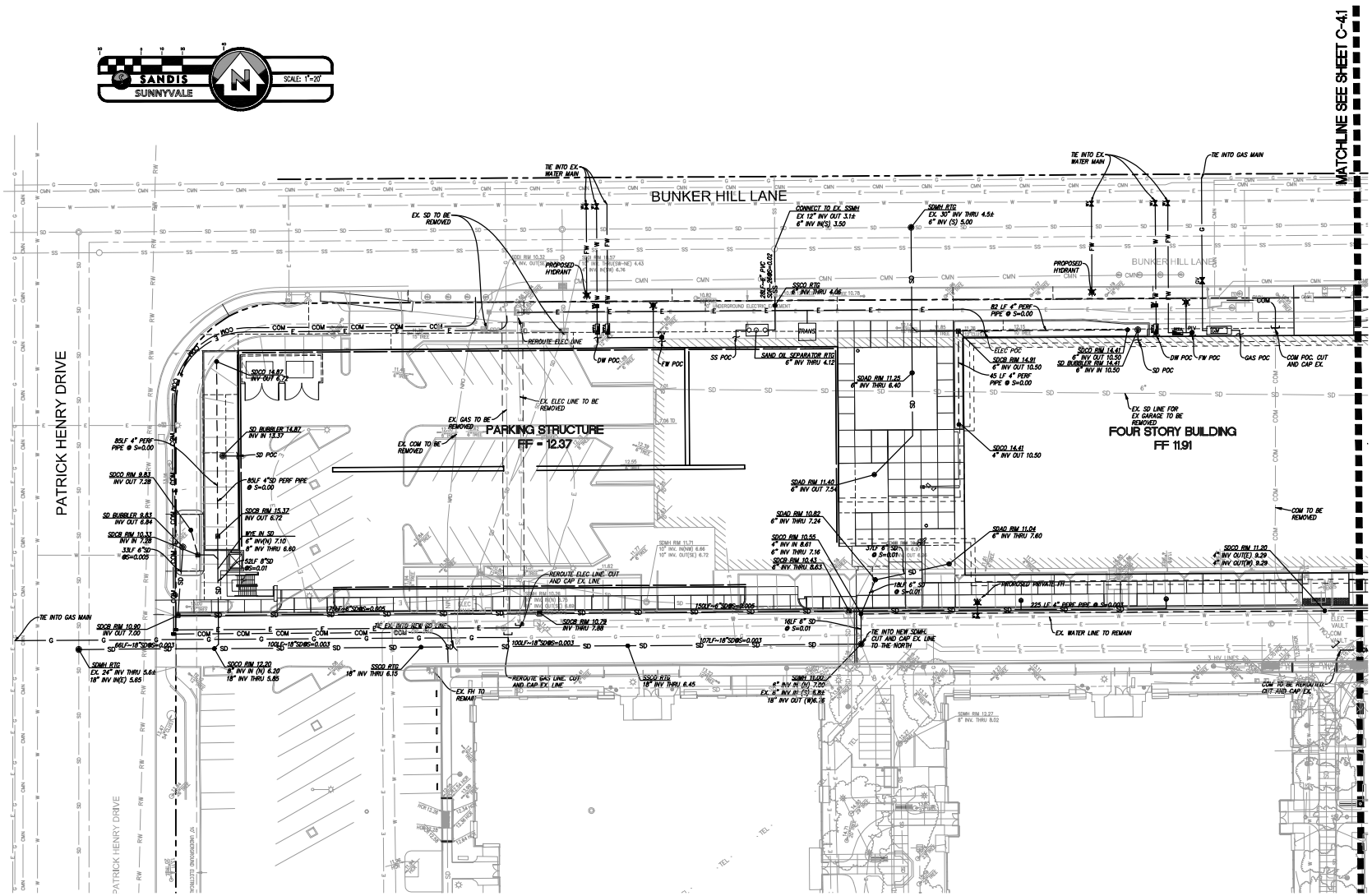

UTILITY NOTES

1. THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL EXISTING PIPES AND POINTS OF CONNECTIONS. ENSURE NO CONFLICTS AND POSITIVE SLOPE MAY BE MAINTAINED TO EX. LINES PRIOR TO LAYING ANY PIPES.
3. ALL WATER LINES SHALL HAVE MECHANICAL RESTRAINTS OR THRUST BLOCKS THAT HAVE BEEN PROPERLY SIZED AT ALL BENDS, BOTH HORIZONTAL AND VERTICAL.
4. ALL FIRE SYSTEMS MUST BE OPERABLE DURING THE ENTIRE CONSTRUCTION DURATION. CONTRACTOR TO PHASE WATER RE-ROUTE TO ENSURE THIS CONDITION IS MET.
5. ANY UTILITY SHUT DOWNS NECESSARY FOR CONNECTIONS OR RELOCATIONS OF EXISTING UTILITIES SHALL BE COORDINATED WITH OWNER. UNNECESSARY SHUT DOWNS SHALL BE AVOIDED.
6. DUCTILE IRON PIPE TO BE USED FOR STORM DRAIN LINES WITH LESS THAN 3 FEET OF COVER.
7. THE SLOPE OF THE SANITARY SEWER LATERAL CONNECTION TO THE CITY MAIN IS NOT TO BE LESS THAN 2% PER CITY OF SANTA CLARA ENGINEERING.
8. ALL STORM DRAINS ON PRIVATE PROPERTY SHALL BE MARKED WITH "NO DUMPING – FLOWS TO BAY".
9. WATER SERVICE CLEARANCE REQUIREMENTS:
   - 12" OF VERTICAL CLEARANCE FROM ALL OTHER UTILITIES.
   - 10' HORIZONTAL FROM SANITARY SEWER UTILITIES.
   - 8' FROM STORM DRAIN UTILITIES
   - 5' FROM FIRE AND OTHER WATER UTILITIES

   IN LOCATIONS WHERE THESE CLEARANCE REQUIREMENTS CANNOT BE MET, CONTRACTOR TO CONCRETE ENCASE THE EXISTING WATER LINE IN CONCRETE.

LEGEND:

SD	STORM DRAIN LINE
	PERFORATED PIPE
SS	SANITARY SEWER LINE
G	GAS LINE
W	WATER LINE
FW	FIRE WATER LINE
COM	COMMUNICATION LINE
E	ELECTRICAL LINE
FO	FIBER-OPTIC LINE
	CATCH BASIN
	AREA DRAIN
	CLEAN OUT
	BUBBLER

04/18/16

BIXBY LAND COMPANY EST 1886

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

CONCEPTUAL UTILITY PLAN

SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P: 408.636.0900
F: 408.636.0999
www.sandis.net

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C-4.0

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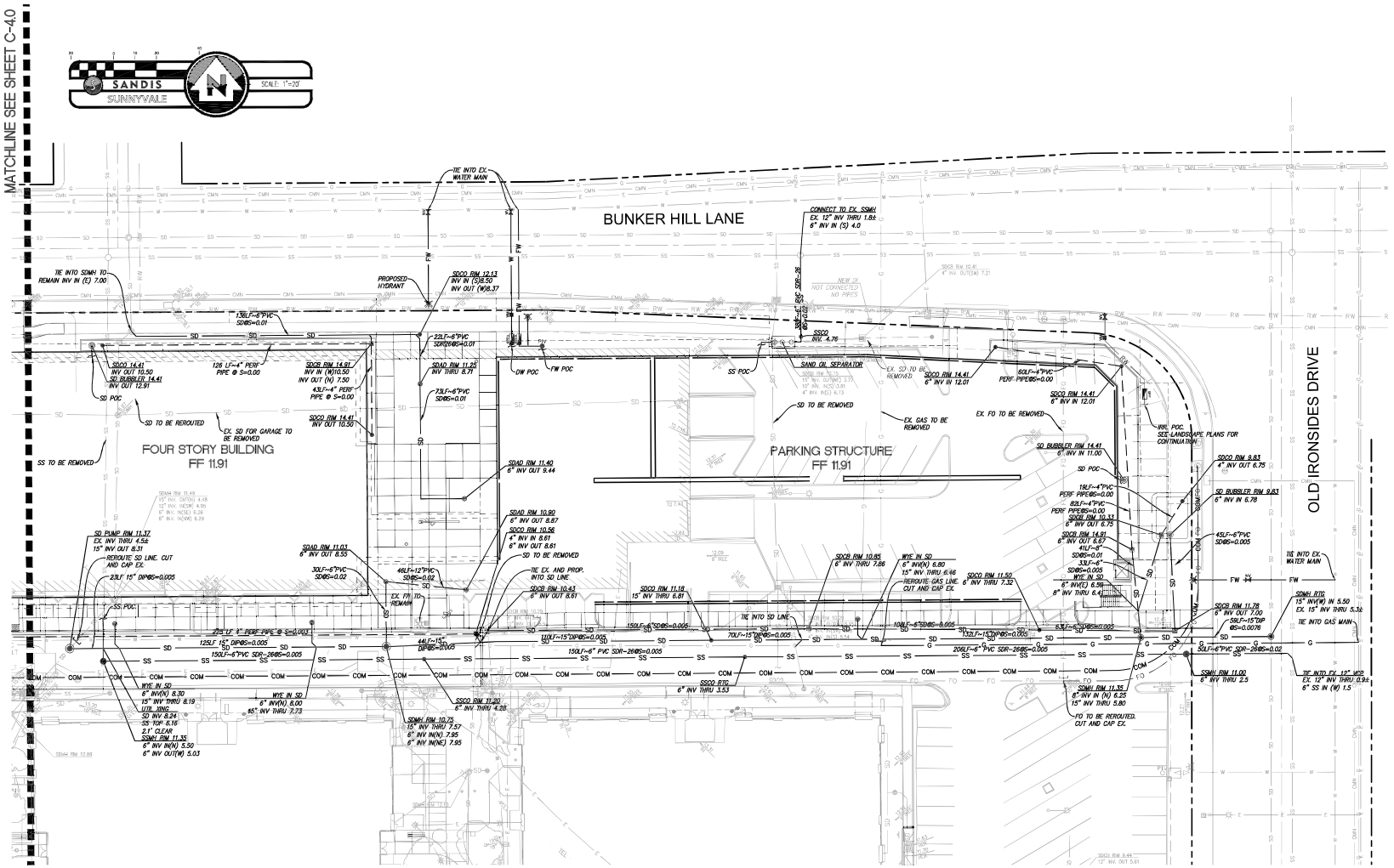

UTILITY NOTES

1. THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL EXISTING PIPES AND POINTS OF CONNECTIONS. ENSURE NO CONFLICTS AND POSITIVE SLOPE MAY BE MAINTAINED TO EX. LINES PRIOR TO LAYING ANY PIPES.
3. ALL WATER LINES SHALL HAVE MECHANICAL RESTRAINTS OR THRUST BLOCKS THAT HAVE BEEN PROPERLY SIZED AT ALL BENDS, BOTH HORIZONTAL AND VERTICAL.
4. ALL FIRE SYSTEMS MUST BE OPERABLE DURING THE ENTIRE CONSTRUCTION DURATION. CONTRACTOR TO PHASE WATER RE-ROUTE TO ENSURE THIS CONDITION IS MET.
5. ANY UTILITY SHUT DOWNS NECESSARY FOR CONNECTIONS OR RELOCATIONS OF EXISTING UTILITIES SHALL BE COORDINATED WITH OWNER. UNNECESSARY SHUT DOWNS SHALL BE AVOIDED.
6. DUCTILE IRON PIPE TO BE USED FOR STORM DRAIN LINES WITH LESS THAN 3 FEET OF COVER.
7. THE SLOPE OF THE SANITARY SEWER LATERAL CONNECTION TO THE CITY MAIN IS NOT TO BE LESS THAN 2% PER CITY OF SANTA CLARA ENGINEERING.
8. ALL STORM DRAINS ON PRIVATE PROPERTY SHALL BE MARKED WITH "NO DUMPING – FLOWS TO BAY".
9. WATER SERVICE CLEARANCE REQUIREMENTS:
   - 12" OF VERTICAL CLEARANCE FROM ALL OTHER UTILITIES.
   - 10' HORIZONTAL FROM SANITARY SEWER UTILITIES.
   - 8' FROM STORM DRAIN UTILITIES
   - 5' FROM FIRE AND OTHER WATER UTILITIES

   IN LOCATIONS WHERE THESE CLEARANCE REQUIREMENTS CANNOT BE MET, CONTRACTOR TO CONCRETE ENCASE THE EXISTING WATER LINE IN CONCRETE.

LEGEND:

- SD — STORM DRAIN LINE
- PERFORATED PIPE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- W — WATER LINE
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- COM — COMMUNICATION LINE
- E — ELECTRICAL LINE
- FO — FIBER-OPTIC LINE
- CATCH BASIN
- AREA DRAIN
- CLEAN OUT
- BUBBLER

PLAN NORTH

0 10 20 40

SCALE: 1" = 20'

04/19/16

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ENTITLEMENT PACKAGE

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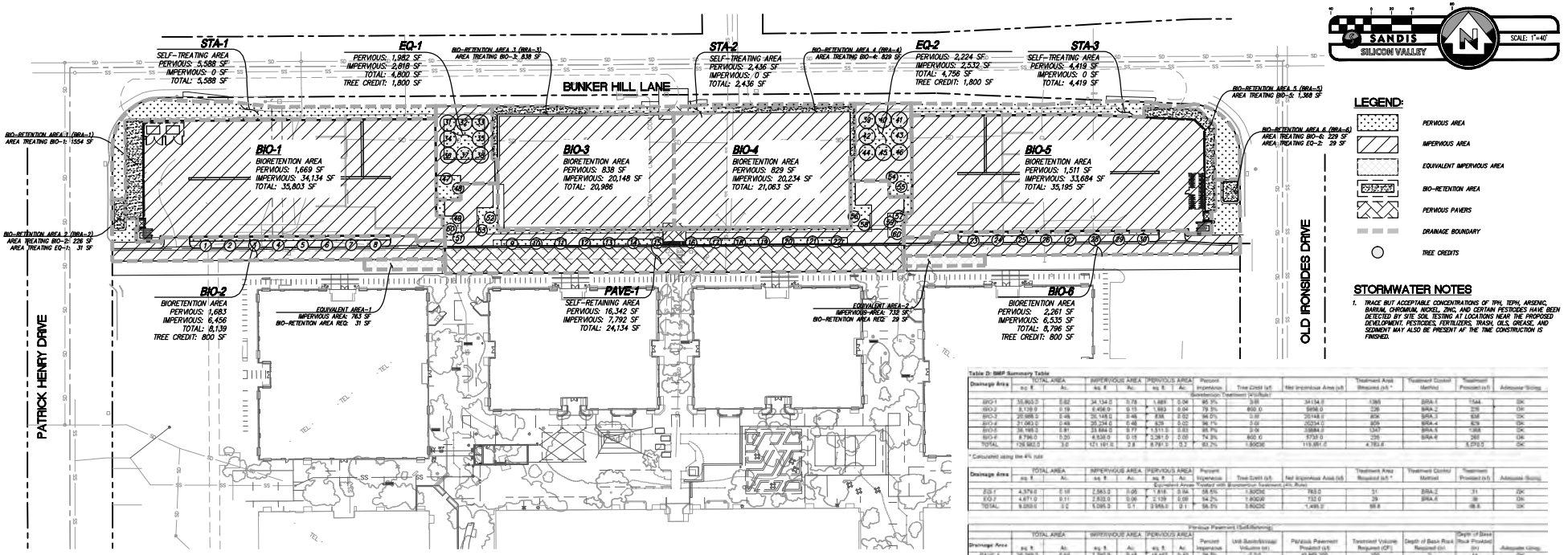


STORMWATER NOTES

1. TRACE BUT ACCEPTABLE CONCENTRATIONS OF TPH, TEPH, ARSENIC, BARIUM, CHROMIUM, NICKEL, ZINC, AND CERTAIN PESTICIDES HAVE BEEN DETECTED BY SITE SOIL TESTING AT LOCATIONS NEAR THE PROPOSED DEVELOPMENT. PESTICIDES, FERTILIZERS, TRASH, OILS, GREASE, AND SEDIMENT MAY ALSO BE PRESENT AF THE TIME CONSTRUCTION IS FINISHED.

Table D: BMP Summary Table

Drainage Area	TOTAL AREA sq. ft.	TOTAL AREA Ac.	IMPERVIOUS AREA sq. ft.	IMPERVIOUS AREA Ac.	PERVIOUS AREA sq. ft.	PERVIOUS AREA Ac.	Percent Impervious	Tree Credit (sf)	Net Impervious Area (sf)	Treatment Area Required (sf) *	Treatment Control Method	Treatment Provided (sf)	Adequate Sizing
Subdivision Treatment (4% Rule)													
BIO-1	35,803.0	0.82	34,134.0	0.78	1,669	0.04	95.3%	0.00	34134.0	1365	BRA-1	1544	OK
BIO-2	8,139.0	0.19	6,456.0	0.15	1,683	0.04	79.3%	800.0	5656.0	226	BRA-2	276	OK
BIO-3	20,986.0	0.48	20,148.0	0.46	838	0.02	96.0%	0.00	20148.0	806	BRA-3	838	OK
BIO-4	21,063.0	0.48	20,234.0	0.46	829	0.02	96.1%	0.00	20234.0	809	BRA-4	829	OK
BIO-5	35,195.0	0.81	33,684.0	0.77	1,511.0	0.03	95.7%	0.00	33684.0	1347	BRA-5	1368	OK
BIO-6	8,796.0	0.20	6,535.0	0.15	2,261.0	0.05	74.3%	800.0	5735.0	229	BRA-6	260	OK
TOTAL	126,982.0	2.9	121,191.0	2.8	8,791.0	0.2	83.2%	1,600.00	119,591.0	4,783.6		5,275.0	OK

* Calculated using the 4% rule

Drainage Area	TOTAL AREA sq. ft.	TOTAL AREA Ac.	IMPERVIOUS AREA sq. ft.	IMPERVIOUS AREA Ac.	PERVIOUS AREA sq. ft.	PERVIOUS AREA Ac.	Percent Impervious	Tree Credit (sf)	Net Impervious Area (sf)	Treatment Area Required (sf) *	Treatment Control Method	Treatment Provided (sf)	Adequate Sizing
Equivalent Area Treated with Bioretention (w/out 4% Rule)													
EQ-1	4,379.0	0.10	2,563.0	0.06	1,816	0.04	58.5%	1,800.00	763.0	31	BRA-1	31	OK
EQ-2	4,671.0	0.11	2,832.0	0.06	2,139	0.05	54.2%	1,800.00	732.0	29	BRA-6	29	OK
TOTAL	9,050.0	0.2	5,395.3	0.1	3,955.0	0.1	56.3%	3,600.00	1,495.3	60.0		60.0	OK

Pervious Pavement (Self-Retaining)

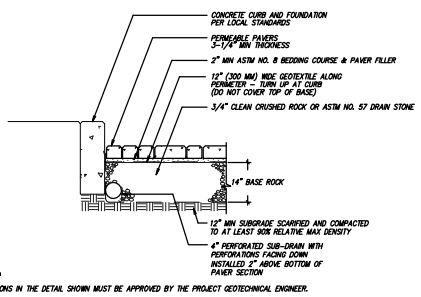
Drainage Area	TOTAL AREA sq. ft.	TOTAL AREA Ac.	IMPERVIOUS AREA sq. ft.	IMPERVIOUS AREA Ac.	PERVIOUS AREA sq. ft.	PERVIOUS AREA Ac.	Percent Impervious	Unit Basin/Annual Volume (in)	Pervious Pavement Provided (sf)	Treatment Volume Required (CF)	Depth of Base Rock Required (in)	Depth of Base Rock Provided (in)	Adequate Sizing
PAVE-1	28,258.3	0.65	7,792.0	0.18	18,467.0	0.42	28.7%	0.52	15,885.100	700	12	14	OK
TOTAL	28,258.3	0.65	7,792.0	0.18	18,467.0	0.42	28.7%	0.23	15,885.100	700.2	12	14.0	OK

Self Treating Area

Drainage Area	TOTAL AREA sq. ft.	TOTAL AREA Ac.	IMPERVIOUS AREA sq. ft.	IMPERVIOUS AREA Ac.	PERVIOUS AREA sq. ft.	PERVIOUS AREA Ac.	Percent Impervious
STA-1	5,588.0	0.13	0.0	0.00	5,588	0.13	0.0%
STA-2	2,436.0	0.06	0.0	0.00	2,436	0.06	0.0%
STA-3	4,419.0	0.10	0.0	0.00	4,419	0.10	0.0%
TOTAL	12,443.0	0.29	0.0	0.00	12,443.0	0.29	0.0%

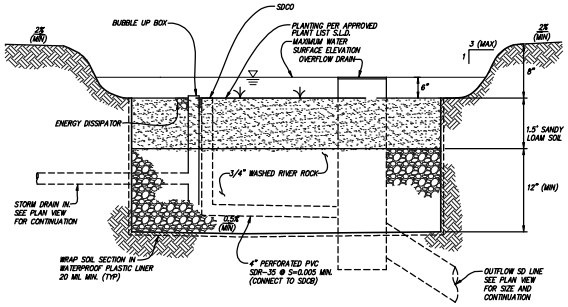
Tree Credit Table

Tree Quantity Range	Name	Species	Tree Type	Credit Taken (SF)
1 - 25	Chinese Elm	Ulmus Parvifolia	Deciduous	100
61 - 8	Olive	Olea Europa	Evergreen	200
61 - 0	Crape Myrtle	Lagerstroemia Indica	Deciduous	100

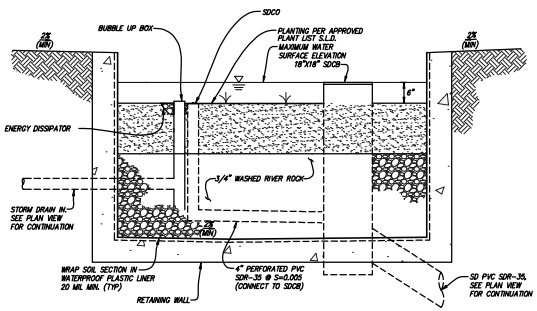


NOTES:
VARIATIONS IN THE DETAIL SHOWN MUST BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

VEHICULAR PERVIOUS PAVER (ICPI-04) 1
N.T.S.



BIO-RETENTION 2
N.T.S.



BIORETENTION PLANTER 3
N.T.S.

PLAN NORTH

0 20 40 80
SCALE: 1" = 40'

04/19/16

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

CONCEPTUAL STORMWATER MANAGEMENT PLAN

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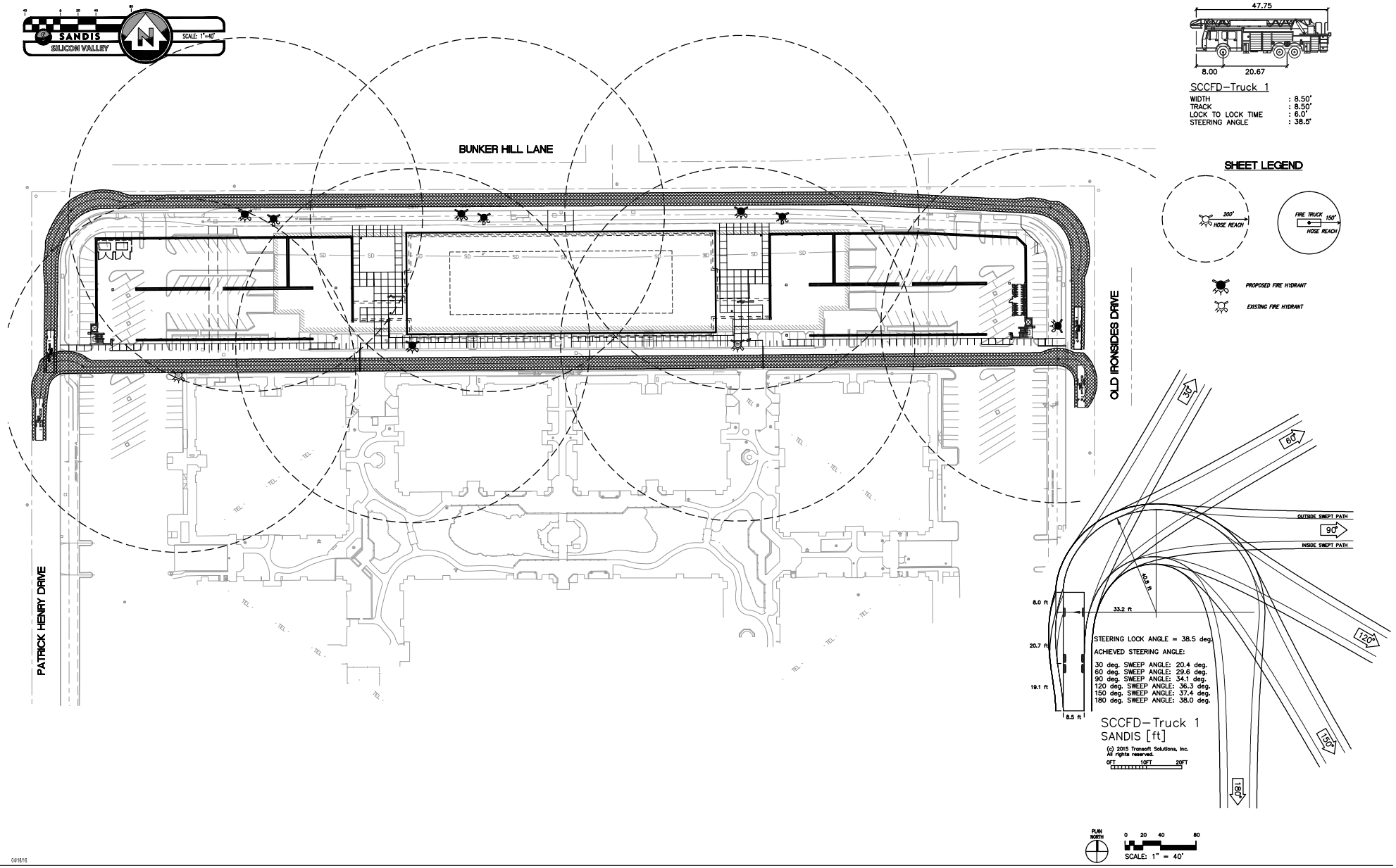

04/19/16

ENTITLEMENT PACKAGE

LAKE PARK BUSINESS CENTER, SANTA CLARA, CA

CONCEPTUAL FIRE ACCESS PLAN

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21-1016 **Agenda Date: 1/13/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on remodel and addition of single-family residence located at 2110 Coolidge Drive

DISCUSSION

File No.(s): **PLN2020-14654**

Location: **2110 Coolidge Drive**, a 6,001 square-foot lot located on the west side of Coolidge Drive, APN: 216-10-036; property is zoned Single-Family Residential (R1-6L)

Applicant: Anubha Jain

Owner: Anubha Jan & Dhruv Jain

Request: **Architectural Review** of a first floor remodel and 804 square-foot (sf) second floor addition to an existing 1,734 square-foot four-bedroom, two-bathroom home including a 446 sf attached two-car garage resulting in a 2,538 square-foot four-bedroom, three-bathroom residence including an existing 446 sf attached two-car garage.

Mailing Radius: 300 feet

CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

Project Planner: Ela Kerachian, Associate Planner

Staff Recommendation: **Approve**, subject to Conditions

Project Data

Lot Size: 6,001 sf.			
	Existing Floor Ar (sq. ft.)	**Proposed New Building (sq. ft.)**	**Proposed Floor A (sq. ft.)**
First Floor	1,288	-	1,288
Second Floor	-	804	804
Garage	446	-	446
Gross Floor Area	1,734		2,538
Lot Coverage	1,734/6,001= %29		1,734/6,001= %29
F.A.R.	0.29		0.42
% of 2nd floor to 1st floor	n/a		%46.4
Bedrooms/Baths	4/2		4/3

Points for consideration

- The second-story addition is less than 66% of the first-floor area. It is approximately 46% of the first-floor area.
- The proposed second story is stepped back 3'-6" to 5'-5" feet from all sides of the first floor.

- The proposed addition will match in material, with composition shingle roofing and stucco siding.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- 300-feet neighborhood notice was distributed for this project review.
- There are no active code enforcement cases for this property.

Findings supporting the Staff Recommendation

1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The proposal provides the required two covered parking spaces with an existing two-car garage.
    - The required parking spaces are not located in the required front yard or side yard landscaped areas.
    - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - There is no expansion of the parking or intensification of use that would significantly cause increased traffic congestion or hazards.
    - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create a substantive increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The development is a second-story addition to an existing single-family residence that is in keeping with the scale with the appearance of the existing neighborhood and tract. Two-story high walls are common in the neighborhood, and per the design guidelines the proposed second-floor walls maintain a roof segment for at least of 50% of the building perimeter.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
    - Privacy for neighbors is maintained as the design maintains the required setbacks and ratio of 2nd to 1st floor.
    - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;

- The architectural features of the proposed second-story addition is true to the architectural form and appropriate for the neighborhood.

Conditions of Approval:

1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
2) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
4) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
5) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.
6) At least one street or front yard tree to be planted at the front of the property prior to final inspection and verification by Planning staff.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On December 24, 2020, a notice of public hearing of this item was mailed 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the a first floor remodel and 804 square feet second floor addition to an existing 1,734 square feet four-bedroom, two-bathroom including 446 square feet attached two-car garage resulting in a 2,538 square feet four-bedroom, three-bathroom residence including an existing 446 square feet attached two-car garage, subject to conditions.

Reviewed by: Elaheh Kerachian, Associate Planner, Community Development Department
Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plans

HOUSE REMODEL

2110, COOLIDGE DR.,
SANTA CLARA, CA-95051
APN -216-10-036

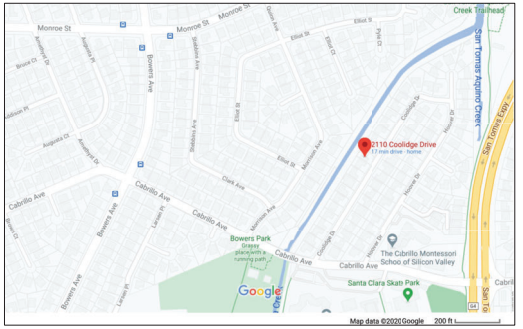
SCOPE OF WORK

1. ADDITION OF 804 SQFT AT SECOND FLOOR.
2. REMODELLING OF FIRST FLOOR.

PROJECT INFORMATION

APN : 216-10-036
ZONING : R1 - 6L
CONSTRUCTION TYPE : V-B(NON-SPRINKERED)
STORIES : EXISTING -1; PROPOSED -2
BEDROOMS : EXISTING -4; PROPOSED -4
BATH : EXISTING -2; PROPOSED -3
GARAGE : 2 CARS
OCCUPANCY : R3U

VICINITY MAP



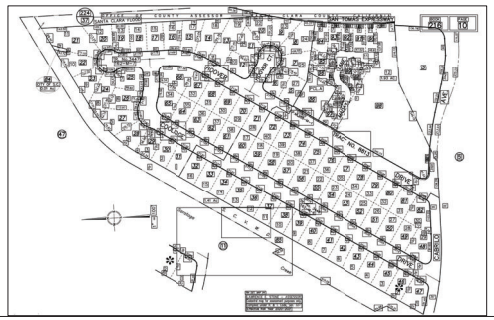
DRAWING INDEX

A0 - COVER SHEET
A1 - SITE PLAN
A2 - EXISTING/DEMOLITION & PROPOSED FIRST FLOOR PLAN
A3 -PROPOSED SECOND FLOOR PLAN
A4 - EXISTING & PROPOSED ROOF PLAN
A5 - EXISTING & PROPOSED ELEVATIONS

APPLICABLE CODES

2019 California Building Code
2019 California Residencial Code
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Green Building Standards Code
2019 California Fire Code
2019 California Energy Code
All applicable local, county & Federal codes, Laws and regulations

APN MAP



PROJECT DATA

LOT AREA - 6001 SQFT
MAX. COVERED AREA PERMISSIBLE AT FIRST FLOOR
(- 0.4X6001)= 2400 SQFT
EXISTING
FLOOR AREA AT FIRST FLOOR - 1288 SQFT
GARAGE - 446 SQFT
TOTAL COVERED AREA AT FIRST FLOOR = 1734 < 2400 SQFT
PROPOSED
FLOOR AREA -
FIRST FLOOR -1288 SQFT
GARAGE - 446 SQFT
SECOND FLOOR - 804 SQFT
TOTAL FLOOR AREA - 2092 SQFT
TOTAL COVERED AREA = 1734 < 2400 SQFT AT FIRST FLOOR
TOTAL FLOOR AREA AT SECOND FLOOR - 804 SQFT
RATIO OF SECOND FLOOR AREA TO FIRST FLOOR AREA = $\frac{804}{1734}$ = 46.4% < 66% - OK

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE LATEST ADOPTED ADDITIONS OF THE FOLLOWING 2019 CALIFORNIA RESIDENTIAL AND BUILDING CODE (CBC, CRC), CALIFORNIA ELECTRICAL CODE 2016, CALIFORNIA ENERGY CODE 2019, AND 2019 CALIFORNIA GREEN BUILDING CODE.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESSES OF THE WORK, ALL THE REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFTEY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES.
-THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE, HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND/OR CORRECTION PRIOR TO BEGINNING ANY WORK.
-THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK AND COORDINATION OF ALL TRADES AND THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOUR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.

CHANGES TO THE PLAN DURING CONSTRUCTION OTHER THAN:
1. CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY ROOF STRUCTURE.
2. INTERIOR DOOR AND ZERO CLEARANCE FIREPLACE RELOCATION SHOWN ON THE APPROVE PLANS
3. A SINGLE NON BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM AND
4. INTERIOR NON - STRUCTURAL WALL FINISHES;

SHALL CAUSE PLANS APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR THE NEW PLAN CHNAGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE COMMON PLAN CHECK PROCESS.

CAL GREEN NOTES:
PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CAL GREEN SECTION 301.1 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY , EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLAINT FLOW RATES WILL NEED TO BE UPGRADED, WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6gpf WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 gpf. SHOWER HEADS WITH A FLOW GREATER THAN 2.5gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 gpm @80 psi SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 gpm WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpm @60 psi (OR 1.8 gpm @60 psi FOR KITCHEN FAUCETS)

APPROVAL STAMP

OWNER :-
ANUBHA JAIN
&
DHRUV JAIN

DESIGNER :-
UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
E 5406, WOODHURST LN.
SAN JOSE, CA - 95123
PH. NO.: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

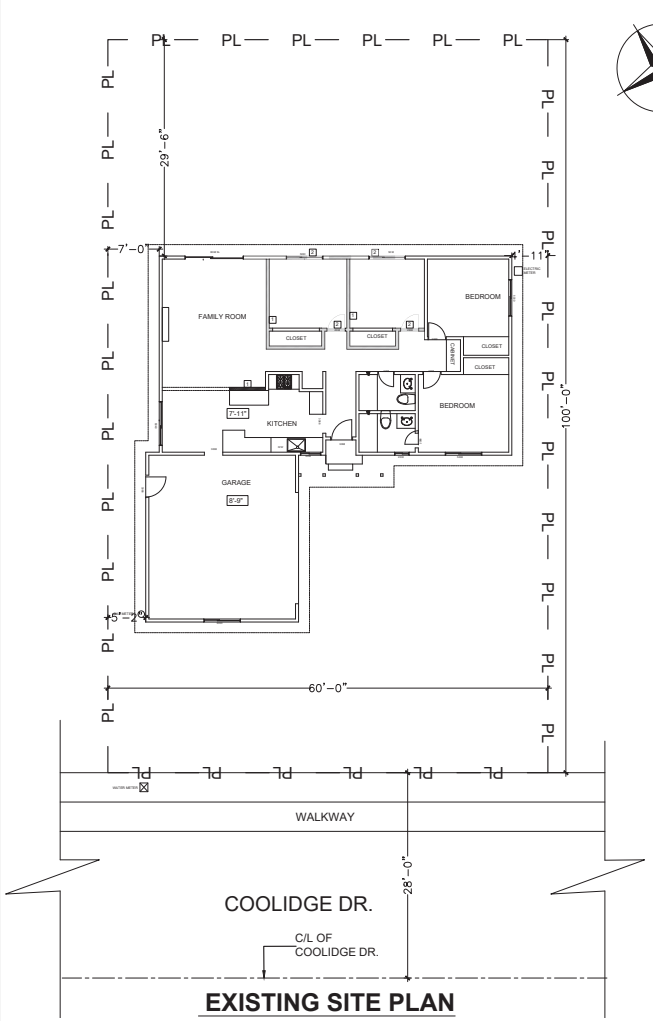
PROJECT : 2110, COOLIDGE DR., SANTA CLARA, CA-95051

SHEET TITLE:- COVER SHEET

DATE
09/03/2020

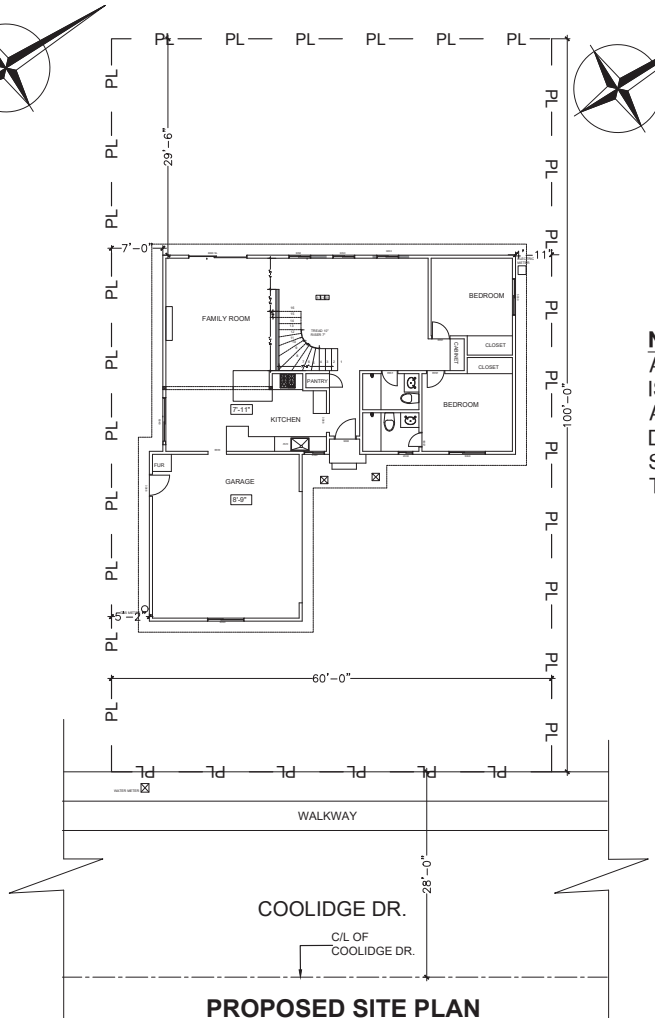
SCALE
AS SHOWN ON PLANS

SHEET
A0



EXISTING SITE PLAN

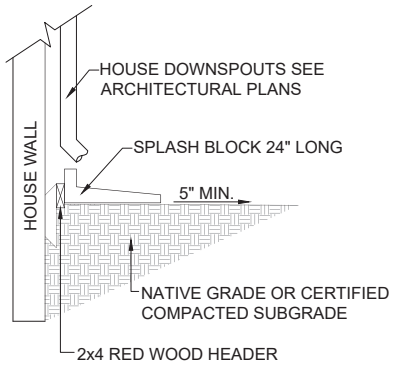
SCALE 1/8" = 1'



PROPOSED SITE PLAN

SCALE 1/8" = 1'

NOTE: SPLASH BLOCKS TO BE INSTALLED AT ALL DOWNSPOUTS TO ENSURE ROOF WATER IS DIRECTED AWAY FROM THE FOUNDATION. ANY EXISTING DOWNSPOUTS THAT CONNECT DIRECTLY TO THE STORM DRAIN SYSTEM SHALL BE DISCONNECTED AND DIRECTED TOWARDS LANDSCAPED AREAS.



SPLASH BLOCK DETAIL

NTS

NOTES:-

PROPERTY LINE DIMENSIONS ARE TAKEN FROM THE APN MAP

SITE DRAINAGE & GRADING NOTES

1. SPLASH BLOCK TO BE PLACED BELOW EACH DOWN SPOUT.
2. THE SITE SHOULD BE FINE GRADED TO PROVIDE MIN. 5% SLOPE AWAY FROM BUILDING PERIMETER & ADJACENT PROPERTY LINES. IN NO CASE SHALL THE FINISH GRADING RESULT IN AN INCREASE IN SHEET FLOW ONTO ADJACENT PROPERTIES.
3. DRAINED WATER TO BE DIRECTED TO THE LANDSCAPED AREA AT A SLOPE OF 2%.

RESIDENTIAL LANDINGS & THRESHOLDS SECTIONS R311.3 & R311.7.6

R311.3 FLOORS AND LANDING AT EXTERIOR DOORS:
THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY EACH WIDTH OF LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED $\frac{1}{4}$ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2PERCENT)

R311.3.1 FLOOR ELEVATIONS AT REQUIRED EGRESS DOORS:
LANDING OR FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPTION THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 7 3/4" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

NEW OR REPLACED WINDOWS, WINDOWS U FACTOR OF 0.32 (CENC TABLE 150.1-A)

OWNER :-

ANUBHA JAIN
&
DHRUV JAIN

DESIGNER :-

UNICORN STRUCTURES
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STATE OF CALIFORNIA

REVISIONS	NUMBER	DATE	DESCRIPTION

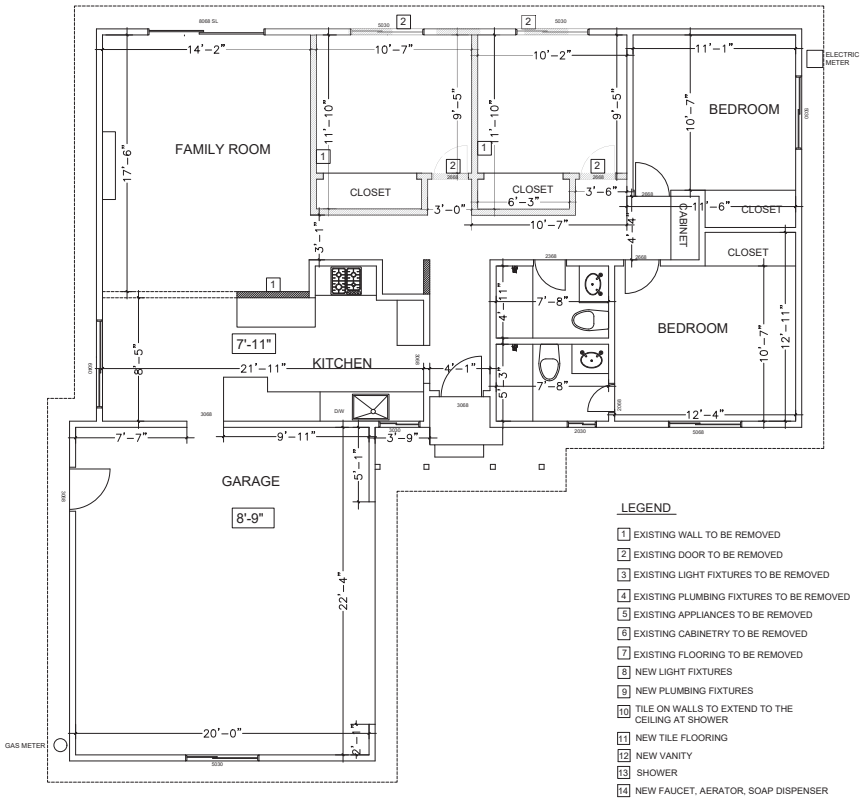
PROJECT :
2110, COOLIDGE DR., SANTA CLARA, CA-95051

SHEET TITLE:-
SITE PLANS

DATE
09/03/2020

SCALE
AS SHOWN ON PLANS

SHEET
A1



EXISTING/ DEMOLITION FIRST FLOOR PLAN

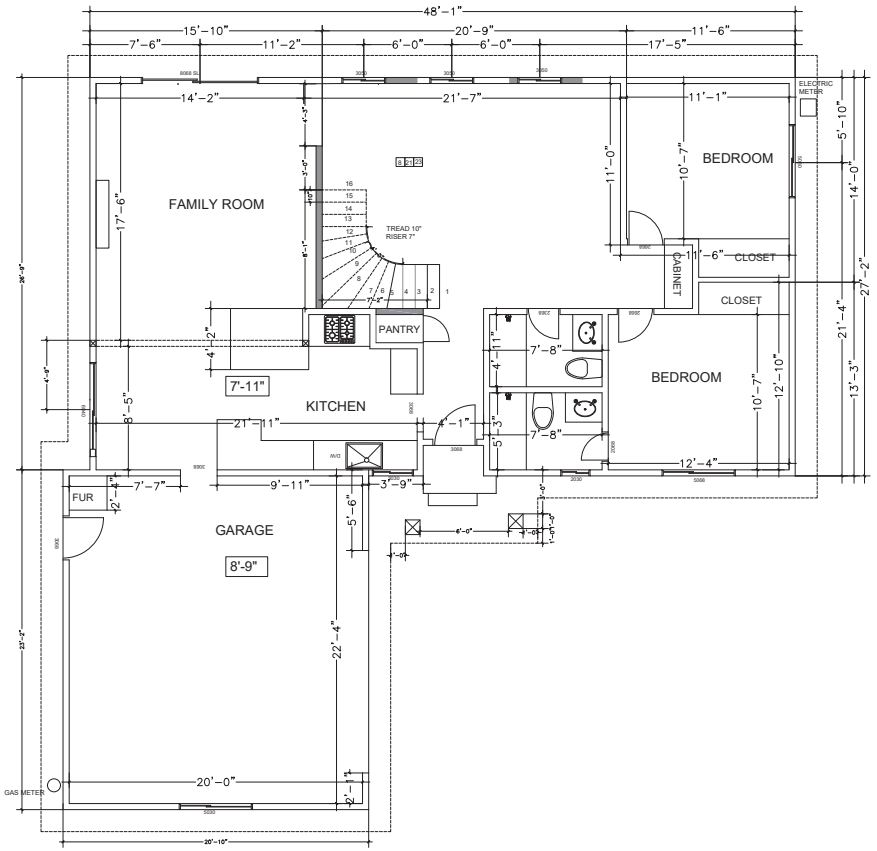
SCALE 1/4" = 1'

LEGEND

1. EXISTING WALL TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING LIGHT FIXTURES TO BE REMOVED
4. EXISTING PLUMBING FIXTURES TO BE REMOVED
5. EXISTING APPLIANCES TO BE REMOVED
6. EXISTING CABINETRY TO BE REMOVED
7. EXISTING FLOORING TO BE REMOVED
8. NEW LIGHT FIXTURES
9. NEW PLUMBING FIXTURES
10. TILE ON WALLS TO EXTEND TO THE CEILING AT SHOWER
11. NEW TILE FLOORING
12. NEW VANITY
13. SHOWER
14. NEW FAUCET, AERATOR, SOAP DISPENSER
15. NEW DOUBLE BOWL SINK W/ GARBAGE DISPOSAL
16. NEW REFRIGERATOR, PLUMB FOR ICE-MAKER
17. NEW GAS RANGE WITH HOOD
18. NEW DISHWASHER
19. NEW CABINETRY AND COUNTERTOP
20. BACKSPLASH FROM COUNTERTOP TO CABINET (IN HOOD AREA UPTO CEILING)
21. NEW RECEPTACLES
22. NEW BATHTUB
23. NEW WOOD FLOORING

SYMBOLS

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL



PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'

OWNER :-

ANUBHA JAIN
&
DHRUV JAIN

DESIGNER :-

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LICENSED PROFESSIONAL ENGINEER DEVENDRA SINGH DESHWAL C 89732 CIVIL STATE OF CALIFORNIA

REVISIONS	DATE	DESCRIPTION
NUMBER		

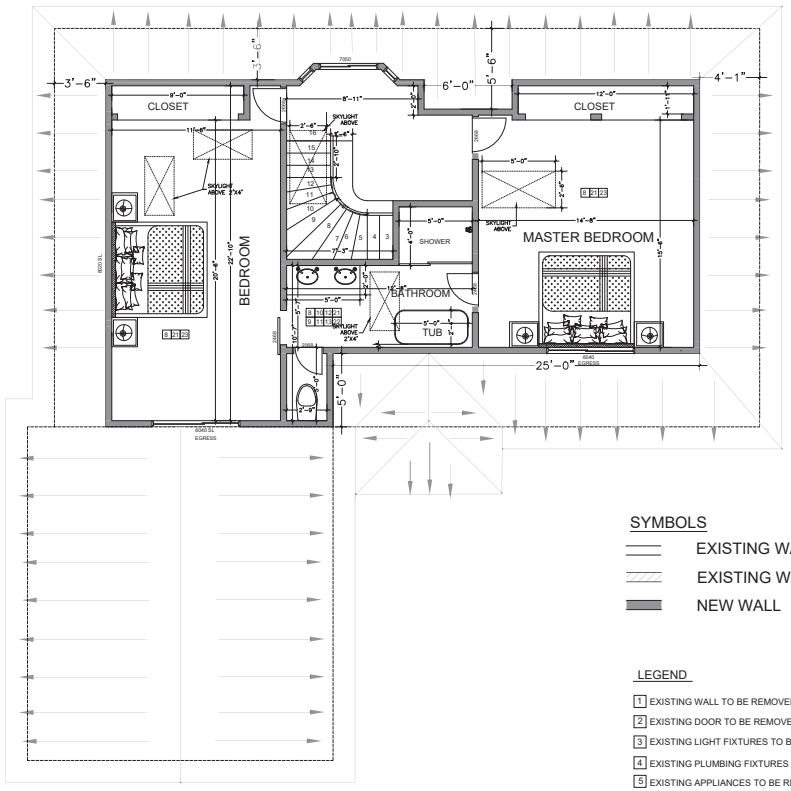
PROJECT : 2110, COOLIDGE DR., SANTA CLARA, CA-95051

SHEET TITLE:- EXISTING / DEMOLITION & PROPOSED FIRST FLOOR PLAN

DATE
09/03/2020

SCALE
AS SHOWN ON PLANS

SHEET
A2



`PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'

SYMBOLS

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- NEW WALL

LEGEND

1. EXISTING WALL TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING LIGHT FIXTURES TO BE REMOVED
4. EXISTING PLUMBING FIXTURES TO BE REMOVED
5. EXISTING APPLIANCES TO BE REMOVED
6. EXISTING CABINETRY TO BE REMOVED
7. EXISTING FLOORING TO BE REMOVED
8. NEW LIGHT FIXTURES
9. NEW PLUMBING FIXTURES
10. TILE ON WALLS TO EXTEND TO THE CEILING AT SHOWER
11. NEW TILE FLOORING
12. NEW VANITY
13. SHOWER
14. NEW FAUCET, AERATOR, SOAP DISPENSER
15. NEW DOUBLE BOWL SINK W/ GARBAGE DISPOSAL
16. NEW REFRIGERATOR, PLUMB FOR ICE-MAKER
17. NEW GAS RANGE WITH HOOD
18. NEW DISHWASHER
19. NEW CABINETRY AND COUNTERTOP
20. BACKSPLASH FROM COUNTERTOP TO CABINET (IN HOOD AREA UPTO CEILING)
21. NEW RECEPTACLES
22. NEW BATHTUB
23. NEW WOOD FLOORING

A. GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH ADOPTED ORDINANCES AND POLICIES OF THE GOVERNING AGENCY AND THE LATEST ADOPTED ADDITIONS OF THE FOLLOWING 2019 CALIFORNIA RESIDENTIAL AND BUILDING CODE (CBC, CRC), CALIFORNIA ELECTRICAL CODE 2019, CALIFORNIA ENERGY CODE 2019, AND 2019 CALIFORNIA GREEN BUILDING CODE.THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL THE REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOFRTYING OWNERS AND USERS OF ADJACENT UTILITIES. -THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER CONDITIONS AND HE SHALL CORRELATE ALL SUCH ITEMS AT THE JOB SITE, HE SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION AND/OR CORRECTION PRIOR TO BEGINNING ANY WORK -THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK AND COORDINATION OF ALL TRADES AND THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.
2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED, IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.
3. OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MIS-DISCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWING AND SPECIFICATIONS.
4. CHANGES TO THE PLAN DURING CONSTRUCTION OTHER THAN:
(a). CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY ROOF STRUCTURE.
(b). INTERIOR DOOR AND ZERO CLEARANCE FIREPLACE RELOCATION SHOWN ON THE APPROVE PLANS
(c). A SINGLE NON BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM AND
(d). INTERIOR NON - STRUCTURAL WALL FINISHES;

SHALL CAUSE PLANS APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK (FOR THE NEW PLAN CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE COMMON PLAN CHECK PROCESS.

