City of Santa Clara

Meeting Agenda

Development Review Hearing

Wednesday, October 20, 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. Clearly indicate the project address, meeting body, and meeting date in the email.

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 ROLL CALL

21-1481 Declaration of Procedures

REQUEST FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

ITEM 1.C WILL BE CONTINUED WITHOUT DISCUSSION TO THE NOVEMBER 3, 2021 DEVELOPMENT REVIEW HEARING

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 21-1376 Action on demolition of the existing 1,165 square foot one story single family residence to construct 2,846 square feet two-story single family residence containing five bedrooms and three and a half bathrooms with a 460 square foot two-car garage at 758 Clara Vista Avenue.

Recommendation: **Approve** the proposed demolition of the existing one story three bedroom two bath 1,165 square foot single family residence and construction of the 2,846 square foot two-story single family residence containing five bedrooms and three and a half bathrooms with a 460 square foot two-car garage at 758 Clara Vista Avenue, subject to conditions.

1.B 21-1388 Action on the demolition of an existing 1,064 square-foot one-story residence and the new construction of a 3,566 square-foot two-story residence at 2985 Fresno Street

Recommendation: **Approve** the demolition of an existing 1,064 square-foot 2-bedroom 1-bathroom one-story residence and the new construction of a 3,566 square-foot 5-bedroom, 5-bathroom, 1-office two-story residence with a new 440 square-foot attached two-car garage for the property located at 2985 Fresno Street, subject to conditions.

THE FOLLOWING ITEM WILL BE CONTINUED TO THE N EXT DEVELOPMENT REVIEW HEARING ON NOVEMBER 3, 2021 AT 3 P.M.

1.C **21-1390** Action on the demolition of an existing 157 square foot deck and the new construction of 65 square foot second floor balcony with an exterior staircase at the rear of the existing two-story residence at 3148 Barkley Avenue

Recommendation: Continue the item to the November 3, 2021 Development Review Hearing.

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. **21-1335** Action on demolishing the existing 1,795 square-foot one-story single-family residence to construct 3,708 square-foot six bedrooms and five bathrooms two-story single family residence with a new 529 square-foot two-car garage at 510 Meadow Avenue

Recommendation: **Approve** the proposed demolition of the existing one story three-bedroom, two-bath 1,795 square-foot single-family residence to construct a 3,708 square-foot six bedroom and five bathroom two-story single-family residence with a new 529 square-foot two-car garage, 23 square feet front porch, a 367 square-foot rear patio, and 445 square-foot second floor balcony to the rear at 510 Meadow Avenue, subject to conditions.

3. **21-1378** Action on the 518 square-foot first floor addition and 1,823 square-foot second floor addition to a one-story single-family residence at 3885 Baldwin Drive

Recommendation: **Approve** the 518 square feet ground floor addition and 1,823 second floor addition to an existing 1,806 square feet 4-bedroom and 2-bathroom two-story residence resulting in a two-story 4,147 square feet, 7-bedroom, 1-office, and 4.5-bathroom house with an existing 596 square feet attached garage for the property located at 3885 Baldwin Drive, subject to conditions.

4. **21-1423** Action on the project design of a new six-story dual branded hotel at 312 Brokaw Road and 1240 and 1290 Coleman Avenue

Recommendation: Approve the project design of a new six-story dual branded hotel at 312 Brokaw Road and 1240 and 1290 Coleman Avenue.

ADJOURNMENT

The next regular scheduled meeting is on Wednesday, November 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

21-1481 **Agenda Date: 10/20/2021**

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.

21-1376 **Agenda Date: 10/20/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on demolition of the existing 1,165 square foot one story single family residence to construct 2,846 square feet two-story single family residence containing five bedrooms and three and a half bathrooms with a 460 square foot two-car garage at 758 Clara Vista Avenue.

File No.(s): **PLN2021-14870**

Location: **758 Clara Vista Street,** a 6,400 square feet parcel located on the southwest corner of Clara Vista Avenue and Hart Avenue; APN: 294-15-043; property is zoned Single Family Residential (R1-6L).

Applicant: Amin Adil Qazi, Arch Versa Architecture

Owner: Ameen Ashraf

Request: **Architectural Review** for demolition of the existing one story three bedroom two bath 1,165 square foot single family residence to construct 2,846 square feet two-story single family residence containing five bedrooms and three and a half bathrooms with a 460 square foot two-car garage. (*The project includes a 335 square foot* Accessory Dwelling Unit *(ADU) with one bathroom on the first floor that is subject to ministerial approval).*

Project Data Table: See Attachment 2

Points for consideration

- The proposed project is located in a predominantly one-story homes with occasional two-story homes throughout the immediate neighborhood.
- Project site is a corner lot adjoining one-story single-family homes to the south and to the west.
- The proposed single-family house is compatible with the architectural styles and materials of other homes in the neighborhood.
- A 300-foot 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 to construct a new two- story single family home in a manner that is conforming to adjacent properties and the neighborhood. The proposed second floor addition provides 6-foot front step back, 3 foot 6 inch sidestep back, and 3-foot rear step back to reduce the second-floor massing. This conforms to the requirement in the design guidelines. The proposed addition is 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.
- Proposed lot coverage is within the maximum 40% lot coverage permissible in the R1-6L zoning district

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 compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains the one-two story character by providing greater step backs on the second floor 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 be clad in stucco with cement fiber paneling and a new composite shingle roof to match the existing home.

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

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disconnection of roof downspouts to drain over landscaped yards on site.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301-Existing Facilities, in that the project is limited to a small addition to the existing single-family residence.

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 October 7, 2021, a notice of public hearing of this item was posted in three conspicuous places within 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 at the time of preparation of this report.

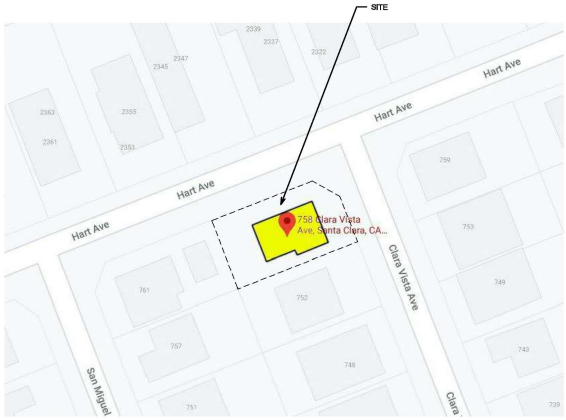
RECOMMENDATION

Approve the proposed demolition of the existing one story three bedroom two bath 1,165 square foot single family residence and construction of the 2,846 square foot two-story single family residence containing five bedrooms and three and a half bathrooms with a 460 square foot two-car garage at 758 Clara Vista Avenue, subject to conditions.

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

ATTACHMENTS

1. Development Plans
2. Project Data



VICINITY AND PLOT PLAN

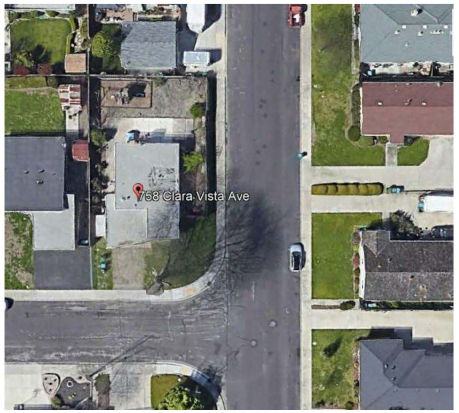
N

SCALE: NONE

SHEET INDEX

ARCHITECTURAL

A0	COVER SHEET
A1D	EXISTING DEMO FIRST FLOOR & ROOF PLANS
A1	PROPOSED FIRST FLOOR & SECOND FLOOR PLANS
A2	PROPOSED ROOF PLAN
A3	EXISTING DEMO ELEVATIONS
A4	PROPOSED ELEVATIONS
A5	EXISTING & PROPOSED SECTIONS
A6	3D VIEWS



AERIAL VICINITY PLAN

SCALE: NONE

AMEEN ASHRAF RESIDENCE

PROPOSED 2 STORY BUILDING HOME EXPANSION

758 CLARA VISTA AVE, SANTA CLARA , CA

OWNER:

Contact: AMEEN ASHRAF
Address: 758 CLARA VISTA AVE, SANTA CLARA , CA
Phone: 650-218-4837
email: ameen_ashraf@yahoo.com

ARCHITECT
ARCH VERSA ARCHITECTURE
Contact: AMIN ADIL QAZI, AIA
Address: 2325 CIMARRON DRIVE SANTA CLARA, CA-95051
Phone: 408-250-0558
email: archversa@gmail.com

PROJECT DATA

ADDRESS: 758 CLARA VISTA AVE, SANTA CLARA , CA

ACCESSOR PARCEL#: 294-15-043
USE ZONE: R1-6L SINGLE FAMILY RESIDENTIAL
BUILDING TYPE: V-B
STORIES: EXISTING - 1 STORY
PROPOSED - 2 STORIES

SITE AREA: 6,400 SF

EXISTING BUILDING AREA:	FIRST FLOOR MAIN HOUSE	1,165 SF
	PORCH	309 SF
	TOTAL COVERED:	1,474 SF
PROPOSED DEMOLITION:	FIRST FLOOR DEMO	1,165 SF
	PORCH DEMO	309 SF
	TOTAL DEMO:	1,474 SF
PROPOSED BUILDING AREA:	FIRST FLOOR - PROPOSED (MAIN HOUSE)	1,422 SF
	FIRST FLOOR PROPOSED GARAGE	460 SF
	FIRST FLOOR ADU	335 SF
	TOTAL FIRST FLOOR:	2,217 SF
	PROPOSED SECOND FLOOR	1,424 SF
	TOTAL SECOND FLOOR:	1,424 SF
	TOTAL BUILDING AREA BOTH FLOORS	3,641 SF

FIRST FLOOR/SECOND FLOOR AREA RATIO:

FIRST FLOOR MAIN	=2,217 SF
SECOND FLOOR	=1,424 SF
FIRST FLOOR TO SECOND FLOOR RATIO	
1424 / 2217 x 100 = 63.46 %	=64.23% (APPROX. 66% ALLOWABLE)

EXISTING LOT COVERAGE:
(EXISTING 1ST FLR AREA) / (SITE AREA) x 100 = 1,474 SF/6,400 SF = 23.03%

PROPOSED LOT COVERAGE:
(PROPOSED MAIN HOUSE 1ST FLOOR / (SITE AREA) x 100 = (2,217) / 6,400 =34.64%

ALLOWABLE HEIGHT 25'
PROPOSED HEIGHT 25'

SCOPE OF WORK:
PARTIAL DEMOLITION OF EXISTING SINGLE STORY HOUSE AND BUILD OUT OF AN EXPANDED 2-STORY HOUSE INCLUDING AN ATTACHED ADU.

APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE (2018 IBC)
2019 CALIFORNIA MECHANICAL CODE (2018 IMC)
2019 CALIFORNIA PLUMBING CODE (2018 IPC)
2019 CALIFORNIA ELECTRICAL CODE (2017 NEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIAGREEN BLDG. STANDARDS (CalGreen)
2019 CALIFORNIA ENERGY CODE (CEnC)
2019 CALIFORNIA RESIDENTIAL CODE (2018 IRC)

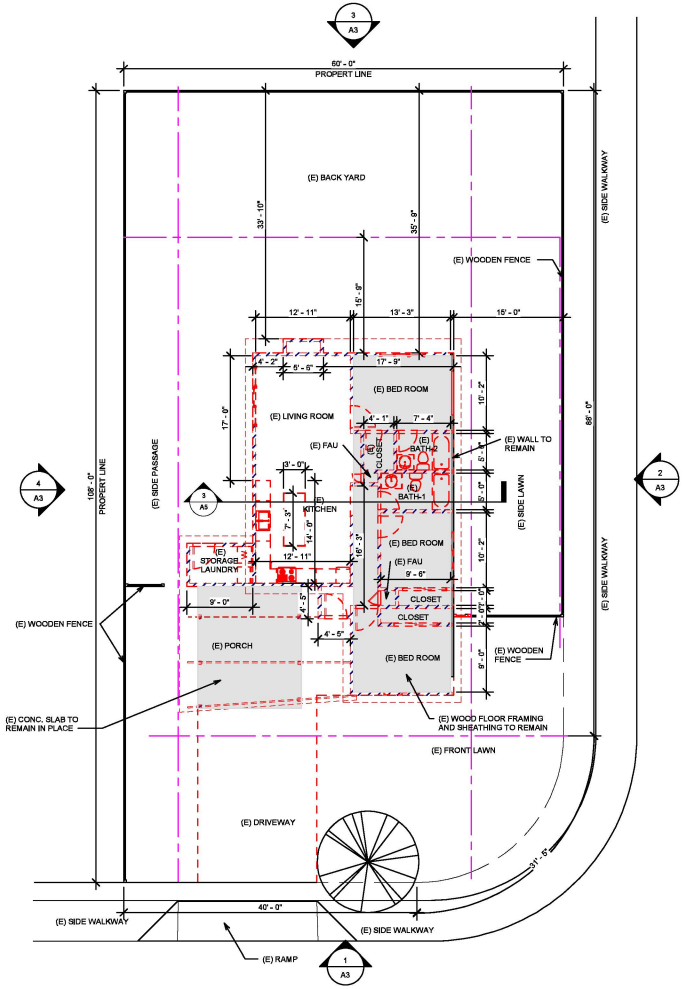
ARCH VERSA
ARCHITECTURE
2325 Cimarron Dr, Santa Clara, CA 95051
408.250.0558 | archversa@gmail.com

DATE	DESCRIPTION	NO.
2021-09-20	PLANNING DEPT SUBMITTAL	
2021-06-10	PLANNING DEPT SUBMITTAL	
2021-02-24	PLANNING DEPT SUBMITTAL	