B. BATHROOM & KITCHEN NOTES

1. 22" MIN SHOWER DOOR CLEARANCE
2. TEMPER GLAZING FOR THE SHOWER DOOR AND SLIDING WINDOWS .CEMENT BOARD SUBSTRATE FOR SHOWER WALLS.
3. LAVATORY FACETS TO HAVE A FLOW RATE OF 1.2 GPM OR LESS AT 60 PSI. (CALGREEN 4.303.1)
4. WATER CLOSETS TO HAVE A FLOW RATE OF 1.28 GALLONS/FLUSH OR LESS. (CALGREEN 4.303.1)
5. CEMENT BOARD SUBSTRATE (IE. DUROCK OR WONDERBOARD,ETC) FOR TILE APPLICATION SURROUNDING THE BATH TUB WALLS.
6. KITCHEN FAUCETS TO HAVE A FLOW RATE OF 1.8 GPM OR LESS AT 60 PSI. (CALGREEN 4.303.1)
7. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2.
8. ALL HOSE BIBS INSTALLED SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE.
9. BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC., SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS W/AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA W/MIN. OF 1-1/2 SQ.FT, OR 5 AIR CHANGES PER HOUR.
10. EXHAUST FAN WITH A MINIMUM VENTILATION RATE OF 50 CFM ARE REQUIRED IN ALL BATHROOM, EVEN IF AN OPERABLE WINDOW IS INSTALLED. THE EXHAUST FAN AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES (EVEN IF COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON MANUFACTURER'S REQUIREMENT. (CEES 150.0K, 150.0 (0))
11. WALL SURFACE BEHIND CERAMIC TILE OR OTHER FIN. WALL MATERIALS SUBJECT TO WATER SPLASH SHALL BE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. (APPROVED WR GYP. BD. INSTALLED ACC. TO C.B.C 47.12.)
12. PRIOR TO BUILDING FINAL INSPECTION AN APPLIANCE CERTIFICATE', SIGNED BY THE INSTALLER OR GEN. CONTRACTOR, SHALL BE POSTED IN A CONSPICUOUS LOCATION.
13. DISHWASHER SHALL BE CONNECTED WITH AN APPROVED DRAINAGE AIR GAP DEVICES LOCATED ABOVE THE FLOOD LEVEL RIM OF THE SINK [CPC 807.3].
14. ALL PIPING ¾ INCH OR MORE IN DIAMETER AND ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES MUST BE INSTALLED WITH MIN. 1-INCH THICK INSULATION [CNC 150.0(J)2]. EXISTING INACCESSIBLE PIPING DOES NOT REQUIRE INSULATION.
15. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND TEMPER RESISTANT (TR). IF ANY NEW/ ADDITIONAL OUTLET ARE INSTALLED THE BATHROOM SHALL HAVE A DEDICATED 20 AMP CIRCUIT (CEC 210.8, 210.11, 406.12).
16. RECEPTACLES EXCEEDING 20 AMP IN WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHER PROOF WHEN THE ATTACHMENT PLUG IS REMOVED.
17. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER THE BATHTUB OR SHOWER STALL.
18. - ALL INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY.
-AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY VACANCY SENSOR SWITCH THAT REQUIRE A MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER THE ROOM IS VACATED. ALL OTHER LIGHT FIXTURES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
- ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2019 (JA8 -2019E FOR SEALED LENS OR RECESSED FIXTURES). SCREW BULBS ARE PERMITTED EXCEPT IN RECESSED LIGHTING FIXTURES.
19. RECESSED LIGHTING SHALL BE LISTED AS IC (ZERO CLEARANCE TO INSULATION) AND AT (AIR TIGHT), BE SEALED/CAULKED BETWEEN THE HOUSING AND CEILING, SHALL NOT COINTAIN A SCREW BASE SOCKET, AND CONTAIN BULBS MARKED WITH JA8-2019E EFFICIENCY LABEL. (CEES 150.0(K))
20. KITCHEN RECEPTACLES SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.8, 210.12, 210.23, 210.52, 406.12, 422.16)
    - GFCI PROTECTION SHALL BE PROVIDED FOR ALL COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK(INCULDING BELOW COUNTER AND BEHIND APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
    - ALL OUTLETS AND DEVICES (I.E. RECEPTACLES , LIGHTING, HOODS ETC.) IN THE KITCHEN SHALL BE AFCI PROTECTED AND TAMPER RESISTANT (TR)
    - RECEPTACLES SHALL BE PROVIDED AT ALL COUNTERTOP AREAS WITHIN A MINIMUM DIMENSION OF 12 INCHES.
    - COUNTERTOP RECEPTACLES SHALL BE LOCATED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES FROM A RECEPTACLE.
    - COUNTERTOP RECEPTACLES SHALL BE LOCATED NO MORE THAN 20 INCHES ABOVE THE COUNTERTOP.
    - INSLAND/PENINSULAS SHALL HAVE AT LEAST ONE RECEPTACLE MOUNTED NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
    - ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH A 40- OR 50- AMP BRANCH CIRCUIT.
    - RANGE HOODS SHALL BE PERMITTED TO BE CORD AND PLUG- CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET:
        a. THE FLEXIBLE CORD IS TERMINATED WITH A GROUND-TYPE ATTACHMENT PLUG.
        b. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET.
        c. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD.
        d. RECEPTACLES ARE ACCESSIBLE.
        e. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.

21. KITCHEN RECEPTACLES SHALL BE SUPPLIED BY CIRCUITS MEETING ALL OF THE FOLLOWING REQUIREMENTS: (CEC 210.11, 210.52, 422.16)
    - COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20 AMP. BRANCH CIRCUITS.
    - A DEDICATED CIRCUIT IS REQUIRED FOR CORD AND PLUG CONNECTED RANGE EXHAUST HOODS, SEPARATE CIRCUITS MAY BE REQUIRED FOR THE GARBAGE DISPOSAL, DISHWASHER, AND BUILT-IN MICROWAVE BASED ON THE MANUFACTURE'S REQUIREMENTS AND THE MOTOR RATING
    - ANY NEW RECEPTACLES ADDED IN THE DINING AREA, BREAKFAST ROOM, PANTRY, OR SIMILAR AREAS SHALL BE SUPPLIED BY A 20-AMP CIRCUIT, THE COUNTERTOP CIRCUITS MAY BE USED TO SUPPLY THESE AREAS.
    - THE EXISTING ELECTRICAL PANEL MAY NEED TO BE UPGRADED, OR SUB- PANEL ADDED, IF THE REQUIREMENTS ABOVE CANNOT BE ACCOMMODATED.

22. CABINET REQUIREMENTS
    - IF INSTALLING A CABINET NEXT TO AN EXISTING FIRE RATED WALL/WALLS (I.E. BETWEEN APARTMENT UNITS OR TOWNHOMES ETC.) THE INTEGRITY OF THE FIRE RATED WALL/WALLS CONSTRUCTED SHALL BE MAINTAINED (I.E., FIRE BLOCKING SHALL BE INSTALLED IN THE WALL/ WALLS PER R302.11 AND R302.11.1 OF THE CRC AND SHALL BE CONSTRUCTED PER CRC 302 FIRE RESISTANT CONSTRUCTION. CONTINUITY OF SUCH FIRE RESISTANCE- RATED WALL/WALLS SHALL BE PER R302.2.3 OF THE CRC. (I.E.,CONTINUITY OF PROTECTION SHALL BE FULL HEIGHT FROM FLOOR TO CEILING ETC.)
    - A FIRE PERMIT 'FP' SHALL BE REQUIRED WHEN REMODELING STRUCTURES THAT HAVE EXISTING FIRE SPRINKLERS. A FIRE INSPECTION SHALL BE REQUIRED BEFORE A BUILDING FINAL CAN BE SIGNED OFF. FIRE INSPECTORS SHALL SIGH-OFF ALL FIRE INSPECTIONS ON THE BUILDING PERMIT.

C. TUB/SHOWER AND WATER CLOSET REQUIREMENTS:

1. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120 DEGREE F. THE WATER-FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120 DEGREE F.THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. (CPC 408.3, 409.4)
2. NEW OR RECONFIGURED SHOWER STALL SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6)
3. SHOWER STALLS AND BATHTUB WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE FLOOR. (CBC 1210 AND CRC R307.2)
4. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT) (CPC 402.5).
5. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
6. IF INSTALLING A TUB NEXT TO AN EXISTING FIRE RATED WALL/WALLS (I.E. BETWEEN APARTMENT UNITS OR TOWNHOMES ETC.) THE INTEGRITY OF THE FIRE RATED WALL/WALLS CONSTRUCTED SHALL BE MAINTAINED (I.E., FIRE BLOCKING SHALL BE INSTALLED IN THE WALL/ WALLS PER R302.11 AND R302.11.1 OF THE CRC AND SHALL BE CONSTRUCTED PER CRC 302 FIRE RESISTANT CONSTRUCTION. CONTINUITY OF SUCH FIRE RESISTANCE- RATED WALL/WALLS SHALL BE PER R302.2.3 OF THE CRC. (I.E.,CONTINUITY OF PROTECTION SHALL BE FULL HEIGHT FROM FLOOR TO CEILING ETC.)
7. HYDRO-MASSAGE TUBS (I.E. JACUZZI TUBS) SHALL HAVE ACCESS TO THE MOTOR, BE SUPPLIED BY A GFCI PROTECTED DEDICATED CIRCUIT, AND BE LISTED BY A RECOGNIZED TESTING AGENCY (I.E. UL). ALL METAL CABLES, FITTINGS, PIPING, OR OTHER METAL SURFACES, WITHIN 5 FEET OF THE INSIDE WALL OF THE HYDRO-MASSAGE TUB SHALL BE PROPERLY BONDED. HYDRO-MASSAGE TUB SHALL BE BONDED WITH A MINIMUM #8 AWG BARE COPPER WIRE AND THE BONDING SHALL BE ACCESSIBLE.(CEC 680.70)
8. UNDERLAYMENT MATERIAL USED AS BACKERS FOR WALL TILE OR SOLID SURFACE MATERIAL IN TUB AND SHOWER ENCLOSURES SHALL BE EITHER GLASS MAT/ FIBER- REINFORCED GYPSUM BACKING PANELS (I.E. DensSHIELD, Dens Armour Plus). NON-ASBESTOS FIBER CEMENT/ FIBER CEMENT MAT BACK BOARD (I.E. HARDIBACKER, CEMENT BOARD). ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.WATER RESISTANT GYPSUM BOARD (I.E. PURPLE BOARD) MAY BE USED WHEN ATTACHING DIRECTLY TO STUDS, OVERLAID WITH MINIMUM GRADE B BUILDING PAPER AND WIRE LATH. TILE SHALL BE ATTACHED TO THE WIRE LATH. (CBC 2509 AND CRC R702.4)
9. SHOWER FLOORS SHALL BE LINED WITH AN APPROVED SHOWER PAN OR AN ON-SITE BUILT WATERTIGHT APPROVED LINING (I.E. HOT MOP). ON SITE BUILT SHOWER LININGS SHALL EXTEND A MINIMUM OF 3 INCHES VERTICALLY UP THE WALL AND SHALL BE SLOPED ¼" PER FOOT TO WEEP HOLES. (CPC 408.7)
10. WHEN A CURB IS PROVIDED AT A SHOWER, IT SHALL BE A MINIMUM OF 1 INCH ABOVE THE SHOWER FLOOR AND BETWEEN 2 INCHES AND 9 INCHES ABOVE THE TOP OF THE DRAIN. A WATERTIGHT NAILING FLANGE THAT EXTENDS A MINIMUM OF 1 INCH HIGH SHALL BE INSTALLED WHERE THE SHOWER FLOOR MEETS THE VERTICAL SURFACE OF THE SHOWER COMPARTMENT. THE FINISHED FLOOR OF THE SHOWER COMPARTMENT SHALL BE UNIFORMLY SLOPED BETWEEN ¼" AND ½" PER FOOT TOWARDS TO THE DRAIN. (CPC 408.5)
WHERE THE CURB IS NOT PROVIDED AT THE SHOWER COMPARTMENT, THE ENTIRE BATHROOM SHALL BE CONSIDERED A WET LOCATION. THE FLOORING IN THE ENTIRE BATHROOM SHALL COMPLY WITH THE WATER PROOFING REQUIREMENTS DESCRIBED ABOVE FOR SHOWER FLOORS AND ALL LIGHTING FIXTURES SHALL BE APPROVED FOR WET LOCATIONS.

D. TEMPERED GLAZING (CBC 2406.4, 2403.1 AND CRC 308.1, R308.4)

TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LAZER ETCHED, OR EMBOSSED)

- WITHIN A PORTION OF WALL ENCLOSED A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
- WITHIN 60 INCHES OF TUB/SHOWER WHERE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING WITHIN 24 INCHES OF EITHER SIDE OF DOOR IN THE PLANE OF THE DOOR IN CLOSED POSITION.
- GLAZING ON THE HINGE-SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR

E. KITCHEN MECHANICAL

1. A MECHANICAL PERMIT IS REQUIRED TO REPLACE THE KITCHEN EXHAUST HOOD THAT INCLUDES AN OUTSIDE AIR VENT. THE VENT MUST TERMINATE ON THE BUILDING EXTERIOR AT LEAST 3FT FROM OTHER OPENINGS INTO THE BUILDING [CMC502.2.1]. FLEXIBLE (CORRUGATED) DUCTING IS NOT ALLOWED FOR EXHAUST HOODS [CMC 504.3].

F. SMOKE AND CARBON MONOXIDE ALARMS

1. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING AREA (E.G., HALLWAYS), AND ON EACH STORY [CRC 314. 3]. SMOKE ALARMS MUST BE AT LEAST 3 FEET FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAIN A TUB OR SHOWER. UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM. DISTANCES TO COOKING APPLIANCES SHALL BE 20 FT FOR IONIZATION (10FT. W/ HUSH BUTTON) 6FT. FOR PHOTO ELECTRIC.
2. (i). CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLINGS EQUIPED WITH GAS APPLIANCES OR A FIREPLACE OR AN ATTACHED GARAGE. THEY MUST BE LOACTED OUTSIDE EACH SLEEPING AREA (E.G., HALLWAYS) AND ON EACH FLOOR LEVEL. IF A FUEL-BURNING APPLIANCE IS INSTALLED IN A BEDROOM, A CARBON MONOXIDE ALARM MUST ALSO BE INSTALLED IN THAT BEDROOM. [CRC 315.2.2 & 315.3]
(ii). ALARMS REQUIRE A HARDWIRED POWER SOURCE WITH BATTERY BACKUP AND INTERCONNECTION SO THAT IF ONE ALARM ACTIVATES ALL ARE ACTIVATED. NEW HARDWIRED ALARMS MUST BE ON A CIRCUIT PROTECTED BY AN ARCI CIRCUIT BREAKER. HARD-WIRING AND INTERCONNECTION IS REQUIRED FOR REMODELING, ADDITIONS, OR ALTERATIONS THAT HAVE AN ACCESSIBLE ATTIC SPACE USABLE FOR ALARM WIRING OR THAT INCLUDE REMOVAL OF EXISTING WALL OR CEILING FINISHES THAT CAN BE USED FOR ALARM WIRING. BATTERY-ONLY ALARMS ARE ALLOWED FOR ALTERATIONS SOLELY ON THE EXTERIOR (RE- ROOFING, DECKS, NEW WINDOWS) AND FOR WORK LIMITED TO ALTERATION OR REPAIR OF PLUMBING, MECHANICAL, OR ELECTRICAL SYSTEMS (SUCH AS FURNACE REPLACEMENT OR PANELS UPGRADES). BATTERY-ONLY ALARMS ARE ALLOWED FOR PROJECTS WHERE THIS IS NO REMOVAL OF CEILING FINISHES AND NO ACCESSIBLE ATTIC. [CRC 314.4&6, 315.5EXC4].

G. CALGREEN NOTES:

PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENCIAL PROPERTY , EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLAINT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6gpf WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 gpf. SHOWER HEADS WITH A FLOW GREATER THAN 2.5gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 2.0 gpm SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 1.8 gpm @80 psi WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpm @60 psi(OR 1.8 gpm @60 psi FOR KITCHEN FAUCETS)

H. CLOTH DRYER EXHAUST DUCT NOTES:

DRYER EXHAUST DUCT MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. DUST IS LIMITED TO 14 FEET IN LENGTH WITH 29 DEGREE ELBOWS FROM THE DRYER TO THE POINT OF TERMINATION PER CMC 504.3.1.2 (DUST SHALL TERMINATE AT LEAST 36 DEGREE FROM OPENINGS INTO THE BUILDING)
A CLOTH DRYER EXHAUST DUCT SHALL NOT BE CONNECTED TO A VENT CONNECTOR, GAS VENT, CHIMNEY AND SHALL NOT TERMINATE INTO A CRAWL SPACE, ATTIC, OR OTHER CONCEALED SPACE (CMC 504.4)

OWNER :-

ANUBHA JAIN
&
DHRUV JAIN

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
E 5406, WOODHURST LN.
SAN JOSE, CA - 95123
PH. NO.: 408-318-1053
EMAIL:dsdeshwal@gmail.com

LICENCED PROFESSIONAL ENGINEER — DEVENDRA SINGH DESHWAL — C 89732 — STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

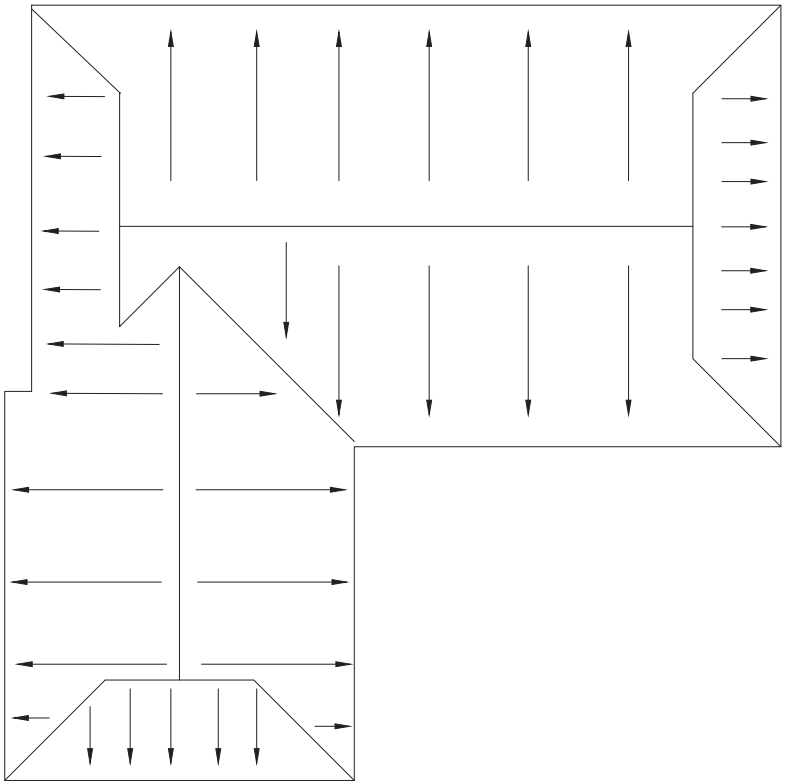
PROJECT :
2110, COOLIDGE DR., SANTA CLARA, CA-95051

SHEET TITLE:-
PROPOSED SECOND FLOOR PLAN

DATE
09/03/2020

SCALE
AS SHOWN ON PLANS

SHEET
A3

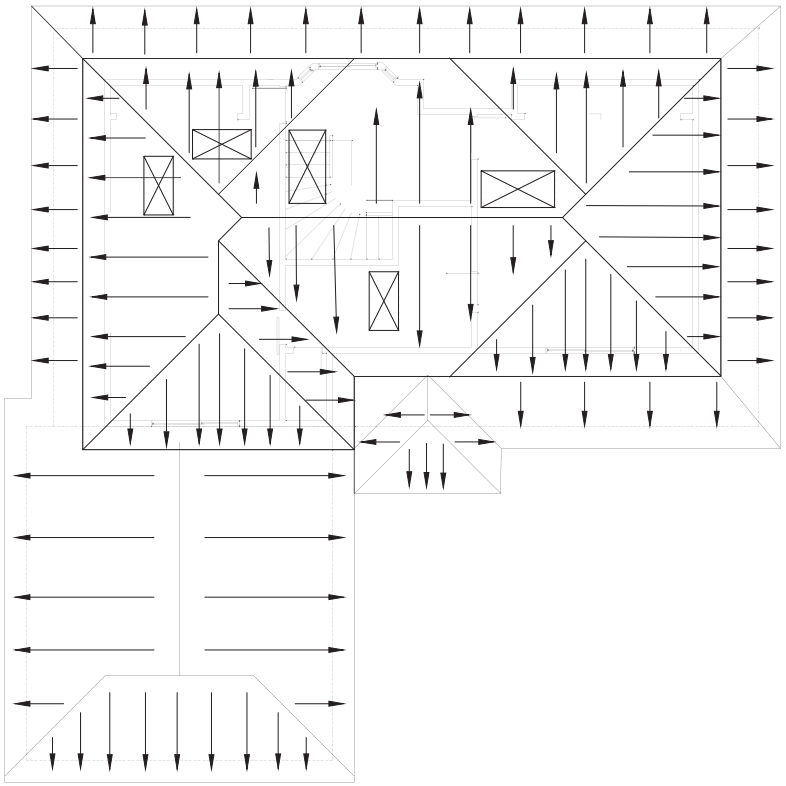


EXISTING ROOF PLAN

SCALE = $\frac{1}{4}$"=1'

ELEVATIONS NOTES:

1. STUCCO IS TO BE APPLIED WITH A 3 COAT APPLICATION WHEN APPLIED OVER METAL LATH OR WIRE LATH PER CRC R703.6.2.
2. PROVIDE WEEP SCREED AT THE BOTTOM OF STUCCO WALLS AT A LOCATION A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS PER CRC R703.6.2.1.
3. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE THE STUCCO IS APPLIED OVER WOOD SHEATHING PER CRC R703.6.3.
4. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT FRIEZE BLOCK.
5. PROVIDE GALVANIZED STEEL METAL FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS AS PER CBC 1503.2. ALSO PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
6. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.



PROPOSED ROOF PLAN

SCALE = $\frac{1}{4}$"=1'

OWNER :-

ANUBHA JAIN
&
DHRUV JAIN

DESIGNER :-

UNICORN STRUCTURES
PRINCIPAL
DEVENDRA DESHWAL
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LICENSED PROFESSIONAL ENGINEER
DEVENDRA SINGH DESHWAL
C 89732
CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

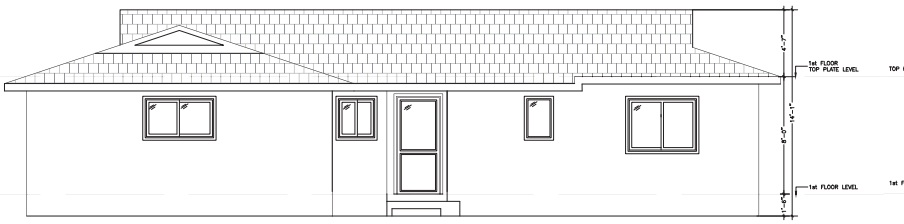
PROJECT :
2110, COOLIDGE DR., SANTA CLARA, CA-95051

SHEET TITLE:-
EXISTING & PROPOSED ROOF PLAN

DATE
09/03/2020

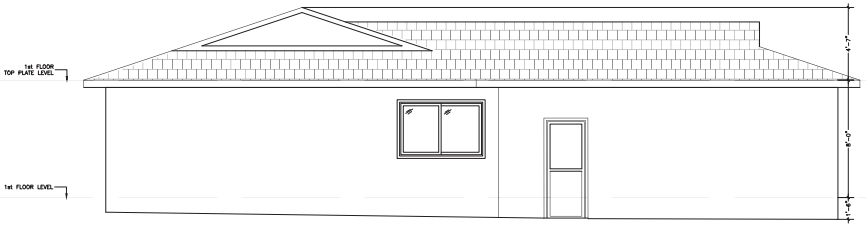
SCALE
AS SHOWN IN PLANS

SHEET
A4



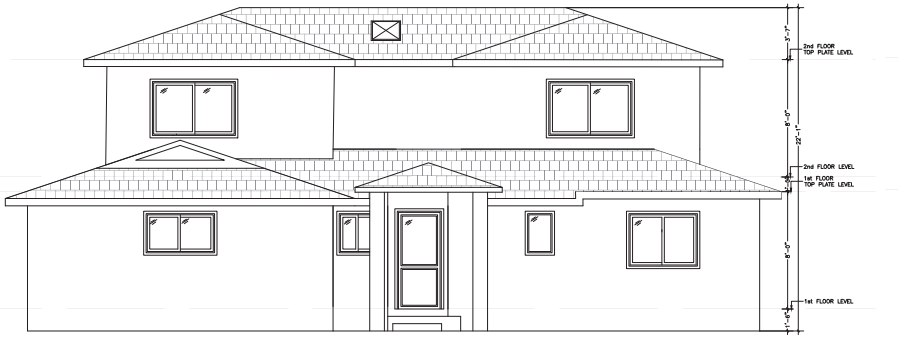
EXISTING FRONT ELEVATION

SCALE = 1/4"-1'



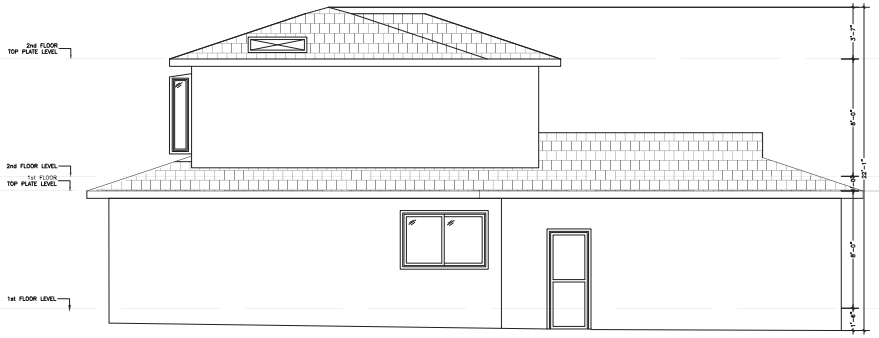
EXISTING LEFT SIDE ELEVATION

SCALE = 1/4"-1'



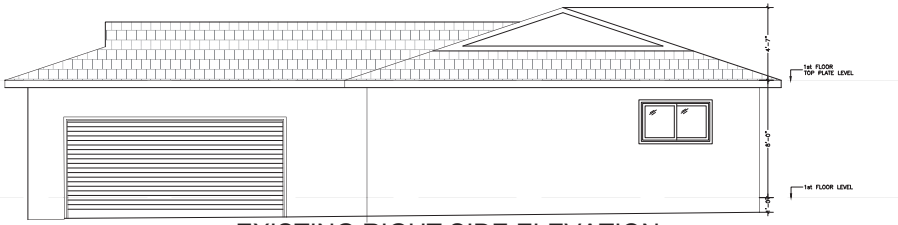
PROPOSED FRONT ELEVATION

SCALE = 1/4"-1'



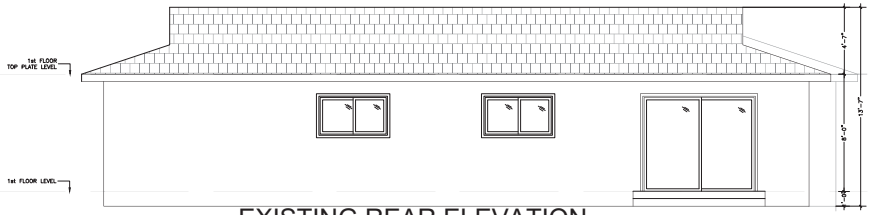
PROPOSED LEFT SIDE ELEVATION

SCALE = 1/4"-1'



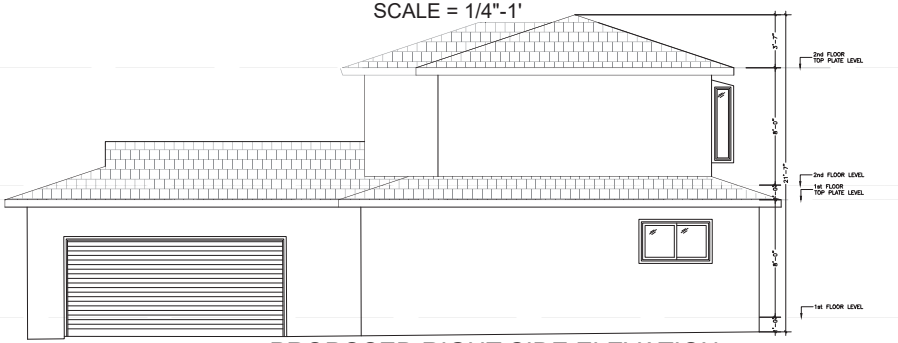
EXISTING RIGHT SIDE ELEVATION

SCALE = 1/4"-1'



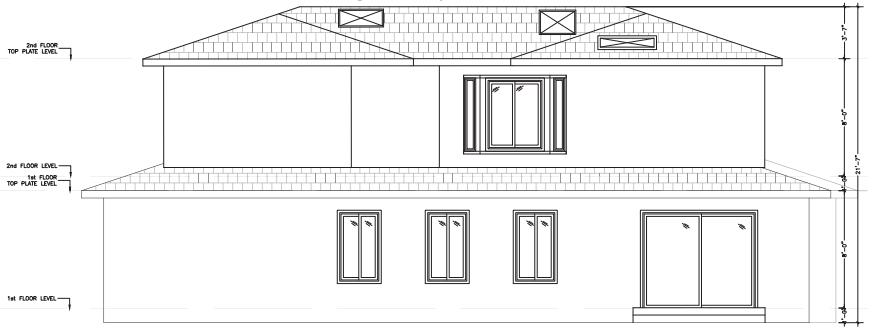
EXISTING REAR ELEVATION

SCALE = 1/4"-1'



PROPOSED RIGHT SIDE ELEVATION

SCALE = 1/4"-1'



PROPOSED REAR ELEVATION

SCALE = 1/4"-1'

OWNER :-

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CIVIL
STATE OF CALIFORNIA

REVISIONS

NUMBER	DATE	DESCRIPTION

PROJECT :

2110,
COOLIDGE
DR.,
SANTA CLARA,
CA-95051

SHEET TITLE:-

EXISTING &
PROPOSED
ELEVATIONS

DATE
09/03/2020

SCALE
AS SHOWN IN PLANS

SHEET
A5

21-1302 **Agenda Date: 1/13/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on addition to a single-family residence located at 2694 Elliot Street

DISCUSSION

File No.(s): **PLN2020-14571**

Location: **2694 Elliot Street**, a 6,300 square-foot lot located on the north side of Elliot Street, APN: 216-09-046; property is zoned Single-Family Residential (R1-6L)

Applicant: Farnaz Khadiv

Owner: Ryan Fallini

Request: **Architectural Review** of a 276 square-foot first floor and 1,070 square-foot second floor addition to an existing one-story 2,260 square-foot three-bedroom, two-bathroom including 437 sf attached two-car garage resulting in a two-story 3,590 square-foot four-bedroom, four-bathroom residence including an existing 437 sf attached two-car garage.

Mailing Radius: 300 feet

CEQA Determination: Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

Project Planner: Ela Kerachian, Associate Planner

Staff Recommendation: **Approve**, subject to Conditions

Project Data

Lot Size: 6,300 sf.			
	Existing Floor Area (sq. ft.)	**Proposed New Building (sq. ft.)**	**Proposed Floor (sq.ft.)**
First Floor	1,807	276	2,083
Second Floor	-	1,070	1,070
Porch	16	-	-
Garage	437	-	437
Gross Floor Area	2,260		3,590
Lot Coverage	2,260/6,300= %3		2,520/6,300= %4
F.A.R.	0.36		0.57
% of 2nd floor to 1st floor	n/a		%42
Bedrooms/Baths	3/2		4/4

Points for consideration

- The second-story addition is less than 66% of the first-floor area. It is approximately 42% of the first-floor area.
- The proposed second story is stepped back min 5 feet from all sides of the first floor.
- The proposed addition will match in material, with composition shingle roofing and stucco siding.
- The project site is located in FEMA Flood Zone X, which is considered a moderate to low risk area.
- The neighborhood is comprised of single- and two-story residential structures.
- 300-foot neighborhood notice was distributed for this project review.
- There are no active City code enforcement cases for this property.

Findings supporting the Staff Recommendation

1) *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The proposal provides the required two covered parking spaces with an existing two-car garage.
    - The required parking spaces are not located in the required front yard or side yard landscaped areas.
    - The proposed project provides areas surfaced with all-weather materials for parking of vehicles.

2) *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - There is no expansion of the parking or intensification of use that would significantly cause increased traffic congestion or hazards.
    - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create a substantive increase in traffic.

3) *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The development is a second-story addition to an existing single-family residence that is in keeping with the scale with the appearance of the existing neighborhood and tract. Two-story high walls are common in the neighborhood, and per the design guidelines the proposed second-floor walls maintain a roof segment for at least of 50% of the building perimeter.

4) *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
    - Privacy for neighbors is maintained as the design maintains the required setbacks and ratio of 2nd to 1st floor.

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.

5) That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office. The policies and criteria so approved shall be fully effective and operative to the same extent as if written into and made a part of this title, in that;

- The architectural features of the proposed second-story addition is true to the architectural form and appropriate for the neighborhood.

Conditions of Approval:

1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting and signage.
2) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Planning and Inspection.
3) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
4) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
5) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On December 24, 2020, a notice of public hearing of this item was mailed 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the 276 square feet first floor and 1,070 square feet second floor addition to an existing one -story 2,260 square feet three-bedroom, two-bathroom including 437 square feet attached two-car garage resulting in a two-story 3,590 square feet four-bedroom, four-bathroom residence including an existing 437 square feet attached two-car garage, subject to conditions.

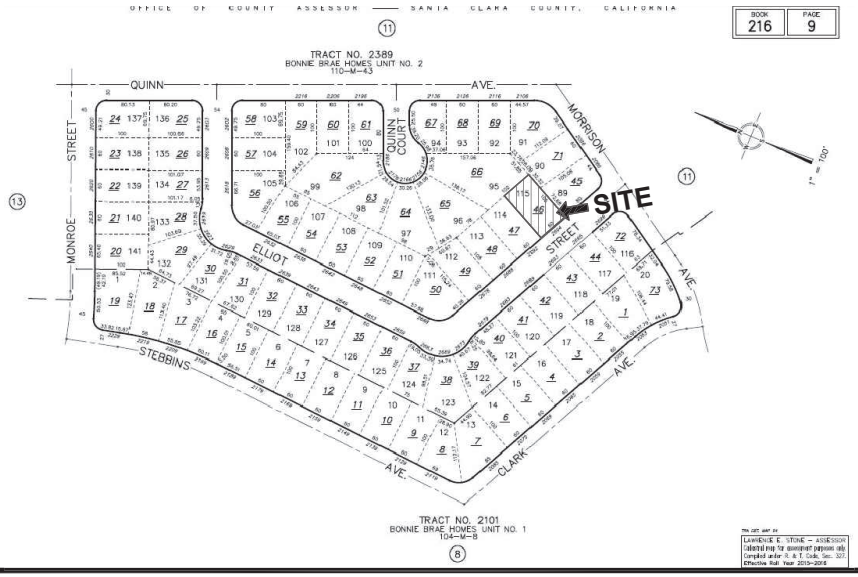
Reviewed by: Elaheh Kerachian, Associate Planner, Community Development Department
Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

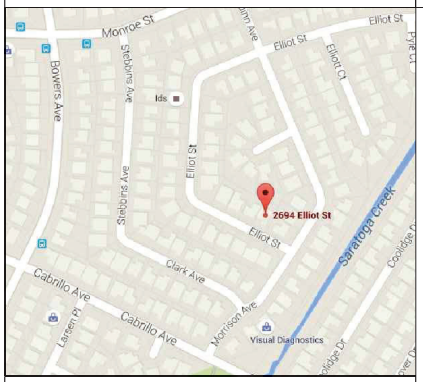
1. Development Plans

THE FALLINI RESIDENCE

2694 ELLIOT STREET
SANTA CLARA , CALIFORNIA



VICINITY MAP



BUILDING CODE DATA

OCCUPANCY:	R-3 / U-1 SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER	YES
BUILDING CODE:	ALL APPLICABLE CURRENT CODES TO THE CITY OF SANTA CLARA AND THE STATE OF CALIFORNIA 2019 CALIFORNIA BLD'G CODE (CBC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN) 2019 CALIFORNIA RESIDENTIAL CODE 2019 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION

PROJECT ADDRESS:	2694 ELLIOT STREET SANTA CLARA, CALIFORNIA
APN:	216-09-046
ZONING DISTRICT:	R1-6L
LOT AREA:	6300 SQ .FT.
FRONT SETBACK	20 FT
REAR SETBACK	20 FT
SIDE SETBACK	5 FT.
MAXIMUM LOT COVERAGE	40%
HEIGHT LIMITATION	25 FT.

TABULATION

LOT SIZE 6300 SQ. FT.
LOT COVERAGE 40%
6300 X 40% = 2520 SQ. FT.

(E) LOT COVERAGE

(E) FIRST FLOOR	1807 SQ. FT.
(E) GARAGE	457 SQ.FT.
(E) FRONT PORCH	16 SQ.FT.
TOTAL (E) LOT COVERAGE	2280 SQ. FT.

(N) LOT COVERAGE

(E) FIRST FLOOR	1807 SQ. FT.
(E) FIRST FLOOR (TO BE REMOVED)	-44 SQ. FT.
(E) GARAGE	457 SQ.FT.
(E) FRONT PORCH (TO BE REMOVED)	- 16 SQ.FT.
(N) ADDITION AT FIRST FLOOR	341 SQ.FT.
TOTAL (N) LOT COVERAGE	2520 SQ. FT.

(N) FIRST FLOOR ADDITION 2520 SQ. FT.
(N) SECOND FLOOR ADDITION 1010 SQ. FT.
1010 SQ. FT. / 2520 SQ. FT. = 42% (OK) LESS THAN 60%

SHEET INDEX.