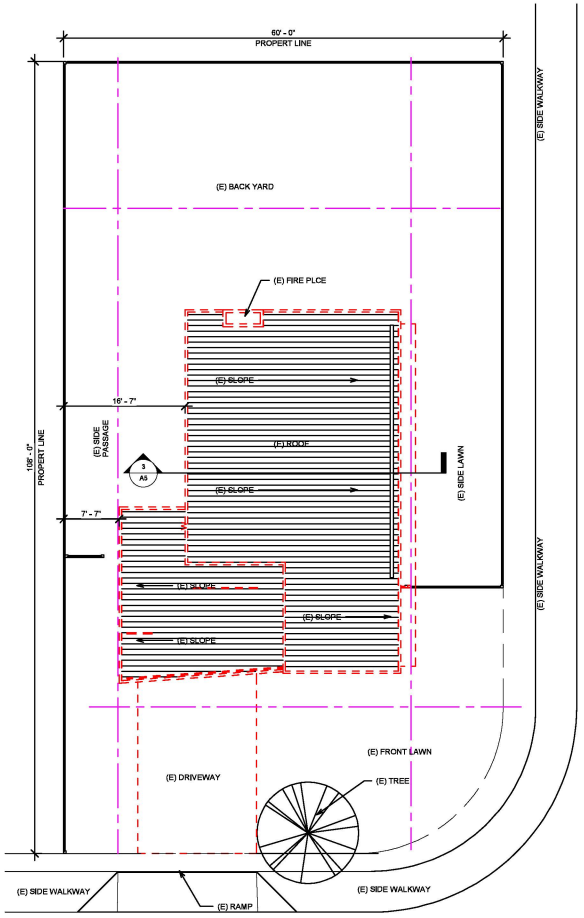
AMEEN ASHRAF RESIDENCE

CLIENT AMEEN ASHRAF
PROJECT HOME EXPANSION AND ATTACHED ADU
ADDRESS 758 CLARA VISTA AVE, SANTA CLARA , CA
PROJECT NO. 2002
SCALE NONE
TITLE
COVER SHEET

A0



1 FIRST FLOOR PLAN EXISTING & DEMO
1/8" = 1'-0"



2 ROOF PLAN EXISTING & DEMO
1/8" = 1'-0"

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2021-02-24	PLANNING DEPT SUBMITTAL	

AMEEN ASHRAF RESIDENCE

CLIENT: AMEEN ASHRAF

PROJECT: HOME EXPANSION AND ATTACHED ADU

ADDRESS: 758 CLARA VISTA AVE, SANTA CLARA , CA

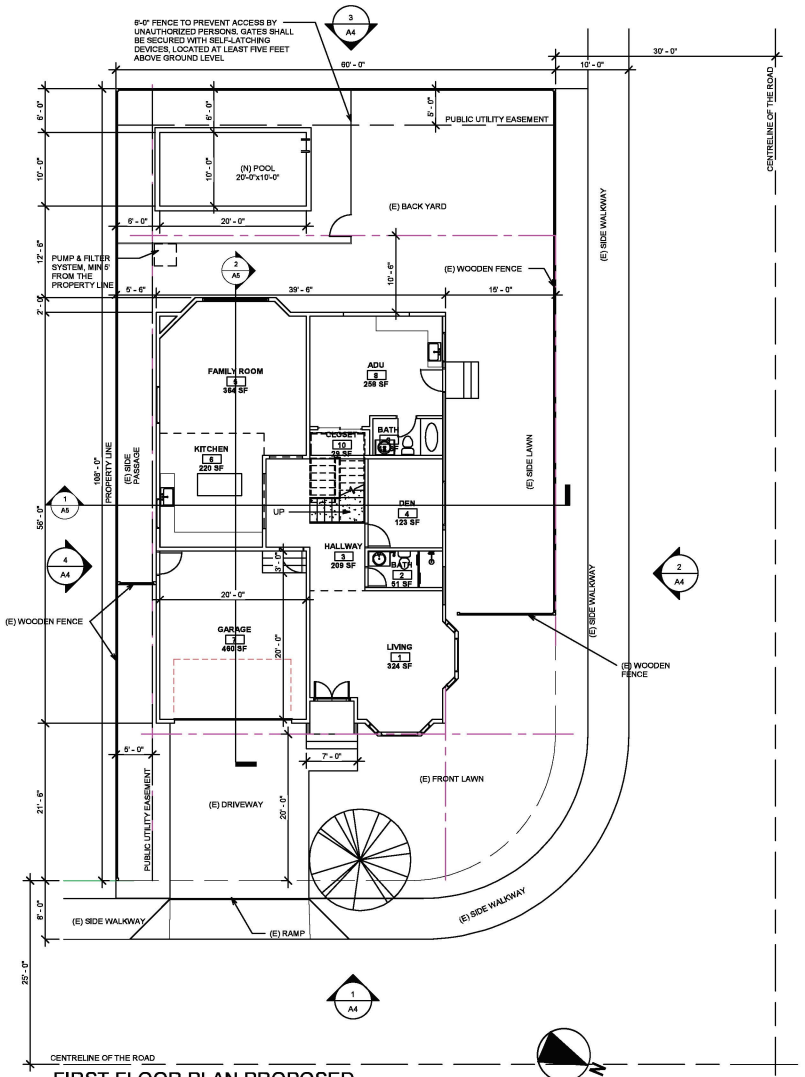
PROJECT NO. 2002

SCALE 1/8" = 1'-0"

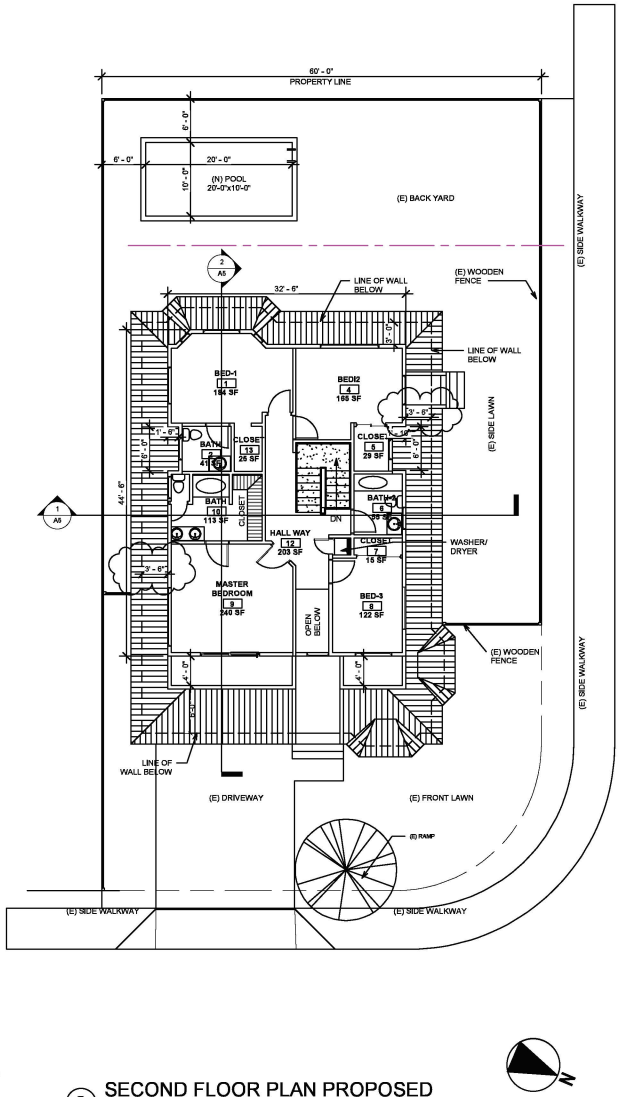
TITLE

EXISTING FIRST FLOOR & ROOF PLANS

AID



1 FIRST FLOOR PLAN PROPOSED
1/8" = 1'-0"



2 SECOND FLOOR PLAN PROPOSED
1/8" = 1'-0"

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DATE	DESCRIPTION	NO.
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2021-02-24	PLANNING DEPT SUBMITTAL	

AMEEN ASHRAF RESIDENCE

CLIENT: AMEEN ASHRAF

PROJECT: HOME EXPANSION AND ATTACHED ADU

ADDRESS: 758 CLARA VISTA AVE, SANTA CLARA , CA

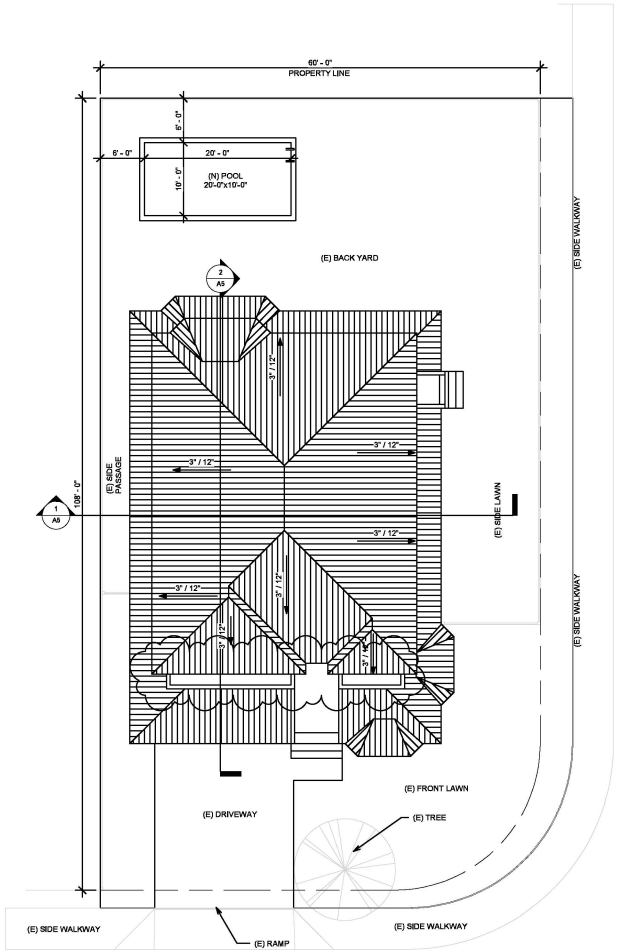
PROJECT NO. 2002

SCALE 1/8" = 1'-0"

TITLE

PROPOSED FIRST & SECOND FLOOR PLANS

A1



1 PROPOSED ROOF PLAN
1/8" = 1'-0"

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2021-02-24	PLANNING DEPT SUBMITTAL	

AMEEN ASHRAF RESIDENCE

CLIENT AMEEN ASHRAF

PROJECT HOME EXPANSION AND ATTACHED ADU

ADDRESS 758 CLARA VISTA AVE, SANTA CLARA , CA

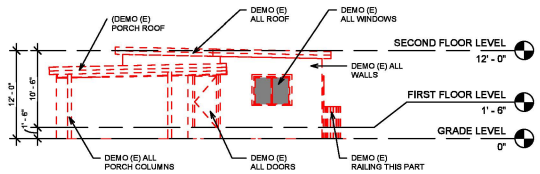
PROJECT NO. 2002

SCALE 1/8" = 1'-0"

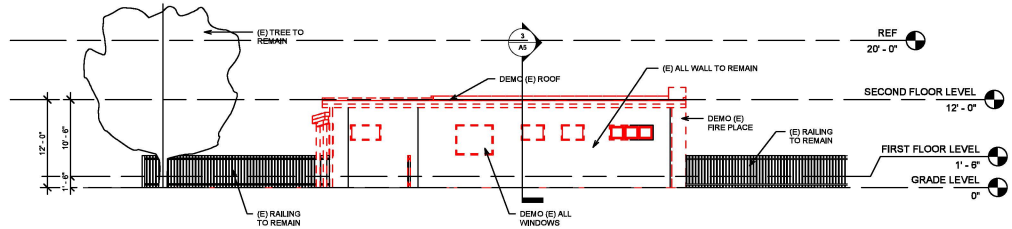
TITLE

PROPOSED ROOF PLAN

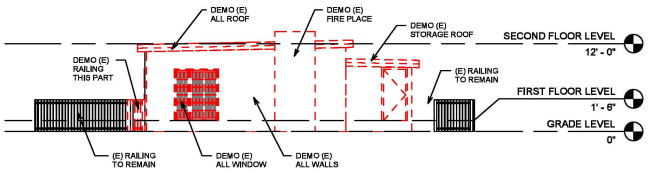
A2



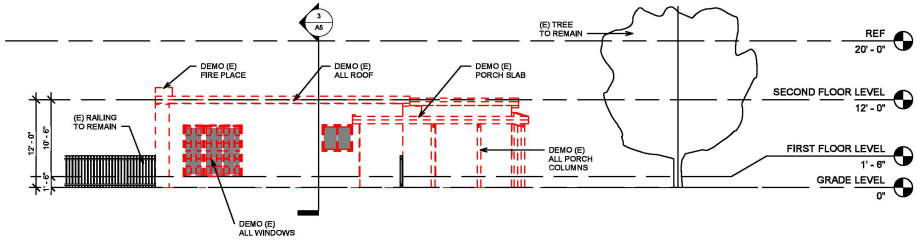
1 EXISTING EAST SIDE ELEVATION
1/8" = 1'-0"



2 EXISTING NORTH SIDE ELEVATION
1/8" = 1'-0"



3 EXISTING WEST SIDE ELEVATION
1/8" = 1'-0"



4 EXISTING SOUTH SIDE ELEVATION
1/8" = 1'-0"

ARCH VERSA
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2021-09-20	PLANNING DEPT SUBMITTAL	
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AMEEN ASHRAF RESIDENCE