ARCHITECTURAL
A-0.0 COVER SHEET/ PLANNING DATA / SITE PLAN

CIVIL
T-1 PRELIMINARY BOUNDARY & PLAT MAP

ARCHITECTURAL
A-2.0 EXISTING FIRST FLOOR PLAN / DEMO PLAN
A-2.1 PROPOSED FIRST FLOOR PLAN
A-2.2 PROPOSED SECOND FLOOR PLAN
A-3.0 (E) AND (N) ROOF PLAN
A-4.0 (E) AND (N) FRONT ELEVATION
A-4.1 (E) AND (N) RIGHT SIDE ELEVATION
A-4.2 (E) AND (N) REAR ELEVATION
A-4.3 (E) AND (N) LEFT SIDE ELEVATION
A-5.0 BUILDING SECTIONS

CONSULTANTS

DESIGN BY :
KHADIV DESIGN
4657 TAMPICO WAY
SAN JOSE, CA 95118
Phone (408) 888-6662
Email Address: Khadiv-Design@sbcglobal.net

SCOPE OF WORK

ADDITION AT FIRST FLOOR AND NEW SECOND FLOOR

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :
Mr. & Mrs. Fallini
2694 ELLIOT STREET
SANTA CLARA , CALIFORNIA

Project :
2ND STORY ADDITION
1ST FLOOR ADDITION & REMODEL

4657 TAMPICO WAY
SAN JOSE, CA. 95118
Phone (408) 666-1606
Fax: (408) 997-7156
info@khadivdesign.com

KHADIV-DESIGN

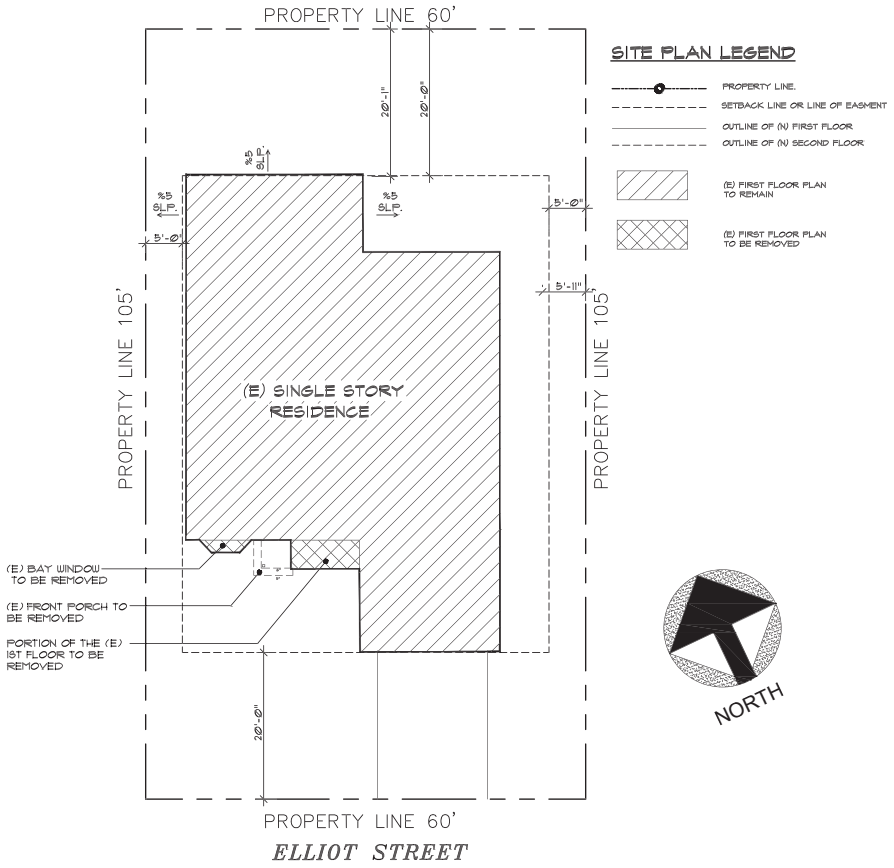
Date: 6-16-20
Scale:
Drawn By : FK

Job No: 2020-002

Signature :

Sheet Title :
COVER SHEET
PLANNING DATA
SITE PLAN

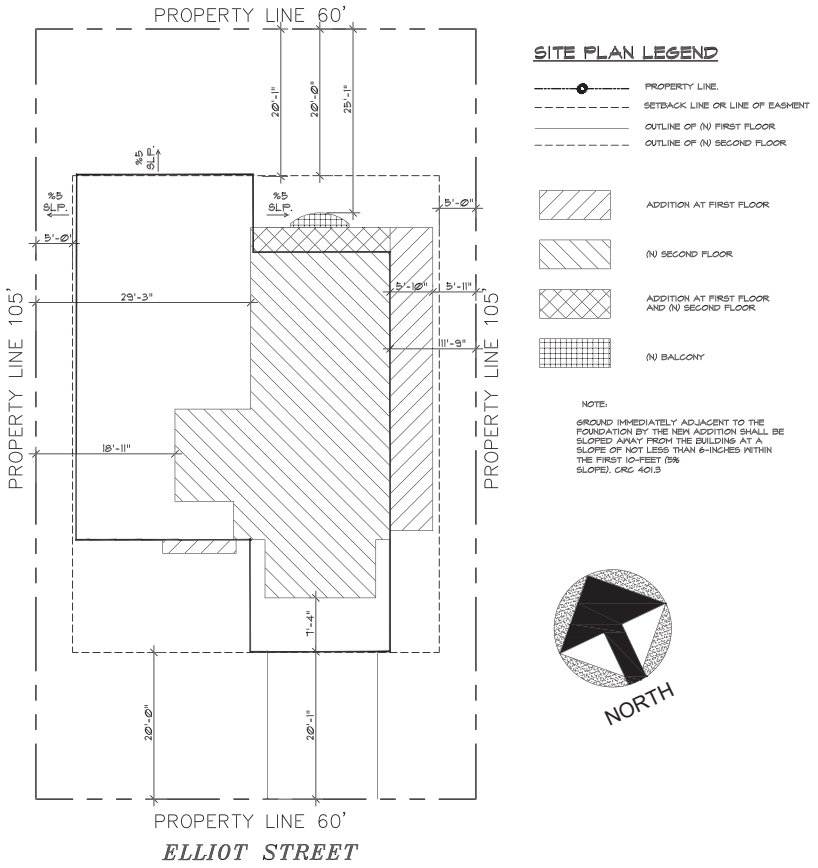
Sheet No. :
A-0.0



SITE PLAN LEGEND

- PROPERTY LINE.
- SETBACK LINE OR LINE OF EASMENT
- OUTLINE OF (N) FIRST FLOOR
- OUTLINE OF (N) SECOND FLOOR
- (E) FIRST FLOOR PLAN TO REMAIN
- (E) FIRST FLOOR PLAN TO BE REMOVED

EXISTING SITE PLAN



SITE PLAN LEGEND

- PROPERTY LINE.
- SETBACK LINE OR LINE OF EASMENT
- OUTLINE OF (N) FIRST FLOOR
- OUTLINE OF (N) SECOND FLOOR
- ADDITION AT FIRST FLOOR
- (N) SECOND FLOOR
- ADDITION AT FIRST FLOOR AND (N) SECOND FLOOR
- (N) BALCONY

NOTE:

GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION BY THE NEW ADDITION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6-INCHES WITHIN THE FIRST 10-FEET (5% SLOPE). CRC 401.3

PROPOSED SITE PLAN

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :

Mr. & Mrs. Fallini
2694 ELLIOT STREET
SANTA CLARA , CALIFORNIA

Project :

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1ST FLOOR ADDITION & REMODEL

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info@khadivdesign.com

KHADIV-DESIGN

Date: 6-16-20
Scale:
Drawn By : FK

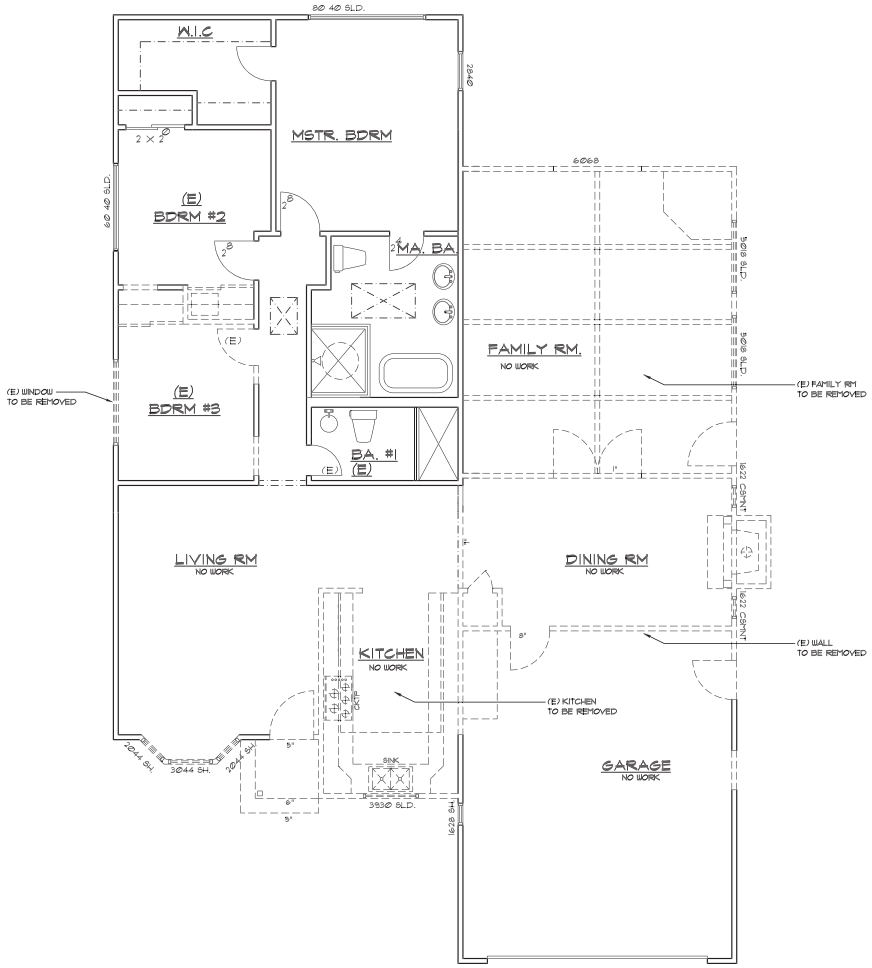
Job No: 2020-002

Signature :

Sheet Title :
EXISTING AND PROPOSED SITE PLAN

Sheet No. :

A-1.0



EXISTING FLOOR PLAN / DEMO PLAN

LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WALL TO BE REMOVED.
- ITEMS TO REMAIN.
- ITEMS TO BE REMOVED.
- NEW FOOT PRINT

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :

Mr. & Mrs. Fallini
2694 ELLIOT STREET
SANTA CLARA , CALIFORNIA

Project :

2ND STORY ADDITION
1ST FLOOR ADDITION & REMODEL

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KHADIV-DESIGN

Date: 6-16-20
Scale:
Drawn By : FK

Job No: 2020-002

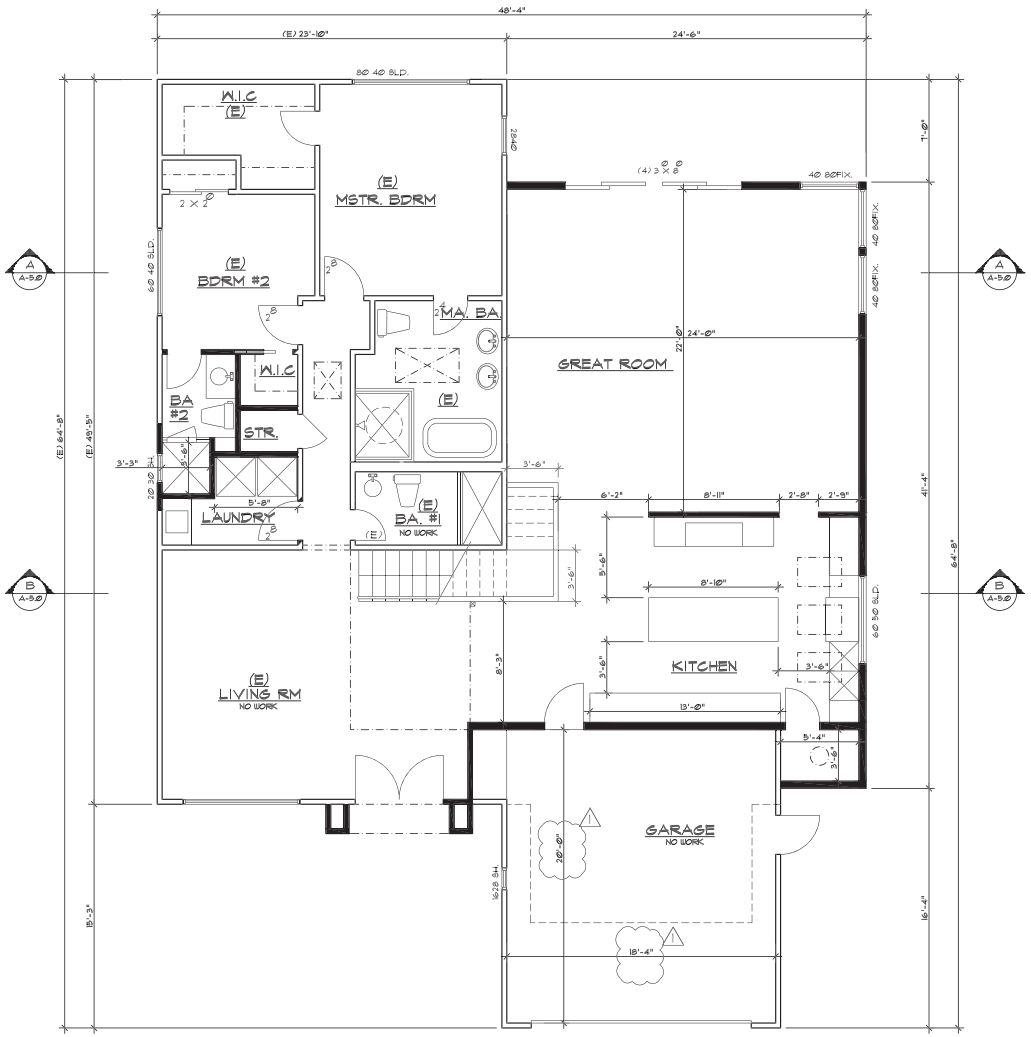
Signature :

Sheet Title :

EXISTING FLOOR PLAN / DEMO PLAN

Sheet No. :

A-2.0



PROPOSED FIRST FLOOR

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :
Mr. & Mrs. Fallini
2694 ELLIOT STREET
SANTA CLARA , CALIFORNIA

Project :
2ND STORY ADDITION
1ST FLOOR ADDITION & REMODEL

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SAN JOSE, CA. 95118
Phone (408) 666-1606
Fax: (408) 997-7156
info@khadivdesign.com

KHADIV-DESIGN

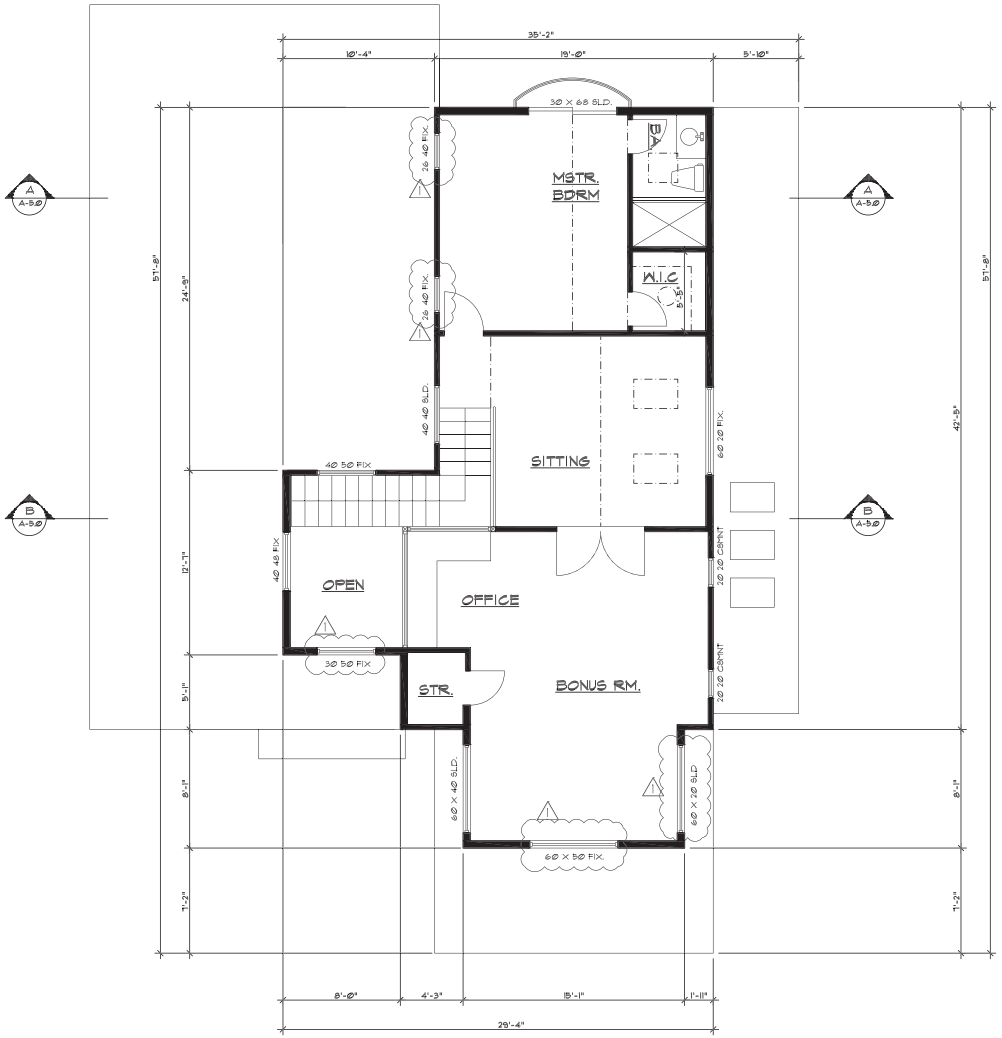
Date: 6-16-20
Scale:
Drawn By : FK

Job No: 2020-002

Signature :

Sheet Title :
PROPOSED FIRST FLOOR PLAN

Sheet No. :
A-2.1



PROPOSED SECOND FLOOR

No.	Date	Description
1	11/19/20	PLANNING COMMENTS
2		
3		

Client :

Mr. & Mrs. Fallini
2694 ELLIOT STREET
SANTA CLARA , CALIFORNIA

Project :

2ND STORY ADDITION
1ST FLOOR ADDITION & REMODEL

4657 TAMPICO WAY
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Phone (408) 666-1606
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KHADIV-DESIGN

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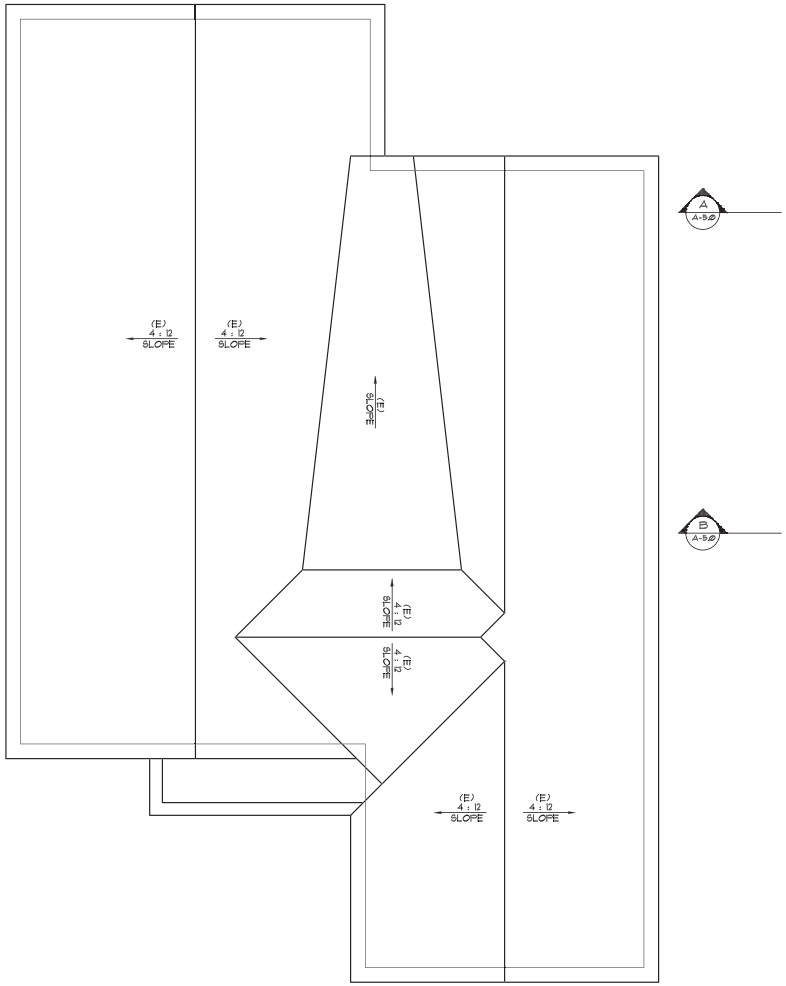
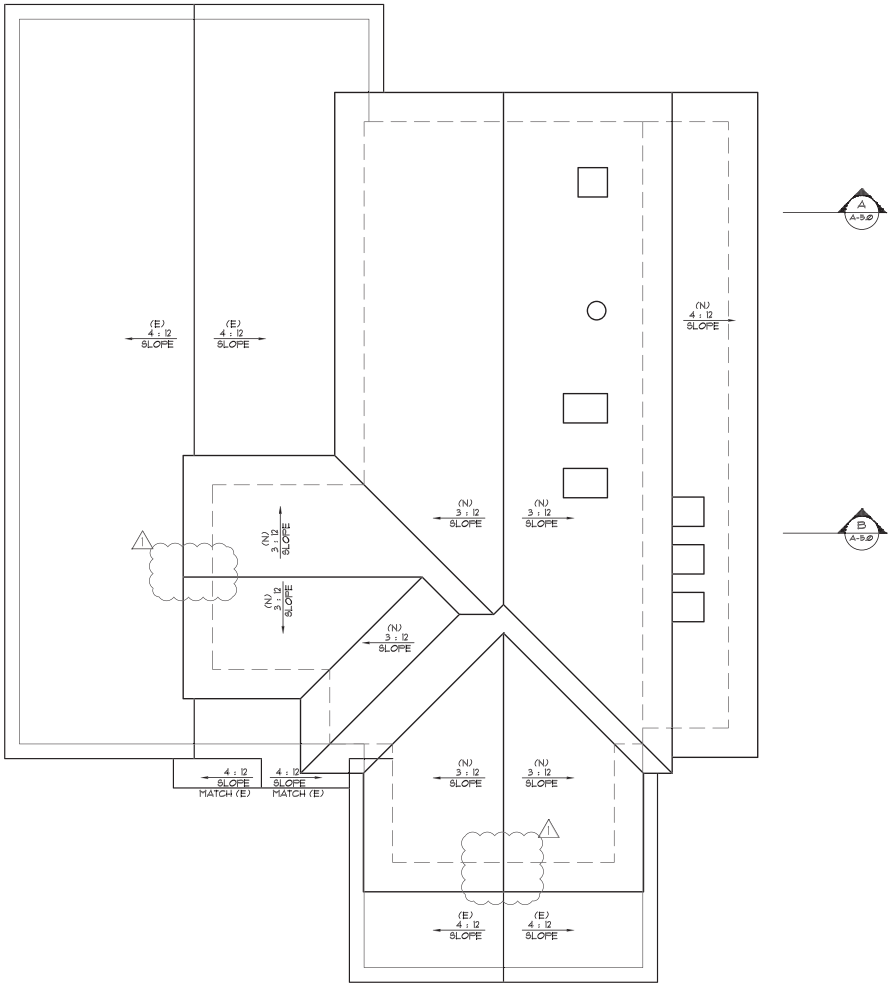
Sheet Title :
PROPOSED SECOND FLOOR PLAN

Sheet No. :

A-2.2



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :

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KHADIV-DESIGN

Date: 6-16-20
Scale:
Drawn By : FK

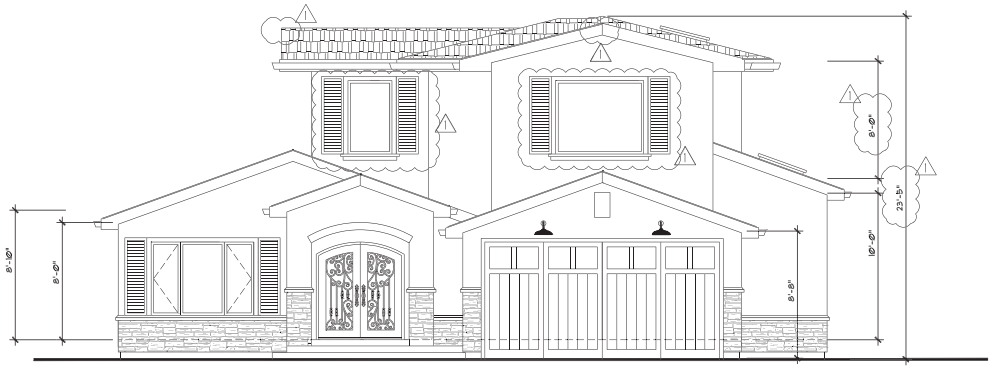
Job No: 2020-002

Signature :

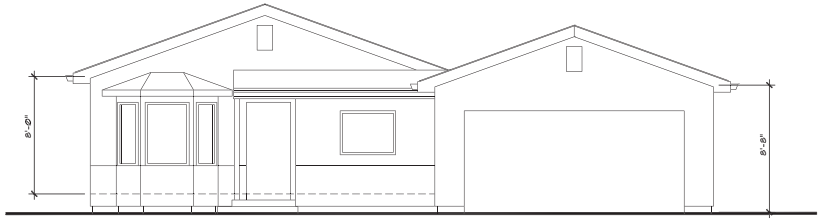
Sheet Title :
(E) AND (N)
ROOF
PLAN

Sheet No. :

A-3.0



(N) FRONT ELEVATION



(E) FRONT ELEVATION

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

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SANTA CLARA , CALIFORNIA

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KHADIV-DESIGN

Date: 6-16-20
Scale:
Drawn By : FK

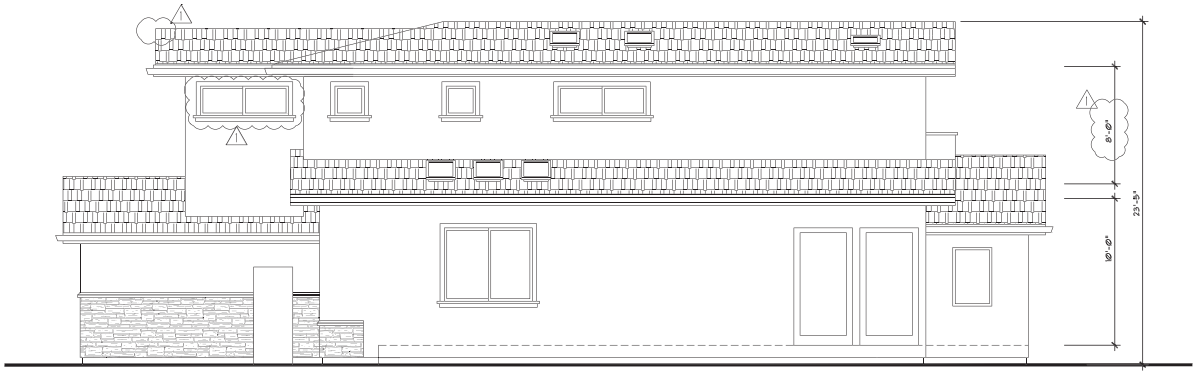
Job No: 2020-002

Signature :

Sheet Title :
(E) AND (N)
FRONT
ELEVATION

Sheet No. :

A-4.0



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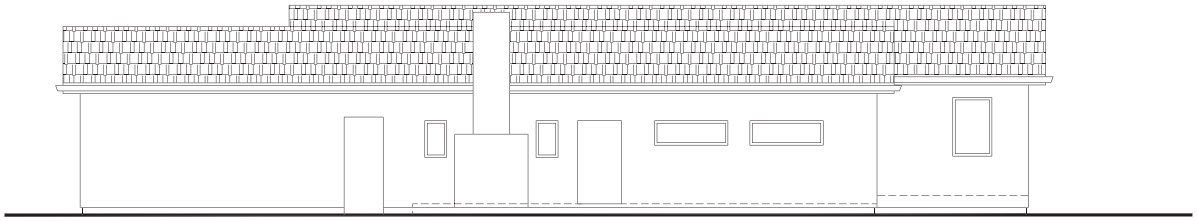

(E) RIGHT SIDE ELEVATION

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :

Mr. & Mrs. Fallini
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SANTA CLARA , CALIFORNIA

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KHADIV-DESIGN

Date: 6-16-20
Scale:
Drawn By : FK

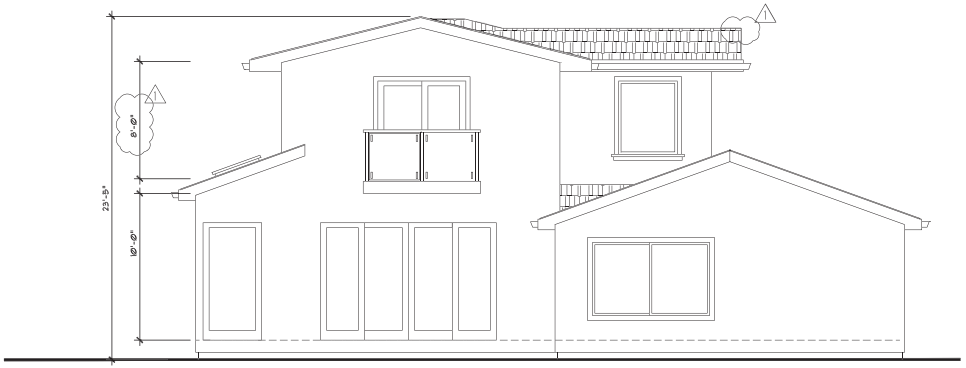
Job No: 2020-002

Signature :

Sheet Title :
(E) AND (N)
RIGHT SIDE
ELEVATION

Sheet No. :

A-4.1



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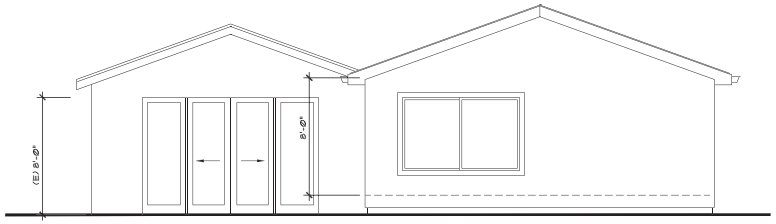

(E) REAR ELEVATION

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :

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KHADIV-DESIGN

Date: 6-16-20
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Drawn By : FK

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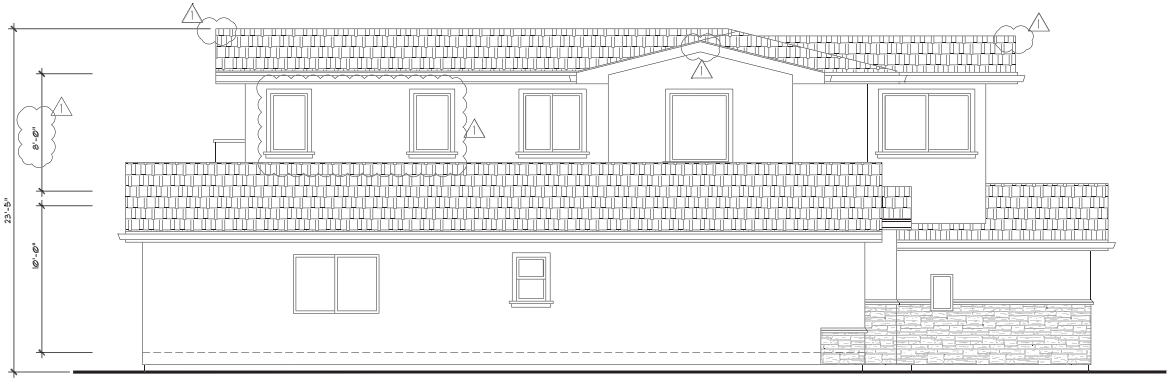
Signature :

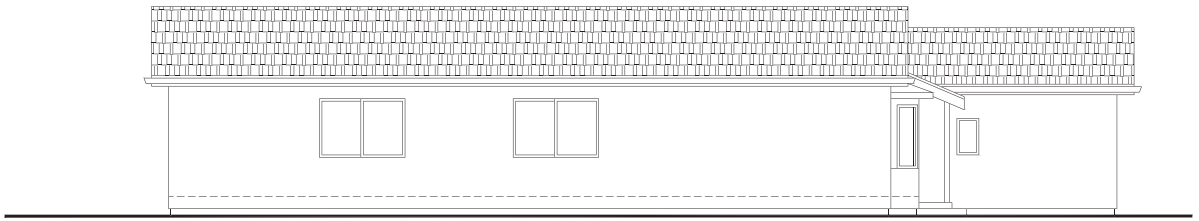
Sheet Title :
(E) AND (N)
REAR
ELEVATION

Sheet No. :

A-4.2



(N) LEFT SIDE ELEVATION



(E) LEFT SIDE ELEVATION

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :
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SANTA CLARA , CALIFORNIA

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KHADIV-DESIGN

Date: 6-16-20
Scale:
Drawn By : FK

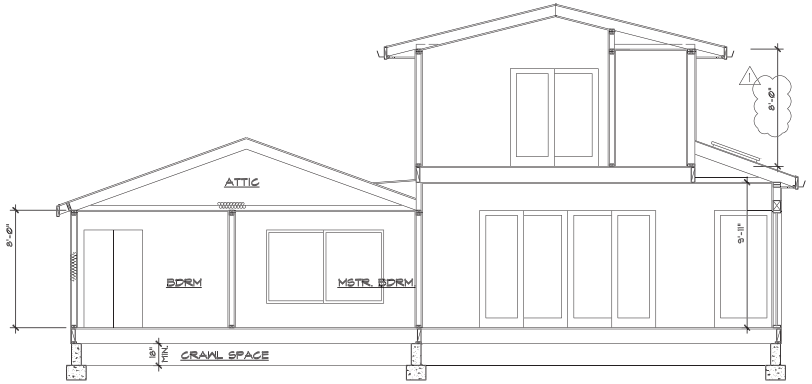
Job No: 2020-002

Signature :

Sheet Title :
(E) AND (N)
LEFT SIDE
ELEVATION

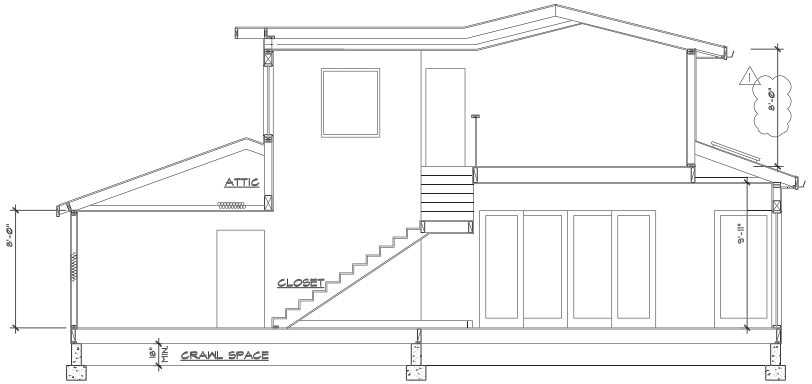
Sheet No. :

A-4.3



SECTION A-A

SC: 1/4" =1'-0"



SECTION B-B

SC: 1/4" =1'-0"

No.	Date	Description
1	11/19/20	PLANNING COMMENTS

Client :

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2694 ELLIOT STREET

SANTA CLARA , CALIFORNIA

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KHADIV-DESIGN

Date: 6-16-20

Scale:

Drawn By : FK

Job No: 2020-002

Signature :

Sheet Title :

BUILDING SECTION

Sheet No. :

A-5.0

21-1319 **Agenda Date: 1/13/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on an addition and substantial remodel at 1863 Clifford Street (Continued from December 2, 2020 for re-noticing)

File No.(s): PLN2020-14621
Location: 1863 Clifford Street; a 5,000 square feet lot located at the north side of Clifford Avenue, between Scott Boulevard and Pierce Street; APN: 269-01-025; property is zoned Single-family Residential (R1-6L).
Applicant: Leopold Vandeneynde, Leopold Design
Owner: Seamus Nolan
Request: Architecture review for a substantial removal of exterior cladding, retention of framing, and significant interior reconfiguration to an existing 867 square feet, two bedroom and one bathroom one-story single family house with a 198 square feet one car garage. The project proposes to convert the existing one-car garage to a two-car garage and add 895 square feet on the first floor and 692 square feet on the second floor. This would result in 2,217 square feet, five bedroom and three bathroom 2-story single family house with an attached 435 square feet two car garage.

Project Data

Lot Size: 5,000 sq. ft.				
	Existing Floor Area (sq. ft.)	**Demolition/conversion (sq. ft.)**	**Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	867	-177	835	1,525
Second Floor	-		692	692
Garage	198	177	60	435
Porch	100	- 60	-	40
Shed	-	-	-	-
Gross Floor Are	1,165			2,692
Lot Coverage	1,165/5,000 = 21.3%		-	2,000/6,000 = 40%
F.A.R.	1,165/5,000 = .21			2,692/5,000 =.54
% second floor first floor	N/A			692/2,000 = 35%

Bedrooms/Bath	2 Bedrooms 1 Bathrooms		3 Bedrooms 2 Bathrooms	5 Bedrooms 3 Bathrooms
Flood Zone	X			X

Points for consideration for the Architectural Committee

- The proposed project is located in a predominantly one-story homes with occasional two-story homes throughout the immediate neighborhood.
- Project site adjoins one-story single-family homes to the east and west, and a two-story single-family home to the rear.
- The project, initially scheduled for Development Review Hearing on December 2, 2020, was continued without a hearing after receiving notification of unpermitted demolition work done on the property, and additional work not identified in the planning application (removal of exterior cladding).
- A stop work order was issued by the building division and a code violation notice was issued. The owner has since paid the fines that were issued.
- The project proposes a substantial renovation to the existing home by removing the exterior claddings and interior reconfiguration, while retaining the existing framing and the foundation.
- The project proposes to retain the two existing walls with non-conforming side-setbacks of 3'-41/2" to the west and 4'-61/2" to the east.
- The proposal would internally expand the existing one-car garage to a side by side 2-car garage, conforming to the zoning code requirement.
- The new second-story windows on the east and west side have a sill height of more than 5 feet to maintain privacy for the immediate neighbors.
- The proposed two story single-family house is compatible with the architectural styles and materials of other homes in the neighborhood.
- A 300-feet neighborhood notice was distributed for this project review.

Findings supporting the Staff Recommendation

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The development provides the required two covered parking spaces.
    - The required parking spaces are not located in the required front yard or side yard landscaped areas.
    - The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.

2. *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - The project proposes a first-floor rear addition to the existing house in a manner that is compatible with the scale and character of the neighborhood. The proposed second floor addition provides between nearly 21 feet to 30 feet for the front step back, 3 to 3 1/2 feet side step back, and nearly 3 1/2 feet or more rear step back to reduce the second-floor massing. This exceeds the requirement in the design guidelines.
    - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.

3. Proposed lot coverage within the maximum 40% lot coverage permissible in the R1-6L zoning district.

That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;

- The proposed project is compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains a significant portion of the home in a one-story character and adds a limited area on the second story that is set back 21 feet to 30 feet from the front. The proposal incorporates the ranch architecture style in a manner that promotes compatibility with the existing neighborhood character.

4. That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health safety and general welfare.

5. That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office, in that;

- The proposed addition will maintain a combination stucco and horizontal siding to match the existing on the front elevation, and a new composite shingle roof to match the existing home.
- The project would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood.

CONDITIONS OF APPROVAL

1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to, site plans, floor plans, elevations, landscaping, lighting and signage.
2) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
3) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
4) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on site.
5) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
6) The applicant shall plant and maintain a street tree in the front yard. The planting would be verified by staff prior to final inspection.
7) Garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15301(e)(1), Existing Facilities

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On December 24, 2020, a notice of public hearing of this item was mailed 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the proposed addition for the property located at 1863 Clifford Street, subject to conditions.

Prepared by: Nimisha Agrawal, Associate Planner, Community Development Department
Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plans

SPECIAL INSPECTION

SPECIAL INSPECTION REQUIRED FOR RETRO EPOXY HOLD-DOWNS. DONE BY ARCHITECT AND / OR E.O.R.

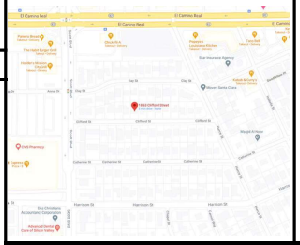
CITY NOTES

A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITH 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE, PER CRC R105.3.2.

B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO 6 MONTHS, WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF 1 YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE, PER CRC R105.5.

C. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE AND 2019 CALIFORNIA ENERGY CODE.

VICINITY MAP



SHEET LEGEND

A0.00 SITE/ROOF PLAN, DEMOLITION PLAN, GENERAL NOTES, PROJECT DATA

A1.00 1ST FLOOR CONSTRUCTION PLAN, KEY NOTES.

A1.01 2ND FLOOR CONSTRUCTION PLAN, 3D IMAGE.

A2.00 EXT. ELEVATIONS, KEY NOTES.

DRAWINGS PREPARED BY:
LEOPOLD DESIGN
LEOPOLD VANDENEYNDE, ARCHITECT
777 ENRIGHT AVENUE, SANTA CLARA, CA 95050
650-224-6852

STORMWATER DRAINAGE PLAN

EROSION CONTROL (KEEPING THE DIRT IN PLACE) MINIMIZING THE IMPACT OF CONSTRUCTION

1. MINIMIZE DISTURBED AREA AND PROTECT NATURAL FEATURES AND SOIL.
2. PHASE CONSTRUCTION ACTIVITY.
3. CONTROL STORMWATER FLOWING ONTO AND THROUGH THE PROJECT.
4. STABILIZE SOILS PROMPTLY.

SEDIMENT CONTROLS (THE 2ND LINE OF DEFENSE)

5. PROTECT STORM DRAIN INLETS.
6. ESTABLISH PERIMETER CONTROLS
7. RETAIN SEDIMENT ON-SITE AND CONTROL DEWATERING PRACTICES.
8. ESTABLISH STABILIZED CONSTRUCTION EXITS.
9. INSPECT AND MAINTAIN CONTROLS

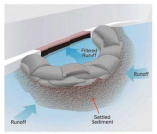


Figure 11. Illustration o a storm drain inlet with rock-filled bags/filteringstormwater.

CAL GREEN NOTES

A. Automatic irrigation systems controllers installed at the time of final inspection shall be weather-based (4.304.1)

B. Protect annular spaces around pipes, electric cables, conduits or other openings at exterior walls against the passage of rodents (4.406.1)

C. Cover duct openings and other related air distribution component openings during construction (4.504.1)

D. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits (4.504.2.1)

E. Paints, stains and other coatings shall be compliant with VOC limits (4.504.2.2)

F. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds (4.504.2.3) Verification of compliance shall be provided

G. A minimum of 50% of the non-hazardous construction and demolition waste generated at the site shall be diverted to an off-site recycle, diversion, or salvage facility. (4.408)

H. Documentation will be provided, at the request of the Building Division, to verify compliance with VOC finish materials. (4.504.2.4)

I. Particleboard, medium density fiberboard (MDF) and hardwood plywood usded in interior finish systems shall comply with low formaldehyde emission standards 4.504.5

J. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognize training or certification program (702.1)

K. Check moisture content of building materials used in wall and floor framing before enclosure (4.505.3)

L. Upon request, verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the building department which will show substantial conformance.

GENERAL NOTES

A. THE WORK PROVIDED BY THE GENERAL CONTRACTOR SHALL CONSIST OF ALL LABOR, MATERIAL, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT, LEAVING ALL WORK READY FOR USE,

B. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED CALIFORNIA BUILDING CODE AND ANY OTHER LOCAL GOVERNING CODES AND ORDINANCES.

C. THE PLANS INDICATE THE GENERAL EXTENT OF CONSTRUCTION NECESSARY FOR THE WORK, BUT NOT INTENDED TO BE ALL INCLUSIVE. ALL WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS SHALL BE INCLUDED, REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES. THE ARCHITECT IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS OR CONFLICTS IN THESE CONSTRUCTION DOCUMENTS. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

D. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSION AND SITE CONDITIONS, EACH SUB-CONTRACTOR SHALL INSPECT AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY SEEN BY INSPECTION.

E. PROVIDE ADEQUATE TEMPORARY SUPPORT AS NECESSARY TO ASSURE THE STRUCTURAL VALUE OR INTEGRITY OF ANY PORTION OF THE BUILDING AFFECTED BY THE WORK.

F. PROTECT ALL FINISHES WHERE THEY CONTACT THE WORK OF OTHER TRADES AND WHEN WET WHEATHER IS ANTICIPATED.

G. THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT DIRT OR DEBRIS FROM AFFECTING FINISHED AREAS IN OR OUTSIDE THE JOB,

PLUMBING NOTE

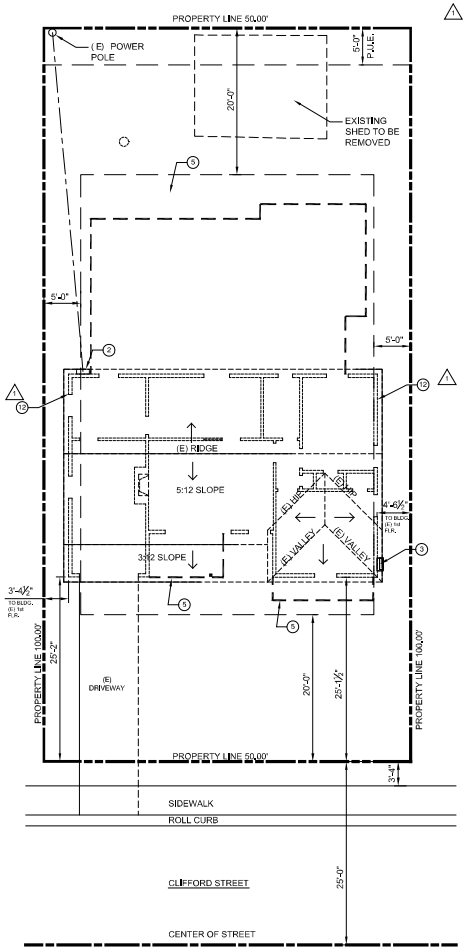
PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1 FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED, SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.5 GPM (OR 1.8 GPM FOR KITCHEN FAUCETS).

SCOPE OF WORK:

1,757 SQUARE FOOT FIRST FLOOR AND SECOND FLOOR ADDITION TO AN EXISTING 1,065 SQUARE FOOT, TWO BEDROOM AND ONE BATHROOM ONE-STORY SINGLE FAMILY HOUSE WITH A 198 SQUARE FOOT ONE CAR GARAGE, RESULTING IN A 2,652 SQUARE FOOT, FIVE BEDROOM AND THREE BATHROOM 2-STORY SINGLE FAMILY HOUSE WITH AN ATTACHED TWO CAR GARAGE.

KEY NOTES

1. REFER TO SADDLE ROOF NOTES THIS SHEET.
2. (E) ELECTRIC METER TO BE REMOVED.
3. EXISTING GAS METER AND SERVICE.
4. HATCHED AREA INDICATES (E) ROOF STRUCTURE
5. HEAVY DASHED LINE INDICATES ADDITION AREA
6. (N) ROOF & EAVE VENTS PER VENTILATION CALCULATIONS, DISTRIBUTE EQUALLY.
7. NO VENTS ALONG SIDE YARD SETBACK AREA.
8. CONTRACTOR TO ENSURE THAT NO EAVE PROJECTIONS ARE WITHIN 5'-0" OF THE SIDE PROPERTY LINES.
9. (N) CLASS 'B' MIN., COMPOSITION ROOF
10. ROOF WATER LEADERS LEAD TO DOWNSPOUTS THAT ARE DIRECTED TO SPLASHBLOCKS (OR OTHER IMPERVIOUS SURFACE) THAT DEFLECT THE WATER AWAY FROM THE BUILDING, SLOPE 2% AWAY FROM FOUNDATION AREA.
11. (N) ELECTRIC OVERHEAD AND METER TO BE ADDED TO THE NEW ADDITION / STRUCTURE
12. AS LONG AS THE EXISTING SIDE WALLS WITHIN BOTH 5'-0OT SIDE YARD SETBACKS ARE NOT REMOVED AT ANY TIME DURING CONSTRUCTION THEN THEY MAY REMAIN IN THEIR CURRENT NON-CONFORMING LOCATIONS.



EXISTING SITE/ROOF PLAN

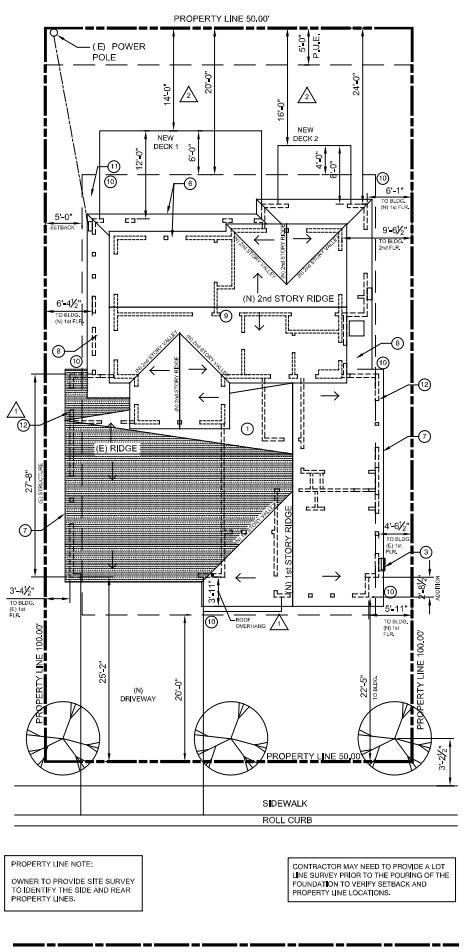
SCALE: 1/8" = 1'-0"

PROJECT DATA

Project Address:	1863 CLIFFORD ST. SANTA CLARA, CA 95050
Governing Jurisdiction:	SANTA CLARA BUILDING AND PLANNING DEPTS.
APN:	269-01-025
Zone:	R1-6L
Lot Size:	5,000 SF
Construction Type:	VB
Occupancy:	R3-U
Fire Sprinklers:	NO
Required Setbacks:	
Front	20'
Rear	20'
Side	5'
Height Limit:	25'

Lot Coverage Allowable: NOT TO EXCEED 40%	2,000 SF
Existing 1st Floor Area:	867 SF
Existing Porch Area:	100 SF
Existing Garage Area:	198 SF
Total Existing Area:	1,165 SF
Total (E) Area:	1,165 SF
Proposed 1st Flr. Addition Area:	835 SF
Total Coverage Area:	2,000 SF
Proposed Coverage:	40 %
2nd Floor to 1st Floor %:	35 %
Floor Area:	
Existing 1st Floor Area:	690 SF
Existing Garage Area:	198 SF
Converted Garage Area:	177 SF
Proposed 1st Flr. Addition Area:	835 SF
Proposed Garage Area:	60 SF
Proposed 2nd Flr. Area:	692 SF
Total Combined Floor Area:	2,652 SF

ALL WORK SHALL BE IN ACCORDANCE WITH TITLE 2019 CRC, CBC, CMC, CPC, AND CEC



PROPERTY LINE NOTE:

OWNER TO PROVIDE SITE SURVEY TO IDENTIFY THE SIDE AND REAR PROPERTY LINES.

CONTRACTOR MAY NEED TO PROVIDE A LOT LINE SURVEY PRIOR TO THE POURING OF THE FOUNDATION TO VERIFY SETBACK AND PROPERTY LINE LOCATIONS.

PROPOSED SITE / ROOF PLAN

SCALE: 1/8" = 1'-0"

Leopold Vandeneynde, A.I.A. t. 650-224-6852

Leopold Design

777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31338 REGISTERED STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

SEAMUS NOLAN

1863 CLIFFORD ST., SANTA CLARA, CA 95050

EXISTING SITE/ROOF PLAN
PROPOSED SITE/ROOF PLAN
PROJECT DATA
KEYNOTES, CAL GREEN & GEN. NTS.
VENTILLATION CALCULATIONS
SHEET LEGEND
VICINITY MAP

JOB NO.	DRAWN BY
1863_20	LV

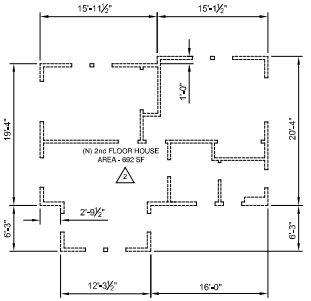
DATE: SEPT. 1, 2020

REVISIONS

1. PLANNING COMMENTS OCT. 5, 2020
2. PLANNING COMMENTS OCT., 21. 2020
3. PLANNING COMMENTS NOV. 2, 2020
4. PLANNING COMMENTS DEC. 11, 2020

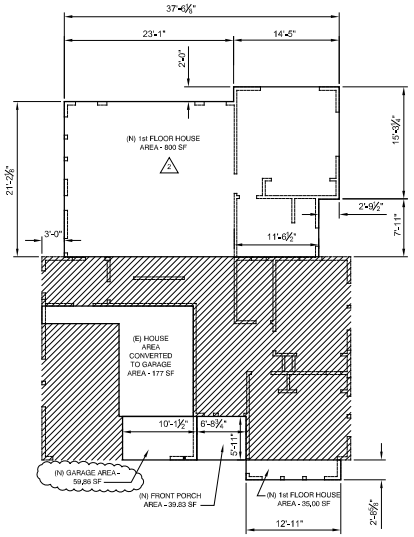
SHEET NO.