CLIENT AMEEN ASHRAF

PROJECT HOME EXPANSION AND ATTACHED ADU

ADDRESS 758 CLARA VISTA AVE, SANTA CLARA , CA

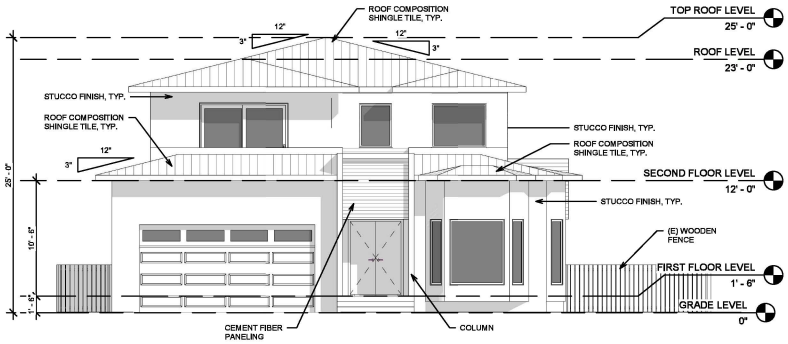
PROJECT NO. 2002

SCALE 1/8" = 1'-0"

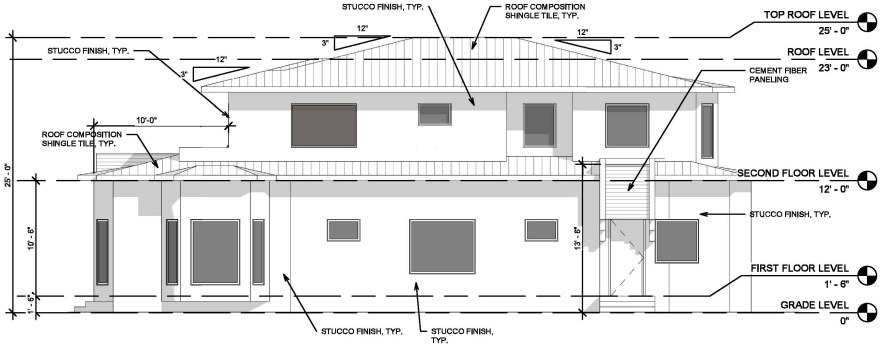
TITLE

EXISTING DEMO ELEVATIONS

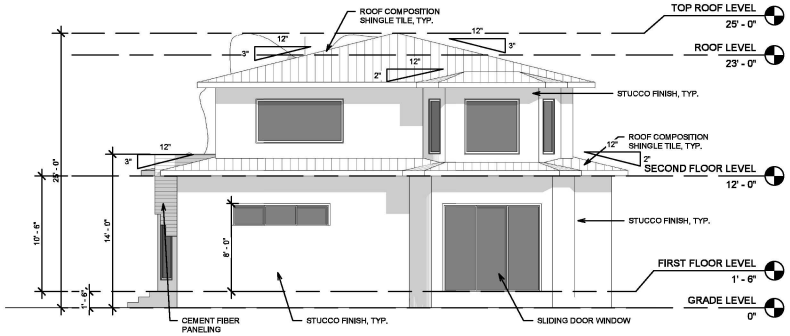
A3



1 NEW EAST SIDE ELEVATION
3/16" = 1'-0"



2 NEW NORTH SIDE ELEVATION
3/16" = 1'-0"



3 NEW WEST SIDE ELEVATION
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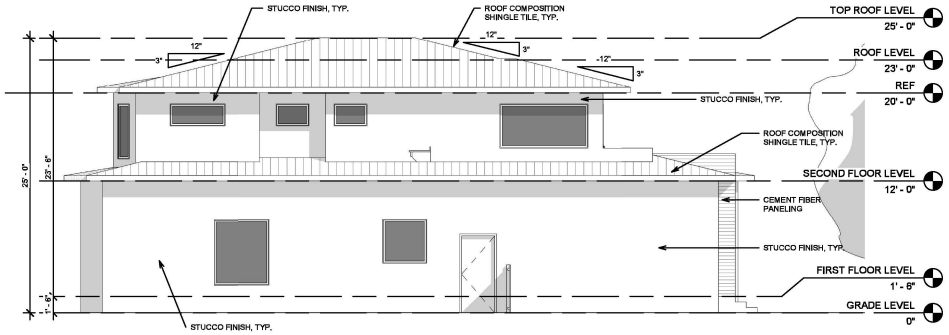


4 NEW SOUTH SIDE ELEVATION
3/16" = 1'-0"

ARCH VERSA
ARCHITECTURE
2325 Cimarron Dr, Santa Clara, CA 95051
408.250.0558 | archversa@gmail.com

DATE	DESCRIPTION	NO.
2021-09-20	PLANNING DEPT SUBMITTAL	
2021-06-10	PLANNING DEPT SUBMITTAL	
2021-02-24	PLANNING DEPT SUBMITTAL	

AMEEN ASHRAF RESIDENCE

CLIENT: AMEEN ASHRAF

PROJECT: HOME EXPANSION AND ATTACHED ADU

ADDRESS: 758 CLARA VISTA AVE, SANTA CLARA , CA

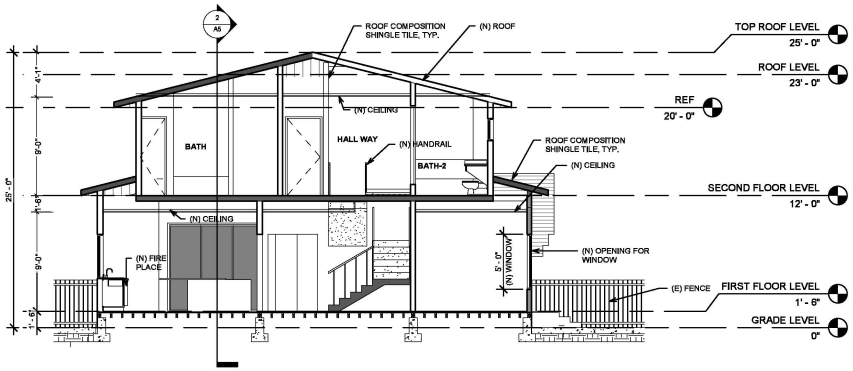
PROJECT NO. 2002

SCALE 3/16" = 1'-0"

TITLE

PROPOSED ELEVATIONS

A4



1 PROPOSED SECTION "1"
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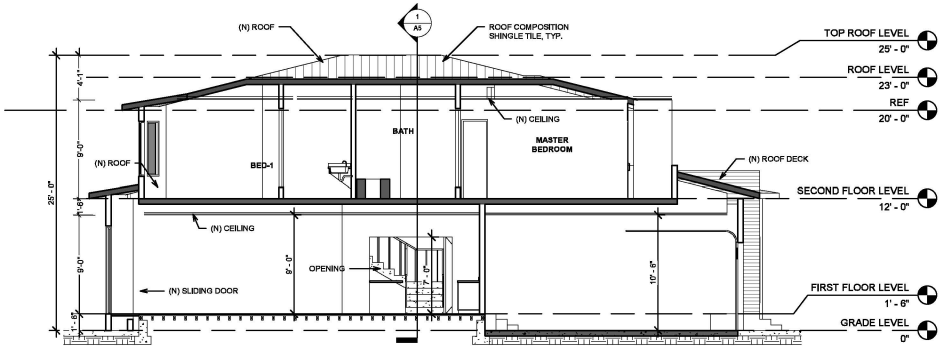

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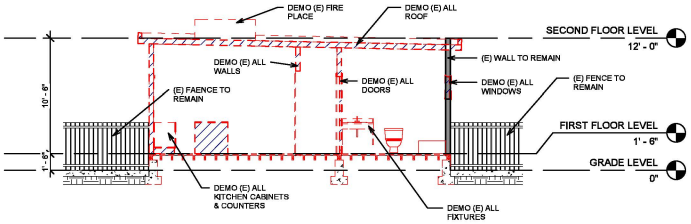