A0.00



2nd FLOOR - AREA LINE DIAGRAM SCALE: 1/8" = 1'-0"

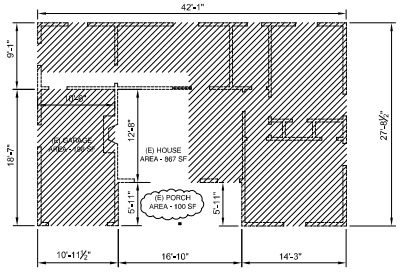
EXTERIOR TRIM / SIDING IMAGES



1st FLOOR - AREA LINE DIAGRAM SCALE: 1/8" = 1'-0"

	EXISTING	ADDITION	CONVERTED AREA	PROPOSED	
LOT SIZE	5,000			NO CHANGE	
FIRST FLOOR	867	835	(177)	1,525	
SECOND FLOOR	-	692	-	692	
GARAGE	198	60	177	435	
GROSS FLOOR AREA	**1,065**	1,587		**2,652**	(1,525+692+435)
COVERED PORCH	100		(60)	40	
TOTAL COVERED AREA	1,165			2,000	(1,525+435+40)
LOT COVERAGE %	23%			40%	
BEDROOMS / BATHROOMS	2 BED - 1 BATH			5 BED - 1 BATH	

AREA CALCULATIONS



EXISTING 1st FLOOR PLAN SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31338 REGISTERED STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:
SEAMUS NOLAN
1863 CLIFFORD ST., SANTA CLARA, CA 95050

AREA LINE DIAGRAMS

JOB NO. 1863_20
DRAWN BY LV
DATE: SEPT. 1, 2020

REVISIONS
1 PLANNING COMMENTS OCT. 5, 2020
2 PLANNING COMMENTS OCT. 21, 2020
3 PLANNING COMMENTS NOV. 2, 2020

SHEET NO. A0.01 3

SYMBOL LEGEND

WARM AIR REGISTER - WALL	WALL MOUNTED FIXTURE
WARM AIR REGISTER - CEILING	HIGH EFFICACY RECESSED CLG. FIXT. (FLOUR. OR LED)
DUPLEX RECEPTACLE	PENDANT LIGHTING (FLOUR. OR LED)
WATER PROTECTED WITH GROUND FAULT INTERRUPTER	MOTION SENSOR WALL MOUNTED LIGHT FIXT. (FLOUR. OR LED)
DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER	HIGH EFFICACY WALL MOUNTED LIGHT FIXT. (FLOUR. OR LED)
DUPLEX RECEPTACLE WITH ARC FAULT INTERRUPTER	TRACK LIGHTING UNDER CABINET
TV CONNECTION	FAN, MIN. 50 CFM, WITH HUMIDISTAT CONTROLLER.
DUPLEX RECEPTACLE WITH ONE PLUG SWITCHED	CLG. MOUNT LIGHT FIXT. (FLOUR.)
SINGLE POLE SWITCH +48" U.N.O.	CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS
TWO WAY, THREE WAY SWITCH	PHOTOELECTRIC SMOKE ALARM. SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING, EQUIPPED WITH BATTERY BACK-UP AND INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. DUAL SENSOR (PHOTO/ION) ALARMS SHALL BE USED IF LOCATED NOT LESS THAN 20' FROM KITCHEN, FIREPLACE OR WOOD BURNING STOVE AND AT THE TOP & BOT. OF THE INTERIOR STAIRCASE.
SWITCH W/ DIMMER, 3 WAY W/ DIMMER	
FAN-LIGHT, SWITCH LIGHT & FAN	
THERMOSTAT	
HOSE BIBB	
GAS CONNECTION	
LED STRIP FIXT. UNDER CTR.	
CEILING LIGHT FIXTURE - RECESSED	
CEILING LIGHT FIXTURE - RECESSED, DIRECTIONAL	
CEILING LIGHT FIXTURE - RECESSED, FLOR. VAPOR	

WALL LEGEND

NEW WALL	DIMENSION POINT TO CENTER OF FRAMING OPENING
EXISTING WALL	DIMENSION POINT TO FACE OF FRAMING
REMOVE EXISTING WALL	DIMENSION POINT TO FACE OF MATERIAL OR FINISH

KEY NOTES

1. ALL (N) WINDOWS TO BE WHITE VINYL DUAL GLAZED, LOW-E WINDOWS.
2. (N) VANITY, FAUCET, CABINET, MIRROR, AND LIGHTS. (TO BE SELECTED BY OWNER.)
3. WATER CLOSETS TO HAVE A MIN. CLEAR STALL SPACES OF 30" AND A MINIMUM CLEAR SPACE OF 24" IN FRONT AND 1.28 GALLONS PER FLUSH MAX.
4. CONTRACTOR TO COORDINATE ALL SWITCHES, OUTLETS, AND FIXTURES WITH APPLIANCES AND OWNER.
5.
6. SHOWER & TUB NOTES:
   - A. TEMP. GL. AT SHOWER ENCLOSURE, DOOR, AND ADJACENT WINDOWS. SHWR. DOOR SHALL NOT OPEN INTO THE SHOWER AND BE A MIN. 22" WIDE. GLASS COLOR AND FASTENERS TO BE DECIDED BY OWNER.
   - B. SHOWER SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. PER CPC SEC. 408.3
   - C. SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE.
   - D. LIGHTS OVER TUB AND SHOWER SHALL BE LISTED FOR WET OR DAMP LOCATION.
   - E. PROVIDE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYP. BACKING BD. SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2
7. IN BATHROOMS ALL RECEPTACLES SHALL HAVE GFCI PROTECTION WITH AT LEAST ONE RECEPTACLE WITHIN 36" OF EACH SINK.
8. PROVIDE EXHAUST FANS IN ALL BATHROOMS CONTAINING BATHTUBS & SHOWERS.
9. 24" d. BASE CABINET & 14" d. UPPER CABINET
10. ELECTRICAL OUTLETS FOR TV, CABLE & INTERNET TO BE COORDINATED W/ OWNER
12. (N) 22" MIN. BY 30" MIN. ATTIC ACCESS TO SPACES WITH 30" CLEAR HEIGHT OR MORE. PROVIDE ACCESS OPENING THROUGH (E) ROOF AT CALIF. FRAMED AREA.
13. RISERS ON STEPS SHALL NOT BE GREATER THAN 7.75" AND NO LESS THAN 4" HIGH. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10", THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". PROVIDE 36" MIN. DEEP LANDING AT EXTERIOR ACCESS. IF DOOR SWING IS OVER LANDING - PROVIDE 1/2" MAX. HEIGHT DIFFERNTIAL BETWEEN FIN. FLR. AND EXTERIOR LANDING.
14. NEW HIGH EFFICIENCY FORCED AIR UNIT IN ATTIC, WITH DIRECT VENT TO EXTERIOR. PROVIDE A MINIMUM MERV 6 FILTER, SIZED FOR A MAX. PRESSURE DROP OF 0.1" WATER COLUMN. PROVIDE 20 AMP DEDICATED OUTLET, 30"x30"x30" CLEARANCE INFRONT OF UNIT. COMBUSTION AIR, AND ATTIC LIGHT SWITCH. COMPLY WITH SECTION 904-11 CMC.

    DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
    - A. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING ACCA MANUAL 'J' OR EQUIVALENT
    - B. SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-D (MANUAL D) OR EQUIVALENT
    - C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACA 36-S (MANUAL S) OR EQUIVALENT
    - D. HEATING UNIT SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS PER CRC SEC. R303.9
15.
16. CONTRACTOR TO COORDINATE SHELF AND POLE OR CLOSET SYSTEM W OWNER.

ELECT. / MECH. CODE NOTES

- EVERY CNTR. SPACE 12" OR MORE IN WIDTH SHALL HAVE AN ELECT. RECEPTACLE. RECEPTACLES SHALL BE INSTALLED NO MORE THAN 4' ON CENTER, AND THERE SHALL NOT BE MORE THAN 24" TO A CNTR. RECEPTACLE FROM ANY POINT ON THE CNTR. NO EQUIPMENT (SUCH AS DISHWASHERS, GARBAGE DISPOSALS, OR VENTS SHALL BE CONNECTED TO THE (2) 20amp COUNTER CIRCUITS.
- ALL NEW RECEPTACLES TO BE TAMPER RESISTANT AND COUNTER RECEPTACLES MUST BE GFCI PROTECTED.
- (2) 20amp DEDICATED CIRCUITS FOR COUNTER RECEPTACLES.
- ALL COUNTER RECEPTACLES MUST BE GFCI PROTECTED.
- ALL NEW HARDWIRED LIGHTING MUST BE HIGH EFFICACY
- ALL RECESSED LIGHT FIXTURES SHALL BE INSTALLED IN INSULATING CEILINGS APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) AND CERTIFIED AIR TIGHT.
- ARC FAULT CIRCUIT INTERRUPTER RECEPTACLES:
  ALL 120-VOLTS, SINGLE PHASE, 15-AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROVIDED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- ALL NEW SMOKE ALARMS ARE 110V WITH BATTERY BACKUP, AND ARE AUDIBLE IN ALL SLEEPING AREAS. CRC R314.4 CONTRACTOR MUST VERIFY THAT THE SMOKE ALARMS ARE VERIFIED OPERATIONAL AND WILL BE REPAIRED OR REPLACED AS NECESSARY.
- CONTRACTOR TO VERIFY EXISTING PHOTOELECTRIC SMOKE ALARMS INSTALLED AT THE FOLLOWING LOCATIONS: (1) ALL BEDROOMS; (2) HALLWAYS LEADING TO BEDROOMS; (3) ABOVE TOPS OF STAIRS; AND (4) AT LEAST ONE AT EVERY LEVEL. DUAL SENSOR (PHOTO/ION) ALARMS SHALL BE USED IF LOCATED NOT LESS THAN 20 FT FROM A KITCHEN, FIREPLACE OR WOOD-BURNING STOVE, CRC R314.3

  CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CRC R315.2. CONTRACTOR MUST VERIFY THAT THE ALARMS ARE VERIFIED OPERATIONAL AND WILL BE REPAIRED OR REPLACED AS NECESSARY.
- FIREBLOCKING NOTE:
  FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
  1. VERTICALLY AT THE CEILING AND FLOOR EVELS
  2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.

  AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES T CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST HE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBSUSTION. ALL FIRESTOP MATERIALS SHALL COMPLY WITH R302.11 OF THE CRC.

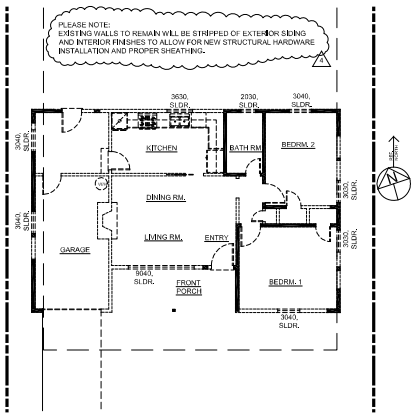
WINDOW LEGEND:

D,S. = DUAL GLAZED
S.G. = SINGLE GLAZED
D.V. = DUAL HUNG VINYL = VINYL MATERIAL
CLAD = ALUM. CLAD WD.
SLDR. = HORIZ. SLIDING
PICT. = PICTURE/FIXED
CAS. = CASEMENT

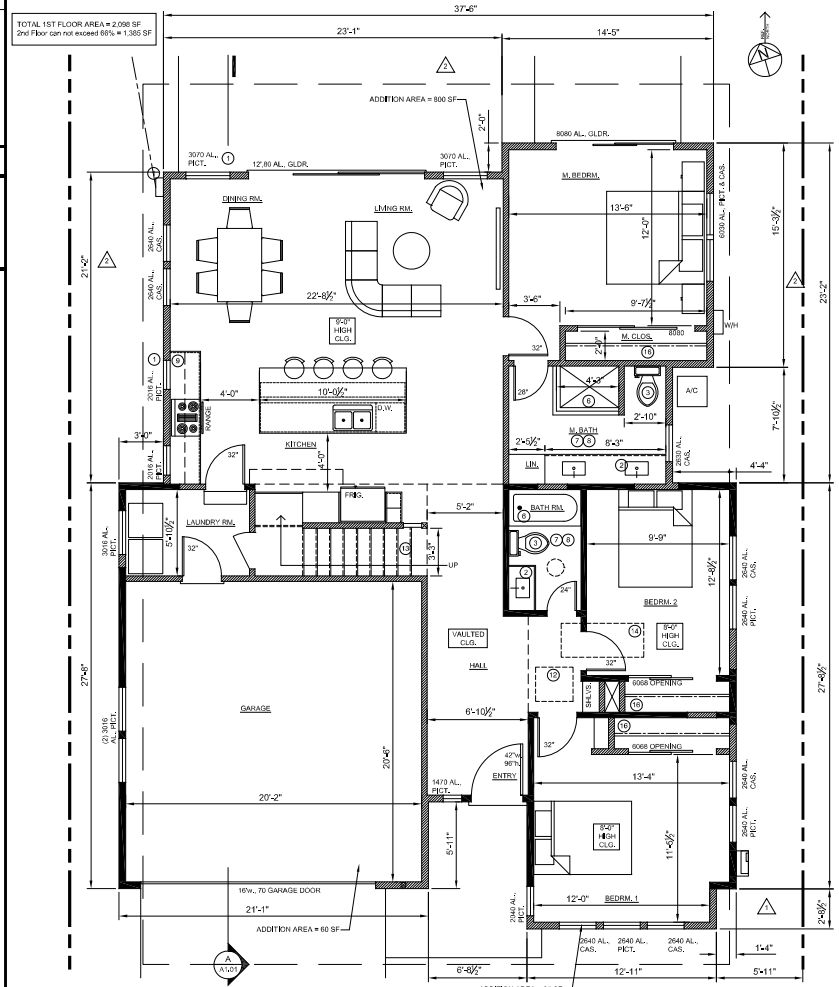
SIZES:
3040 = 3'-0"W. x4'-0"h.

COMBINATION:
XO = FIXED AND CAS.

(T) TEMPERED GLAZING



EXISTING/DEMO FLOOR PLAN SCALE: 1/8" = 1'-0"



CONSTRUCTION FLOOR PLAN SCALE: 1/4" = 1'-0"

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Leopold Design
777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT — LEOPOLD VANDENEYNDE — No. C-31335 — STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

SEAMUS NOLAN

1863 CLIFFORD ST., SANTA CLARA, CA 95050

EXISTING/DEMO FLOOR PLAN
(N) FLOOR & ELECTRICAL PLAN
SYMBOL LEGEND
ELECT. MECH. & CODE NOTES
KEYNOTES
WALL LEGEND

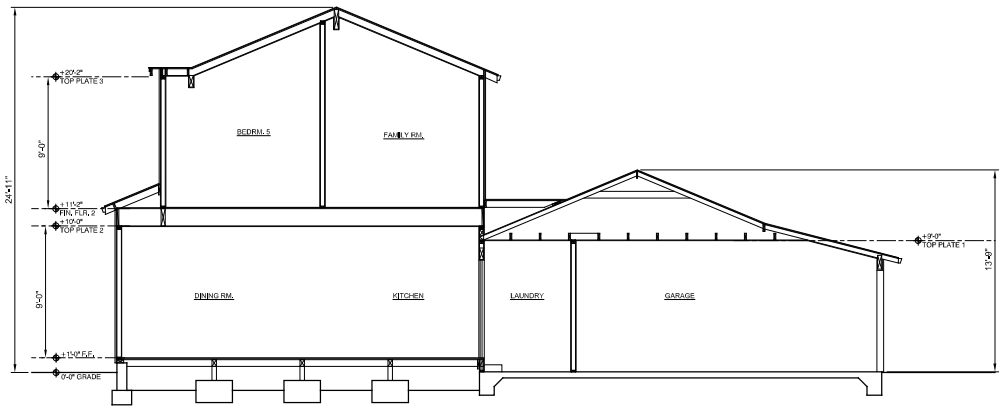
JOB NO. 1863_20 | DRAWN BY LV

DATE: SEPT. 1, 2020

REVISIONS
1. PLANNING COMMENTS OCT. 5, 2020
2. PLANNING COMMENTS OCT. 21, 2020
3. PLANNING COMMENTS NOV. 2, 2020
4. PLANNING COMMENTS DEC. 11, 2020

SHEET NO. A1.00

3d FRONT ELEVATION

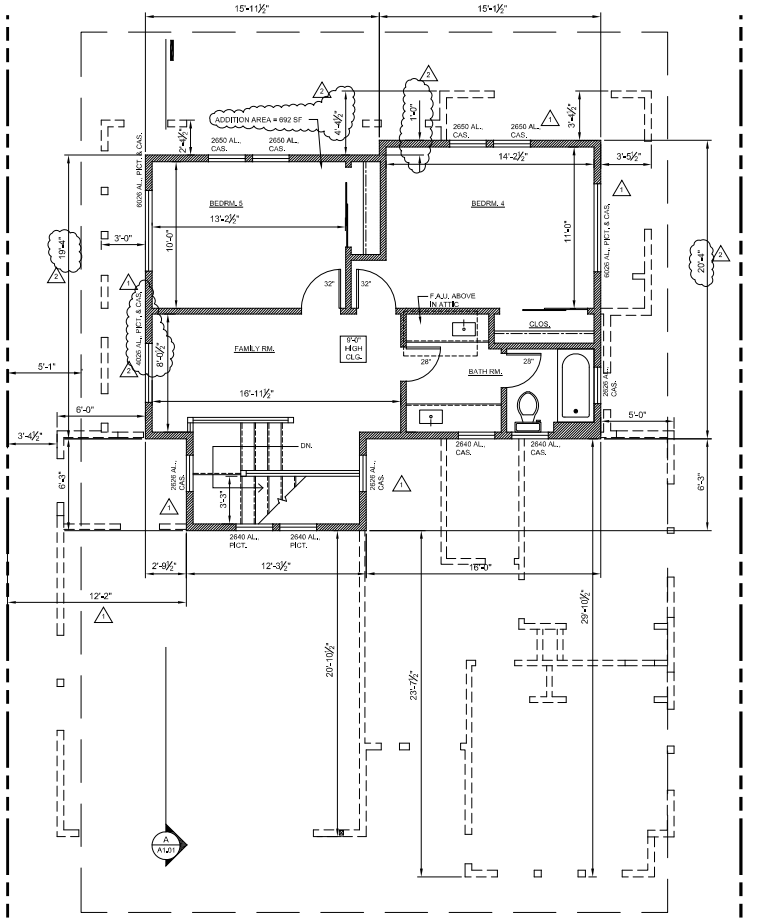


SECTION - A

SCALE: 1/4" = 1'-0"

WALL LEGEND

- NEW WALL
- EXISTING WALL
- REMOVE EXISTING WALL
- DIMENSION POINT TO CENTER OF FRAMING OPENING
- DIMENSION POINT TO FACE OF FRAMING
- DIMENSION POINT TO FACE OF MATERIAL OR FINISH



2ND FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

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Leopold Design

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LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31338 STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

SEAMUS NOLAN

1863 CLIFFORD ST., SANTA CLARA, CA 95050

NEW 2ND FLOOR PLAN
KEYNOTES
3d IMAGE

JOB NO.	DRAWN BY
1863_20	LV

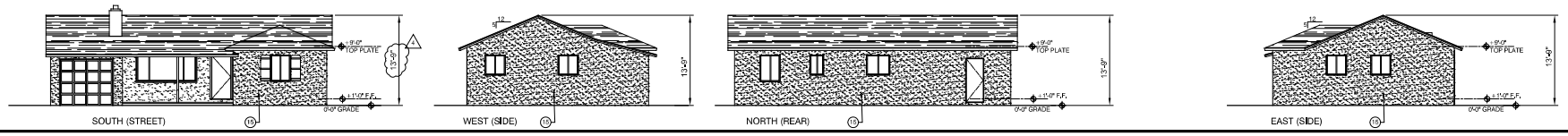
DATE: SEPT. 1, 2020

REVISIONS

1. PLANNING COMMENTS OCT. 5, 2020
2. PLANNING COMMENTS OCT. 21, 2020

SHEET NO.

A1.01

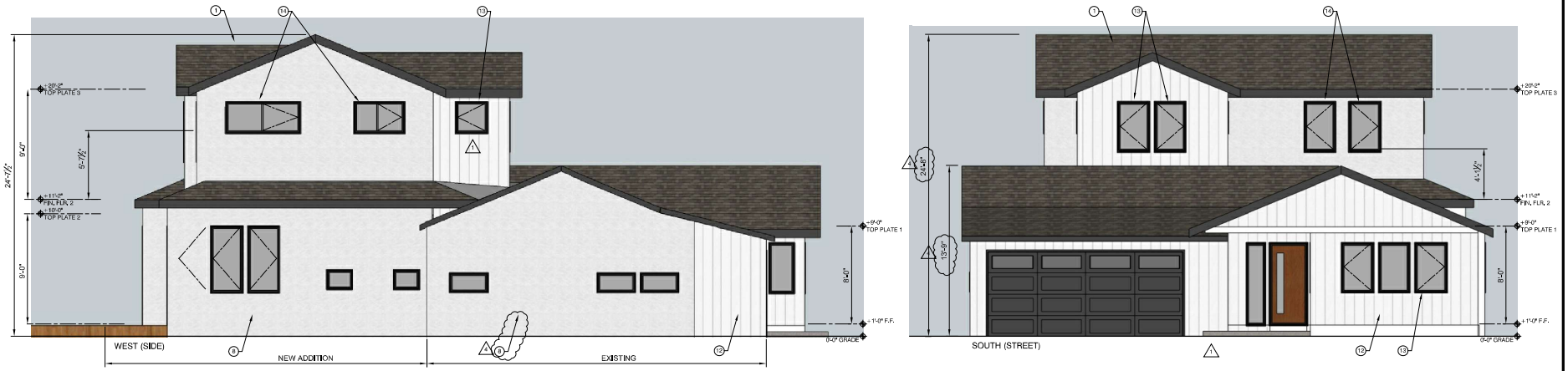


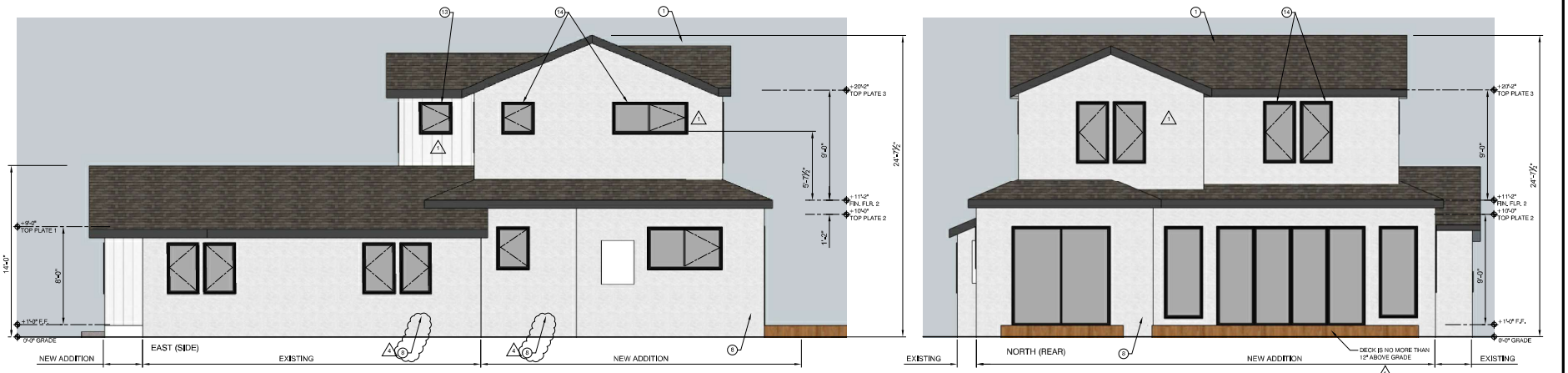
(E) EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

KEY NOTES

1. (N) 30 YEAR, CLASS 'B' MIN., COMPOSITION ROOF
2. (N) WINDOWS TO BE AL. DUAL GLAZED, LOW-E WINDOWS.
3. (N) MTL. PAINTED GUTTERS AND DOWNSPOUTS
4. ROOF WATER LEADERS LEAD TO DOWNSPOUTS THAT ARE DIRECTED TO SPLASHBLOCKS (OR OTHER IMPERVIOUS SURFACE) THAT DEFLECT THE WATER AWAY FROM THE BUILDING. SLOPE 2% AWAY FROM FOUNDATION AREA.
5. 5% LOT DRAINAGE AWAY FROM BUILDING FOR A MIN. OF 10', IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATE METHOD. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MIN. OF 2%.
6. PROVIDE (N) FOUNDATION VENTS.
7. (N) ROOF VENTS PER ROOF PLAN, SHEET A1
8. NEW 3 COAT, 7/8" THK., CEM. PLASTER SIDING OVER 2 LAYERS OF TYPE-D BLDG. FELT OVER 15/32" PLYWD. SHTG. W/ 10d @ 6"o.c. B.N., 6"o.c. E.N., & 12"o.c. F.N. W/ 2x BLKG. AT PANEL EDGES AND CONTINUOUS WEEP SCREED
9. PRIVACY GLASS, OBSCURE
10. V-RUSTIC BOARDS AT EAVES, RAKE, & UNDERSIDE OF PORCH.
11. NEW ROOF CRICKET. REFER TO SADDLE ROOF NOTES SHEET A0.00
12. NEW BOARD-N-BATT PAINTED WOOD SIDING AT FRONT ELEVATION ONLY
13. NEW 2" PAINTED WOOD TRIM AROUND ALUMINUM WINDOWS THAT ARE ON BOARD-N-BATT PAINTED SIDING. REFER TO IMAGES ON SHEET A0.04.
14. TRIMLESS ALUMINUM WINDOWS THAT ARE ON CEM. PLASTER SIDING.
15. EXISTING STUCCO SIDING TO BE REMOVED AND TO BE REPLACED WITH NEW CEM. PLASTER SIDING PER KEY NOTE #8 AT NEW ELEVATIONS





(N) EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

Leopold Vandeneynde, A.I.A. t. 650-224-6852

Leopold Design

777 ENRIGHT AVE., SANTA CLARA, CA 95050

LICENSED ARCHITECT LEOPOLD VANDENEYNDE No. C-31335 STATE OF CALIFORNIA

MODIFICATIONS TO THE HOME OF:

SEAMUS NOLAN

1863 CLIFFORD ST., SANTA CLARA, CA 95050

(E) & (N) EXTERIOR ELEVATIONS KEYNOTES

JOB NO. 1863-20

DRAWN BY LV

DATE: SEPT. 1, 2020

REVISIONS

1. PLANNING COMMENTS OCT. 5, 2020
2. PLANNING COMMENTS OCT. 21, 2020
3. PLANNING COMMENTS NOV. 2, 2020
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SHEET NO.

A2.00

21-1322 **Agenda Date: 1/13/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street

File No.(s): PLN2020-14597

Location: 2867 Fresno Street; a 7,500 square foot lot located at the north side of Fresno Street, approximately 255 feet west of Kiely Boulevard; APN: 290-05-031; property is zoned Single-Family Residential (R1-6L).

Applicant: Professional Design, David Perng

Owner: Cheng Chung Chen

Request: Architecture review for new construction of a 2,506 square foot one-story, five bedroom and three bathroom residence with attached 425 square foot two-car garage. The project involves demolition of the existing 890 square foot one-story, two bedroom and one bathroom home, a 278 square foot attached one-car garage and a 420 square foot detached accessory building.

Project Data

	Existing Floor Area (sq. ft.)	Demolition/conversion (sq. ft.)	Proposed Floor Area (sq. ft.)
First Floor	890	890	2,506
Second Floor	N/A	-	N/A
Garage	278	278	425
Porch	-	-	52
Shed	420	420	-
Gross Floor Area	1,498	1,498	2,983
Lot Coverage	1,498/7,500 = 20%	-	2,983/7,500 = 40%
FAR	1,168/7,500 =.15	-	2,983/7,500 =.40
Bedrooms/Baths	2 / 1	-	5 / 3
Flood Zone	X	-	X

Points for consideration for the Architectural Committee

- The proposed project is located in a single-family residential tract comprised primarily of one-story

ranch style bungalows with attached one and two car garages.

- The existing residence was constructed in 1948.
- The project involves the demolition of the existing two bedroom and one bath, one-story home with an attached one-car garage to construct a five bedroom and three bath modern ranch style home with an attached two-car garage.
- There are no active City code enforcement cases for this property.
- A 300-feet neighborhood notice was distributed for this project review.

Findings supporting the Staff Recommendation

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
    - The development provides the required two covered parking spaces.
    - The required parking spaces are not located in the required front yard or side yard landscaped areas.
    - The development provides the minimum required driveway length of twenty feet between the parking and any street right-of-way line.

2. *That the design and location of the proposed development and its relation to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood, will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that;*
    - The project proposes a new replacement residence that is compatible with the scale and character of the neighborhood.
    - Public streets are adequate in size and design to serve the proposed single-family residence, and the use will not create an increase in traffic.

3. *That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;*
    - The proposed project is consistent with the Single-Family Residential Design Guidelines, in that the project maintains the one-story building form and similar design features of neighboring homes to promote compatibility of the design with the surrounding neighborhood character.
    - The proposal incorporates ranch architecture style in a manner that promotes compatibility with the existing neighborhood character while creating a modern aesthetic to blend in with the surrounding neighborhood.

4. *That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;*
    - The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health, safety and general welfare.
    - Privacy for adjacent neighbors is maintained to protect their comfort and general welfare in that the design provides the required minimum building setbacks for the R1-6L Zoning District and remains as a single-story residence.

5. *That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office, in that;*

- The proposed project will incorporate a combination stucco and horizontal siding along the front elevation interfacing the streetscape and stucco finish on the rear and side building elevations. The design includes a,metal seam hip roof and panel windows on the front elevation for a modern aesthetic. The design incudes a prominent front porch compatible with the mass and scale of the structure.
- The project would create a house design that is compatible in scale and character with the housing types that are typical in the neighborhood.

CONDITIONS OF APPROVAL

1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to, site plans, floor plans, elevations, landscaping, lighting and signage.
2) Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
3) Construction activity shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 300 feet of a residential use and shall not be allowed on recognized State and Federal holidays.
4) Incorporate Best Management Practices (BMPs) into construction plans and incorporate post construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of permits, including the disconnection of roof downspouts to drain over landscaped yards on-site.
5) The existing maple tree in the front yard shall be protected during construction and preserved.
6) The garage shall always be maintained clear and free for vehicle parking use. It shall not be used only for storage.

ENVIRONMENTAL REVIEW

Categorical Exemption per CEQA 15303 (a), New Construction or Conversion of Small Structures

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On December 21, 2020, a notice of public hearing of this item was mailed 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve the demolition of a one-story home to construct a new one-story single-family residence at 2867 Fresno Street, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

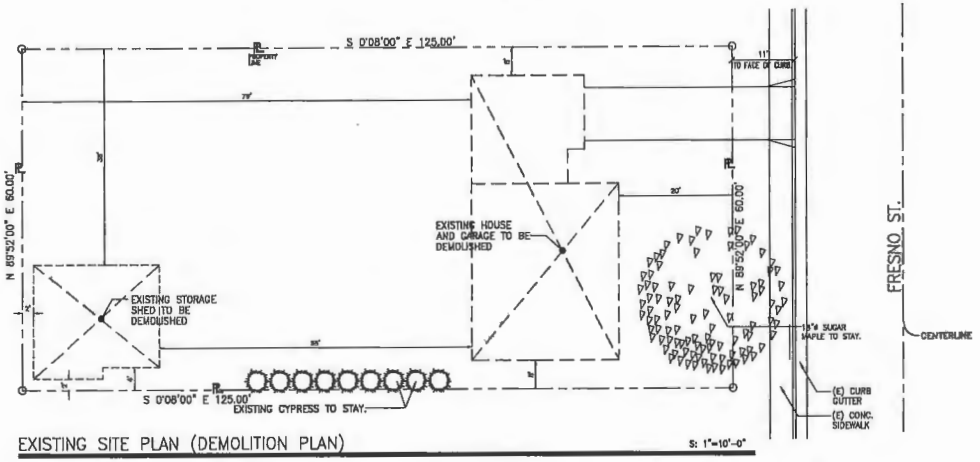
ATTACHMENTS

1. Development Plan

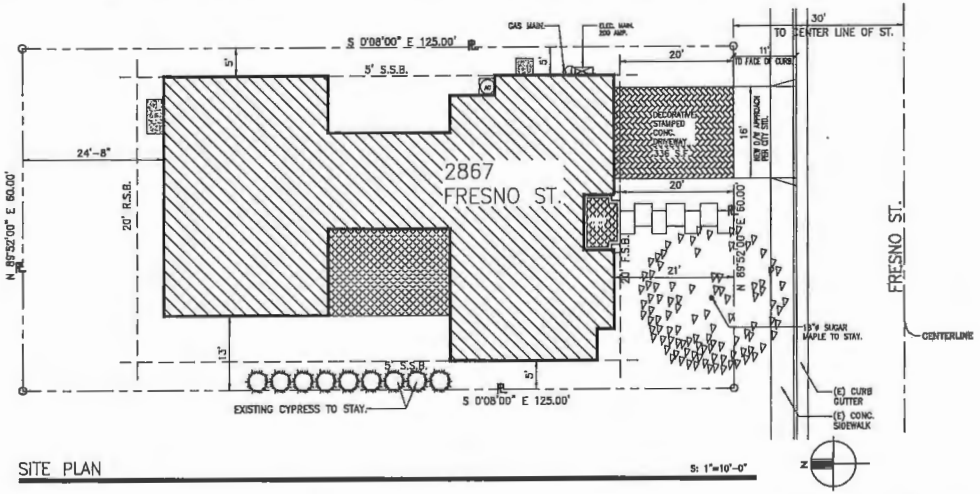
CHEN'S RESIDENCE
2867 FRESNO ST.
SANTA CLARA, CA. 95051

SHEET INDEX

A-1 TITLE SHEET AND SITE PLAN
A-2 FLOOR PLAN
A-3 ELEVATIONS
A-4 ROOF PLAN & SECTIONS
A-5 (E) FLOOR PLAN, ROOF PLAN & ELEVATIONS



EXISTING SITE PLAN (DEMOLITION PLAN) S: 1"=10'-0"



SITE PLAN S: 1"=10'-0"

SCOPE OF WORK

* DEMOLISH EXIST. ONE STORY HOUSE
* DEMOLISH EXIST. ONE STORY SHED.
* NEW ONE STORY HOUSE W/ ATTACHED 2-CAR GARAGE

VICINITY MAP

PROJECT DATA

APN:	290-05-031
ADDRESS:	2867 FRESNO ST.
ZONE:	R1-6L
OCCUPANCY:	R-3 & U
TYPE OF CONST.:	VB
LOT SIZE:	7,500 S.F.
BLDG. AREA:	2,506+425(GAR)+52(PORCH)
SITE COVERAGE:	2,983/7,500=39.8%
BLDG. HT.:	ONE STORY, 16'-10"

SETBACK:	FRONT	SIDE	REAR
REQUIRED:	20'	5'&5'	20'
PROVIDED:	20'	5'&5'	24'-8"

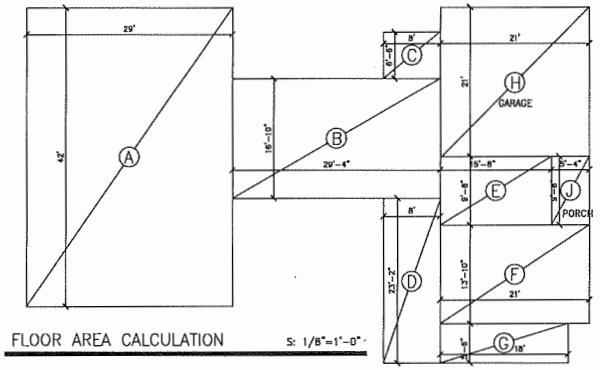
REVISIONS	BY
1 PLANNING 11-04-20	DP
2 PLANNING 12-04-20	DP

PROFESSIONAL DESIGN
10268 BANDLEY DR. #102 CUPERTINO, CA. 95014
TEL: (408) 996-7988, FAX: (408) 996-7809

TITLE SHEET AND SITE PLAN

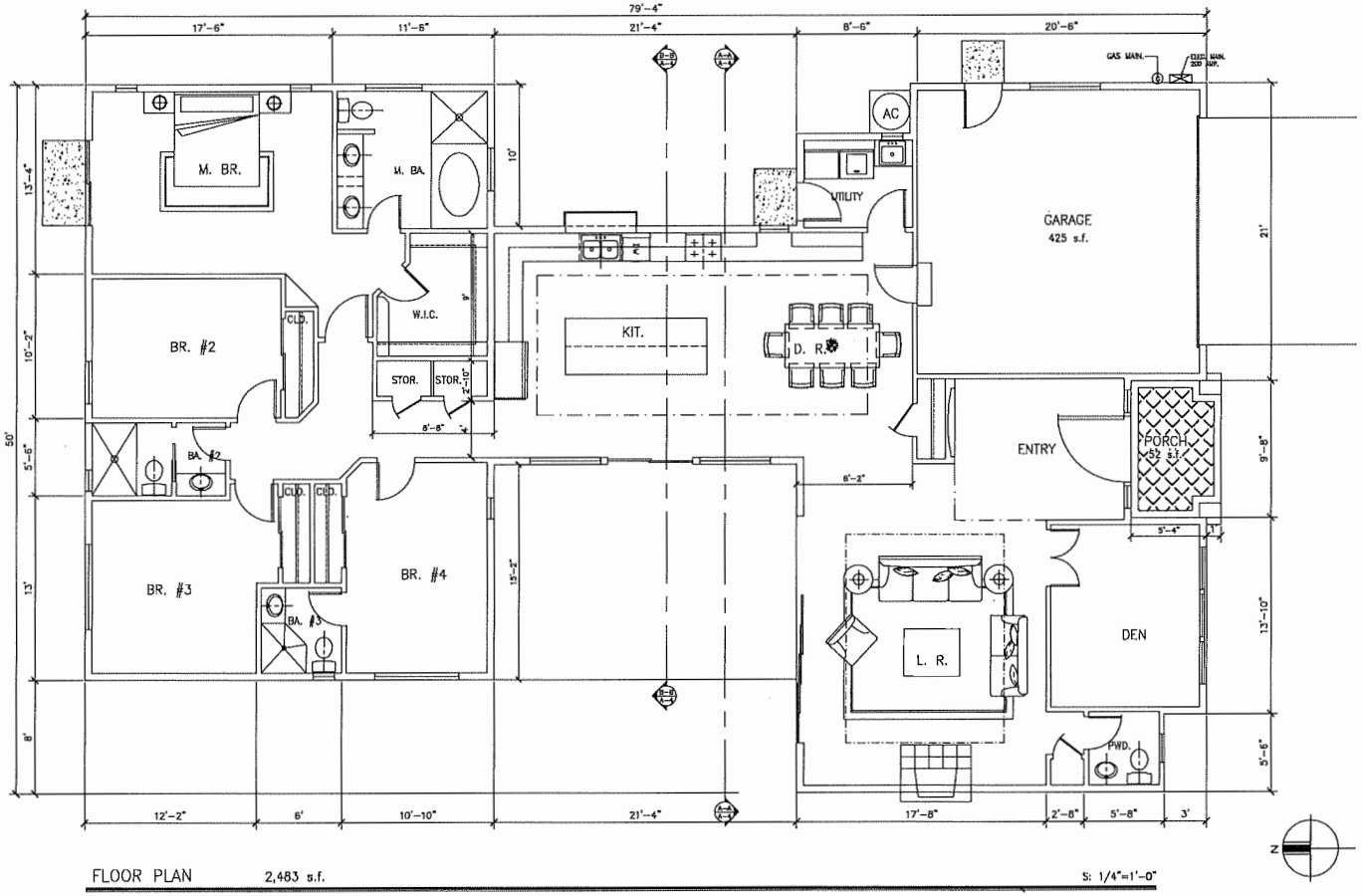
CHEN'S RESIDENCE
2867 FRESNO ST.
SANTA CLARA, CA. 95051

Date 12/04/20
Scale AS SHOWN
Drawn DP
Job PD2010-CHEN
Sheet A-1
Of N Sheets



FLOOR AREA CALCULATION S: 1/8"=1'-0"

SECTION	DIMENSIONS	AREA
A	42X29	1,218.0
B	16.83X29.33	493.6
C	6.5X8	52.0
D	23.17X8	185.4
E	9.67X15.67	151.5
F	13.83X21	290.4
G	5.5X18	99.0
H (GARAGE)	21X21	441.0
J (PORCH)	9.67X5.33	51.5
TOTAL FLOOR AREA	2,983 S.F.	2,983 S.F.
LOT COVERAGE	2,983/7,500	39.8%



FLOOR PLAN 2,483 s.f. S: 1/4"=1'-0"

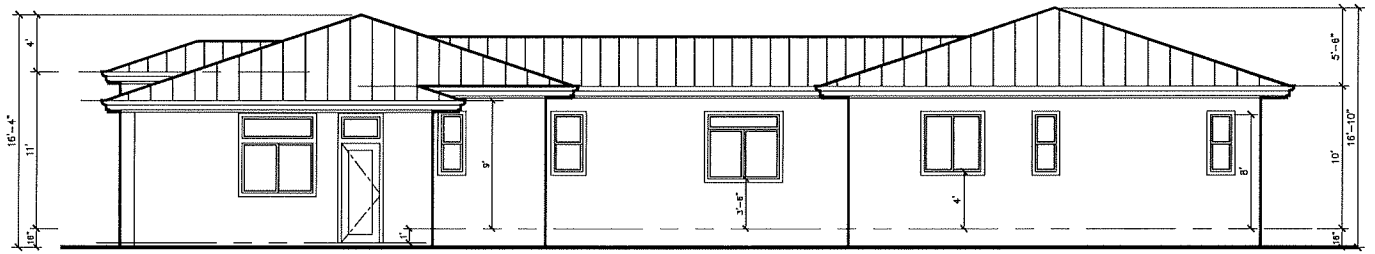
REVISIONS	BY
1 PLANNING 11-04-20	DP
2 PLANNING 12-04-20	DP

PROFESSIONAL DESIGN
10268 BANDLEY DR. #102 CUPERTINO, CA. 95014
TEL: (408) 996-7988, FAX: (408) 996-7809

FLOOR PLAN

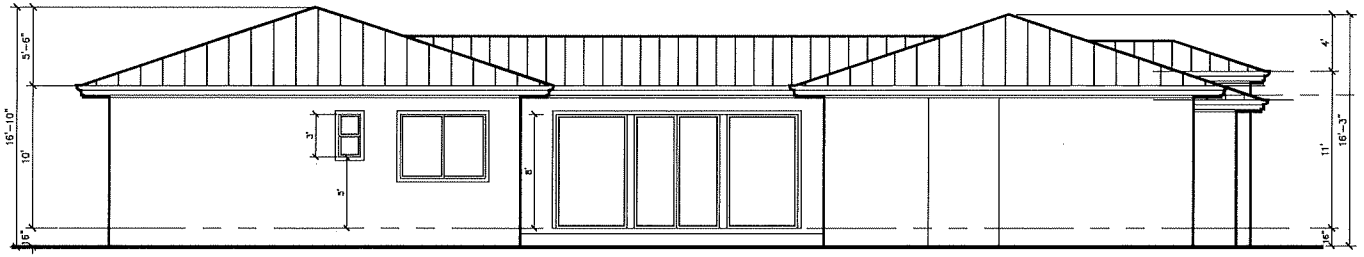
CHEN'S RESIDENCE
2867 FRESNO ST.
SANTA CLARA, CA. 95051

Date 12/04/20
Scale AS SHOWN
Drawn DP
Job PD2010-CHEN
Sheet A-2
Of N Sheets



EAST ELEVATION

S: 1/4"=1'-0"



WEST ELEVATION

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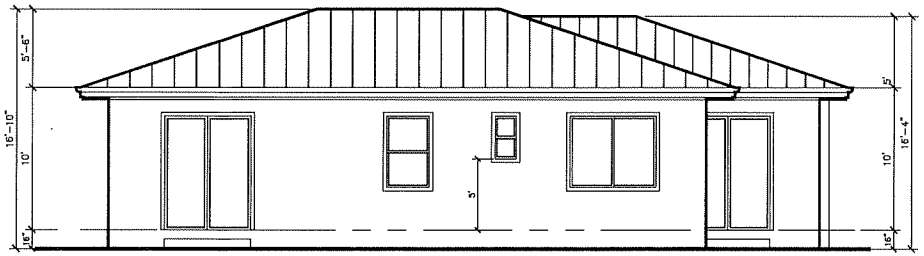

NORTH ELEVATION

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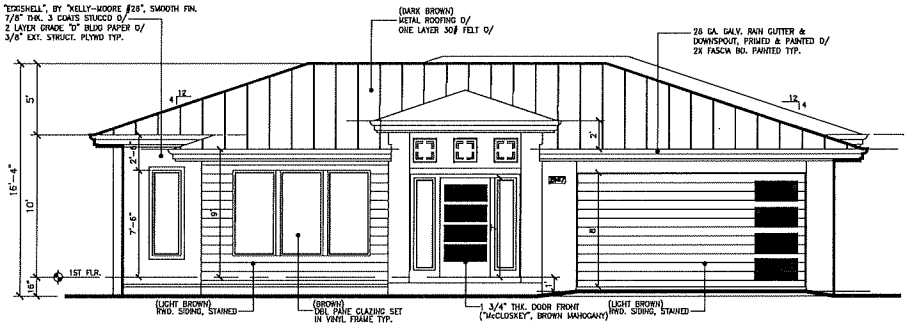


SOUTH ELEVATION

S: 1/4"=1'-0"

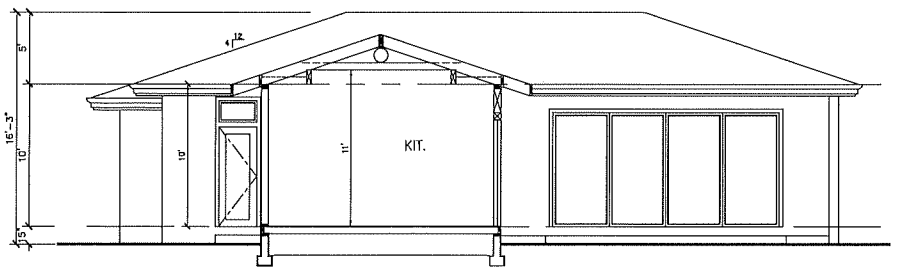
REVISIONS	BY
1 PLANNING 11-04-20	DP
2 PLANNING 12-24-20	DP

PROFESSIONAL DESIGN
10268 BANDLEY DR. #102 CUPERTINO, CA. 95014
TEL: (408) 996-7988, FAX: (408) 996-7809

ELEVATIONS

CHEN'S RESIDENCE
2867 FRESNO ST.
SANTA CLARA, CA. 95051

Date 12/04/20
Scale AS SHOWN
Drawn DP
Job PD2010-CHEN
Sheet A-3
Of N Sheets



SECTION A–A

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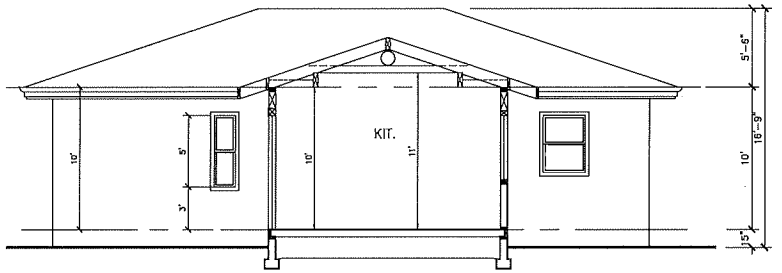

SECTION B–B

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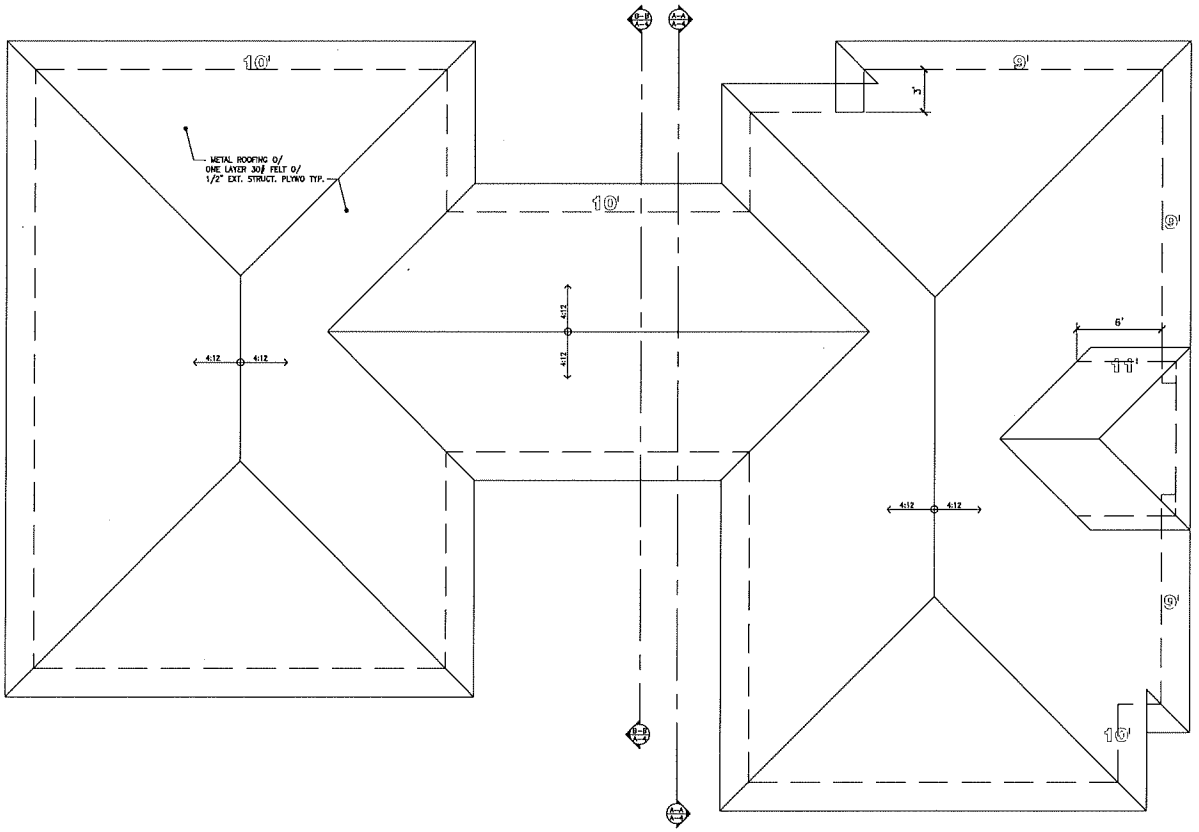


ROOF PLAN

S: 1/8"=1'-0"

N

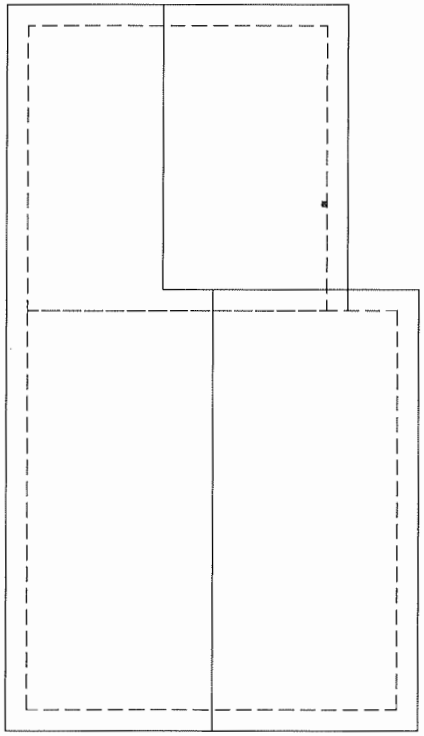
REVISIONS	BY
1 PLANNING 11-04-20	DP
2 PLANNING 12-04-20	DP

PROFESSIONAL DESIGN
10268 BANDLEY DR. #102 CUPERTINO, CA. 95014
TEL: (408) 996-7988, FAX: (408) 996-7809

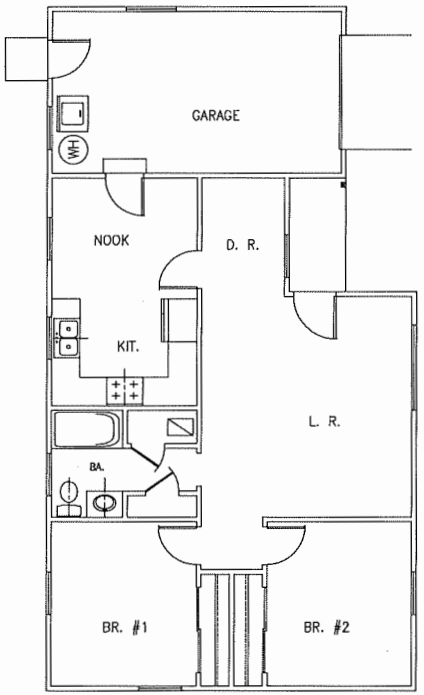
ROOF PLAN & SECTIONS

CHEN'S RESIDENCE
2867 FRESNO ST.
SANTA CLARA, CA. 95051

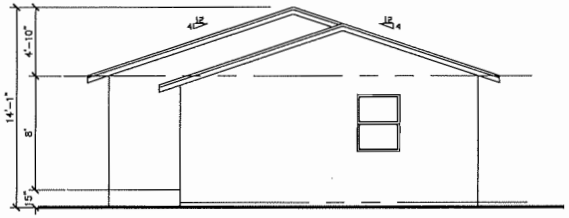
Date	12/04/20
Scale	AS SHOWN
Drawn	DP
Job	PD2010-CHEN
Sheet	A-4
Of	N Sheets



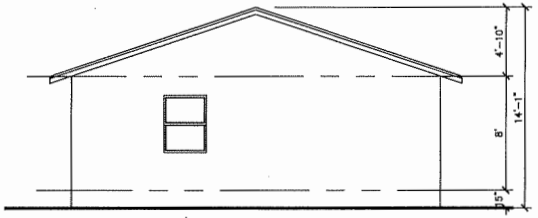
(E) ROOF PLAN S: 1/4"=1'-0"



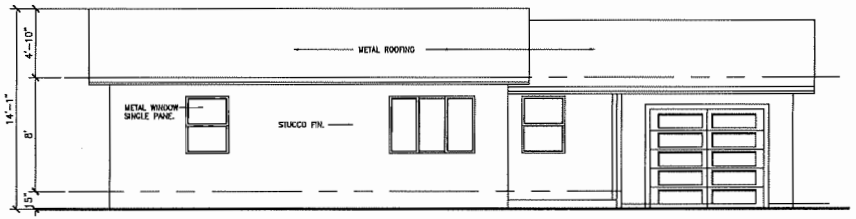
(E) FLOOR PLAN S: 1/4"=1'-0"



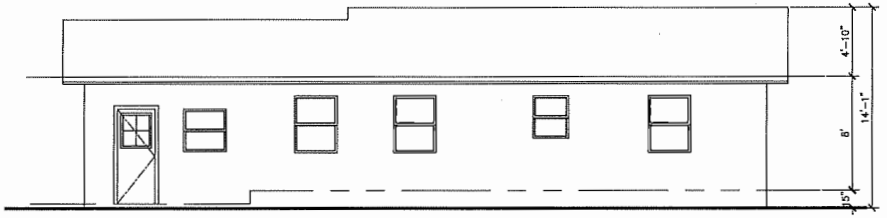
(E) EAST ELEVATION S: 1/4"=1'-0"



(E) WEST ELEVATION S: 1/4"=1'-0"



(E) SOUTH ELEVATION S: 1/4"=1'-0"



(E) NORTH ELEVATION S: 1/4"=1'-0"

REVISIONS	BY
1 PLANNING 11-04-20	DP
2 PLANNING 12-04-20	DP

PROFESSIONAL DESIGN
10268 BANDLEY DR. #102 CUPERTINO, CA. 95014
TEL: (408) 996-7988, FAX: (408) 996-7809

(E) FLOOR PLAN, ROOF PLAN AND (E) ELEVATIONS

CHEN'S RESIDENCE
2867 FRESNO ST.
SANTA CLARA, CA. 95051

Date	10/30/20
Scale	AS SHOWN
Drawn	DP
Job	PD2010-CHEN
Sheet	A-5
Of N Sheets	

21-1399 **Agenda Date: 1/13/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue

File No.(s): PLN2020-14597

Location: 1205 Coleman Avenue, a 9.82-acre portion of a 21.4-acre project site at the southwest corner of Coleman Avenue and Brokaw Road; APN: 230-46-069; property is zoned Very High Density Mixed-Use (VHDMU)

Applicant: Holland Partner Group, Alden Smith

Owner: Hunter Storm Properties

Request: Architectural review of the Gateway Crossings Phase 1 development plan consisting of two Type II buildings (5-stories wood frame over 2-story podium) containing a total of 16,600 square feet (sf) of commercial space, 22,500 sf. amenity space, 725 dwelling units, 1,127 vehicle parking spaces (cars and motorcycles); private streets and infrastructure; and site landscaping.

Project Data

	Gateway Crossings Project Approval	Phase 1 Development
Site Area	21.4 acres	9.82 acres
General Plan Designation	Santa Clara Station Very High Density Residential (51-120 du/ac) with minimum commercial FAR of 0.2	Same
Zoning District	Very High Density Mixed Use (VHDMU)	Same
Land Use	Mixed Use - Residential, Commercial and Park/Open Space	Same
Commercial	45,000 sf 152,000 sf 225 room hotel 0.2 FAR	Building 1: 5,300 sf retail Building 1: 10,800 sf amenity Building 2: 11,300 sf retail Building 2: 11,700 sf amenity
Residential	1,565 units t 73 du/ac	Building 1: 318 units Building 2: 407 units
Parking	2,332 spaces	1,127 vehicle spaces 419 bicycle spaces
Park Space	2.6 acres	2.1 acres

Flood Zone	X	X

BACKGROUND SUMMARY

On July 9, 2020, at a public noticed meeting, the City Council reviewed and approved land use entitlements for phased development of the Gateway Crossings Project located at 1205 Coleman Avenue. The project approvals included; (1) a General Plan Amendment to Santa Clara Station Very High Density Residential (51-120 du/ac) with a minimum commercial Floor Area Ratio (FAR) of 0.2; (2) a rezone of the 21.4 acre project site to Very High Density Mixed Use (VHDMU); (3) Vesting Tentative Subdivision Map; (4) a Development Agreement (DA); and (5) the certification of the Environmental Impact Report (EIR) for the project. The approvals allow construction of 1,565 multi-family dwelling units, 45,000 sf of ground floor supporting retail, a hotel with 225 guest rooms, surface and structured parking, private streets, landscaped open space, on- and off-site public and private right-of-way improvements, and associated site infrastructure in two phases; including the development and maintenance of two public parks totaling 2.6 acres on the project site.

A lease agreement has been entered into between Hunter Storm Properties and the Holland Partner Group for the construction of off-site roadway and traffic improvements along Coleman Avenue and Brokaw Road; sidewalks along the project frontage and private streets and site landscaping within the Phase 1 project area; Buildings 1 and 2 consisting of ground floor retail, PAL (Police Activities League) amenity space, structured parking with residential units above; and development of the 2.1 acre Neighborhood Park.

The schematic design of the Neighborhood Park was reviewed and approved by the Parks and Recreation Commission at a posted public meeting on October 15, 2019 and is not subject to the Development Review Hearing for architectural review approval.

The DA between the City and the Property Owner secures the development rights, terms, and conditions for phased development of the Gateway Crossings Project.

Points for consideration for the Architectural Committee

- The project site is located in the Santa Clara Station Focus Area, as designated in the General Plan, adjacent to high volume rail and traffic corridors. This Focus Area is envisioned as a gateway into the City and opportunity to expand the City's economic base with new office, hotel, retail and high density residential development to maximize the use of existing and planned transit facilities and operations, and reduce vehicle miles travelled on the local and regional roadway network.
- The Gateway Crossings Project is designed as a transit and pedestrian-oriented mixed use development consistent with General Plan goals and policies of the Santa Clara Station Focus Area; as it includes high density residential development, neighborhood serving retail, centrally located park, pedestrian connections to adjacent development and existing and planned transit services, and complete street sections with landscaped park strips and wide sidewalks.
- The 21.4 acre project site is subdivided into four mixed-use parcels (Lots 1 - 4) one commercial parcel (Lot 5), a dedicated park parcel (Lot 6), and six common lots (Lots A - F) for site access/circulation and utility corridors to serve the development.
- Phase 1 involves the development of the mixed use Buildings 1 and 2 on Lots 1 and 2 respectively; the centrally located Neighborhood Park on Lot 6; and on- and off-site public and

private right-of-way improvements and infrastructure by the Developer, Holland Partner Group.

- The property owner, Hunter Storm Properties, conducted multiple public outreach meetings that have influenced the site design and building architecture during the development review process, prior to Council approval of the Gateway Crossings Project. Holland Partner Group, Developer, has since held two virtual community outreach meetings to present and engage the community in the refinement of the design plan for Phase 1 development. The first Zoom meeting was held on September 2, 2020 and the second on November 16, 2020 to present further enhancements of the design in response to public comments requesting further breaks in massing, textural materials, and active outdoor spaces.

Architecture and site design

Gateway Crossings is designed as a district of urban buildings that feature contemporary architectural forms and integrated uses that are spatially arranged to provide connectivity, promote activity, and create a sense of place. The project is planned to achieve USGBC LEED silver standards or their equivalent for each phase of development

Building 1 is a 107,603 sf structure planned on Lot 1 behind landscaped setbacks at the northeast corner of the project site fronting Coleman Avenue and Brokaw Road. The 133,545 sf Building 2 is to be centrally located on Lot 2 interfacing the approved Neighborhood Park and landscaped streetscape along Champions Way.

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Building heights vary across the site to offset mass and scale and create visual interest. Phase 1 Buildings 1 and 2 tier from six to seven stories in height and include ground floor retail, two levels of podium parking and residential units above. Maximum building height established with the VHDMU zoning designation of the site is 150 feet. The design of the buildings vary and include structures having a modern aesthetic that take inspiration from shipping warehouse architecture with simple building forms, a regular fenestration pattern, expressed columns and beams, and traditional articulation of the building's base, middle, and top.

Exterior materials include store front glazing along the base of the buildings, plaster (with smooth-finished plaster in highly visible areas), horizontal and vertical siding, rainscreen siding, and brick veneer. Metal cornices and canopies are added as accent elements to key locations. Balcony features include metal railings and glass panels for varied ornamentation. The project includes pedestrian pole lighting along the new private streets and pedestrian walkways as well as wall light mounting of the buildings.

The project incorporates C3 post construction stormwater control measures in the site design and landscaping along public and private streetscapes and Neighborhood Park. A varied plant palette is proposed that includes canopy street trees, green screens to obscure visibility of podium parking and mechanical equipment along the streetscape, bioretention planting, and drought tolerant plantings across the project site.

A Master Sign Program for the project will be submitted separately for City review and approval.

Circulation and Parking

The project includes the construction of public and private roadway improvements to facilitate traffic, bicycle mobility, and pedestrian connectivity to and from the site. The improvements consist of new

access points for ingress and egress to the site on Coleman Avenue and Brokaw Road and the construction of on-site private streets and an off-site public street to serve the site. Coleman Avenue will have two access points. The first is a new right-in and right-out only driveway located between Building 1 and the hotel. The second includes the construction of a new signalized intersection at the southern edge of the project site and new public street (Champions Way) that will provide access to the hotel, Building 2 and neighboring Phase 2 development of the Coleman Highline Project. Two driveways are proposed on Brokaw Road that would allow right and left turn movements in and out of the site. The first is located between Building 1 and the east side of the park and the second is located between the west side of the park and Building 4. This second access on Brokaw Road is proposed as a full access intersection and will include the construction of a signalized intersection designed to align with the existing Costco driveway mid-block.

The road network would provide access to parking structures in each of the buildings, surface parking spaces, and loading areas on-site; as well as through access from Brokaw Road to Champions Way and the planned street network for the neighboring Coleman Highline Project and Avaya Stadium in San Jose.

Additional roadway improvements include the addition of shared through, left turn and right turn lanes on the east and westbound approaches of Brokaw Road at Coleman Avenue within the existing right-of-way, and widening of Coleman Avenue along the project's frontage. The project would also include the relocation and construction of a bus duck-out, bus pad, and bus shelter near the Coleman Avenue/Brokaw Road intersection with the widening of Coleman Avenue. These improvements are to facilitate vehicle traffic, accommodate bike lanes on both roadway segments, and improve an existing transit facility.

The project includes the construction of sidewalks for pedestrian connectivity with a complete street design along the public streets fronting the project site and internal private streets. Accent paving on the private streets is also incorporated in the design at pedestrian crossings and bicycle racks are located adjacent to building entries.

Findings supporting the Staff Recommendation

1. *That any off-street parking area, screening strips and other facilitates and improvements necessary to secure the purpose and intent of this title and the general plan of the City area a part of the proposed development, in that;*
   - Phase 1 development provides the requisite number of vehicle parking spaces consistent with the approved VHDMU zoning designation for the Gateway Crossings Project.
   - Phase 1 development provides complete street sections with landscape planter strips and wide sidewalks.
   - Phase 1 development includes public and private roadway improvements and infrastructure to serve the development.

2. *That the design and location of the proposed development and its location to neighboring developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood. And will not unreasonably interfere with the use and enjoyment of neighboring developments, and will not create traffic congestion or hazard, in that:*
   - The project is compatible in terms of land use, intensity of development and building orientation, height and architecture with adjacent existing and planned development.

- The project is subject to the terms and conditions of the DA for the Gateway Crossings Project and shall implement and comply with the mitigation measures set forth in the EIR and Conditions of Rezoning and Vesting Tentative Map approvals for the Project to avoid and reduce potential development impacts.

3. That the design and location of the proposed development is such that it is in keeping with the character of the neighborhood and is such as not to be detrimental to the harmonious development contemplated by this title and the general plan of the City, in that;

- The development is consistent with the General Plan designation for the project site and is compatible with the planned transit-oriented uses in the Santa Clara Station Focus in which it is located.
- The project is compatible in terms of land use, intensity of development and building orientation, height and architecture with adjacent existing and planned development.

4. That the granting of such approval will not, under the circumstances of the particular case, materially affect adversely the health, comfort or general welfare of persons residing or working in the neighborhood of said development, and will not be materially detrimental to the public welfare or injuries to property or improvements in said neighborhood, in that;

- The project is subject to the California Building Code and City Code requirements, which serve to regulate new construction to protect public health safety and general welfare.
- The project is subject to the terms and conditions of the DA for the Gateway Crossings Project and shall implement and comply with the mitigation measures set forth in the EIR and Conditions of Rezoning and Vesting Tentative Map approvals for the Project to avoid and reduce potential development impacts.

5. That the proposed development, as set forth in the plans and drawings, are consistent with the set of more detailed policies and criteria for architectural review as approved and updated from time to time by the City Council, which set shall be maintained in the planning division office, in that;

- The design of Phase 1 development provides for an attractive, inviting and functional site arrangement of the buildings, obscured parking podiums, screened rooftop mechanical equipment, landscaped streetscapes, centrally located public park space, and common and private open space and amenities.
- The project incorporates high quality materials and landscaping in the site design and building architecture.
- The project provides for proper access, visibility and identity, and transit accessibility to existing and planned transit facilities
- The project provides new market rate and affordable housing units to the City's housing stock at 73 du/ac in proximity to existing and planned transit services.

CONDITIONS OF APPROVAL

1) Submit plans for final architectural review to the Planning Division and obtain architectural approval prior to issuance of building permits. Said plans to include, but not be limited to, site plans, floor plans, elevations, landscaping, lighting and signage.
2) The developer shall implement and comply with the project conditions of approval and the Mitigation Monitoring and Reporting Program for the Gateway Crossings Project with Phase 1

development of the project site.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) for the Gateway Crossings Project was prepared and circulated for public and agency review and comment in accordance with the California Environmental Quality Act and was certified by the City Council on July 19, 2019 at a public noticed meeting; in conjunction with the approval of a Mitigation Monitoring and Reporting Program for the Project.

FISCAL IMPACT

There is no impact to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

PUBLIC CONTACT

On December 23, 2020, a notice of public hearing of this item was mailed to properties within 1,000 feet of the project site and within the Old Quad. The hearing notice was also posted within 1,000 feet of the project site and within the Old Quad. Planning Staff has not received public comments for this application.

RECOMMENDATION

Approve Phase 1 of the Gateway Crossings Project design plan at 1205 Coleman Avenue, subject to conditions.

Prepared by: Debby Fernandez, Associate Planner, Community Development Department

Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plan
2. Gateway Crossings Mitigation Monitoring and Reporting Program
3. Conditions of Rezoning Approval
4. Conditions of Vesting Tentative Subdivision Map Approval

GATEWAY CROSSINGS - PHASE 1

SANTA CLARA, CA

HOLLAND PARTNER GROUP

MVE + PARTNERS

Project Number: 20 10101

DECEMBER 16TH, 2020

PROJECT TEAM DIRECTORY

CLIENT:

HOLLAND PARTNER GROUP
1970 BROADWAY, SUITE 300
OAKLAND, CA 94612
(925) 872.5632

ARCHITECT:

MVE + PARTNERS
1 ALMADEN BOULEVARD, SUITE 590
SAN JOSE, CALIFORNIA 95113
(408) 831.6688

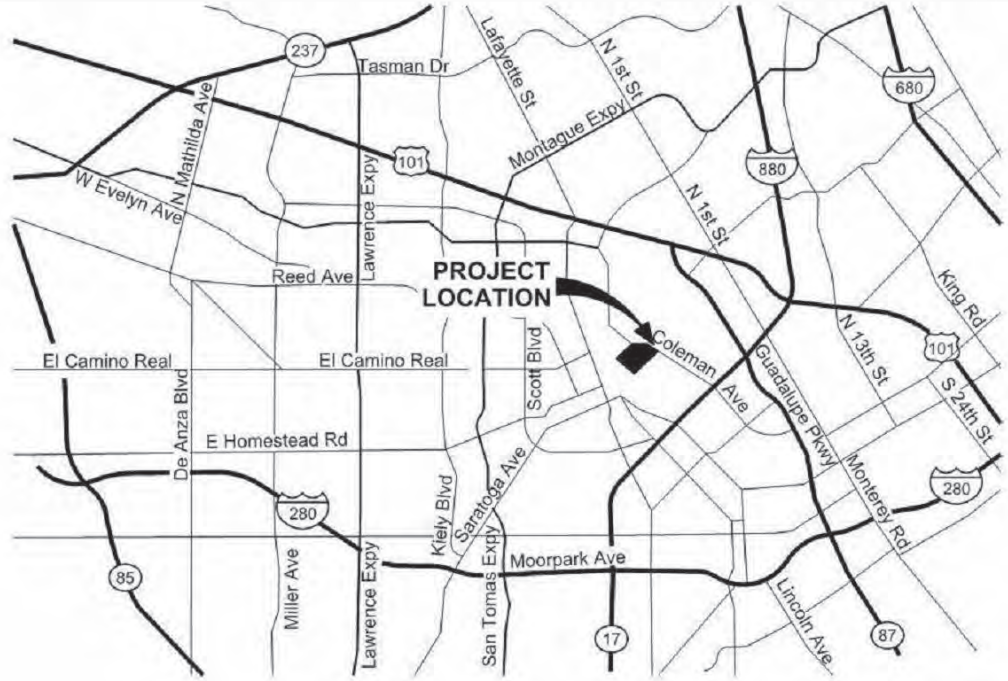
LANDSCAPE ARCHITECT:

PETERSEN STUDIO
133 KEARNY STREET, SUITE 303
SAN FRANSISCO, CA 94108
(415) 983.0950

CIVIL ENGINEER:

BKF ENGINEERS
1730 N FIRST STREET, SUITE 600
SAN JOSE, CA 95112
(408) 467.9100

VICINITY MAP



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.GEN-02	PROJECT DATA

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A1.3	SITE PLAN LEVEL 3
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PROJECT INFORMATION

PARCEL INFORMATION

APN: 230-46-069 & -070

SITE AREA: ±9.824 ACRES

EXISTING ADDRESS:
1205 COLEMAN AVENUE
328 BROKAW ROAD
340 BROKAW ROAD
400 BROKAW ROAD

EXISTING ZONING:

LIGHT INDUSTRIAL

PROPOSED ZONING DESIGNATION:

VERY HIGH DENSITY MIXED USE

MAXIMUM BUILDING HEIGHT

85 FT SUBJECT TO THE FEDERAL AVIATION ADMINISTRATION (FAA) REGULATION PART 77 HEIGHT RESTRICTIONS

LOT COVERAGE

LOT SIZE: ±427,933 SF (±9.824 ACRES)

PROPOSED LOT COVERAGE:

BUILDING 1	107,603 SF
BUILDING 2	133,545 SF
TOTAL	241,148 SF

PERCENTAGE OF LOT COVERAGE: 56.4%

PROGRAM SUMMARY

TOTAL UNITS:	725
PROPOSED DENSITY:	74 DU/AC
TOTAL UNIT AREA:	659,682 SF
TOTAL AVERAGE UNIT SIZE:	910 SF
TOTAL AMENITY AREA:	22,500 SF
TOTAL RETAIL AREA:	16,600 SF

PROGRAM DATA

BUILDING 1

UNIT TYPE	PROGRAM	NO. OF UNITS		MIX PER PRODUCT		ACTUAL NET AREA (SF)	PRODUCT NET AREA (SF)	PROGRAM NET AREA (SF)	AVG. PROGRAM AREA (SF)
UNIT S1	STUDIO	21	31	7%	10%	580	12,180	17,960	580
UNIT S2	STUDIO	10		3%		580	5,800		
UNIT A1	1BD/1BA	134	150	42%	47%	760	101,840	118,335	789
UNIT A2	1BD/1BA	1		0%		745	745		
UNIT A3	1BD + DEN/1BA	15		5%		1,050	15,750		
UNIT B1	2BD/2BA	29	123	9%	39%	1,020	29,580	131,088	1,066
UNIT B2	2BD/2BA	58		18%		1,086	62,988		
UNIT B3	2BD/2BA			0%		1,130	0		
UNIT B4	2BD/2BA + DEN			0%		1,370	0		
UNIT B5	2BD/1BA			0%		936	0		
UNIT B6	2BD/2BA	36		11%		1,070	38,520		
UNIT C1	3BD/2BA	14	14	4%	4%	1,355	18,970	18,970	1,355
ADDED NRSF1							2,105		
TOTAL		318		100%	TOTAL AREA		288,478		
					AVG. UNIT SF		907		
RETAIL							5,900		
AMENITIES							10,800		

BUILDING 2

UNIT TYPE	PROGRAM	NO. OF UNITS		MIX PER PRODUCT		ACTUAL NET AREA (SF)	PRODUCT NET AREA (SF)	PROGRAM NET AREA (SF)	AVG. PROGRAM AREA (SF)
UNIT S1	STUDIO	27	38	7%	9%	580	15,660	22,040	580
UNIT S2	STUDIO	11		3%		580	6,380		
UNIT A1	1BD/1BA	67	195	18%	48%	760	50,920	158,495	813
UNIT A2	1BD/1BA	86		21%		745	64,070		
UNIT A3	1BD + DEN/1BA	37		9%		1,050	38,850		
UNIT A3.1	1BD/1BA	5		1%		931	4,655		
UNIT B1	2BD/2BA	30	160	7%	39%	1,020	30,600	171,699	1,073
UNIT B2	2BD/2BA	44		11%		1,088	47,784		
UNIT B3	2BD/2BA	23		6%		1,130	25,990		
UNIT B4	2BD + DEN/2BA	6		1%		1,370	8,220		
UNIT B4.1	2BD/2BA	5		1%		1,229	6,145		
UNIT B5	2BD/1BA	20		5%		936	18,720		
UNIT B6	2BD/2BA	32		8%		1,070	34,240		
UNIT C1	3BD/2BA	14	14	3%	3%	1,355	18,970	18,970	1,355
TOTAL		407		100%	TOTAL AREA		371,204		
					AVG. UNIT SF		912		
RETAIL							11,300		
AMENITIES							11,700		

PARKING DATA

BUILDING 1 VEHICLE PARKING

VISITOR			RESIDENTIAL (1.28 SPACE/DU)			MOTORCYCLE (1 SPACE/40 DU)
ADA	EV	UNIVERSAL	ADA	EV	UNIVERSAL	
4	4	51	9	41	356	8
59			406			
465						

* VISITOR PARKING SPACES ARE SHARED WITH RESIDENTIAL GUEST, RETAIL AND PARK VISITOR. (RETAIL PARKING 1/ 200 SF, RESIDENTIAL GUEST PARKING 0.1/DU)

BUILDING 2 VEHICLE PARKING

VISITOR			RESIDENTIAL (1.07 SPACE/DU)			MOTORCYCLE (1 SPACE/40 DU)
ADA	EV	UNIVERSAL	ADA	EV	UNIVERSAL	
10	13	184	9	45	382	11
207			436			
643						

* VISITOR PARKING SPACES ARE SHARED WITH RESIDENTIAL GUEST, HOTEL AND PARK VISITOR. (HOTEL PARKING 0.8/ KEY, RESIDENTIAL GUEST PARKING 0.1/DU)

* ADDITIONAL 24 PARALLEL PARKING STALLS PROVIDED FOR RETAIL AND PARK USE AT INTERNAL STREET.

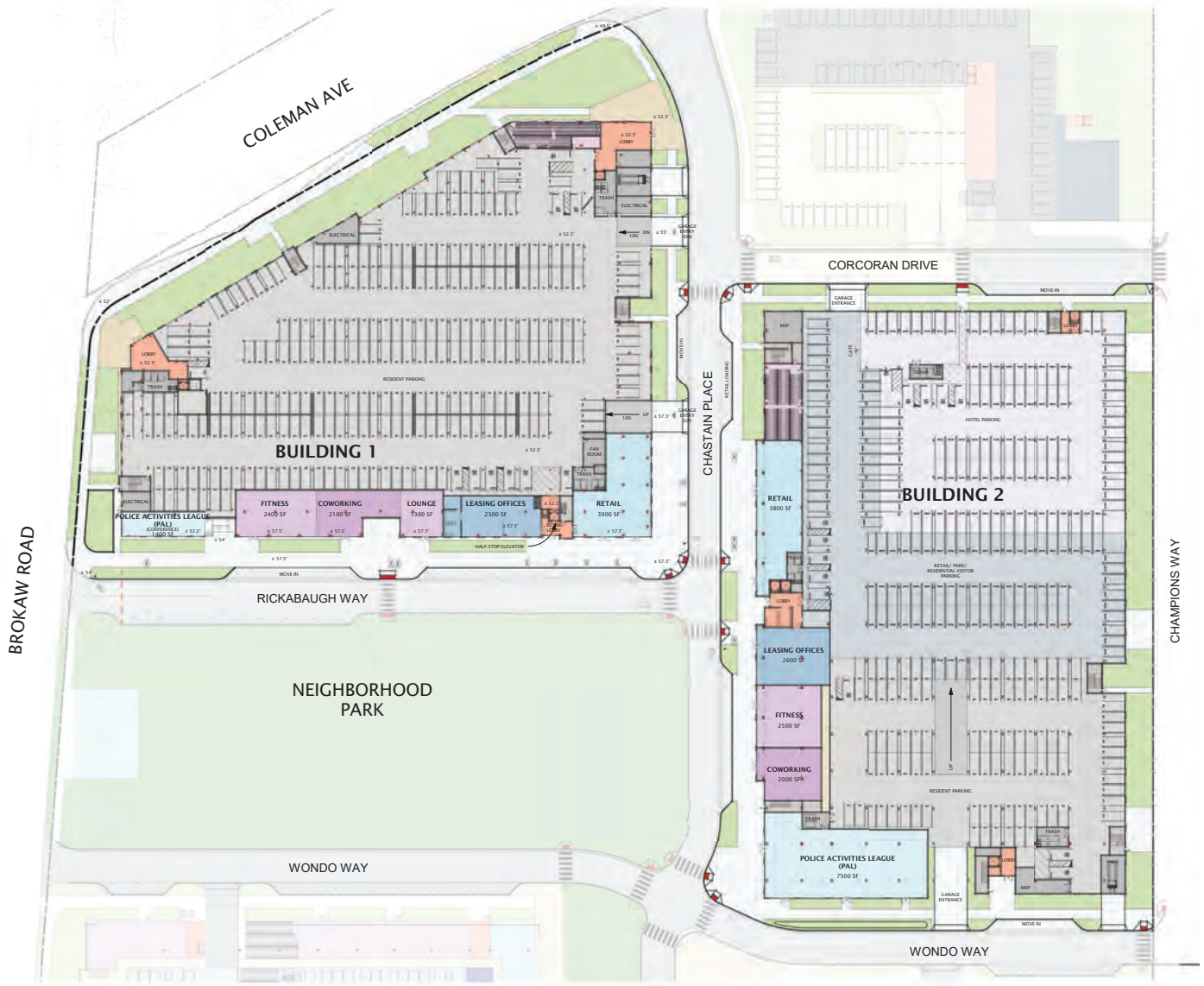
CLASS I BICYCLE PARKING

LOCATION	BICYCLE SPACES	RATIO
BUILDING 1	159	1 SPACE / 2 DU
BUILDING 2	204	1 SPACE / 2 DU
TOTAL	363	

CLASS II BICYCLE PARKING

LOCATION	BICYCLE SPACES	RATIO
RESIDENTIAL	49	1 SPACE/ 15 DU
RETAIL	3	1 SPACE/ 6,000 SF
PARK	4	

NOTE: CLASS I BICYLE PARKING PROVIDED IN SECURED ROOM OF EACH BUILDING



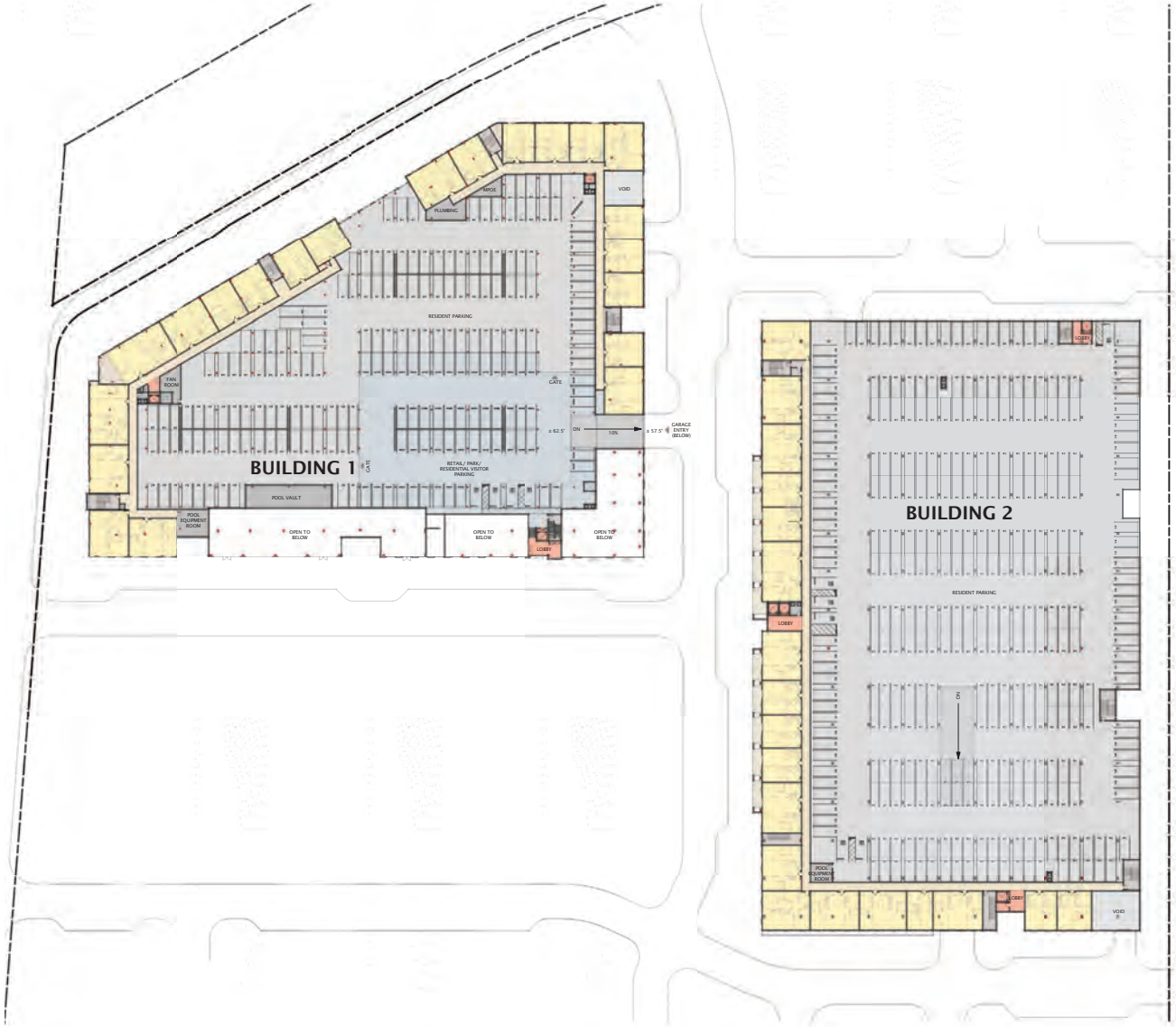
HOLLAND PARTNER GROUP

MVE + PARTNERS

SITE PLAN STREET LEVEL

GATEWAY CROSSINGS - PHASE 1

A1.1



0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

HOLLAND PARTNER GROUP

MVE + PARTNERS

SITE PLAN LEVEL 2

GATEWAY CROSSINGS - PHASE 1

A1.2

SCALE: 1" = 40'-0"

HOLLAND PARTNER GROUP

MVE + PARTNERS

SITE PLAN LEVEL 3

GATEWAY CROSSINGS - PHASE 1

A1.3

0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

HOLLAND PARTNER GROUP

MVE + PARTNERS

SITE PLAN LEVEL 4

GATEWAY CROSSINGS - PHASE 1

A1.4

0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

HOLLAND PARTNER GROUP

MVE + PARTNERS

SITE PLAN LEVEL 6 (5 SIMILAR)

GATEWAY CROSSINGS - PHASE 1

A1.6

0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

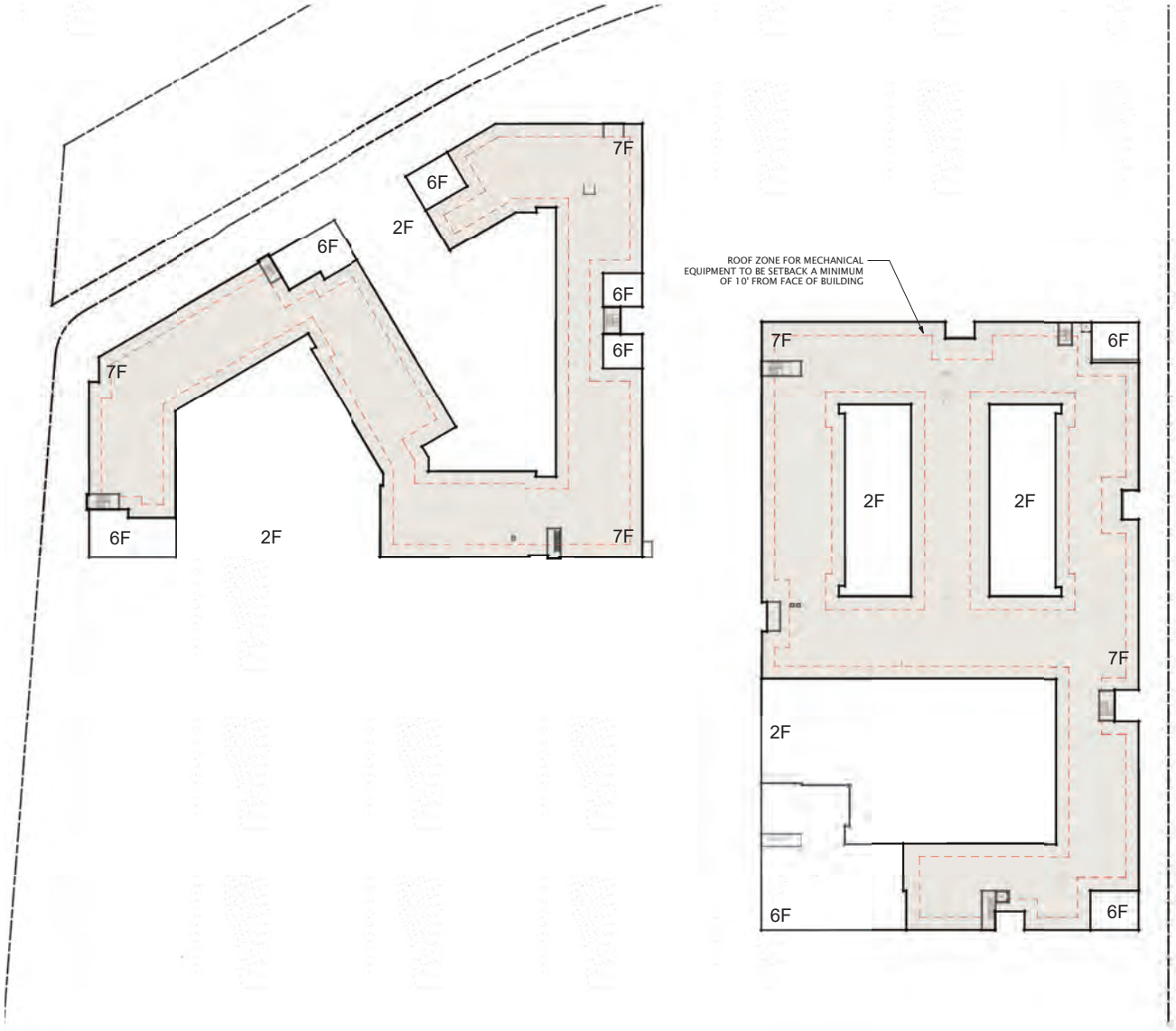
HOLLAND PARTNER GROUP

MVE + PARTNERS

SITE PLAN LEVEL 7

GATEWAY CROSSINGS - PHASE 1

A1.7



0' 20' 40' 80' 160'

SCALE: 1" = 40'-0"

HOLLAND PARTNER GROUP

MVE + PARTNERS

ROOF PLAN

GATEWAY CROSSINGS - PHASE 1

A1.8

1 BLDG 1 NORTH

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

2 BLDG 1 EAST

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

MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B METAL AWNING. CABLE SUPPORT WHERE SHOWN
- 5C METAL RAILING
- 5D ALUMINUM VENTILATION LOUVER
- 5E DECORATIVE METAL
- 6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE
- 8A ALUMINUM STOREFRONT
- 8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)
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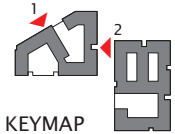
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE



HOLLAND PARTNER GROUP

MVE + PARTNERS

BUILDING 1 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

A2.1

DECEMBER 16TH, 2020

Project Number: 20 10101

1 **BLDG 1 SOUTH ELEVATION**

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

2 **BLDG 1 WEST ELEVATION**

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

MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
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- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE

HOLLAND PARTNER GROUP

MVE + PARTNERS

BUILDING 1 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

A2.2

DECEMBER 16TH, 2020

Project Number: 20 10101

1 BLDG 1 POOL COURTYARD EAST

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

2 BLDG 1 POOL COURTYARD WEST

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

MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
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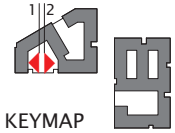


HOLLAND PARTNER GROUP

MVE + PARTNERS

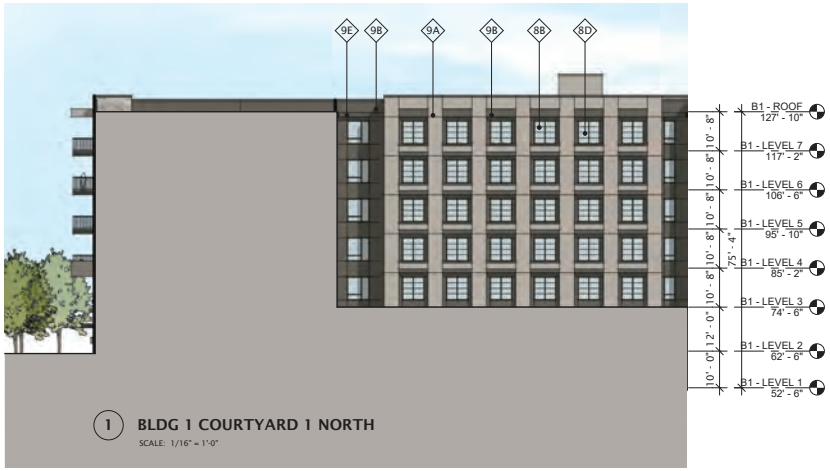
BUILDING 1 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

A2.3

DECEMBER 16TH, 2020

Project Number: 20 10101

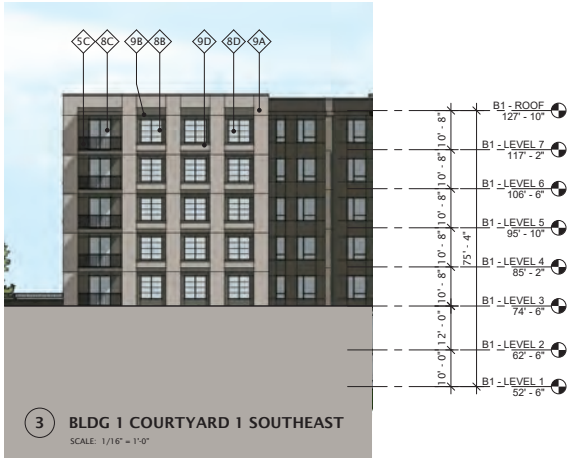


1 **BLDG 1 COURTYARD 1 NORTH**

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

2 **BLDG 1 COURTYARD 1 NORTHEAST**

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



3 **BLDG 1 COURTYARD 1 SOUTHEAST**

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

4 **BLDG 1 COURTYARD 1 WEST**

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

MATERIALS LEGEND

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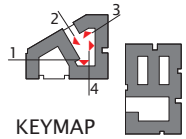

KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

BUILDING 1 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

A2.4

DECEMBER 16TH, 2020

Project Number: 20 10101

1 **BLDG 2 NORTH**

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

2 **BLDG 2 EAST**

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

MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
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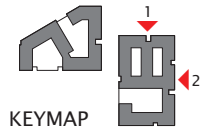

KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

BUILDING 2 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

A2.5

DECEMBER 16TH, 2020

Project Number: 20 10101

1 **BLDG 2 SOUTH**

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

2 **BLDG 2 WEST**

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

MATERIALS LEGEND

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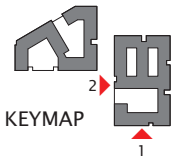

HOLLAND PARTNER GROUP

MVE + PARTNERS

BUILDING 2 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

A2.6

DECEMBER 16TH, 2020

Project Number: 20 10101

1 **BLDG 2 POOL COURTYARD NORTH**

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

2 **BLDG 2 POOL COURTYARD SOUTH**

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

MATERIALS LEGEND

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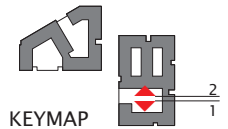
- 5D ALUMINUM VENTILATION LOUVER
- 5E DECORATIVE METAL
- 6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE
- 8A ALUMINUM STOREFRONT
- 8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED RAILING
- 8C GLAZED ENTRY DOOR
- 8H ROLL-UP SERVICE DOOR
- 9A STUCCO (FIELD). SMOOTHE FINISH
- 9B STUCCO (ACCENT). SMOOTHE FINISH
- 9D FOAM SILL W/ SMOOTHE FINISH STUCCO
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE



HOLLAND PARTNER GROUP

MVE + PARTNERS

BUILDING 2 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

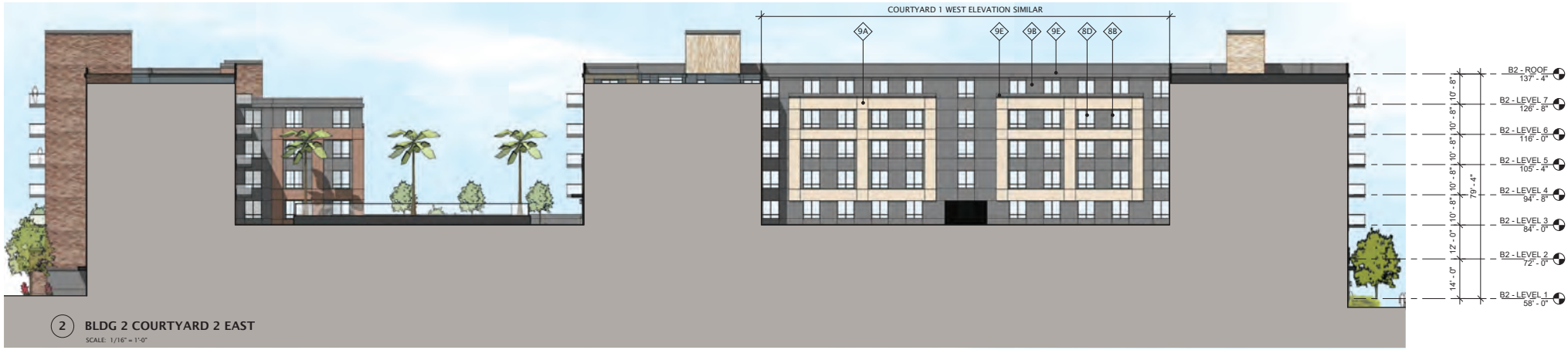
A2.7

DECEMBER 16TH, 2020

Project Number: 20 10101

1 **BLDG 2 POOL COURTYARD WEST**

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

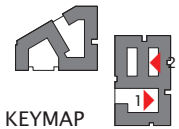


2 **BLDG 2 COURTYARD 2 EAST**

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

MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B METAL AWNING. CABLE SUPPORT WHERE SHOWN
- 5C METAL RAILING
- 5D ALUMINUM VENTILATION LOUVER
- 5E DECORATIVE METAL
- 6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE
- 8A ALUMINUM STOREFRONT
- 8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED RAILING
- 8C GLAZED ENTRY DOOR
- 8H ROLL-UP SERVICE DOOR
- 9A STUCCO (FIELD). SMOOTHE FINISH
- 9B STUCCO (ACCENT). SMOOTHE FINISH
- 9D FOAM SILL W/ SMOOTHE FINISH STUCCO
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE



KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

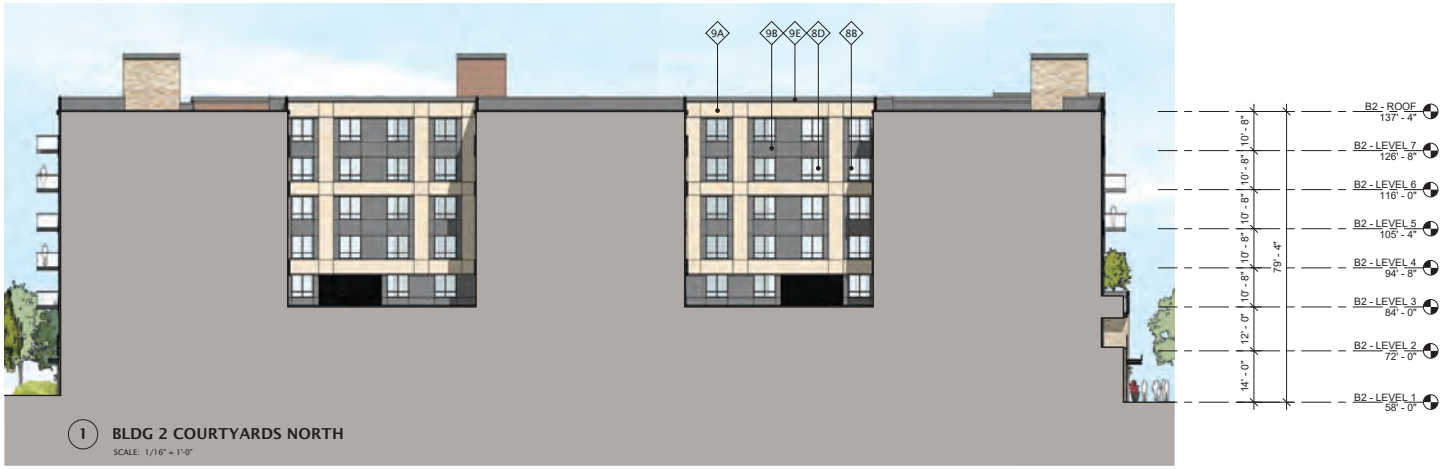
BUILDING 2 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

A2.8

DECEMBER 16TH, 2020

Project Number: 20 10101



1 **BLDG 2 COURTYARDS NORTH**

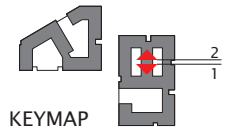
SCALE: 1/16" = 1'-0"

2 **BLDG 2 COURTYARDS SOUTH**

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

MATERIALS LEGEND

4A 3" X 10" (KING SIZE) THIN BRICK	6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE	8F GLAZED RAILING	9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
5A ALUMINUM PANEL	8A ALUMINUM STOREFRONT	8C GLAZED ENTRY DOOR	10A BUILDING SIGNAGE
5B METAL AWNING. CABLE SUPPORT WHERE SHOWN	8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)	8H ROLL-UP SERVICE DOOR	10B LIGHT FIXTURE
5C METAL RAILING	8C GLAZED BALCONY DOOR	9A STUCCO (FIELD). SMOOTHE FINISH	
5D ALUMINUM VENTILATION LOUVER	8D CLEAR GLAZING	9B STUCCO (ACCENT). SMOOTHE FINISH	
5E DECORATIVE METAL	8E SPANDREL GLAZING	9D FOAM SILL W/ SMOOTHE FINISH STUCCO	



KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

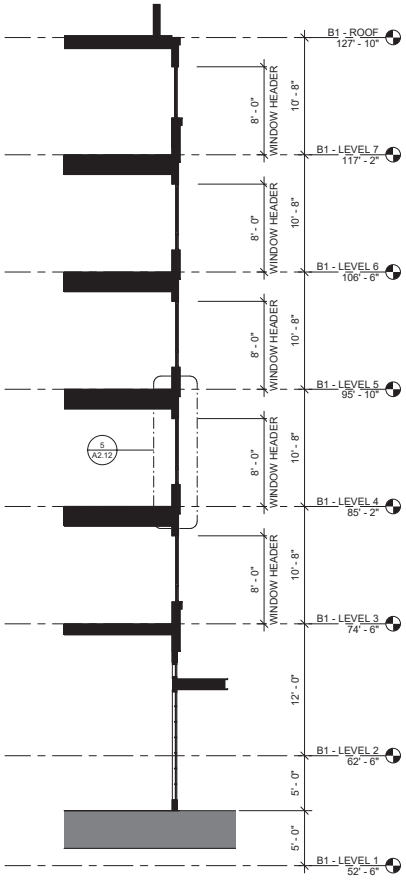
BUILDING 2 ELEVATIONS

GATEWAY CROSSINGS - PHASE 1

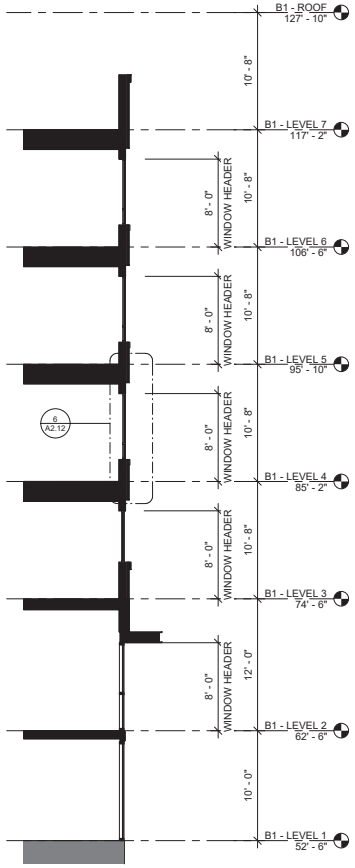
A2.9

DECEMBER 16TH, 2020

Project Number: 20 10101



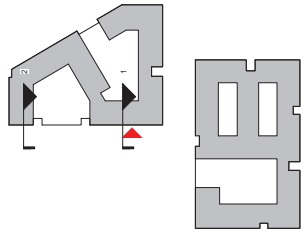
WALL SECTION 1 - STYLE 1 3/16" = 1'-0"



WALL SECTION 2 - ENHANCED STYLE 1 3/16" = 1'-0"

ENLARGED ELEVATION

- 5A ALUMINUM PANEL
- 8C GLAZED ENTRY DOOR
- 8A ALUMINUM STOREFRONT
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE



HOLLAND PARTNER GROUP MVE + PARTNERS

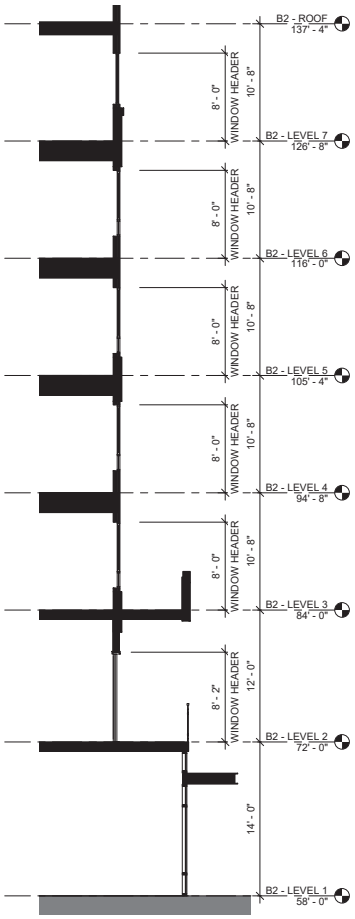
BUILDING 1 TYPICAL WALL SECTIONS

GATEWAY CROSSINGS - PHASE 1

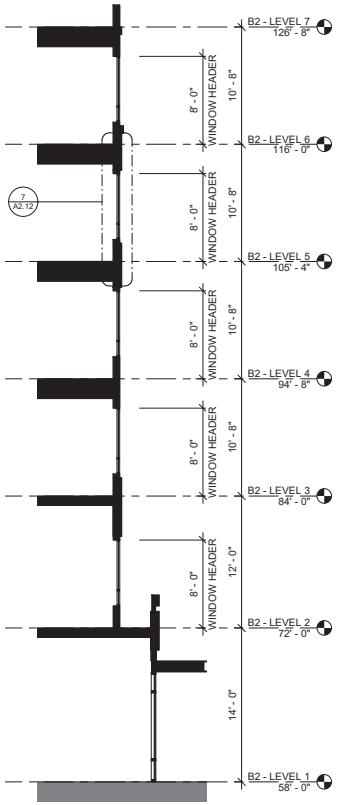
A2.10

DECEMBER 16TH, 2020

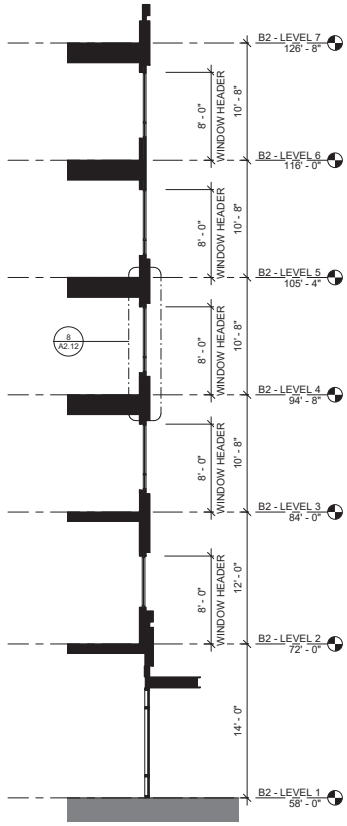
Project Number: 20 10101



WALL SECTION 1 - STYLE 2A 3/16" = 1'-0"



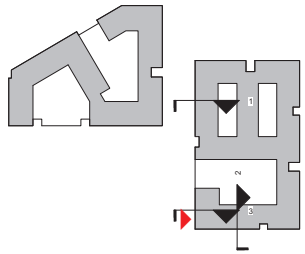
WALL SECTION 2 - STYLE 2B 3/16" = 1'-0"



WALL SECTION 3 - ENHANCED STYLE 2B 3/16" = 1'-0"

ENLARGED ELEVATION

- 5A ALUMINUM PANEL
- 8C GLAZED ENTRY DOOR
- 8A ALUMINUM STOREFRONT
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE



HOLLAND PARTNER GROUP

MVE + PARTNERS

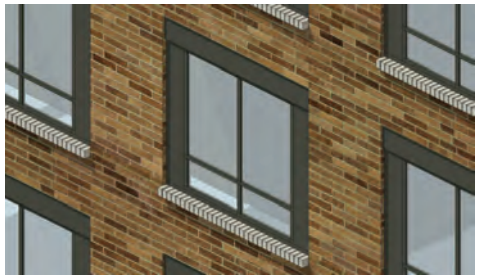
BUILDING 2 TYPICAL WALL SECTIONS

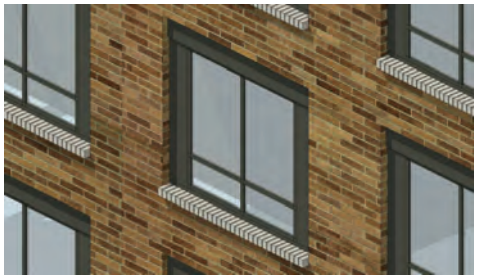
GATEWAY CROSSINGS - PHASE 1

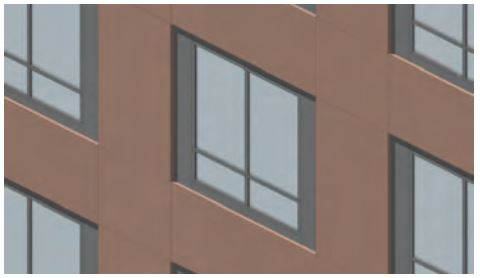
A2.11

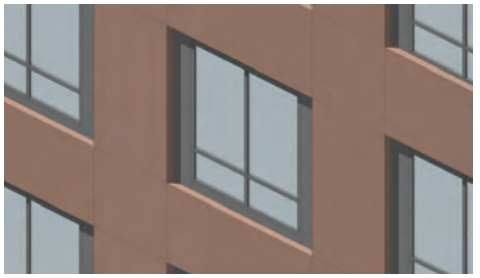
DECEMBER 16TH, 2020

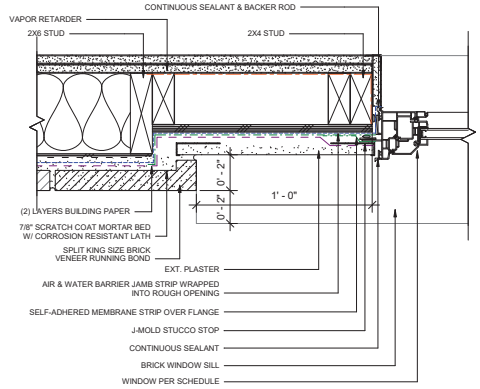
Project Number: 20 10101



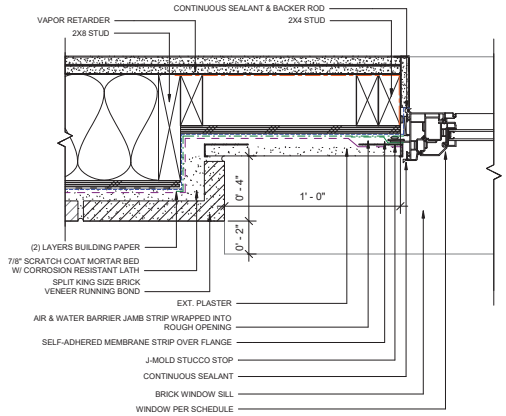




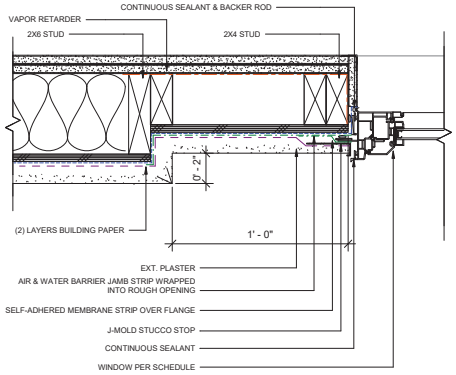




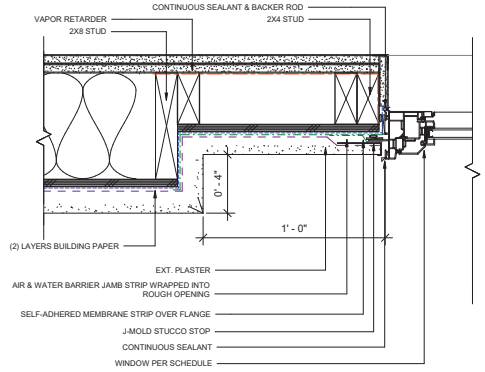
JAMB DETAIL 1 @ TYPICAL BRICK WALL



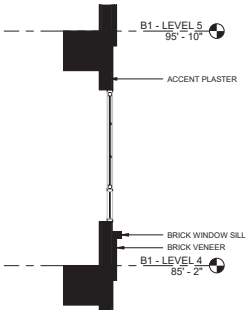
JAMB DETAIL 2 @ ENHANCED BRICK WALL

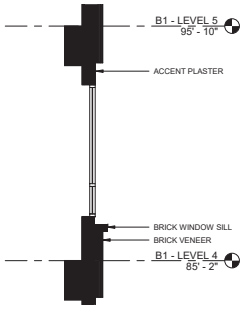


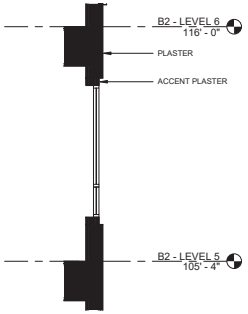
JAMB DETAIL 3 @ TYPICAL STUCCO WALL

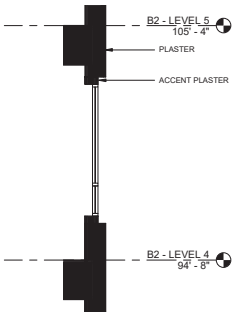


JAMB DETAIL 4 @ ENHANCED STUCCO WALL





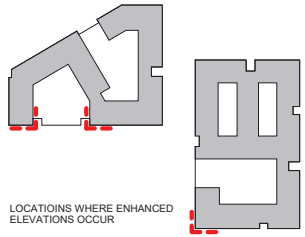




SECTION 2 @ ENHANCED BRICK WALL

SECTION 3 @ TYPICAL STUCCO WALL

SECTION 4 @ ENHANCED STUCCO WALL



HOLLAND PARTNER GROUP

MVE + PARTNERS

WINDOW DETAILS

GATEWAY CROSSINGS - PHASE 1

A2.12

DECEMBER 16TH, 2020

Project Number: 20 10101

STYLE AND COLOR PALETTE

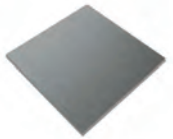
STYLE AND COLOR PALETTE

WINDOW DETAIL

MATERIALS LEGEND

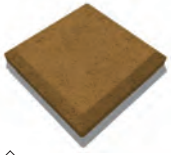
- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B METAL AWNING. CABLE SUPPORT WHERE SHOWN
- 5C METAL RAILING
- 5D ALUMINUM VENTILATION LOUVER
- 5E DECORATIVE METAL
- 6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE
- 8A ALUMINUM STOREFRONT
- 8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED RAILING
- 8G GLAZED ENTRY DOOR
- 8H ROLL-UP SERVICE DOOR
- 9A STUCCO (FIELD). SMOOTHE FINISH
- 9B STUCCO (ACCENT). SMOOTHE FINISH
- 9D FOAM SILL W/ SMOOTHE FINISH STUCCO
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE

4A
3" X 10" (KING SIZE) THIN BRICK
COLOR: RED BLEND
MANUFACTURER: TBD

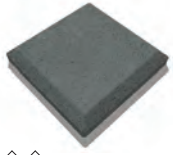


5A 5B 5D 5E 8A 8C 8G 8H 8B ALT
METAL COATING
COLOR: PPG UC106686F,
DURANAR SUNSTORM COSMIC GRAY MICA

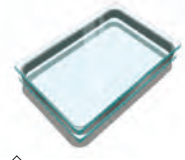
8D
CLEAR GLAZING



9A
STUCCO (FIELD). SMOOTHE FINISH
COLOR: TBD, CUSTOM MATCH RED BRICK

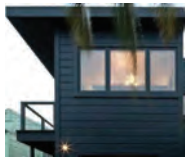


9B 9E
STUCCO (ACCENT). SMOOTHE FINISH
COLOR: DE6322, BLACK LEAD



8E
SPANDREL GLAZING

9D 9E
BRICK TRIM
COLOR: GRAY
MANUFACTURER: TBD



6A
COMPOSITE SIDING.
JAMES HARDIE ARTISAN V-GROOVE
COLOR: IRON GRAY

8F
GLAZED RAILING
FRAME COLOR: PPG UC106686F,
DURANAR SUNSTORM COSMIC GRAY MICA

5C
METAL RAILING
COLOR: PPG UC106686F,
DURANAR SUNSTORM COSMIC GRAY MICA

8B ALT
VINYL WINDOW FRAME
COLOR: MATCH PPG UC106686F,
DURANAR SUNSTORM COSMIC GRAY MICA
MANUFACTURER: TBD

ALLUMINUM DECK
COLOR: GRAY
MANUFACTURER: TBD

COMMERCIAL METAL AWNING
COLOR: GRAY
MANUFACTURER: TBD

HOLLAND PARTNER GROUP

MVE + PARTNERS

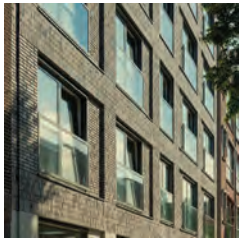
MATERIALS SCHEDULE - BLDG 1 STYLE A

GATEWAY CROSSINGS - PHASE 1

A2.13

DECEMBER 16TH, 2020

Project Number: 20 10101



STYLE AND COLOR PALETTE

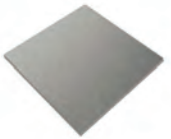
STYLE AND COLOR PALETTE

WINDOW DETAIL

MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B METAL AWNING. CABLE SUPPORT WHERE SHOWN
- 5C METAL RAILING
- 5D ALUMINUM VENTILATION LOUVER
- 5E DECORATIVE METAL
- 6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE
- 8A ALUMINUM STOREFRONT
- 8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED RAILING
- 8G GLAZED ENTRY DOOR
- 8H ROLL-UP SERVICE DOOR
- 9A STUCCO (FIELD). SMOOTHE FINISH
- 9B STUCCO (ACCENT). SMOOTHE FINISH
- 9D FOAM SILL W/ SMOOTHE FINISH STUCCO
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE

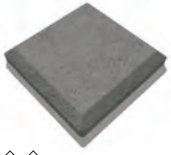
4A
3" X 10" (KING SIZE) THIN BRICK
COLOR: WARM GRAY BLEND
MANUFACTURER: TBD



5A 5B 5D 5E 8A 8C 8G 8H 8B ALT
METAL COATING
COLOR: PPG UC106712XL,
DURANAR XL SUMMER SUEDE METALLIC

8D
CLEAR GLAZING

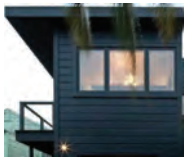
9A
STUCCO (FIELD). SMOOTHE FINISH
COLOR: TBD, CUSTOM MATCH WARM
GRAY BRICK



9B 9E
STUCCO (ACCENT). SMOOTHE FINISH
COLOR: SW 7019, GAUNTLET GRAY

8E
SPANDREL GLAZING

9D 9E
BRICK TRIM
COLOR: GRAY
MANUFACTURER: TBD



6A
COMPOSITE SIDING.
JAMES HARDIE ARTISAN V-GROOVE
COLOR: AGED PEWTER

8F
GLAZED RAILING
FRAME COLOR: PPG UC106712XL,
DURANAR XL SUMMER SUEDE METALLIC

5C
METAL RAILING
COLOR: PPG UC106712XL,
DURANAR XL SUMMER SUEDE METALLIC

8B ALT
VINYL WINDOW FRAME
COLOR: MATCH PPG UC106712XL,
DURANAR XL SUMMER SUEDE METALLIC
MANUFACTURER: TBD

ALLUMINUM DECK
COLOR: GRAY
MANUFACTURER: TBD

COMMERCIAL METAL AWNING
COLOR: GRAY
MANUFACTURER: TBD

HOLLAND PARTNER GROUP

MVE + PARTNERS

MATERIALS SCHEDULE - BLDG 1 STYLE B

GATEWAY CROSSINGS - PHASE 1

A2.14

DECEMBER 16TH, 2020

Project Number: 20 10101

BUILDING 2 STYLE A

WINDOW DETAIL

STYLE AND COLOR PALETTE

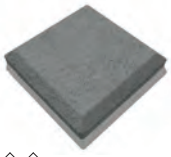
STYLE AND COLOR PALETTE

4A
3" X 10" (KING SIZE) THIN BRICK
COLOR: BEIGE BLEND
MANUFACTURER: TBD

5A 5B 5D 5E 8A 8C 8C 8H 8B ALT
METAL COATING
COLOR: PPG UC106707XL,
DURANAR XL SILVER SHADOW

8D
CLEAR GLAZING

9A
STUCCO (FIELD). SMOOTHE FINISH
COLOR: TBD, CUSTOM MATCH BEIGE BRICK



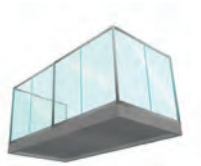
9B 9E
STUCCO (ACCENT). SMOOTHE FINISH
COLOR: DE6369, LEGENDARY GRAY

8E
SPANDREL GLAZING

8B ALT
VINYL WINDOW FRAME
COLOR: MATCH PPG UC106707XL,
DURANAR XL SILVER SHADOW
MANUFACTURER: TBD

8F
GLAZED RAILING
FRAME COLOR: PPG UC106707XL,
DURANAR XL SILVER SHADOW

COMMERCIAL METAL AWNING
COLOR: GRAY
MANUFACTURER: TBD



ALLUMINUM DECK
COLOR: GRAY
MANUFACTURER: TBD

MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B METAL AWNING. CABLE SUPPORT WHERE SHOWN
- 5C METAL RAILING
- 5D ALUMINUM VENTILATION LOUVER
- 5E DECORATIVE METAL
- 6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE
- 8A ALUMINUM STOREFRONT
- 8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED RAILING
- 8G GLAZED ENTRY DOOR
- 8H ROLL-UP SERVICE DOOR
- 9A STUCCO (FIELD). SMOOTHE FINISH
- 9B STUCCO (ACCENT). SMOOTHE FINISH
- 9D FOAM SILL W/ SMOOTHE FINISH STUCCO
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE

HOLLAND PARTNER GROUP

MVE + PARTNERS

MATERIALS SCHEDULE - BLDG 2 STYLE A

GATEWAY CROSSINGS - PHASE 1

A2.15

DECEMBER 16TH, 2020

Project Number: 20 10101

BUILDING 2 STYLE B

WINDOW DETAIL

STYLE AND COLOR PALETTE

STYLE AND COLOR PALETTE

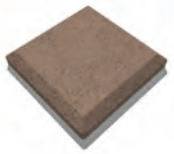
MATERIALS LEGEND

- 4A 3" X 10" (KING SIZE) THIN BRICK
- 5A ALUMINUM PANEL
- 5B METAL AWNING. CABLE SUPPORT WHERE SHOWN
- 5C METAL RAILING
- 5D ALUMINUM VENTILATION LOUVER
- 5E DECORATIVE METAL
- 6A COMPOSITE SIDING. JAMES HARDIE ARTISAN V-GROOVE
- 8A ALUMINUM STOREFRONT
- 8B WINDOW. TYPE TBD (ALUMINUM OR VINYL)
- 8C GLAZED BALCONY DOOR
- 8D CLEAR GLAZING
- 8E SPANDREL GLAZING
- 8F GLAZED RAILING
- 8G GLAZED ENTRY DOOR
- 8H ROLL-UP SERVICE DOOR
- 9A STUCCO (FIELD). SMOOTHE FINISH
- 9B STUCCO (ACCENT). SMOOTHE FINISH
- 9D FOAM SILL W/ SMOOTHE FINISH STUCCO
- 9E FOAM CORNICE W/ SMOOTHE FINISH STUCCO
- 10A BUILDING SIGNAGE
- 10B LIGHT FIXTURE

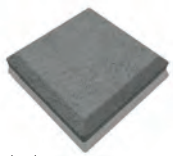
4A
3" X 10" (KING SIZE) THIN BRICK
COLOR: BROWN BLEND
MANUFACTURER: TBD

5A 5B 5D 5E 8A 8C 8G 8H 8B ALT
METAL COATING
COLOR: PPG UC106707XL,
DURANAR XL SILVER SHADOW

8D
CLEAR GLAZING

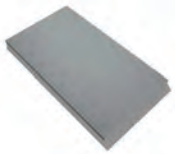


9A
STUCCO (FIELD). SMOOTHE FINISH
COLOR: TBD, CUSTOM MATCH BROWN BRICK



9B 9E
STUCCO (ACCENT). SMOOTHE FINISH
COLOR: DE6369, LEGENDARY GRAY

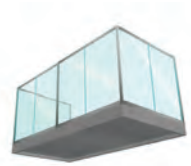
8E
SPANDREL GLAZING



8B ALT
VINYL WINDOW FRAME
COLOR: MATCH PPG UC106707XL,
DURANAR XL SILVER SHADOW
MANUFACTURER: TBD

8F
GLAZED RAILING
FRAME COLOR: PPG UC106707XL,
DURANAR XL SILVER SHADOW

COMMERCIAL METAL AWNING
COLOR: GRAY
MANUFACTURER: TBD



ALLUMINUM DECK
COLOR: GRAY
MANUFACTURER: TBD

HOLLAND PARTNER GROUP

MVE + PARTNERS

MATERIALS SCHEDULE - BLDG 2 STYLE B

GATEWAY CROSSINGS - PHASE 1

A2.16

DECEMBER 16TH, 2020

Project Number: 20 10101

PRODUCT

PROGRESS LIGHTING, EDICOTT, P5613-31

DESCRIPTION

One-Light extra-large wall lantern with a Craftsman-inspired silhouette, Endicott offers visual interest to your home's exterior. The elongated frame is fnished with clear seeded glass.

FEATURES

• Features a Craftsman-inspired silhouette
• An outdoor lantern with an elongated frame.
• Frame is fnished with clear seeded glass
• Black fnish

LOCATION

Building 1 exterior walls. Refer to the building elevations for specific locations.

PRODUCT

WAC LIGHTING, NIGHTVISION, WS-W42016

DESCRIPTION

Distinctive sophistication for the great outdoors. A hint of the warmth inside.

FEATURES

• Gold accent provides warm illumination
• Up and downlight illumination
• ACLED driverless technology
• 5 Year warrant

LOCATION

Building 2 exterior walls. Refer to the building elevations for specific locations.

PRODUCT

LIG MAN LIGHTING, LIGHT LINEAR DENVER 3, UDE-20021

DESCRIPTION

Public realm contemporary column family. Exclusive and charismatic column-mounting system offering infinite opportunities and different permutations.

FEATURES

• Extensive finishing
• Provided with tempered crystal clear low iron glass.
• Precise optic design
• L80 /B10 at 50,000 hours

LOCATION

Internal streets. Refer to Landscape drawings for specific locations.

KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

EXTERIOR ARCHITECTURE

GATEWAY CROSSINGS - PHASE 1

A6.1

DECEMBER 16TH, 2020

Project Number: 20 10101

KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

EXTERIOR ARCHITECTURE

GATEWAY CROSSINGS - PHASE 1

A6.2

DECEMBER 16TH, 2020

Project Number: 20 10101

KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

EXTERIOR ARCHITECTURE

GATEWAY CROSSINGS - PHASE 1

A6.3

DECEMBER 16TH, 2020

Project Number: 20 10101

KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

EXTERIOR ARCHITECTURE

GATEWAY CROSSINGS - PHASE 1

A6.4

DECEMBER 16TH, 2020

Project Number: 20 10101

KEYMAP

HOLLAND PARTNER GROUP

MVE + PARTNERS

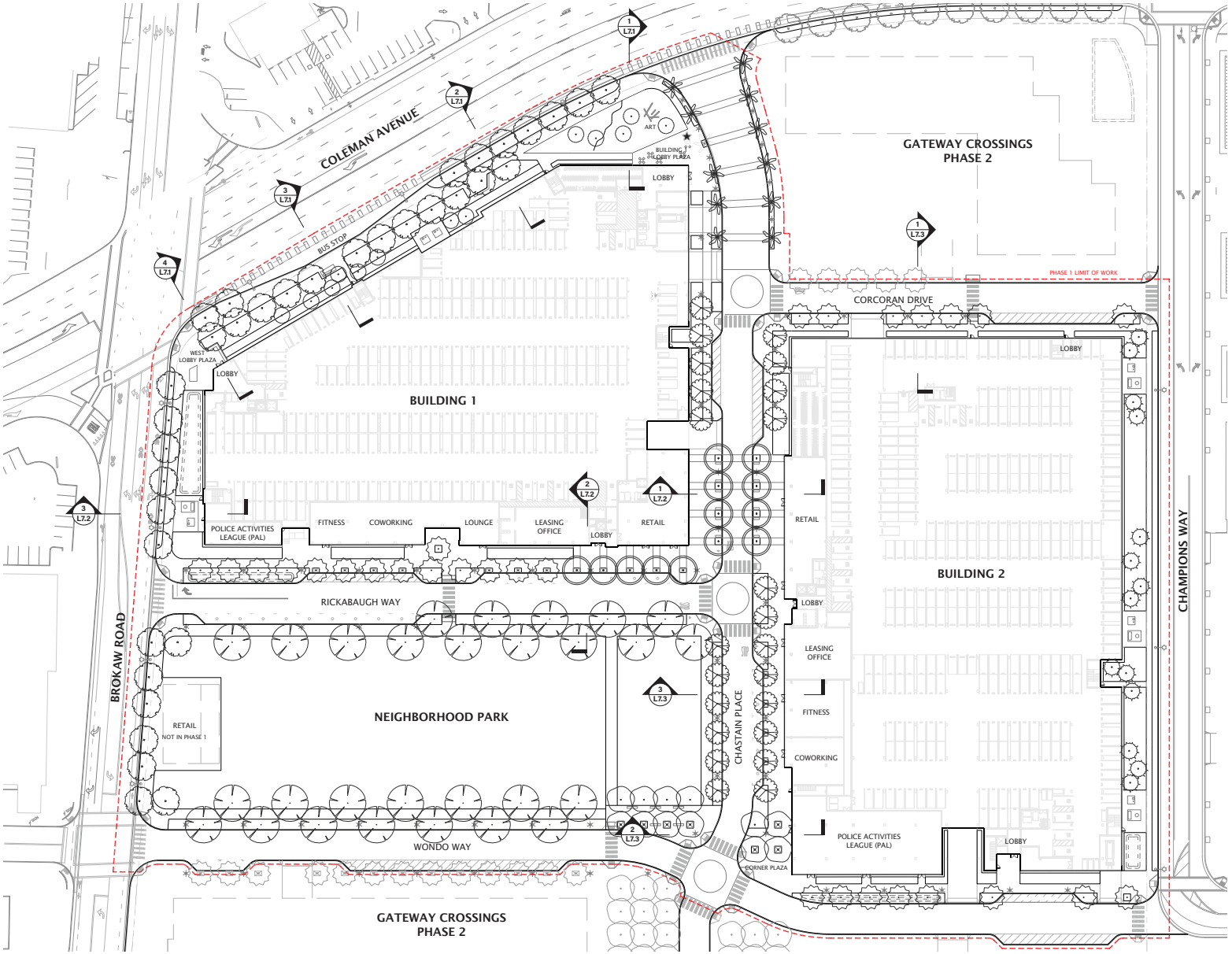
EXTERIOR ARCHITECTURE

GATEWAY CROSSINGS - PHASE 1

A6.5

DECEMBER 16TH, 2020

Project Number: 20 10101



LANDSCAPE SHEET INDEX

L0.0	OVERALL SITE PLAN AND SHEET INDEX
L1.1	STREETSCAPE MATERIAL CHARACTER
L1.2	STREETSCAPE PLANTING CHARACTER
L1.3	STREET TREE PALETTE
L2.0	STREETSCAPE MATERIAL AND FURNISHING PLAN
L6.0	STREETSCAPE PLANTING PLAN
L7.1	STREETSCAPE SECTIONS
L7.2	STREETSCAPE SECTIONS
L7.3	STREETSCAPE SECTIONS
L8.1	RETAIL PLAZA - ENLARGED PLAN
L8.2	RETAIL PLAZA - ENLARGED SECTION

0' 20' 40' 80' 160'
SCALE: 1" = 40'-0"

HOLLAND PARTNER GROUP
MVE + PARTNERS
PETERSEN STUDIO LANDSCAPE ARCHITECTURE | PLANNING

OVERALL SITE PLAN AND SHEET INDEX

GATEWAY CROSSINGS - PHASE 1

L0.0

Tree-Shaded Plaza

Shaded Cafe Spillout at Sidewalk

Enhanced Pedestrian Crossings

Enhanced Paving at Intersections

Active Plaza Edges

Widened Sidewalks with Planting Buffer at Street

STREETSCAPE CHARACTER PRECEDENTS

Backed Benches

Seating Platforms

Waste Receptacles

Bike Corrals

Backless Benches

Tree Grates

Pedestrian Pole Light

Bollard Light

Enhanced Concrete Color and Texture

MATERIAL AND FURNISHING PALETTE

Colorful Tree Canopies at Corner Plazas

Sidewalk Gardens

Continuous Tree Canopy at Street Edge

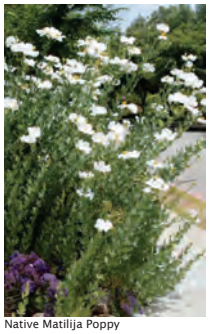
Stormwater Gardens

Layered Shrub Planting at Coleman Avenue

Linear Garden

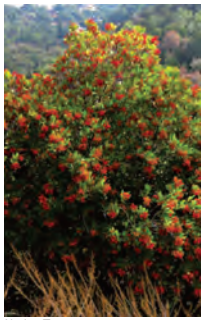
PLANTING CHARACTER PRECEDENTS

Blue Hibiscus



Native Matilija Poppy

Coast Rosemary



Native Toyon

GREEN SCREEN AND SHRUB PLANTING

California Gray Rush

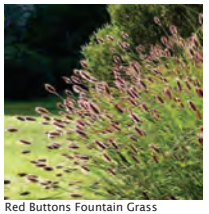
Native Deer Grass

Native Hummingbird Sage

BIORETENTION PLANTING

Moonshine Yarrow

Hot Lips Sage



Red Buttons Fountain Grass

Mexican Bush Sage

Licorice Mint Hyssop

Katrina African Iris

Autumn Glow Muhly

GRASS AND PERENNIAL PLANTING

SELECTIONS FROM PLANT PALETTE

COLEMAN AVENUE TREE

Platanus acerifolia 'Columbia'

London Plane Tree

Height: 50'

Water Use: MOD

Deciduous foliage

PALM TREE

Washingtonia x filibusta

Filibusta Fan Palm

Height: 50'

Water Use: LOW

Evergreen foliage

NEIGHBORHOOD STREET TREE

Podocarpus gracilior

Fern Pine

Height: 60'

Water Use: MOD

Evergreen foliage

NEIGHBORHOOD STREET TREE

Pistacia chinensis 'Keith Davey'

Fruitless Chinese Pistache

Height: 30'

Water Use: LOW

Deciduous foliage

RETAIL PLAZA TREE

Ulmus parvifolia 'Drake'

Chinese Elm

Height: 50'

Water Use: LOW

Deciduous foliage

CORNER PLAZA TREE

Ginkgo biloba 'Fairmount'
(male only)

Maidenhair Tree

Height: 40'

Water Use: MOD

Deciduous foliage

PARK PERIMETER TREE

Zelkova serrata

Japanese Zelkova

Height: 50'

Water Use: MOD

Deciduous foliage

GARDEN TREE

Cercis occidentalis

Western Redbud

Height: 20'

Water Use: VERY LOW

Deciduous foliage

GARDEN TREE

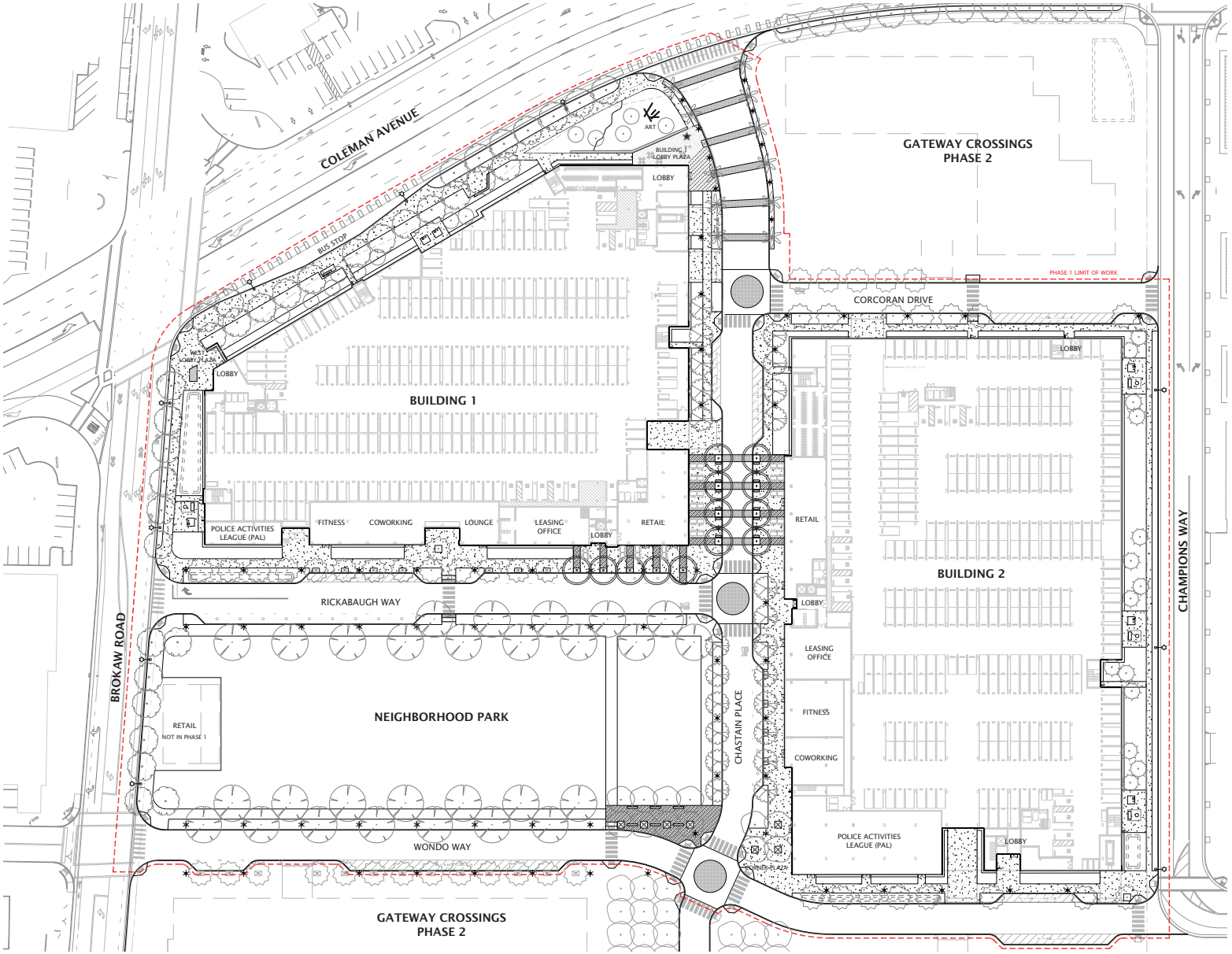
Olea europaea 'Swan Hill'

Swan Hill Fruitless Olive

Height: 25'

Water Use: VERY LOW

Evergreen foliage



MATERIAL AND FURNISHING LEGEND

CAST IN PLACE CONCRETE

COLOR: INTEGRAL COLOR CONCRETE - LIGHT GRAY

CONCRETE PAVERS OVER AGGREGATE BASE

SIZE: 4" X 4" X 2 1/2" NOMINAL
PATTERN: STACKED BOND
COLOR: GRAY
MFR: ACKER STONE OR APPROVED EQ

ENHANCED VEHICULAR PAVING

SIZE: 4" X 4" X 3 1/2" NOMINAL
PATTERN: STACKED BOND
COLOR: GRAY
MFR: ACKER STONE OR APPROVED EQ

MATERIAL AND FURNISHING LEGEND

- PEDESTRIAN POLE LIGHT
- STREET LIGHT
- MONUMENT SIGN

Final Monument Sign Location to be determined during Design Development

0' 20' 40' 80' 160'

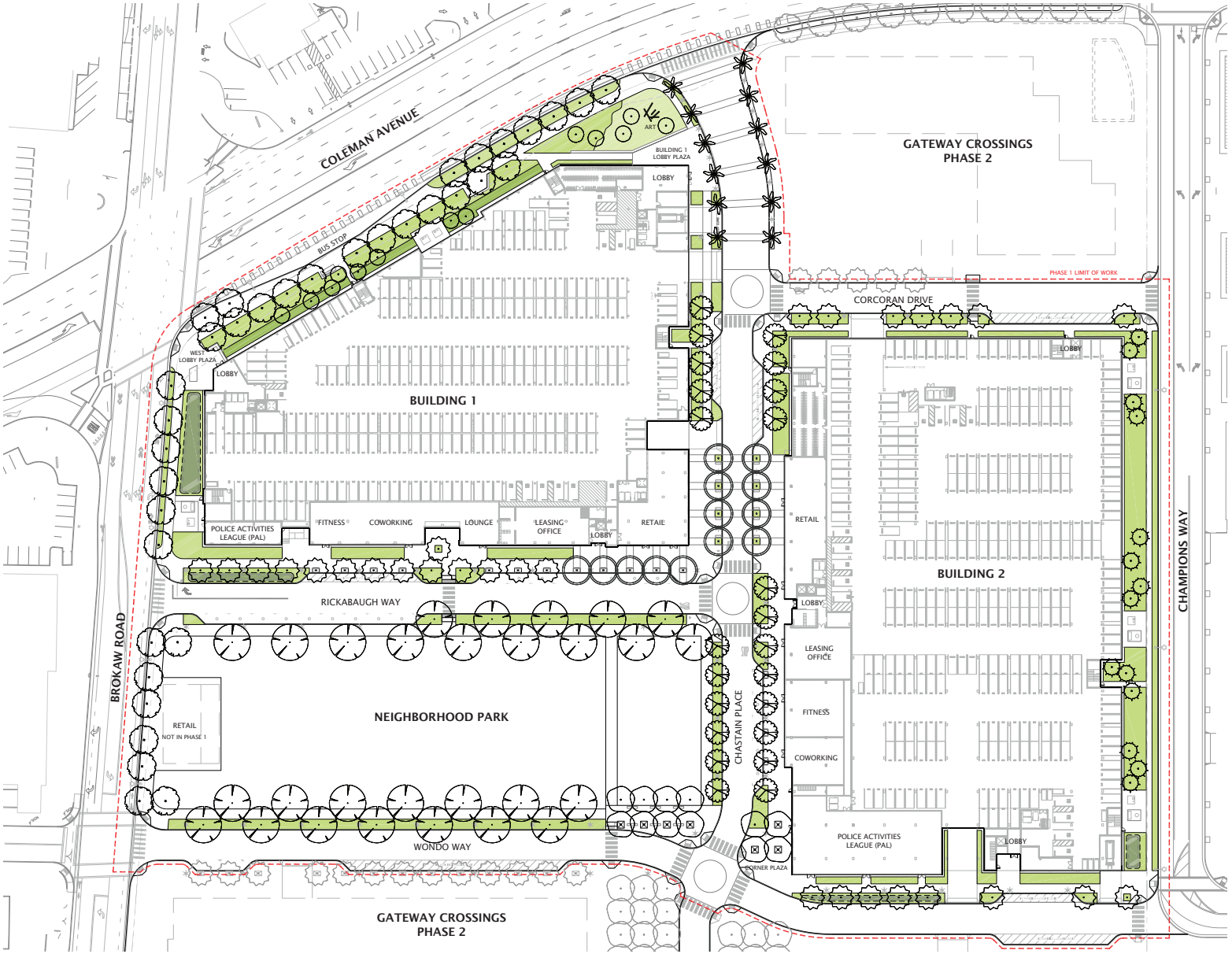
SCALE: 1" = 40'-0"

HOLLAND PARTNER GROUP | MVE + PARTNERS | PETERSEN STUDIO LANDSCAPE ARCHITECTURE | PLANNING

MATERIAL AND FURNISHING PLAN

GATEWAY CROSSINGS - PHASE 1

L2.0



TREE PLANTING LEGEND

- *Platanus acerifolia 'Columbia'* — London Plane Tree
- *Ginkgo biloba 'Fairmount' (male only)* — Maidenhair Tree
- *Washingtonia x filibusta* — Filibusta Fan Palm
- *Ulmus parvifolia 'Drake'* — Chinese Elm
- *Podocarpus gracilior* — Fern Pine
- *Pistacia chinensis 'Keith Davey'* — Fruitless Chinese Pistache
- *Zelkova serrata* — Japanese Zelkova
- *Cercis occidentalis* — Western Redbud
- *Olea europaea 'Swan Hill'* — Swan Hill Fruitless Olive