3 EXISTING SECTION "3"
3/16" = 1'-0"

ARCH VERSA
ARCHITECTURE
2325 Cimarron Dr, Santa Clara, CA 95051
408.250.0558 I archversa@gmail.com

DATE	DESCRIPTION	NO.
2021-09-20	PLANNING DEPT SUBMITTAL	
2021-06-10	PLANNING DEPT SUBMITTAL	
2021-02-24	PLANNING DEPT SUBMITTAL	

AMEEN ASHRAF RESIDENCE

CLIENT: AMEEN ASHRAF

PROJECT: HOME EXPANSION AND ATTACHED ADU

ADDRESS: 758 CLARA VISTA AVE, SANTA CLARA , CA

PROJECT NO. 2002

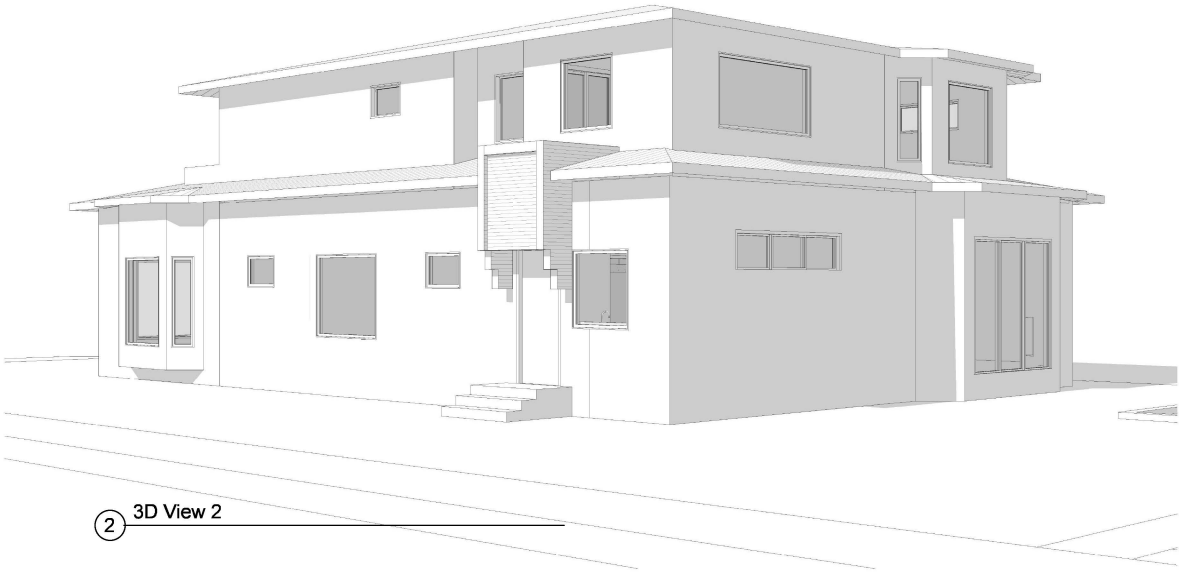
SCALE 3/16" = 1'-0"

TITLE

EXISTING & PROPOSED SECTIONS

A5

1 3D View 1



2 3D View 2

ARCH VERSA
ARCHITECTURE

2325 Cimarron Dr, Santa Clara, CA 95051
408.250.0558 | archversa@gmail.com

DATE	DESCRIPTION	NO.
2021-09-20	PLANNING DEPT SUBMITTAL	
2021-06-10	PLANNING DEPT SUBMITTAL	
2021-02-24	PLANNING DEPT SUBMITTAL	

AMEEN ASHRAF RESIDENCE

CLIENT AMEEN ASHRAF

PROJECT HOME EXPANSION AND ATTACHED ADU

ADDRESS 758 CLARA VISTA AVE, SANTA CLARA , CA

PROJECT NO. 2002

SCALE NONE

TITLE

3D VIEWS

A6

Project Data

File No.(s): **PLN2021-14870**
Location: **758 Clara Vista Street,** a 6,400 square feet parcel located on the southwest corner of Clara Vista Avenue and Hart Avenue; APN: 294-15-043; property is zoned Single Family Residential (R1-6L).
Applicant: Amin Adil Qazi, Arch Versa Architecture
Owner: Ameen Ashraf
Request: **Architectural Review** for demolition of the existing one story three bedroom two bath 1,165 square foot single family residence to construct 2,846 square foot five bedrooms and three and a half bathrooms two-story single family residence with a 460 square foot two-car garage. (*The project includes a 335 square foot* Accessory Dwelling Unit *(ADU) with one bathroom on the first floor that is subject to ministerial approval).*

Project Data Table

Lot Area: 6,400 sq. ft.				
	Existing Floor Area (sq. ft.)	**Demolition (sq. ft.)**	**Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	1,165	-1,165	1,422	1,422
Second Floor	-	-	1,466	1,424
Garage/Carport	309	-309	460	460
Balcony	-	-	-	-
Gross Floor Area	1,474			2,846
ADU	-	-	335	335
Lot Coverage	1,474/6,400 = 23 %		-	2,217/6,400 = 35%
% second floor to first floor	N/A			64%
F.A.R.	0.23			0.5
Bedrooms/Baths	3 Bedrooms 2 Bathrooms	3 Bedrooms 2 Bathrooms	5 Bedrooms 3.5 Bathrooms	5 Bedrooms 3.5 Bathrooms
Flood Zone	X			X

21-1388 **Agenda Date: 10/20/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the demolition of an existing 1,064 square-foot one-story residence and the new construction of a 3,566 square-foot two-story residence at 2985 Fresno Street

File No.(s): PLN21-15151
Location: 2985 Fresno Street, a 7,500 square feet lot on the northeast corner of Alpine Avenue and Fresno Street; APN: 290-05-038; property is zoned Single-family Residential (R1-6L).
Applicant: Jeff Guinta
Owner: Fung Cheung
Request: Architectural Review of the demolition of an existing 1,064 square foot 2 bedroom 1 bathroom one-story residence and the new construction of a 3,566 square foot 5 bedroom 5 bathroom 1 office two-story residence with a new 440 square foot attached two-car garage.