- Grass and Perennial Planting
- Bioretention Planting
- Green Screen and Shrub Planting
- No-Mow Lawn

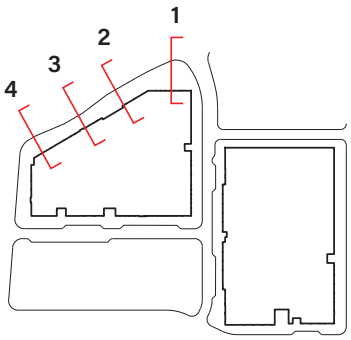
0' 20' 40' 80' 160'
SCALE: 1" = 40'-0"

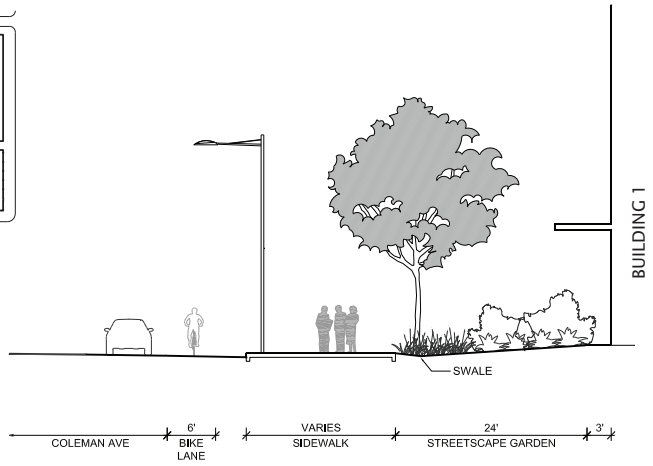
HOLLAND PARTNER GROUP
MVE + PARTNERS
PETERSEN STUDIO
LANDSCAPE ARCHITECTURE | PLANNING

TREE PLANTING PLAN

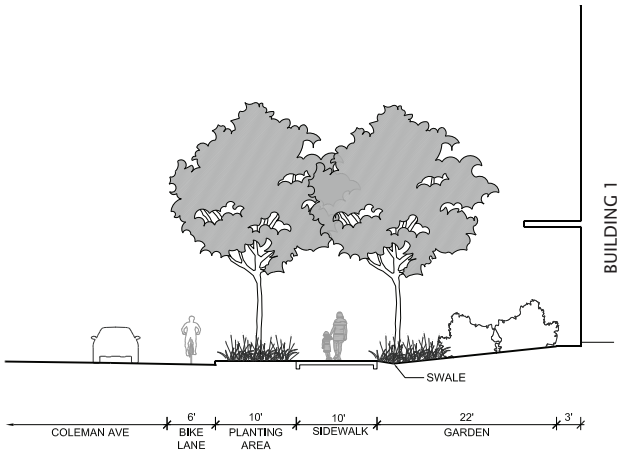
GATEWAY CROSSINGS - PHASE 1

L6.0

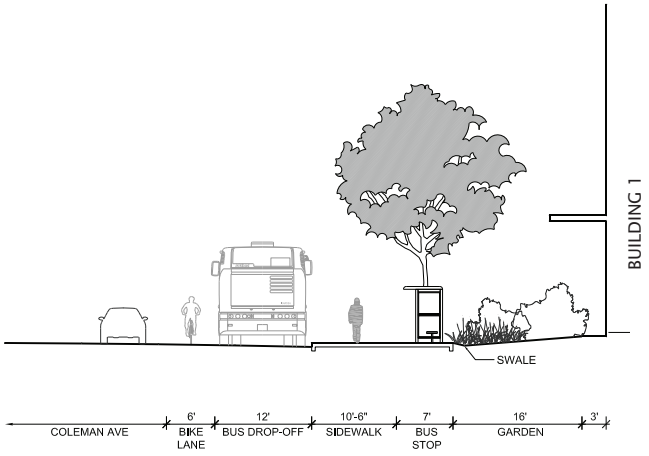




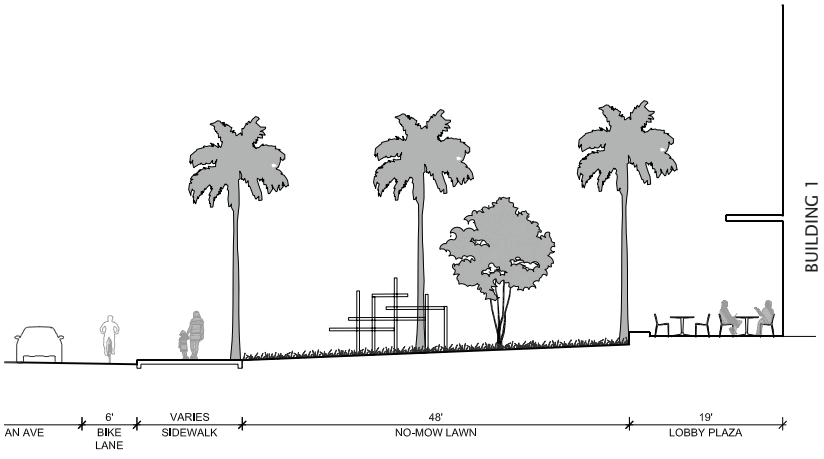
COLEMAN AVENUE AT BROKAW STREET **4**



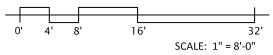
COLEMAN AVENUE STREETSCAPE **2**



COLEMAN AVENUE AT BUS STOP **3**



COLEMAN AVENUE AT BUILDING 1 LOBBY **1**



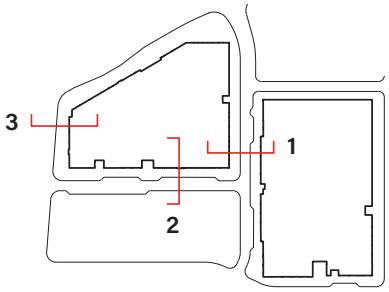
SCALE: 1" = 8'-0"

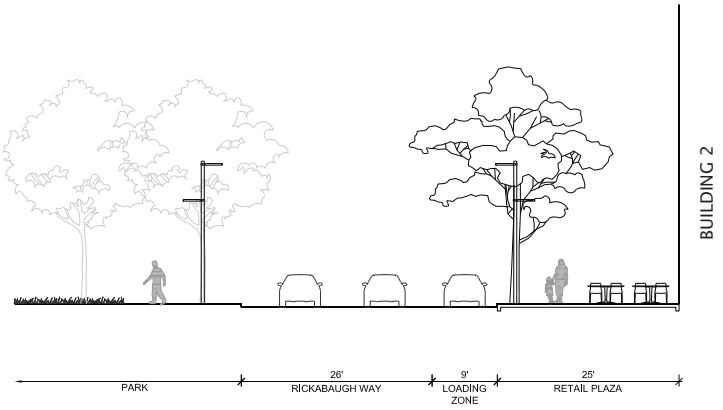
HOLLAND PARTNER GROUP | MVE + PARTNERS | PETERSEN STUDIO LANDSCAPE ARCHITECTURE | PLANNING

COLEMAN AVENUE STREETSCAPE SECTIONS

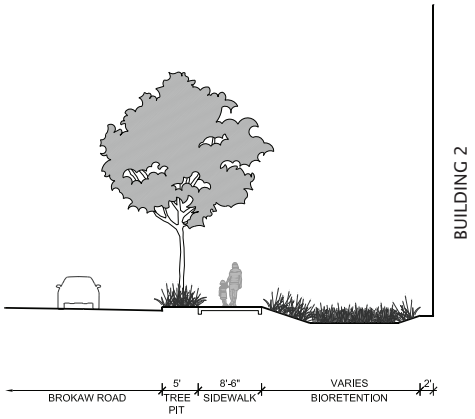
GATEWAY CROSSINGS - PHASE 1

L7.1

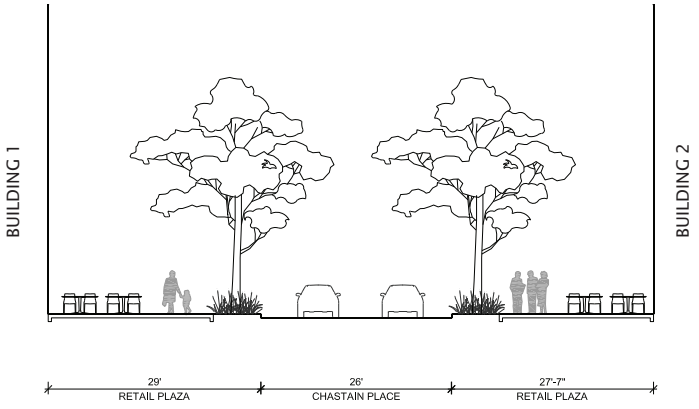




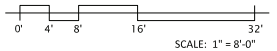
RICKABAUGH WAY AT RETAIL PLAZA **2**



BROKAW ROAD SECTION **3**



CHASTAIN PLACE AT RETAIL PLAZA **1**

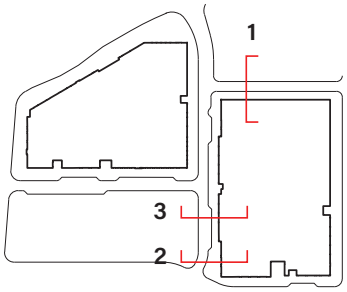


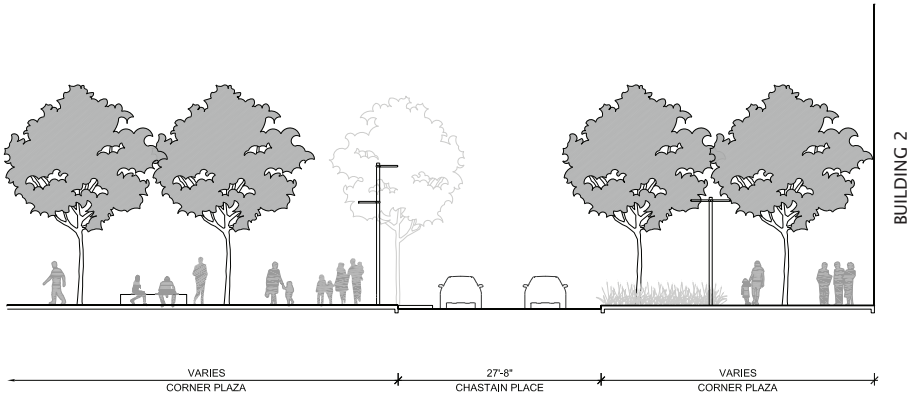
SCALE: 1" = 8'-0"

HOLLAND PARTNER GROUP | MVE + PARTNERS | PETERSEN STUDIO LANDSCAPE ARCHITECTURE | PLANNING

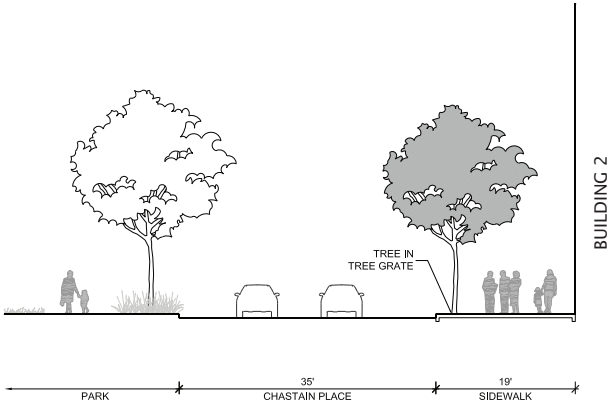
STREETSCAPE SECTIONS

GATEWAY CROSSINGS - PHASE 1



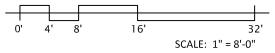


CORNER PLAZA **2**



CHASTAIN PLACE AT BUILDING 2 AND THE PARK **3**

CORCORAN DRIVE AT NORTH SIDE OF BUILDING 2 **1**



SCALE: 1" = 8'-0"

HOLLAND PARTNER GROUP
MVE + PARTNERS
PETERSEN STUDIO
LANDSCAPE ARCHITECTURE | PLANNING

STREETSCAPE SECTIONS

GATEWAY CROSSINGS - PHASE 1

0' 4' 8' 16' 32'

RETAIL PLAZA - ENLARGED PLAN

GATEWAY CROSSINGS - PHASE 1

L8.1

HOLLAND PARTNER GROUP MVE + PARTNERS PETERSEN STUDIO LANDSCAPE ARCHITECTURE | PLANNING

29'-0"
RETAIL PLAZA

26'-0"
CHASTAIN PLACE

27'-6"
RETAIL PLAZA

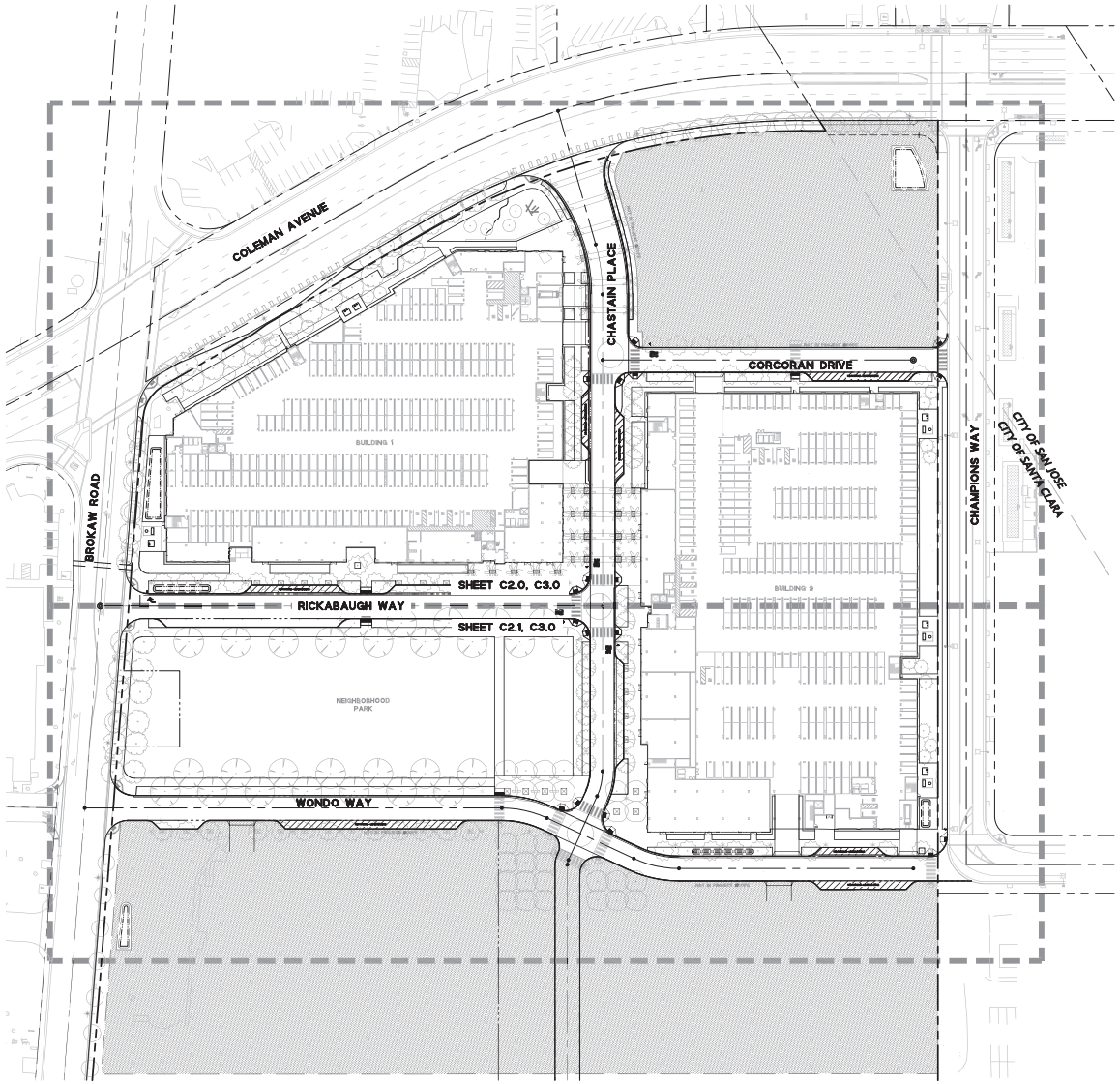
0' 2' 4' 8' 16'

HOLLAND PARTNER GROUP
MVE + PARTNERS
PETERSEN STUDIO
LANDSCAPE ARCHITECTURE | PLANNING

RETAIL PLAZA - ENLARGED SECTION

GATEWAY CROSSINGS - PHASE 1

L8.2



LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- BIORETENTION BASIN
- TRUNCATED DOMES
- DRIVEWAY
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- LIMIT OF WORK

NORTH

GRAPHIC SCALE

60 0 60 120

HOLLAND PARTNER GROUP

MVE + PARTNERS

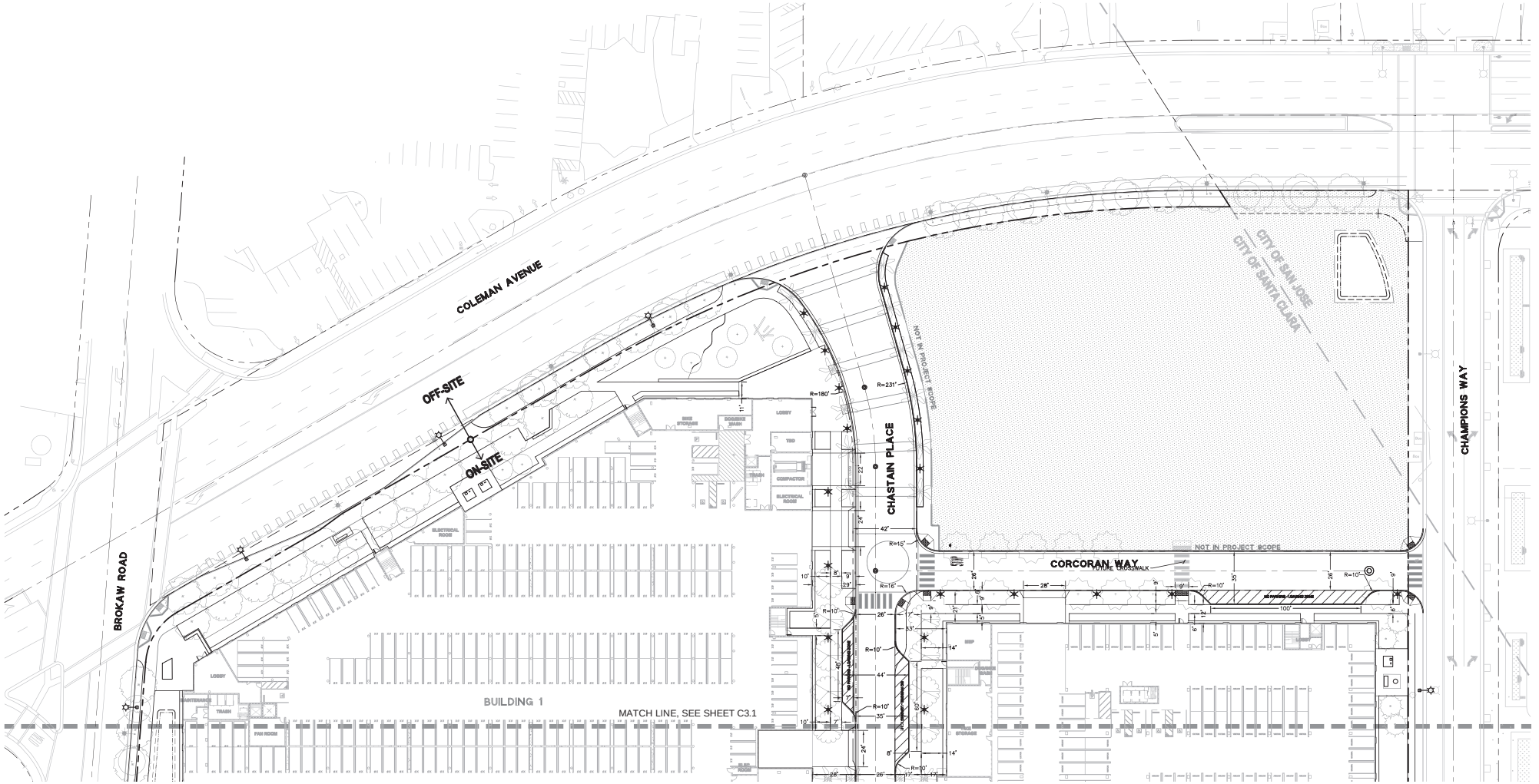
OVERALL SITE PLAN

GATEWAY CROSSINGS - PHASE 1

1205 COLEMAN AVENUE, SANTA CLARA, CA 95050

C1.0

AUGUST 28TH, 2020



LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTERLINE
- EASEMENT LINE
- BIORETENTION BASIN
- TRUNCATED DOMES
- DRIVEWAY
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- LIMIT OF WORK

NORTH

GRAPHIC SCALE

30 0 30 60

HOLLAND PARTNER GROUP

MVE + PARTNERS

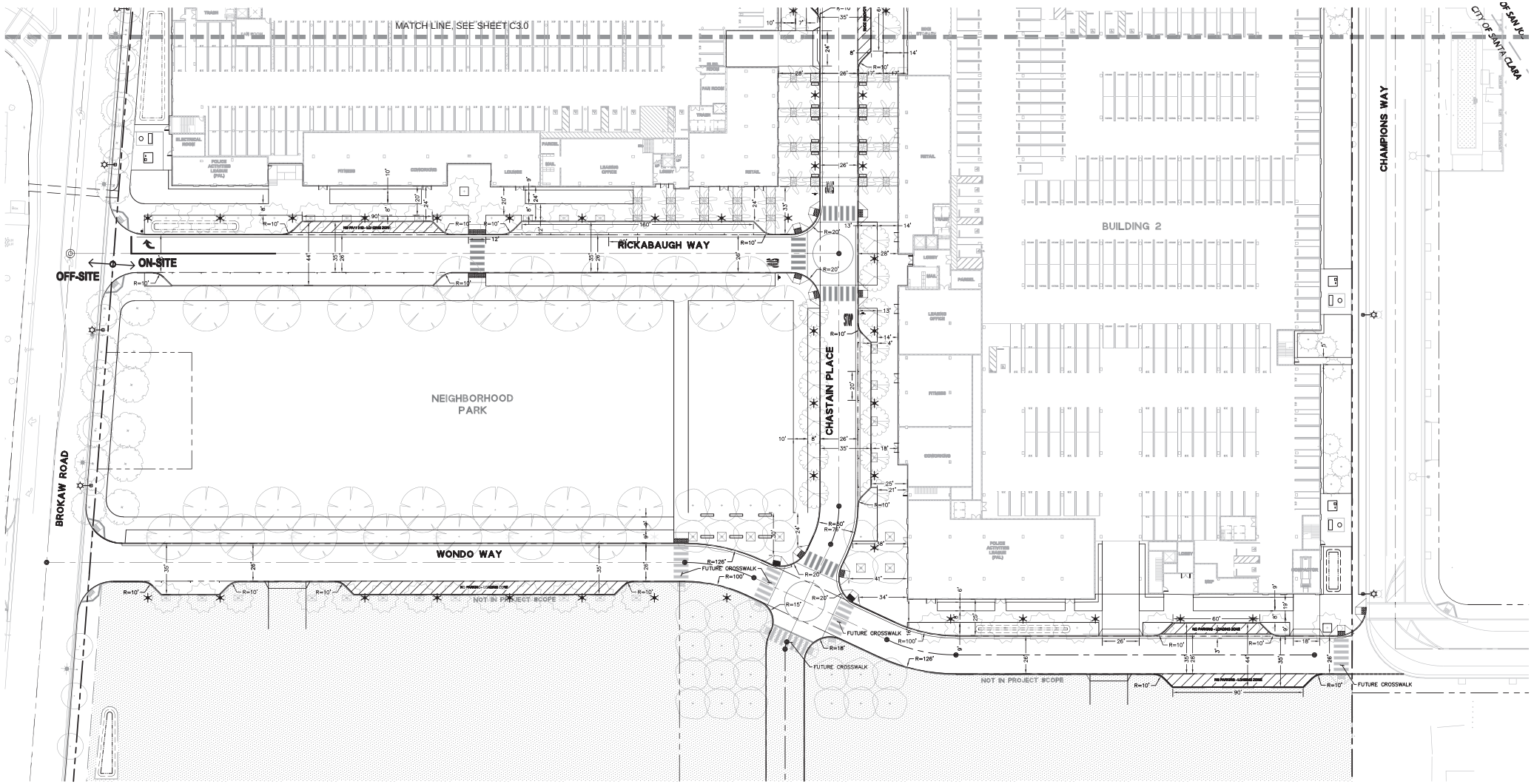
HORIZONTAL CONTROL PLAN

GATEWAY CROSSINGS - PHASE 1

1205 COLEMAN AVENUE, SANTA CLARA, CA 95050

C2.0

AUGUST 28TH, 2020



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1205 COLEMAN AVENUE, SANTA CLARA, CA 95050

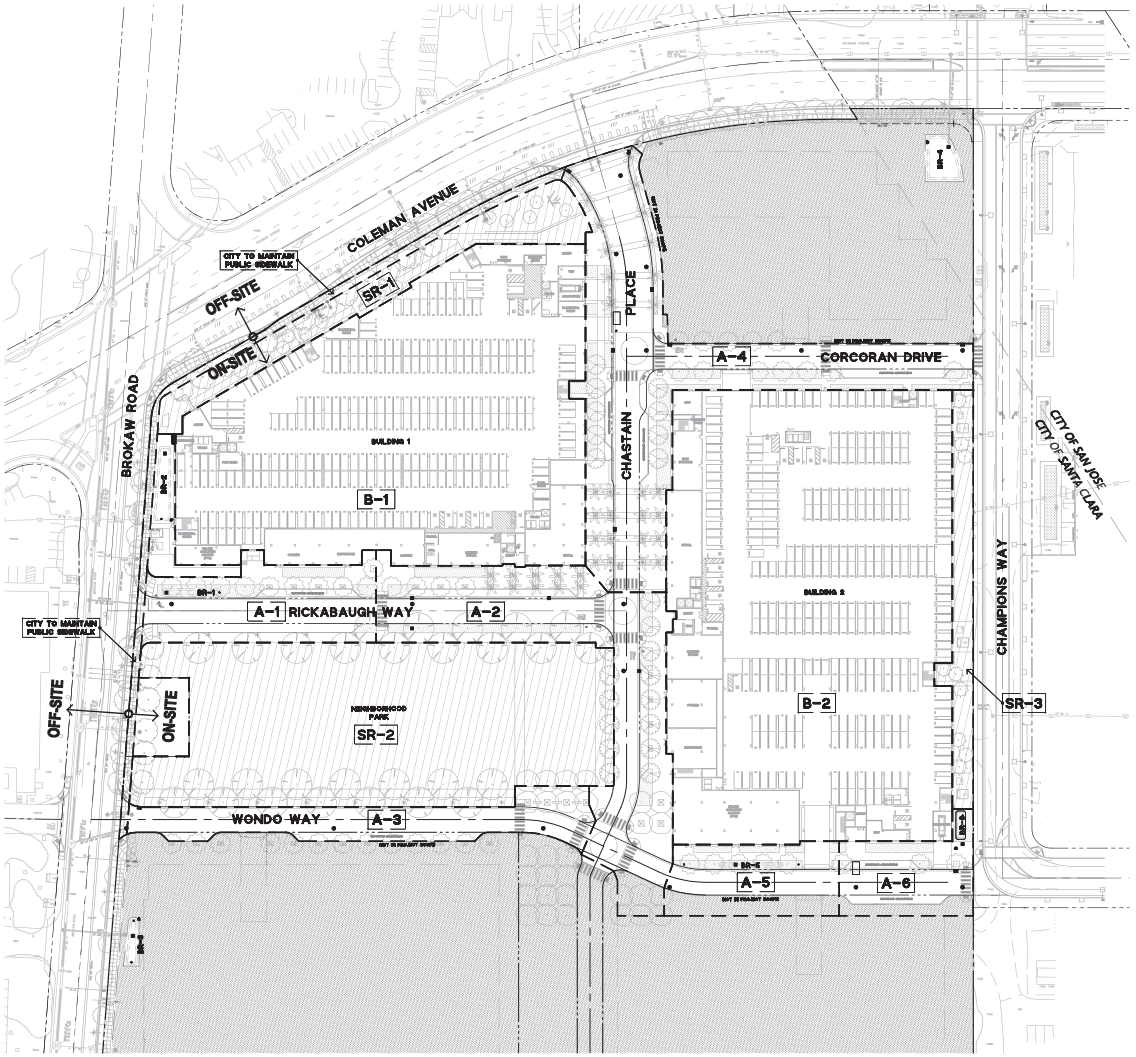
C2.1

AUGUST 28TH, 2020

TREATMENT CONTROL MEASURE SUMMARY TABLE									
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARDS?
						REQUIRED (SQ. FT.)	PROVIDED (SQ. FT.)		
A-1	18,220	2592	BIO-RETENTION LANDSCAPE	15628	AC PAVING & CONCRETE	450	452	BR-1	
A-2	43,849	8517	BIO-RETENTION LANDSCAPE	35332	AC PAVING & CONCRETE	1084	1085	BR-2	
A-3	16,663	0	–	16663	AC PAVING & CONCRETE	412	415	BR-3	
A-4	51,372	7004	LANDSCAPE	44368	AC PAVING CONCRETE	1270	1286	BR-4	
A-5	12,887	1914	BIO-RETENTION LANDSCAPE	10973	AC PAVING CONCRETE	319	321	BR-5	
A-6	11,140	1564	BIO-RETENTION LANDSCAPE	9576	AC PAVING & CONCRETE	275	279	BR-6	
B-1	108,592	–	LANDSCAPE	–	PODIUM	–	–	MECHANICAL FILTER	
B-2	133,572	–	LANDSCAPE	–	PODIUM	–	–	MECHANICAL FILTER	
SR-1	16,018	–	LANDSCAPE	–	–	–	–	SELF-RETAINING	
SR-2	75,562	–	LANDSCAPE	–	–	–	–	SELF-RETAINING	
SR-3	9,587	–	LANDSCAPE	–	–	–	–	SELF-RETAINING	
TOTAL SITE	487,875	–		–		3810	–		

NOTES:

1. BASED ON SANTA CLARA COUNTY C.3 STORMWATER HANDBOOK CHAPTER 6 APPENDIX B, COMBINATION VOLUME AND FLOW BASED SIZING METHOD FOR STORMWATER TREATMENT AREA.
2. ALL CALCULATIONS FOR RETENTION ARE BASED ON A PROPOSED 6" OF PONDING IN BIORETENTION BASINS.
3. ALL TREATMENT SHOWN HAS BEEN SIZED TO ACCOMMODATE THE FULL BUILD OUT OF PHASES 1 & 2 WITH THE EXCEPTION OF BR-3 AND BR-4. THESE TWO BIORETENTION AREAS WILL BE EXPANDED AS PART OF THE PHASE 2 PROJECT.



LEGEND

- DRAINAGE AREA
- BIORETENTION BASIN
- SELF-RETENTION AREA
- STORM DRAIN AREA DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CLEANOUT
- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE

HOLLAND PARTNER GROUP

MVE + PARTNERS

NORTH

GRAPHIC SCALE

60 0 60 120

STORMWATER CONTROL PLAN

GATEWAY CROSSINGS - PHASE 1

1205 COLEMAN AVENUE, SANTA CLARA, CA 95050

C3.0

AUGUST 28TH, 2020

DRAFT

MITIGATION MONITORING AND REPORTING PROGRAM

Gateway Crossings

CITY OF SANTA CLARA

July 2019

P R E F A C E

Section 21081 of the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring or Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring or reporting program is to ensure compliance with the mitigation measures during project implementation.

On July 9, 2019, the City Council certified the Environmental Impact Report (EIR) for the Gateway Crossings project. The Final EIR concluded that the implementation of the project could result in significant effects on the environment and mitigation measures were incorporated into the proposed project or are required as a condition of project approval. This Mitigation Monitoring or Reporting Program addresses those measures in terms of how and when they will be implemented.

This document does *not* discuss those subjects for which the EIR concluded that mitigation measures would not be required to reduce significant impacts.

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
Air Quality				
Impact AIR-1: The project would result in significant construction air pollutant emissions without the implementation of BAAQMD's standard construction BMPs.	**MM AIR-1.1:** During any construction period ground disturbance, the applicant shall ensure that the project contractor implements the following BAAQMD BMPs: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number and person to contact at the construction firm regarding dust	During all phases of construction period	Project applicant and contractors	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. **MM AIR-1.2:** The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 92 percent reduction in PM_{10} exhaust emissions or more. The plan shall include, but is not limited to, one or more of the following: • All mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously shall meet, at a minimum, USEPA particulate matter emissions standards for Tier 4 engines or equivalent and include the use of equipment that includes CARB-certified Level 3 Diesel Particulate Filters. • Use of alternatively-fueled equipment (i.e., non-diesel), such as electric, biodiesel, or liquefied petroleum gas for example, would meet this requirement. Other measures may be the use of added exhaust devices, or a combination of measures, provided that these measures are approved by the City and demonstrated to reduce community risk impacts to less than significant.			
Impact AIR-2: The operation of the project would result in significant operational ROG emissions.	**MM AIR-2.1:** The project shall develop and implement a Transportation Demand Management (TDM) plan that would reduce vehicle trips by 20 percent, half of which (a 10 percent reduction) shall be achieved with TDM measures.	Develop the TDM plan prior to issuance of occupancy permits; implement the TDM plan during project operations	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	MM AIR-2.2: The project shall use low volatile organic compound or VOC (i.e., ROG) coating, that are below current BAAQMD requirements (i.e., Regulation 8, Rule 3: Architectural Coatings), for at least 50 percent of all residential and nonresidential interior and exterior paints. This includes all architectural coatings applied during both construction and reapplications throughout the project's operational lifetime. At least 50 percent of coatings applied must meet a "super-compliant" VOC standard of less than 10 grams of VOC per liter of paint. For reapplication of coatings during the project's operational lifetime, the Declaration of Covenants, Conditions, and Restrictions shall contain a stipulation for low VOC coatings to be used.	During all phases of construction	Project applicant and contractors	Director of Community Development
Biology				
Impact BIO-1: Project construction could impact nesting birds on or adjacent to the site, if present.	**MM BIO-1.1**: Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1 through August 31. If it is not possible to schedule construction and tree removal between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests shall be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other demolition or construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats within and immediately adjacent to	During construction, if feasible. If construction activities are initiated between February and April, conduct the pre-construction survey no more than 14 days prior to construction activities. If construction activities are initiated between	Project applicant Project applicant	Director of Community Development Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with CDFW, shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that nests of bird species protected by the MBTA or Fish and Game code shall not be disturbed during project construction. A final report of nesting birds, including any protection measures, shall be submitted to the Director of Community Development prior to the start of grading or tree removal.	May and August, conduct preconstruction surveys no more than 30 days prior to construction activities. Prior to start of grading or tree removal	 Project applicant	 Director of Community Development
Cultural Resources				
Impact CUL-1: Unknown buried archaeological resources could be impacted during project construction.	**MM CUL-1.1:** Archaeological monitoring by a qualified prehistoric archaeologist shall be completed during soil remediation and presence/absence exploration with a backhoe shall be completed where safe, undisturbed, and possible prior to construction activities. If any potentially CRHR eligible resources are identified, they should be briefly documented, photographed, mapped, and tarped before the area is backfilled. If resources are identified, a research design and treatment plan shall be completed and implemented by the archaeologist and shall include hand excavating the feature(s) or deposits prior to building construction. **MM CUL-1.2:** As part of the safety meeting on the first day of construction/ground disturbing activities, the Archaeological Monitor shall brief construction workers on the role and responsibility of the Archaeological Monitor and procedures to follow in the event cultural resources are discovered. The prime construction contractor and any other subcontractors shall be informed of the legal and/or regulatory implications of knowingly destroying cultural resources or removing artifacts, human remains, and other cultural materials from the study area. The	During soil remediation Prior to start of construction activities	Project applicant Project applicant	Director of Community Development Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	archaeological monitor has the authority to stop or redirect construction/remediation work to other locations to explore for potential features. **MM CUL-1.3:** In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.	At the time a discovery is made	Project applicant	Director of Community Development
Greenhouse Gas Emissions				
Impact GHG-2: The project would result in significant GHG emissions.	See mitigation measure MM AIR-2.1			
Hazards and Hazardous Materials				
Impact HAZ-1: Construction workers, future occupants, and the surrounding environment could be exposed to contaminated soils and subject to soil vapor intrusion.	**MM HAZ-1.1:** The project shall develop and implement a Site Management Plan (SMP) that outlines the measures required to mitigate potential risks (including soil vapor intrusion) to construction workers, future occupants, and the environment from potential exposure to hazardous substances that may be encountered during soil intrusive or construction activities on-site. As part of the SMP, the requirements of a worker health and safety plan shall be outlined to address potential hazards to construction workers and off-site receptors that may result from construction	Develop the SMP prior to the start of construction activities and submit the SMP to the City and RWQCB for approval prior to the start of	Project applicant and contractors	Director of Community Development, Regional Water Quality Control Board, and Santa Clara Valley Water District

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	activities. Each contractor shall be required to develop their own site-specific health and safety plan to protect their workers. The SMP prepared as stipulated above was submitted and approved by RWQCB in May 2016. This approved SMP was submitted to the City and a copy is included in Appendix E of this EIR.	construction activities. Implement the SMP during construction activities		
Noise and Vibration				
Impact NOI-1: Future residents would be exposed to exterior noises from aircraft above the City's exterior land use compatibility goal of 55 dBA CNEL.	**MM NOI-1.1:** Potential residents and buyers shall be provided with a real estate disclosure statement and buyer deed notices which would offer comprehensive information about the noise environment of the project site.	At the time of sale/lease of the residential units	Project applicant	Director of Community Development
Impact NOI-2: Existing land uses in the project vicinity would be exposed to an increase in ambient noise levels due to project construction activities.	In addition to adhering to the City Code for construction hours, the project proposes to implement the following standard construction noise control measures: **MM NOI-2-1:** Develop a construction noise control plan, including, but not limited to, the following available controls: • Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. Temporary noise barrier fences would provide a five dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receiver and if the barrier is constructed in a manner that eliminates any cracks or gaps. • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.	Develop a construction noise control plan prior to issuance of grading permits. Implement the construction noise control plan during construction activities.	Project applicant and contractors	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	• Unnecessary idling of internal combustion engines shall be strictly prohibited (i.e., no more than two minutes in duration) • Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from commercial (and proposed residential) receptors. • Control noise from construction workers' radios to a point where they are not audible at land uses bordering the project site. • The contractor shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent land uses so that construction activities can be scheduled to minimize noise disturbance. • Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number			

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.			
Impact NOI-3: On-site mechanical equipment (including the backup generator) would exceed on and off-site noise limits identified in the City Code.	**MM NOI-3.1:** Mechanical equipment shall be selected and designed to meet the City's noise level requirements. A qualified acoustical consultant shall be retained to review mechanical noise as these systems are selected to determine specific noise reduction measures necessary to reduce noise to comply with the City's noise level requirements. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels, installation of muffles or sound attenuators, and/or installation of noise barriers such as enclosures and parapet walls to block the line-of-sight between the noise source and the nearest receptors. Alternate measures may include locating equipment in less noise-sensitive areas, where feasible.	During the final design phase	Project applicant	Director of Community Development
Transportation/Traffic				
Impact TRAN-1: The project would have a significant impact under existing plus project conditions at the following two intersections: 1. Coleman Avenue/Brokaw Road (City of Santa Clara) and 6. De La Cruz Boulevard/Central Expressway (City of Santa Clara/CMP).	**MM TRAN-1.1: 1**. Coleman Avenue/Brokaw Road (City of Santa Clara) – This intersection is under the jurisdiction of the City of Santa Clara. The improvement includes changing the signal for Brokaw Road (the east and west legs of this intersection) from protected left-turn phasing to split phase, adding a shared through/left turn lane to the east and west approaches within the existing right-of-way, changing the existing shared through/right-turn lanes to right-turn only lanes on the east and west approaches, changing the eastbound right-turn coding from "include" to "overlap" indicating that eastbound right turns would be able to turn right on red, prohibiting U-turns on northbound Coleman Avenue, and adding a third southbound through lane on Coleman Avenue, and restriping to provide exclusive southbound through and right turn lanes.	Prior to issuance of occupancy permits	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
	MM TRAN-1.2: 6. De La Cruz Boulevard/Central Expressway (City of Santa Clara/CMP) – This intersection is located in the City of Santa Clara and under the jurisdiction of Santa Clara County. The Comprehensive County Expressway Planning Study identifies the conversion of the single HOV lane in each direction to mixed-flow lanes on Central Expressway as a Tier 1A project. The approved City Place development also identifies adding a second southbound right-turn lane and a third northbound left-turn lane as a mitigation measure. The project shall make a fair-share contribution towards the HOV lane conversion and additional lane geometry improvements identified as mitigation for the City Place project.			
Impact TRAN-2: The project would result in a significant impact to mixed-flow lanes on 21 directional freeway segments during at least one peak hour.	**MM TRAN-2.1:** The project shall pay a fair-share contribution towards the VTA's Valley Transportation Plan (VTP) 2040 express lane program along US 101.	Prior to Issuance of occupancy permits	Project applicant and contractors	Director of Community Development
Impact TRAN-3: The project would have a significant impact under background plus project conditions at the following five intersections: 1. Coleman Avenue/Brokaw Road (City of Santa Clara); 6. De La Cruz	The project proposes to implement MM TRAN-1.1 and -1.2 and the following mitigation measures: **MM TRAN-3.1:** 7. Lafayette Street/Central Expressway (City of Santa Clara/CMP) – This intersection is located in the City of Santa Clara and under the jurisdiction of Santa Clara County. The Comprehensive County Expressway Planning Study identifies the conversion of the single HOV lane in each direction to mixed-flow lanes on Central Expressway as a Tier 1A project. The project shall make a fair-share contribution towards this improvement.	Prior to issuance of occupancy permits	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
Boulevard/Central Expressway (City of Santa Clara/CMP); 7. Lafayette Street/Central Expressway (City of Santa Clara/CMP); 13. Coleman Avenue/I-880 (S) (City of San José/CMP); and 15. Coleman Avenue/Taylor Street (City of San José)	**MM TRAN-3.2:** 13. Coleman Avenue/I-880 (S) (City of San José/CMP) – This intersection is located in the City of San José and under the jurisdiction of the City of San José. This improvement includes restriping one of the left-turn lanes to a shared left- and right-turn lane, effectively creating three right-turn lanes. Three receiving lanes currently exist on the north leg of Coleman Avenue. **MM TRAN-3.3:** 15. Coleman Avenue/Taylor Street (City of San José) – This intersection is located in and under the jurisdiction of the City of San José. The widening of Coleman Avenue to six-lanes has been identified as a Downtown Strategy 2000 improvement by the City of San José and is an approved project that will be implemented in the near-term. The project shall make a fair-share contribution towards this improvement.			
Impact C-TRAN-1: The project would have a cumulatively considerable contribution to significant cumulative impacts at the following intersections: 1. Coleman Avenue/Brokaw Road (City of Santa Clara); 6. De La Cruz Boulevard/Central Expressway (City of Santa Clara/CMP); 7. Lafayette Street/Central Expressway (City of	The project proposes to implement MM TRAN-1.1, -1.2, and -3.1 through -3.3 and the following two mitigation measures: **MM C-TRAN-1.1:** 8. Scott Boulevard/Central Expressway – This intersection is located in the City of Santa Clara and under the jurisdiction of the County of Santa Clara. The Comprehensive County Expressway Planning Study identifies the conversion of HOV to mixed-flow lanes on Central Expressway as a Tier 1A project. The project shall make a fair-share contribution to this improvement. With implementation of this improvement, the intersection of Scott Boulevard/Central Expressway would operate at an unacceptable LOS F during the PM peak hour, but the average delay would be better than under cumulative conditions. **MM C-TRAN-1.2: 12. Coleman Avenue/I-880 (N)** – This intersection is located in the City of San José and under the jurisdiction of the City of San José. This improvement would	Prior to issuance of occupancy permits	Project applicant	Director of Community Development

MITIGATION MONITORING OR REPORTING PROGRAM GATEWAY CROSSINGS (FINAL PROJECT)				
Impacts	**Mitigation**	**Timeframe for Implementation**	**Responsibility for Implementation**	**Oversight of Implementation**
Santa Clara/CMP); 8. Scott Boulevard/Central Expressway (City of Santa Clara/CMP); 12. Coleman Avenue/I-880 (N) (City of San José/CMP); 13. Coleman Avenue/I-880 (S) (City of San José/CMP); and 15. Coleman Avenue/Taylor Street (City of San José).	include restriping one of the left-turn lanes to a shared left- and right-turn lane, effectively creating two right-turn lanes. Three receiving lanes currently exist on the north leg of Coleman Avenue. With implementation of this improvement, the intersection would operate at an acceptable LOS C during the AM peak hour.			

In addition to mitigation measures listed above, there are also other conditions of approval the project shall implement, including the following:

CONDITIONS OF APPROVAL GATEWAY CROSSINGS (FINAL PROJECT)
Health Risks to On-site Residences
• The final site layout shall locate operable windows and air intakes as far as possible and feasible from TAC sources. • Install air filtration at all residential units. Air filtration devices shall be rated MERV13 or higher. To ensure adequate health protection to sensitive receptors, a ventilation system shall meet the following minimal design standards: a. A MERV13 or higher rating; b. At least one air exchange(s) per hour of fresh outside filtered air; and c. At least four air exchange(s) per hour recirculation. Alternately, at the approval of the City, equivalent control technology may be used if it is shown by a qualified air quality consultant or heating, ventilation, and air conditioning (HVAC) engineer that it would reduce risk below significance thresholds. • Implement an ongoing maintenance plan for the building's HVAC air filtration system. Recognizing that emissions from air pollution sources are decreasing, the maintenance period shall last as long as significant excess cancer risk or annual $PM_{2.5}$ exposures are predicted. Subsequent studies could be conducted by an air quality expert approved by the City to identify the ongoing need for the filtered ventilation systems as future information becomes available. • Ensure that the lease agreement and other property documents (1) require cleaning, maintenance, and monitoring of the affected units for air flow leaks; (2) include information on the ventilation system to new owners and tenants; and (3) include provisions that fees associated with owning or leasing a unit(s) in the building include funds for cleaning, maintenance, monitoring, and replacements of the filters, as needed. • Prior to building occupancy, an authorized air pollutant consultant or HVAC engineer shall verify the installation of all necessary measures to reduce TAC exposure.
Burrowing Owl
• Pre-construction surveys for burrowing owls shall be conducted in conformance with CDFW protocols. The initial site visit shall be conducted no more than 14 days prior to the start of any ground-disturbing activity such as clearing and grubbing, excavation, or grading, or any similar activity. If during the initial survey any ground squirrel burrows or other burrows that may be used as nesting or roosting sites by burrowing owls are detected, but no burrowing owls are observed, a second survey shall be conducted within 48 hours of the start of construction to determine whether any burrowing owls are present. If no burrowing owls are located during these surveys, no additional action would be warranted. However, if burrowing owls are located on or immediately adjacent to impact areas the following measures shall be implemented. • If burrowing owls are present during the nonbreeding season (generally 1 September to 31 January), a 160-foot buffer zone, within which no new project-related activity would be permissible, shall be maintained around the occupied burrow(s) if feasible, though a reduced buffer is acceptable during the non-breeding season as long as construction avoids direct impacts to the burrow(s) used by the owls. During the breeding season (generally 1 February to 31 August), a 250-foot buffer, within which no new project-related activity would be permissible, shall be maintained between project activities and occupied burrows. If owls are present at burrows on the site after 1 February, it will be

assumed to be nesting on or adjacent to the site unless evidence indicates otherwise. This protected area shall remain in effect until 31 August, or based upon monitoring evidence, until the young owls are foraging independently.

- If ground-disturbing activities would directly impact occupied burrows, the owls occupying burrows to be disturbed shall be passively relocated during the non-nesting season. Relocation shall occur by a qualified biologist using one-way doors. No burrowing owls shall be evicted from burrows during the nesting season (1 February through 31 August) unless evidence indicates that nesting is not actively occurring (e.g., because the owls have not yet begun nesting early in the season, or because young owls have already fledged late in the season).

Bird Strikes

- The project shall prepare and submit a plan to implement bird-safe design standards into project buildings and lighting design to minimize hazards to birds. These specific standards shall include the following to minimize hazards to birds:
  - Reduce large areas of transparent or reflective glass.
  - Locate water features and other bird habitat away from building exteriors to reduce reflection.
  - Reduce or eliminate the visibility of landscaped areas behind glass.
  - To the extent consistent with the normal and expected operations of the residential and commercial uses of the project, take appropriate measures to avoid use of unnecessary lighting at night, especially during bird migration season (February through May and August through November) through the installation of motion-sensor lighting, automatic light shut-off mechanisms, downward-facing exterior light fixtures, or other effective measures to the extent possible.

Interior Noise Levels

- Incorporate the following noise insulation features shall be incorporated into the proposed project to reduce interior noise levels to 45 dBA CNEL or less:
  - Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, so that windows can be kept closed to control noise.
  - A qualified acoustical specialist shall prepare a detailed analysis of interior residential noise levels resulting from all exterior sources during the design phase pursuant to requirements set forth in the State Building Code. The study will also establish appropriate criteria for noise levels inside the commercial spaces affected by environmental noise. The study will review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce residential interior noise levels to 45 dBA CNEL or lower. Treatments would include, but are not limited to, STC sound-rated windows and doors, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.

CONDITIONS OF APPROVAL GATEWAY CROSSINGS (FINAL PROJECT)
Design Hazards and Emergency Access
• Restrict Driveway 1 to right-in and -out access only; • Restrict Driveway 2 to right turns only; • Signalize the intersection of Costco/project Driveway 3 and Brokaw Road; • Striped median left-turn lane for Driveway 4; and • Assign all tandem parking.
Construction Traffic
• Prepare a Construction Management Plan which would include, but is not limited to the following conditions, subject to City's approval: – Truck haul routes for construction trucks. – Signs shall be posed along roads identifying construction traffic access or flow limitations due to lane restrictions during periods of truck traffic.

Sources:

City of Santa Clara. *Draft Environmental Impact Report for the Gateway Crossings Project.* April 2018.

---. *Final Environmental Impact Report for the Gateway Crossings Project.* September 2018.

---. *Supplemental Text Revisions to the Gateway Crossings Project Final Environmental Impact Report.* September 26, 2018.

---. *Supplemental Text Revisions to the Gateway Crossings Project Final Environmental Impact Report.* October 30, 2018.

---. *Supplemental Text Revisions to the Gateway Crossings Project Final Environmental Impact Report.* May 14, 2019.

---. *Supplemental Text Revisions to the Gateway Crossings Project Final Environmental Impact Report.* June 2019.

CONDITIONS OF REZONING APPROVAL
Development Plans dated 06-03-2019

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. If relocation of an existing public facility becomes necessary due to a conflict with the Developer's new improvements, then the cost of said relocation shall be borne by the Developer.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of Developer's project.

COMMUNITY DEVELOPMENT

C1. All development, construction and uses shall comply with all applicable codes, regulations, ordinances and resolutions that are not otherwise altered by the specific development entitlements for the Gateway Crossings Project.

C2. It shall be the Developer's responsibility through his engineer to provide written certification that the drainage design for the subject property will prevent flood water intrusion in the event of a storm of 100-year return period. The Developer's engineer shall verify that the site will be protected from off-site water intrusion by designing the on-site grading and stormwater collection system using the 100-year hydraulic grade line elevation provided by the City's Engineering Department or the Federal Flood Insurance Rate Map, whichever is more restrictive. Said certification shall be submitted to the City Building Inspection Division prior to issuance of building permits.

C3. The project site is located in Seismic Hazard Zone as identified by the State Geologist for potential hazards associated with liquefaction, pursuant to the Seismic Hazard Mapping Act (Div.2 Ch7.8 PRC), and the Developer shall prepare and submit a geotechnical hazards investigation report acceptable to the City of Santa Clara Building Official prior to issuance of permits.

C4. Prior to issuance of a demolition permit, Developer shall have an asbestos survey of the proposed site performed by a certified individual. Survey results and notice of the proposed demolition are to be sent to the Bay Area Air Quality Management District (BAAQMD). No demolition shall be performed without a demolition permit and BAAQMD approval and, if necessary, proper asbestos removal.

C5. The Developer shall submit a truck hauling route for demolition, soil, debris and material removal, and construction to the Director of Community Development for review and approval prior to the issuance of demolition and building permits.

C6. Submit plans for final architectural review to the Planning Division for Architectural Committee review and approval prior to issuance of building permits. Said plans to include, but not be limited to: site plans, floor plans, elevations, landscaping, lighting, signage, and stormwater management plan. Projects on individual lots may be developed at up to 120 dwelling units per acre consistent with the total number of

dwelling units approved for the entire Gateway Crossings Project. The Developer must provide third party verification of the stormwater management plan for conformance with C3 requirements as part of the architectural submittal.

C7. Provide trash enclosure, the location and design of which shall be approved by the Director of Community Development prior to issuance of any building permits. Roofed enclosures with masonry walls and solid gates are the preferred design. All trash enclosures should be constructed to drain to the sanitary sewer.

C8. Submit complete landscape plans, including irrigation plan and composite utility and tree layout overlay plan, for Planning Division review and approval with installation of required landscaping prior to the issuance of occupancy and or final building permits. The landscape plan shall include type and size of proposed trees. Trees are required to be 10 feet from public water, storm and sewer facilities unless a City approved Tree Root Barrier (TRB) is used and may require the addition of super-soil where electric, water, and sewer utilities are in proximity. If a City approved TRB is used the TRB must be a minimum of 5 feet from the public water, storm and sewer facility with the tree behind the TRB, and specified on the plan.

C9. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

C10. Obtain a Site Development Permit from the City of San Jose Planning Department for the portion of the project site located in the City of San Jose for landscape improvements as part of the landscape plan for the Gateway Crossings Project, prior to issuance of building permits.

C11. Obtain required permits and inspections from the Building Official and comply with the conditions thereof. As this project involves land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board prior to issuance of any building permit for grading, or construction; a copy of the NOI shall be sent to the City Building Inspection Division. A stormwater pollution prevention plan is also required with the NOI.

C12. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property.

C13. Project site landscaping shall be maintained in good condition throughout the life of the Project and no trees shall be removed without City review and approval. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box specimen tree, or equal alternative and shall require Planning Division review and approval.

C14. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

C15. Construction activity further than 300 feet from any occupied residence, with the exception of pile driving, may take place at any time on any day, subject to the restrictions of SCCC Chapter 9.10 (“Regulation of Noise and Vibration”); pile driving may take place only between 7:00 a.m. to 6:00 p.m. weekdays and is not permitted on Saturdays, Sundays and State and federal holidays. Upon occupancy of residential units on the project site, construction activity not confined within a building within 300 feet of an occupied residential unit shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and limited to the hours of 9:00 a.m. to 6:00 p.m. on Saturdays and prohibited on Sundays and State and federal holidays. Construction activity confined within a building within 300 feet of an occupied residential unit shall be permitted during the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. on Saturdays.

C16. Upon occupancy of residential units on the project site construction activity not confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and not permitted on Saturdays, Sundays and State and federal holidays for projects within 500

feet of a residential use. Construction activity confined within a building shall be limited to the hours of 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 6:00 p.m. Saturdays for projects within 500 feet of a residential use, and prohibited on Sundays and State and federal holidays.

C17. The project shall comply with the conditions set forth in the Development Agreement in effect between the City of Santa Clara and TOD Brokaw, LLC.

C18. The project shall comply with the mitigation measures and conditions identified in the Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Gateway Crossings Project.

C19. The Developer shall comply with disability accessibility requirements of applicable State and Federal Fair Housing regulations.

C20. Permitted uses within the commercial space of the project shall be consistent with the Community Commercial (CC), Neighborhood Commercial (CN), and General Office (OG), with the exception of auto service uses, landscaping nurseries, mortuaries, lodges or clubs which shall be prohibited.

C21. The Developer is required to prepare, institute, and monitor a Transportation Demand Management (TDM) Plan to reduce vehicle miles travelled by 20 percent of which 10 percent is achieved through TDM measures. At such time that the BART is operational in Santa Clara the TDM plan must reduce vehicle miles traveled by 30 percent of which 20 percent is achieved through TDM measures. TDM measures are to include, but are not limited to providing ongoing transit passes (i.e. annual Eco Pass and/or Clipper Card) for all interested tenants of the rental units at no additional cost to the residents for transit use.

C22. The initial TDM plan shall be completed by a qualified (as determined by the Director of Community Development) third-party consultant prior to the issuance of an occupancy permit. Said plan shall be reviewed and approved by the Director of Community Development. Each calendar year, an annual review of the TDM plan shall be completed by a qualified third-party consultant, and the third-party consultant shall submit the TDM annual report covering the prior calendar year to the Planning Division for review and approval on or before February 28th of each year, to the satisfaction of the Director of Community Development. The Director of Community Development shall have the authority and discretion to require modification of the TDM measures as a means to achieve the identified overall trip reduction targets.

C23. The total parking required for the project as shown on the development plans shall incorporate 6% of the parking spaces with EV charging facilities. An additional nine percent (9 %) of the total parking spaces must be prewired for future electrical charging facilities.

C24. The developer shall incorporate additional alternative transportation features and facilities within the project site. These features and facilities must include 1) shared automobiles (e.g zip car or equivalent; 2) electrical outlets in the bicycle garage within each residential building for charging electric bikes; 3) bike share service or program; 4) corral or other designated space for powered scooter parking.

C25. Developer to explore increasing bicycle parking to provide additional Class I spaces beyond the currently proposed 1 space for every 3 residential units, ideally so that 1 space for every two residential units is provided. The results of this evaluation shall be provided to the Planning Division for review and consideration of implementation.

C26. The provision of affordable units totaling 10% of all residential units constructed shall comply with the terms including but not limited to phasing and affordability rates as specified in the development agreement.

C27. Developer shall enter into an agreement with the city of Santa Clara to maintain the 2.1 acre neighborhood park and the approximately 0.46 acre linear park at the standard required for all parks operated and maintained by the City of Santa Clara.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department.

E3. All work within City of San Jose Limit will require an encroachment permit from City of San Jose.

E4. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of subdivision map and/or issuance of building permits.

E5. Developer is responsible for cost of relocation or modification of any public facility necessary to accommodate subject development.

E6. Dedicate lots A, B, C, D, E, and F as public pedestrian and vehicleaccess easements.

E7. Dedicate emergency vehicle access easement over neighboring property (future Champions Way) prior to issuance of building permits.

E8. All portions of Champions Way within in the City of Santa Clara shall be dedicated as public pedestrian and vehicle access and emergency vehicle access easements by separate instrument

E9. Existing Coleman Avenue public street easement shall be dedicated to the City in fee title by separate instrument.

E10. Additional public street dedication required for the widening of Coleman Avenue shall be dedicated on the Subdivision Map.

E11. File and record Subdivision Map for proposed development and pay all appropriate fees prior to Building Permit issuance. All municipalities shall be included as signatories to the Subdivision Map as required.

E12. Obtain Council approval of a resolution ordering vacation of the portion of existing easement(s) proposed to be abandoned through Engineering Department, and pay all appropriate processing fees.

E13. Developer shall provide a complete storm drain study for the 10-year and 100-year storm events. The grading plans shall include the overland release for the 100-year storm event and any localized flooding areas. System improvements, if needed, will be at developer's expense.

E14. Show limits of water ponding and water daylighting for the 100-year storm event.

E15. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2' deep, and centered on trees.

E16. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10' clear of the tree trunk whichever is greater.

E17. Damaged curb, gutter, and sidewalk within the public right-of-way along property's frontage shall be repaired or replaced (to the nearest score mark) in a manner

acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.

E18. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.

E19. All proposed sidewalk, walkway, and driveways shall be ADA compliant per City Standard.

E20. Slurry seal with digouts full width of Coleman Avenue along property frontage.

E21. Reconstruct full width of Brokaw Road, from Coleman Avenue to the southern terminus of Brokaw Road, with 6" AC over 16" AB or 12" Full Depth AC.

E22. Provide ADA walkway connecting the proposed building to the public sidewalk.

E23. Show and comply City's driveway Triangle of Safety (sight distance) requirement at proposed driveways and City's Intersection Visibility Obstruction Clearance (sight distance) at the southeast corner of the Brokaw Road/Coleman Avenue intersection. No trees and/or structures obstructing drivers' view are allowed in the Triangle of Safety and Corner Visibility Obstruction areas.

E24. Public parking cannot be counted towards on-site parking requirements.

E25. All proposed driveways shall be City Standard ST-8 driveways with the exception of driveways at intersections which may be City Standard ST-10.

E26. The driveway on Coleman south of the Brokaw Road intersection can be designed as a flared driveway to accommodate trucks.

E27. Brokaw Road typical midblock cross-section shall include minimum 6' wide bicycle lanes and 12' through lanes both eastbound and westbound to accommodate future shuttles/bus to the planned future BART station. Gutter pan shall not be included in the width of the bicycle lane.

E28. Provide a left turn lane, a shared through and left and a separate right turn lane on the eastbound and westbound Brokaw Road approaches at the intersection with Coleman Avenue. On the eastbound Brokaw Road approach provide minimum 10' wide left turn lane, 10' wide shared through and left turn lane and a 14' wide shared bicycle and right turn only lane. Provide 15' receiving lane on Brokaw Road west of Coleman Avenue. On the westbound Brokaw Road approach provide minimum 10' wide left turn lane, 10' wide shared through and left turn lane, and a minimum 11' wide right turn only lane.

E29. Remove existing curb ramp at southwest corner of Brokaw/Coleman along project frontage and install 2 curb ramps per City Standard ST-14.

E30. Provide a right-out only driveway approximately 200' west of Coleman Avenue.

E31. Provide a new traffic signal at the intersection of Brokaw Road/Costco Driveway/Project driveway. At this intersection, provide 6' wide bicycle lanes in both directions, minimum 12' wide eastbound and westbound through lanes and minimum 11' eastbound and westbound left turn lanes.

E32. Provide minimum 11' wide westbound left turn lane at driveway on the western edge of the property.

E33. The first un-signalized driveway on Coleman approximately 500' south of Brokaw should be signed for right out only at exit. This driveway can be designed as a flared driveway to accommodate trucks.

E34. Provide a second signalized full access driveway at the south edge of the project site on Coleman Avenue/Champions Way (Future Public Street). Provide a north-south on-site connection between the two Coleman Avenue driveways to allow traffic entering/exiting from the two driveways to circulate on-site.

E35. Dedicate right-of-way along southbound Coleman to construct third southbound through lane and a bike lane. Widen Coleman Avenue along the property frontage to provide three 11' minimum wide through lanes, 12' wide center two-way left turn lane and a minimum 6' wide bicycle lane.
E36. Provide traffic signal interconnect between the Brokaw/Coleman intersection and the new proposed traffic signal at the south edge of the Project site. Provide traffic signal interconnect to the new traffic signal at the Brokaw Road/Costco Driveway intersection.
E37. Provide minimum 8' wide sidewalk along Brokaw Road with 5' landscape strip along Brokaw Road.
E38. Provide minimum 8' wide sidewalk plus 6' wide landscape strip along Coleman Avenue property frontage.
E39. Coordinate with cities of Santa Clara and San Jose on the design and construction of proposed Champions Way (new Public Street) on the eastern perimeter of the project. Provide 8' wide sidewalk and 6' wide planter strip on the new public street.
E40. Remove existing crosswalks and restripe new crosswalks to align with the new curb ramps at the southeast corner of the intersection of Brokaw Road/Coleman Avenue.
E41. All traffic striping, messages and symbols shall be thermoplastic.
E42. The existing bus stop south of the intersection of Coleman Avenue/Brokaw Road shall be reconstructed just west of its current location due to the widening of Coleman Avenue. Include bus duck out, bus pad, bus shelter and bench per VTA requirements.
E43. Reconstruct traffic signal at northwest and southwest corner of the Brokaw Road/Coleman Avenue intersection to bring signal, poles, and underground infrastructure to current ADA and City standards.
E44. Provide move in/out loading zone on site for residents and business clients.
E45. Provide trash loading zone on site.
E46. The developer shall comply with the mitigations in the EIR/TIA.
E47. Install "No Parking at Any Time" signs along the project frontage on the south side of Brokaw Road.
E48. For the current proposed units and retail area, provide the following minimum bicycle parking spaces at the main entrance and/or high visible areas:
- 1,600 Units: 533 Class I Bicycle spaces and 107 Class II Bicycle spaces
- 162,000 SF/225 room Hotel: 8 Class I Bicycle spaces
- 15,000 SF Retail area: 2 Class I Bicycle spaces and 4 Class II bicycle spaces

ELECTRICAL

EL1. Prior to submitting any project for Electric Department review, Developer shall provide a site plan showing all existing utilities, structures, easements and trees. Developer shall also include a "Load Survey" form showing all current and proposed electric loads. A new customer with a load of 500KVA or greater or 100 residential units will have to fill out a "Service Investigation Form" and submit this form to the Electric Planning Department for review by the Electric Planning Engineer. Silicon Valley Power (SVP) will do exact design of required substructures after plans are submitted for building permits.
EL2. The Developer shall provide and install electric facilities per Santa Clara City Code Chapter 17.15.210.
EL3. Electric service shall be underground. See Electric Department Rules and Regulations for available services.
EL4. Installation of underground facilities shall be in accordance with City of Santa Clara Electric Department standard UG-1000, latest version, and Santa Clara City Code Chapter 17.15.050.

EL5. Underground service entrance conduits and conductors shall be “privately” owned, maintained, and installed per City Building Inspection Division Codes. Electric meters and main disconnects shall be installed per SVP Standard MS-G7, Rev. 2.

EL6. The Developer shall grant to the City, without cost, all easements and/or right-of-way necessary for serving the property of the Developer and for the installation of utilities (Santa Clara City Code Chapter 17.15.110).

EL7. If the “legal description” (not “marketing description”) of the units is condominium or apartment, then all electric meters and services disconnects shall be grouped at one location, outside of the building or in a utility room accessible directly from the outside. A double hasp locking arrangement shall be provided on the main switchboard door(s). Utility room door(s) shall have a double hasp locking arrangement or a lock box shall be provided. Utility room door(s) shall not be alarmed.

EL8. Transformer pads are required and must be installed in accordance to standard document UG1000.

EL9. All trees, existing and proposed, shall be a minimum of 5’ from any existing or proposed Electric Department facilities. Existing trees in conflict will have to be removed. Trees shall not be planted in public utility easements (PUE) or electric easements.

EL10. Electric Load Increase fees may be applicable.

EL11. The Developer shall provide the City, in accordance with current City standards and specifications, all trenching, backfill, resurfacing, landscaping, conduit, junction boxes, vaults, street light foundations, equipment pads and subsurface housings required for power distribution, street lighting, and signal communication systems, as required by the City in the development of frontage and on-site property. Upon completion of improvements satisfactory to the City, the City shall accept the work. Developer shall further install at his cost the service facilities, consisting of service wires, cables, conductors, and associated equipment necessary to connect a customer to the electrical supply system of and by the City. After completion of the facilities installed by Developer, the City shall furnish and install all cable, switches, street lighting poles, luminaries, transformers, meters, and other equipment that it deems necessary for the betterment of the system (Santa Clara City Code Chapter 17.15.210 (2)).

EL12. Electrical improvements (including underground electrical conduits along frontage of properties) may be required if any single non-residential private improvement valued at $200,000 or more or any series of non-residential private improvements made within a three-year period valued at $200,000 or more (Santa Clara City Code Title 17 Appendix A, Table III).

EL13. Non-Utility Generator equipment shall not operate in parallel with the electric utility, unless approved and reviewed by the Electric Engineering Division. All switching operations shall be “Open-Transition-Mode”, unless specifically authorized by SVP Electric Engineering Division. A Generating Facility Interconnection Application must be submitted with building permit plans. Review process may take several months depending on size and type of generator. No interconnection of a generation facility with SVP is allowed without written authorization from SVP Electric Engineering Division.

EL14. Encroachment permits will not be signed off by SVP until developers Work substructure construction drawing has been completed.

EL15. All SVP owned equipment is to be covered by an Underground Electric Easement (UGEE). This is different than a PUE. Only publically-owned dry utilities can be in a UGEE. Other facilities can be in a joint trench configuration with SVP, separated by a 1’ clearance, providing that they are constructed simultaneously with SVP facilities. See UG 1000 for details.

EL16. Proper clearance must be maintained from all SVP facilities, including a 5' clearance from the outer wall of all conduits. This is in addition to any UGEE specified for the facilities. Contact SVP before making assumptions on any clearances for electric facilities.

EL17. Transformers and switch devices can only be located outdoors. These devices may be placed 5' from an outside building wall, provided that the building wall in that area meets specific requirements (see UG 1000 document for specifics). Example: If there are any doors, windows, vents, overhangs or other wall openings within 5' of the transformer, on either side, then the transformer must be 10' or more away from the building. These clearances are to be assumed to be clear horizontally 5' in either direction and vertically to the sky.

EL18. All existing SVP facilities, on-site or off-site, are to remain unless specifically addressed by SVP personnel by separate document. It is the Developers responsibility to maintain all clearances from equipment and easements. Any relocation will be at Developers expense.

EL19. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

EL20. All interior meter rooms are to have direct, outside access through only one door. Interior electric rooms must be enclosed in a dedicated electric room and cannot be in an open warehouse or office space.

EL21. In the case of podium-style construction, all SVP facilities and conduit systems must be located on solid ground (aka "real dirt"), and cannot be supported on parking garage ceilings or placed on top of structures.

EL22. Developer is advised to contact SVP to obtain specific design and utility requirements that are required for building permit review/approval submittal. Please provide a site plan to Leonard Buttitta at 408-615-6620 to facilitate plan review.

EL23. The SVP design for this project will need to be coordinated and in sync with the Coleman Highline project which involves office buildings around Avaya Stadium but electric service point inside the City of Santa Clara right-of-way. Applicant responsible for coordinating with all other developers to resolve conflicts.

EL24. The tree landscape area at southwest end of Building 3 will require coordination with Coleman Highline project design. The initial design of SVP system with Developers shows as being the location of customer 12 KV switchgears and SVP vaults.

WATER

W1. The Developer shall coordinate with Mike Vasquez at (408)-615-2006 for water compliance and recycled water inquiries. The City recommends the Developer to explore using the recycled water, instead of potable water for the neighborhood park.

W2. The Developer shall submit plans showing proposed water service and sanitary sewer for each building connected separately to a public main in the public right-of-way to the satisfaction of the Director of Water & Sewer Utilities. Additionally, different types of water use (domestic, irrigation, fire) should be served by separate water services each separately tapped at the water main.

W3. Developer shall submit plans and profiles for the existing 10" water main abandonment and replacement with a new 12" ductile iron pipe, on Coleman Avenue east of Brokaw Road and at the intersection of Coleman Avenue and Brokaw Road, to the satisfaction of the Director of Water & Sewer Utilities. Water main shall be abandoned and replaced at Developer's expense after obtaining approval from the City's Water & Sewer Utilities Department.

W4. If fire flow information is needed, Developer shall coordinate with Water Department at (408) 615-2000.

W5. Upon completion of construction and prior to the City's issuance of a Certificate of Occupancy, the Developer shall provide "as built" drawings to the satisfaction of the Director of Water and Sewer Utilities.

W6. Approved reduced pressure detector assembly device is required for the proposed fire service. The Developer shall submit plans showing existing fire service upgrade with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities. Note that the city standard details can be obtained from the City of Santa Clara website under Water and Sewer Utilities Technical Documents.

W7. Fire hydrant shall be located within the landscaping area per City standard detail No. 18

W8. Developer shall coordinate with Fire Department to submit hydraulic calculations for the sprinkler design and obtain an underground fire permit for the proposed fire service.

W9. The Developer shall show the location of all easements. Developer shall note that a water utility easement is required for public water appurtenances installed on private property. Water easement shall not be overlapping with SVP easement. The Water easement for the water services and all other public water appurtenances shall be minimum 15' wide and be adjacent to the public right of way.

W10. Developer shall adhere to and provide a note indicating all horizontal and vertical clearances. The Developer shall maintain a minimum 12" of vertical clearance at water service crossing with other utilities, and all required minimum horizontal clearances from water services: 10' from sanitary sewer utilities, 10' from recycled water utilities, 8' from storm drain utilities, 5' from fire and other water utilities, 3' from abandoned water services, 5' from gas utilities, and 5' from the edge of the propose or existing driveway. For sanitary sewer, water, and recycled water utilities, the Developer shall maintain a minimum horizontal clearance (edge to edge) of 10' from existing and proposed trees. If Developer installs tree root barriers, clearance from tree reduces to 5' (clearance must be from the edge of tree root barrier to edge of water facilities).

W11. Proposed 12" of fire/water service connected to existing 12" water main is not permitted. The Developer shall redesign and revise the drawing to show the proposed water and fire service with approved size.

W12. Prior to the issuance of Building Permits, the Developer shall provide fixture unit counts for any water services greater than 2".

W13. The City recommends the Developer to install sewer clean out or/and manhole at the property line.

W14. The Developer must indicate the correct pipe material and the size of existing water and sewer main(s) on the plans.

W15. Prior to issuance of Building Permits, the Developer shall provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained.

W16. Prior to issuance of Building permits, the Developer shall submit plan details for all water features, (including but not limited to fountains and ponds) designed to include provisions for operating the system without City potable water supply and capable of being conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycle water supply.

W17. Approved backflow prevention device is required on all irrigation services. Dedicated irrigation service shall be installed for irrigation purpose.

POLICE

PD1. The property should be fenced off during demolition and construction as a safety barrier to the public and deterrent to theft and other crime.

PD2. Address numbers of the individual residential buildings shall be clearly visible from the street and shall be a minimum of 6" in height and a color contrasting with the background material. Numbers shall be illuminated during hours of darkness. Individual apartment numbers shall be a minimum of 6" in height and a color contrasting to the background material, and either visible from the street or from the center area of the project. Where multiple units/buildings occupy the same property, unit/building addresses shall be clearly visible. A monument sign, preferably at all dedicated entrances to the property, shall be prominently displayed, showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD3. Address numbers should be a minimum of 12" inches in height for commercial or industrial buildings. Consider illuminated numbers during the hours of darkness, and in a color that is contrasting to the background material. They shall be clearly visible from the street. Where multiple units or buildings occupy the same property, each unit/building address shall be clearly visible. A monument sign, preferably at all entrances to the property, should be prominently displayed showing all unit/building numbers, addresses, etc. A map is recommended for large complexes with multiple streets or walkways.

PD4. In a development where there is an alley, driveway, etc. providing a rear entrance or access, the address shall be displayed to both the front and rear of the individual buildings. Where an alley, driveway, etc. provided vehicular access, address numbers shall be clearly visible from that access.

PD5. Each distinct unit within the building shall have its address displayed on or directly above both front and rear doors.

PD6. Landscaping should follow the National Institute of Crime Prevention standards. That standard describes bushes/shrubs not exceeding 2' in height at maturity, or maintained at that height, and the canopies of trees should not be lower than 6' in height. Hostile vegetation is encouraged along the fence and property lines and under vulnerable windows.

PD7. Lighting for the project to be at the IES (Illuminating Engineering Society of North America) standards and include the features listed below:

- White light source
- Full cut-off or shoebox design
- Tamperproof Housings
- Pedestrian Scale
- Unbreakable exterior
- Wall mounted lights/10' high

These features increase natural surveillance, support and/or enhance security camera capabilities, and increase Police Patrol effectiveness.

PD8. Any required enclosure fencing (trash area, utility equipment, etc.) would preferably be see-thru. If for aesthetic reasons prohibit that, the fencing should have a 6" opening along the bottom for clear visibility. Any gates or access doors to these enclosures should be locked.

PD9. If there is outdoor seating associated with a restaurant or similar business which is near vehicle parking stalls, the outdoor space will be designed to ensure the safety of the public from possible vehicular related incidents.

PD10. If the development includes any benches, these benches should not be longer than 5' in length, and should have arm rests at both ends. If the benches are longer than 5' in length, there should be a divider (arm rest or similar) in the middle of the bench in addition to the arm rests on both ends. This helps prevent unlawful lodging and/or

skateboarding. Another option to benches could be cubes, knee walls, or other creative types of seating possibilities.

PD11. The Developer should install skate stoppers on any low clearance wall of 36" in height or lower to prevent vandalism/damage to the wall from skateboarding or similar activities.

PD12. All exterior doors should be adequately illuminated at all hours with their own light source.

PD13. All construction of dwelling units shall conform to the requirements of the Uniform Building Security Code as adopted by the City of Santa Clara City Council.

PD14. Consider convex mirrors for elevator cabs and at stairwell landings in order to enhance natural surveillance for the user of the elevator.

PD15. Other line of sight obstructions (including recessed doorways, alcoves, etc.) should be avoided on building exterior walls and interior hallways.

PD16. The Developer shall meet the City of Santa Clara's guidelines established for radio signal penetration, detailed in the Communications Department's Public Safety Radio System Building Penetration Guidelines. The intended use of telecommunications sites shall be clearly and accurately stated in the use permit. The signal, of whatever nature, of any communications facility or system, shall in no way whatsoever interfere with or affect any police communication or police communication system.

PD17. Public Safety Radio Systems Penetration Guidelines have been established by the city of Santa Clara Communications Department for radio signal penetration during emergencies. The Developer is advised that the project may be required to install equipment for adequate radio coverage for the City Of Santa Clara Radio communications System, including but not limited to Police & Fire emergency services. The Developer should contact the director of communications at (408) 615-5571 for high rises.

PD18. When in the opinion of the fire code official, a new structure obstructs the line of sight of emergency radio communications to existing buildings or to any other locations, the Developer of the structure shall provide and install the radio retransmission equipment necessary to restore communications capabilities. The equipment shall be located in an approved space or area within the new structure.

PD19. The parking structure/site should be equipped with a centrally located emergency panic alarm system that reports to a central office. If more than one button/call station is installed, the emergency system should always be in visual distance from another emergency call station. There should not be more than 300' separating each call station, which is the current industry standard.

PD20. "White" light meeting the IES standard should be considered. There should be no "dark" areas inside the structure.

PD21. The interior of the parking structure should be painted a light, highly reflective color. This increases the natural lighting available and can help prevent dark areas that attract criminal activity.

PD22. All entrances to the parking areas (structure, surface, subterranean, etc.) shall be posted with appropriate signage to discourage trespassing, unauthorized parking, etc. (See California Vehicle Code section 22658(a) for guidance).

PD23. Alcoves and other visual obstructions that might constitute a hiding place should be eliminated whenever structurally possible. Pillars, columns, and other open construction should be considered over a solid wall design.

PD24. Consider storage, maintenance, and trash rooms within the parking garage having doors which cannot be locked from the inside and that close and lock quickly and automatically upon exit.

PD25. A Coded Entry System is required for police access to enclosed parking lots and gated communities. This can be accomplished with a coded key pad system or the Police Department Knox Box key system. We understand security is a prime concern for the tenants of the project, which necessitates some sort of secure building and admittance process. By having either of these secure access systems for law enforcement, it will allow us to better respond to emergency situations should they arise in the development. Examples of these systems can be reviewed at the following projects:
2585 El Camino Real (Coded key pad access)
3555 Monroe Street (Knox box key access)

The following sections are in reference for the proposed hotel on this site:

PD26. Developer shall contact the Santa Clara Police Department 'Intelligence" unit (408-615-4849) for Alcohol Beverage Control (ABC) licensing review.

PD27. The business shall undergo a 6 month and 1 year review, including a check for ABC violations and police service calls.

PD28. All business or commercial establishments, of whatever nature, should have a comprehensive internal security plan, tailored to the specific use. This should include, but not limited to, employee security during working hours, after hours security, disaster preparation, etc. For retail uses, especially where there is cash on hand, robbery and cash security protocols should be established. Developers are encouraged to contact the Santa Clara Police Department's Community Services Unit (408-615-4859) for assistance.

PD29. All business or commercial establishments, of whatever nature, should have an electronic intruder alarm system installed. The system should cover the interior and perimeter of structures determined to be a value target. Also, consideration should be given to exterior areas that are or contain value targets, such as a product display lot, company vehicle parking area, etc.

PD30. The installation and use of interior and exterior security cameras and recording devices is highly encouraged.

FIRE

F1. Prior to Building Permit issuance, the Alternative Materials and Methods (AM&M) application committing to the following shall be submitted and approved:
   a. Firefighter air replenishment systems installed within the high-rise hotel.
   b. A security system workstation shall be installed within the Fire Command Center serving the hotel.
   c. Standpipe connection spacing in the parking garage shall be reduced to 100' to 130' maximum depending on final design for the hotel.
   d. Fire service elevators shall be installed within all building (entire project).
   e. An additional rated stairwell to the roof with penthouse (entire project).
   f. Fire sprinkler density increased .05-gpm per square foot above base NFPA base design (entire project). The fire sprinkler design shall utilize the Density/Area method outlined in NFPA 13 for the entire project.
   g. All buildings shall be equipped with emergency voice evacuation alarm system without egress width reduction.
   h. Fire-flow reduction for fire sprinklers is reduced to 50% maximum (entire project).

F2. Prior to Building Permit issuance, written documentation that the minimum required fire-flow for the largest building onsite based on the construction type and square footage in accordance with the California Fire Code is required to be submitted. As noted above, a maximum reduction of 50% in fire-flow is allowed with the installation of automatic fire sprinkler systems.

F3. Prior to Building Permit Issuance, construction documents for the proposed underground fire protection infrastructure, hydraulic calculations, material data submittal, number, location and distribution of fire hydrants for the building(s) based on the California Fire Code. The required number of fire hydrants shall be based on the fire-flow before the 50% reduction.

F4. Prior to Building Permit Issuance, construction documents for proposed fire apparatus access shall be submitted addressing the following, unless adequately addressed under an AM&M:

a. Fire apparatus access roadways shall be provided so the exterior walls of the first story of the building(s) are located no more than 150' from fire apparatus access as measured by an approved route around the exterior.
b. Fire apparatus access roadways shall have a "minimum" width of a fire apparatus access roadway for Engines is 20'. The "minimum" width of roadways for aerial apparatus is 26'.
c. Ariel access roadways shall be located a minimum of 15' and a maximum of 30' from the protected building, and positioned parallel to one entire sides of the building. The side of the building shall be approved.
d. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13'6" inches. Aerial apparatus access roads may require additional vertical clearance.
e. Fire apparatus access roadways shall support a gross vehicle weight of 75,000-pounds.
f. Fire apparatus access roadways shall have a "minimum" inside turning radius of 36' or greater.
g. Dead-end fire apparatus access roadways in excess of 150' in length shall be provided with "approved" turning around(s).
h. Two separate and approved fire apparatus access roadways to the site are required. Roadways shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
i. Traffic calming devices are not permitted on any designated fire access roadway, unless approved.

F5. Prior to Building Permit issuance, the infrastructure necessary for the installation of an emergency responder's radio system is required to be incorporated into the design documents, including, but not limited to rated rooms, shafts, etc.).

F6. Prior to the Start of Construction, fire protection water supplies shall be installed and made serviceable prior to combustible materials being moved onsite.

F7. During the course of construction, safety protocols, standard operating procedures, and guidelines outlined within the Environmental Impact Report shall be followed, unless deviations are approved by the oversight agency.

STREETS

ST1. Prior to City's issuance of Building or Grading Permits, the Developer shall develop a Final Stormwater Management Plan and update the SCVURPPP C.3 Data Form.

ST2. The Final Stormwater Management Plan and all associated calculations shall be reviewed and certified by a qualified third-party consultant from the SCVURPPP List of Qualified Consultants, and a third party review letter shall be submitted with the Plan.

ST3. For projects that disturb a land area of one acre or more, the Developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board for coverage under the State Construction General Permit (Order No. 2009-0009-DWQ) prior to issuance of

any building permit for grading or construction. A copy of the NOI shall be submitted to the City Building Inspection Division, along with a stormwater pollution prevention plan (SWPPP). Active projects covered under the Construction General Permit will be inspected by the City once per month during the wet season (October – April).

ST4. The Developer shall incorporate Best Management Practices (BMPs) into construction plans and incorporate post-construction water runoff measures into project plans in accordance with the City's Urban Runoff Pollution Prevention Program standards prior to the issuance of Building or Grading Permits. Proposed BMPs shall be submitted to and thereafter reviewed by the Planning Division and the Building Inspection Division for incorporation into construction drawings and specifications.

ST5. During the construction phase, all stormwater control measures shall be inspected for conformance to approved plans by a qualified third-party consultant from the SCVURPPP List of Qualified Consultants, and a third-party inspection letter shall be submitted to the Public Works Department, Street Maintenance Division. Building occupancy will not be issued until all stormwater treatment measures have been adequately inspected. For more information contact Street Maintenance at (408) 615-3080.

ST6. The property owner shall enter into an Inspection and Maintenance (I&M) Agreement with the City for all installed stormwater treatment measures in perpetuity. Developers should contact Karin Hickey at (408) 615-3097 or KaHickey@santaclaraca.gov for assistance completing the Agreement. For more information and to download the most recent version of the I&M Agreement, visit the City's stormwater resources website at http://santaclaraca.gov/government/departments/public-works/environmental-programs/urban-runoff-pollution-prevention/stormwater-resources.

ST7. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST8. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST9. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. All outdoor equipment and materials storage areas shall be covered and/or bermed, or otherwise designed to limit the potential for runoff to contact pollutants.

ST11. Any site design measures used to reduce the size of stormwater treatment measures shall not be removed from the project without the corresponding resizing of the stormwater treatment measures and an amendment of the property's I&M Agreement.

ST12. Decorative and recreational water features such as fountains, pools, and ponds shall be designed and constructed to drain to the sanitary sewer system only.

ST13. For projects that involve construction, demolition or renovation of 5,000 square feet or more, the Developer shall comply with City Code Section 8.25.285 and recycle or divert at least fifty percent (50%) of materials generated for discard by the project during demolition and construction activities. No building, demolition, or site development permit shall be issued unless and until Developer has submitted a construction and demolition debris materials check-off list. Developer shall create a Waste Management Plan and submit a Construction and Demolition Debris Recycling Report through the City's online tracking tool at http://santaclara.wastetracking.com/.

ST14. For projects that involve a Rezoning, the Developer shall contact the Public Works Department, Street Maintenance Division at (408) 615-3080 to verify if the property falls within the City's exclusive franchise hauling area. If so, the Developer may be required to use the City's exclusive franchise hauler and rate structure for solid waste services.

ST15. The Developer shall provide a site plan showing all proposed locations of solid waste containers, enclosure locations, and street/alley widths to the Public Works Department, Street Maintenance Division. All plans shall comply with the City's Development Guidelines for Solid Waste Services as specified by development type. Contact the Street Maintenance Division at (408) 615-3080 for more information.

ST16. Pre-treatment devices and tallow bins shall be installed at all food establishments. Tallow bins shall be placed within a trash enclosure when possible. If enclosure is not sized to accommodate the tallow bin(s), a separate dedicated enclosure with drainage to the sanitary sewer system shall be provided.

PARKS AND RECREATION

PR1. The project will generate an estimated 3,584 residents. Based on the Mitigation Fee Act standard of 2.53 acres/1,000 residents, the amount of public parkland required for this project to mitigate the impact of the new resident demand is 9.0675 acres. The equivalent fee due in lieu of parkland dedication is $33,610,661. Developer shall be obligated to provide parkland, pay a fee in lieu thereof, or a combination of such dedication and fee, at the discretion of the City, pursuant to Chapter 17.35 of the City Code.

PR2. Any parkland dedicated to the City shall be dedicated or otherwise conveyed (i) free and clear of any liens unacceptable to the City, and (ii) in a condition free of any toxic materials.

PR3. Developer shall execute a separate park maintenance agreement with the City, which commits Developer to maintaining the park improvements, including landscaping and park amenities, within the parkland dedication area; indemnifies the City with respect to such maintenance; and subject to standard City insurance requirements, for the life of the Project.

PR4. A public access easement shall be required on all private streets to provide public access to the public park.

PR5. Any in lieu fees imposed under Chapter 17.35 shall be due and payable to the City prior to issuance of a building permit for each dwelling unit. Park acreage to be recalculated by Developer and private, on-site recreational areas have not been validated to verify acreage and in-lieu fees.

PR6. A dwelling unit tax (DUT) is also due based on the number of units and additional bedrooms per City Code Chapter 3.15. The Project mix includes 230 studio units, 633 one-bedroom units, 127 one-bedroom plus den units, 562 two-bedroom units and 48 two-bedroom plus den units for a total DUT of $27,050.

PR7. Calculations may change if the number of units changes, if any areas do not conform to the Ordinance and City Code Chapter 17.35, if the fee schedule for new residential development fees due in lieu of parkland dedication changes before this Project is deemed complete by Planning, and/or if City Council makes any changes.

CONDITIONS OF VESTING TENTATIVE SUBDIVISION MAP APPROVAL
Project Plans Received on 06-19-2019

In addition to complying with all applicable codes, regulations, ordinances and resolutions, the following **conditions of approval** are recommended:

GENERAL

G1. If relocation of an existing public facility becomes necessary due to a conflict with the Developer's new improvements, then the cost of said relocation shall be borne by the Developer.

G2. Comply with all applicable codes, regulations, ordinances and resolutions.

ATTORNEY'S OFFICE

A1. The Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed by a third party against the City by reason of its approval of Developer's project.

COMMUNITY DEVELOPMENT

C1. The project shall comply with the conditions set forth in the Development Agreement in effect between the City of Santa Clara and TOD Brokaw, LLC.

C2. The project shall comply with the mitigation measures and conditions identified in the Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Gateway Crossings Project.

C3. Obtain a Site Development Permit from the City of San Jose Planning Department for the portion of the project site located in the City of San Jose for landscape improvements as part of the landscape plan for the Gateway Crossings Project, prior to issuance of building permits.

C4. Obtain City approval for name of private street(s) prior to Final Map approval.

C5. Developer shall submit to the City Covenants, Conditions and Restrictions (CC&Rs) or equivalent instrument assigning and governing perpetual maintenance of the private street in good condition for the life of the Project, prior to issuance of building permits. Said document shall be recorded along with the Title for each property with the Santa Clara County Recorder's Office.

ENGINEERING

E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.

E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department.

E3. All work within City of San Jose Limit will require an encroachment permit from City of San Jose.

E4. Submit public improvement plans prepared in accordance with City Engineering Department procedures which provide for the installation of public improvements. Plans shall be prepared by a Registered Civil Engineer and approved by the City Engineer prior to approval and recordation of subdivision map and/or issuance of building permits.

E5. Developer is responsible for cost of relocation or modification of any public facility necessary to accommodate subject development.
E6. Dedicate lots A, B, C, D, E, and F as public pedestrian and vehicle access easements.
E7. Dedicate emergency vehicle access easement over neighboring property (future Champions Way) prior to issuance of building permits.
E8. All portions of Champions Way within in the City of Santa Clara shall be dedicated as public pedestrian and vehicle access and emergency vehicle access easements by separate instrument.
E9. Existing Coleman Avenue public street easement shall be dedicated to the City in fee title by separate instrument.
E10. Dedicate all required easements on Subdivision Map or via separate instrument, as determined by the City.
E11. Additional public street dedication required for the widening of Coleman Avenue shall be dedicated on the Subdivision Map.
E12. File and record Subdivision Map for proposed development and pay all appropriate fees prior to Building Permit issuance. All municipalities shall be included as signatories to the Subdivision Map as required.
E13. Obtain Council approval of a resolution ordering vacation of the portion of existing easement(s) proposed to be abandoned through Engineering Department, and pay all appropriate processing fees.
E14. Show limits of water ponding and water daylighting for the 100-year storm event.
E15. Provide root barriers when the drip line of the mature trees covers the sidewalk. Root barriers for sidewalk protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 1.5' deep, and centered on trees. Root barriers for curb and gutter protection shall be 16' long or extend to drip line of the mature tree, whichever is greater, and be 2’ deep, and centered on trees.
E16. Sanitary sewer and storm drain mains and laterals shall be outside the drip line of mature trees or 10’ clear of the tree trunk whichever is greater.
E17. Damaged curb, gutter, and sidewalk within the public right-of-way along property’s frontage shall be repaired or replaced (to the nearest score mark) in a manner acceptable to the City Engineer or his designee. The extents of said repair or replacement within the property frontage shall be at the discretion of the City Engineer or his designee.
E18. Existing non-standard or non-ADA compliant frontage improvements shall be replaced with current City standard frontage improvements as directed by the City Engineer or his designee.
E19. All proposed sidewalk, walkway, and driveways shall be ADA compliant per City Standard.
E20. Slurry seal with digouts full width of Coleman Avenue along property frontage.
E21. Reconstruct full width of Brokaw Road, from Coleman Avenue to the southern terminus of Brokaw Road, with 6” AC over 16” AB or 12” Full Depth AC.
E22. Show and comply City’s driveway Triangle of Safety (sight distance) requirement at proposed driveways and City’s Intersection Visibility Obstruction Clearance (sight distance) at the southeast corner of the Brokaw Road/Coleman Avenue intersection. No trees and/or structures obstructing drivers’ view are allowed in the Triangle of Safety and Corner Visibility Obstruction areas.
E23. Public parking cannot be counted towards on-site parking requirements.
E24. All proposed driveways shall be City Standard ST-8 driveways with the exception of driveways at intersections which may be City Standard ST-10.
E25. The driveway on Coleman south of the Brokaw Road intersection can be designed as a flared driveway to accommodate trucks.

E26. Brokaw Road typical midblock cross-section shall include minimum 6' wide bicycle lanes and 12' through lanes both eastbound and westbound to accommodate future shuttles/bus to the planned future BART station. Gutter pan shall not be included in the width of the bicycle lane.

E27. Provide a left turn lane, a shared through and left and a separate right turn lane on the eastbound and westbound Brokaw Road approaches at the intersection with Coleman Avenue. On the eastbound Brokaw Road approach provide minimum 10' wide left turn lane, 10' wide shared through and left turn lane and a 14' wide shared bicycle and right turn only lane. Provide 15' receiving lane on Brokaw Road west of Coleman Avenue. On the westbound Brokaw Road approach provide minimum 10' wide left turn lane, 10' wide shared through and left turn lane, and a minimum 11' wide right turn only lane.

E28. Remove existing curb ramp at southwest corner of Brokaw/Coleman along project frontage and install 2 curb ramps per City Standard ST-14.

E29. Provide a right-out only driveway approximately 200' west of Coleman Avenue.

E30. Provide a new traffic signal at the intersection of Brokaw Road/Costco Driveway/Project driveway. At this intersection, provide 6' wide bicycle lanes in both directions, minimum 12' wide eastbound and westbound through lanes and minimum 11' eastbound and westbound left turn lanes.

E31. Provide minimum 11' wide westbound left turn lane at driveway on the western edge of the property.

E32. The first un-signalized driveway on Coleman approximately 500' south of Brokaw should be signed for right out only at exit. This driveway can be designed as a flared driveway to accommodate trucks.

E33. Provide a second signalized full access driveway at the south edge of the project site on Coleman Avenue/Champions Way (Future Street). Provide a north-south on-site connection between the two Coleman Avenue driveways to allow traffic entering/exiting from the two driveways to circulate on-site.

E34. Dedicate right-of-way along southbound Coleman to construct third southbound through lane and a bike lane. Widen Coleman Avenue along the property frontage to provide three 11' minimum wide through lanes, 12' wide center two-way left turn lane and a minimum 6' wide bicycle lane.

E35. Provide traffic signal interconnect between the Brokaw/Coleman intersection and the new proposed traffic signal at the south edge of the Project site. Provide traffic signal interconnect to the new traffic signal at the Brokaw Road/Costco Driveway intersection.

E36. Provide minimum 8' wide sidewalk along Brokaw Road with 5' landscape strip along Brokaw Road.

E37. Provide minimum 8' wide sidewalk plus 6' wide landscape strip along Coleman Avenue property frontage.

E38. Coordinate with cities of Santa Clara and San Jose on the design and construction of proposed Champions Way (Future Street) on the eastern perimeter of the project. Provide 8' wide sidewalk and 6' wide planter strip on the future street.

E39. Remove existing crosswalks and restripe new crosswalks to align with the new curb ramps at the southeast corner of the intersection of Brokaw Road/Coleman Avenue.

E40. All traffic striping, messages and symbols shall be thermoplastic.

E41. The existing bus stop south of the intersection of Coleman Avenue/Brokaw Road shall be reconstructed just west of its current location due to the widening of Coleman Avenue. Include bus duck out, bus pad, bus shelter and bench per VTA requirements.

E42. Reconstruct traffic signal at northwest and southwest corner of the Brokaw Road/Coleman Avenue intersection to bring signal, poles, and underground infrastructure to current ADA and City standards.

E43. The developer shall comply with the mitigations in the EIR/TIA.

E44. Install “No Parking at Any Time” signs along the project frontage on the south side of Brokaw Road.

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