Project Data- see Attachment 2 for full-sized table

Lot Size: 7,500 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor (sq.ft.)**
First Floor	1,064	-1,064/1,978	1,978
Second Floor	n/a	1,588	1,588
Garage	288	-288/440	440
Porch	307	-307/18	18
Patio	n/a	175	175
Gross Floor Area	1,659		4,199
Lot Coverage	1,659/7,500= 22		2,611/7,500 = 35
F.A.R.	1,659/7,500 = 0.		4,199/7,500 = 0.
% of 2nd floor to 1st floor	n/a		1,588/2,418=66
Bedrooms/Baths	2/1		5/5
Flood Zone	X		X

Points for consideration

- The project includes the demolition of the existing 1,064 square foot one-story residence and the new construction of a 3,566 square foot 5 bedroom 5 bathroom 1 office two-story

residence.
- The proposed residence will consist of metal roofing and board and batt 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 within the new 440 square-feet 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;*
    - The proposed new residence resulting in 5 bedrooms and 5 bathrooms would not create 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 proposed development is a two-story home that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one- and two-story residences with Craftsman style architecture.

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. 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 project would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood as the proposed design of the subject property will have similar massing and height to the adjacent properties.

Conditions of Approval:

1) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
2) 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.
3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
4) Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
5) The applicant shall plant and maintain a street tree in the front yard. Tree shall be planted prior to the final inspection by the Building division and verified by planning staff.
6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
7) 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.
8) 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 October 7, 2021, a notice of public hearing of this item was posted 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 an existing 1,064 square-foot 2-bedroom 1-bathroom one-story residence and the new construction of a 3,566 square-foot 5-bedroom, 5-bathroom, 1-office two-story residence with a new 440 square-foot attached two-car garage for the property located at 2985 Fresno Street, subject to conditions.

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Prepared by: Tiffany Vien, Assistant Planner, Community Development
Approved by: Gloria Sciara, Development Review Officer, Community Development

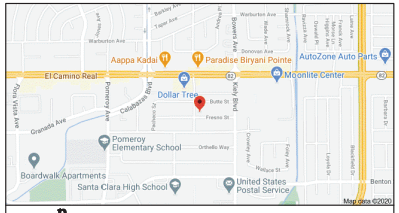
ATTACHMENTS

1. Development Plan
2. Project Data

A New Single-Family Residence for:
The Lim Family
2985 Fresno St.,
Santa Clara, CA 95051

SCOPE OF WORK:

DEMOLISH EXISTING 1,064 SF 2 BEDROOM, 1 BATHROOM 1-STORY RESIDENCE WITH 288 SF SINGLE-CAR GARAGE AND CONSTRUCT NEW 3,566 SF 5 BEDROOM, 5 BATHROOM AND HOME OFFICE 2-STORY RESIDENCE WITH 440 SF ATTACHED 2-CAR GARAGE, 18 SF ENTRY PORCH AND 175 SF COVERED PATIO.



VICINITY MAP

INDEX OF PAGES:

COVER SHEET	SHEET 0
EXISTING SITE PLAN	SHEET A0
PROPOSED SITE PLAN	SHEET A0.1
EXISTING FLOOR PLAN	SHEET A1
EXISTING ELEVATIONS	SHEET A2
EXISTING ROOF PLAN	SHEET A3
PROPOSED FIRST FLOOR PLAN	SHEET A4
PROPOSED SECOND FLOOR PLAN	SHEET A5
ELEVATIONS	SHEET A6
ELEVATIONS	SHEET A7
LOWER ROOF PLAN	SHEET A8
UPPER ROOF PLAN	SHEET A9

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R-3/U
TYPE OF CONSTRUCTION	: V-B
STORIES	: 1
YEAR BUILT/EFF	: 2021
LOT SIZE	: 7,500 SF
ZONING	: R1
EXISTING BUILDING AREA	
(E) HOUSE	: 1,064 SF
(E) GARAGE	: 288 SF
(E) FRONT PORCH	: 160 SF
(E) REAR PORCH	: 147 SF
TOTAL	: 1,659 SF
1,659 / 7,500	= 0.221 (22.1%)
PROPOSED BUILDING AREA	
FIRST FLOOR	: 1,978 SF
SECOND FLOOR	: 1,588 SF
GARAGE	: 440 SF
PATIO	: 175 SF
PORCH	: 18 SF
TOTAL	: 4,199 SF
4,199 / 7,500	= 0.559 (55.9%)
PROPOSED BUILDING FOOTPRINT	
PROPOSED 1ST FLOOR	: 2,611 SF
2ND FLOOR TO 1ST FLOOR RATIO	
PROPOSED 2ND FLOOR	: 1,823 SF
1,588 / 2,611	= 0.608 (60.8%)

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW SEE NOTE BELOW

DOOR ABBREVIATIONS:

2/0	-	2'-0" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3070	-	3'-0" WIDE X 7'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL
℄	-	CENTERLINE
DIM	-	DIMENSION
EL	-	ELEVATION
(E)	-	EXISTING
F.A.	-	FINISH FLOOR
G.C.	-	GENERAL CONTRACTOR
(N)	-	NEW
N.T.S.	-	NOT TO SCALE
R.O.	-	ROUGH OPENING
PL	-	PROPERTY LINE
T.O.S.	-	TOP OF SLAB
TYP.	-	TYPICAL
U.N.O.	-	UNLESS NOTED OTHERWISE
V.I.F.	-	VERIFY IN FIELD

LEGEND:

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- SECTION CUT (C / A6) — SECTION NAME, SECTION PAGE
- EL. 162.92' — DIMENSTIONAL REFERENCE /ELEVATION
- REVISION
- REVISION CLOUD
- DETAIL (1 / A7) — NUMBER, PAGE
- 12 / 5 — ROOF PITCH

GENERAL NOTES:

- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work involved otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

Revisions	By

INNOVATIVE CONCEPTS
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3350 Stevens Creek Blvd. Suite 225
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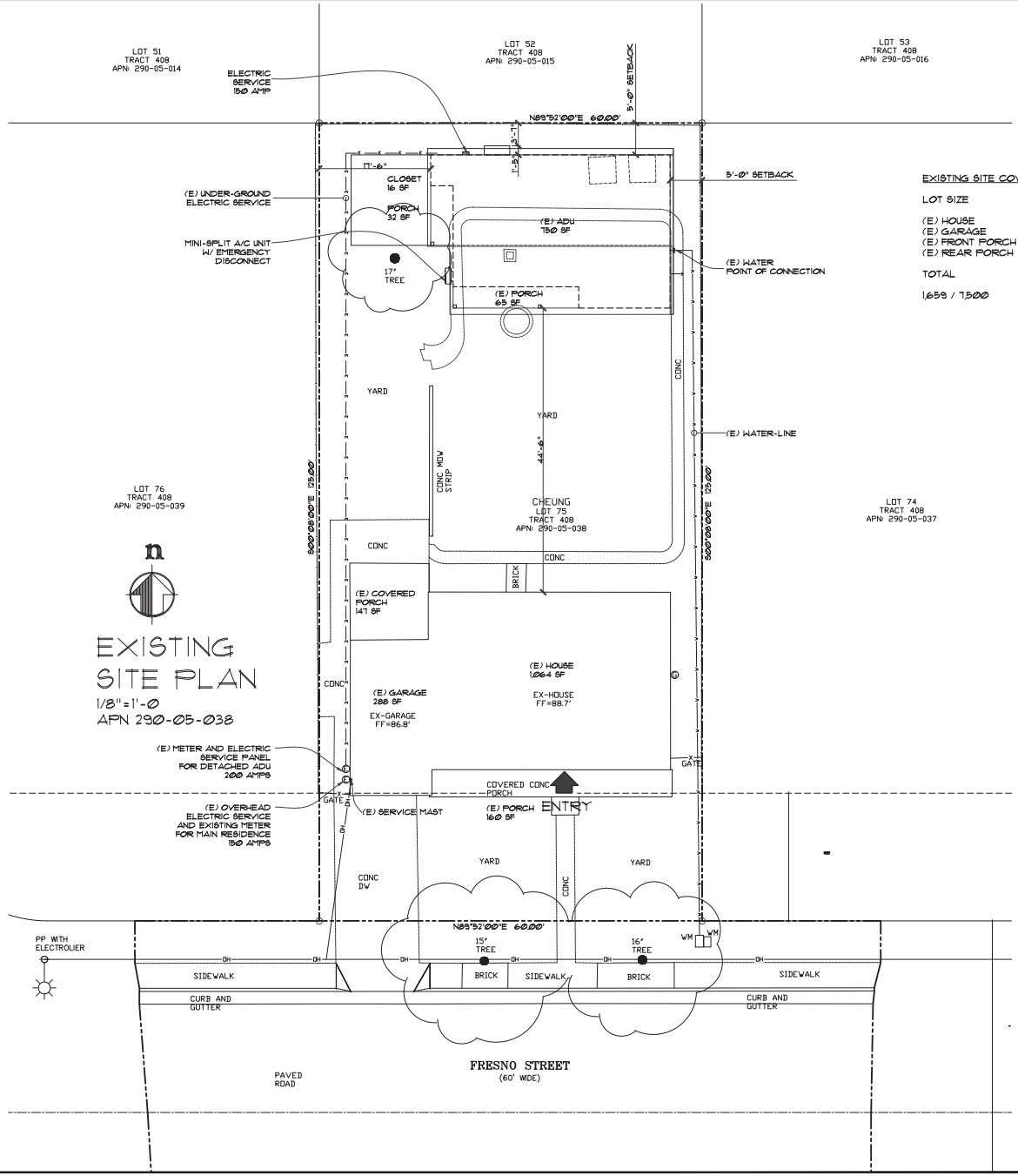
E-Mail: innco@sbcglobal.net

A New Single-Family Residence for:
The Lim Family
2985 Fresno St,
Santa Clara, CA 95051

Date	08/17/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	0
Of	Sheets



EXISTING SITE PLAN

1/8" = 1'-0

APN 290-05-038

EXISTING SITE COVERAGE:

LOT SIZE	: 7,500 SF
(E) HOUSE	: 1,064 SF
(E) GARAGE	: 288 SF
(E) FRONT PORCH	: 160 SF
(E) REAR PORCH	: 147 SF
TOTAL	: 1,659 SF
1,659 / 7,500	= 0.221 (22.1%)

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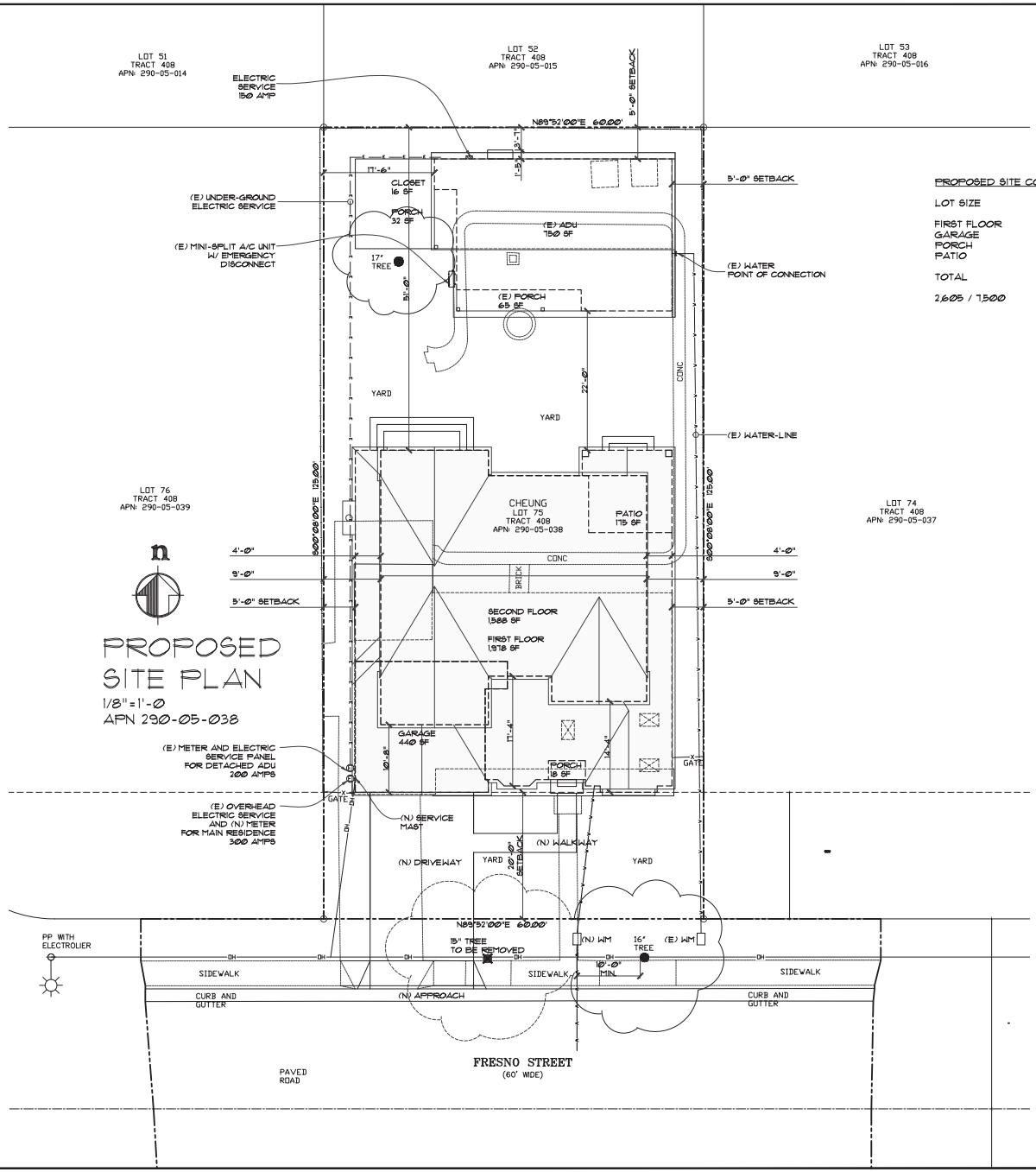

PROPOSED SITE COVERAGE:

LOT SIZE	: 7,500 SF
FIRST FLOOR	: 1,972 SF
GARAGE	: 440 SF
PORCH	: 18 SF
PATIO	: 175 SF
TOTAL	: 2,605 SF
2,605 / 7,500	= 0.347 (34.7%)

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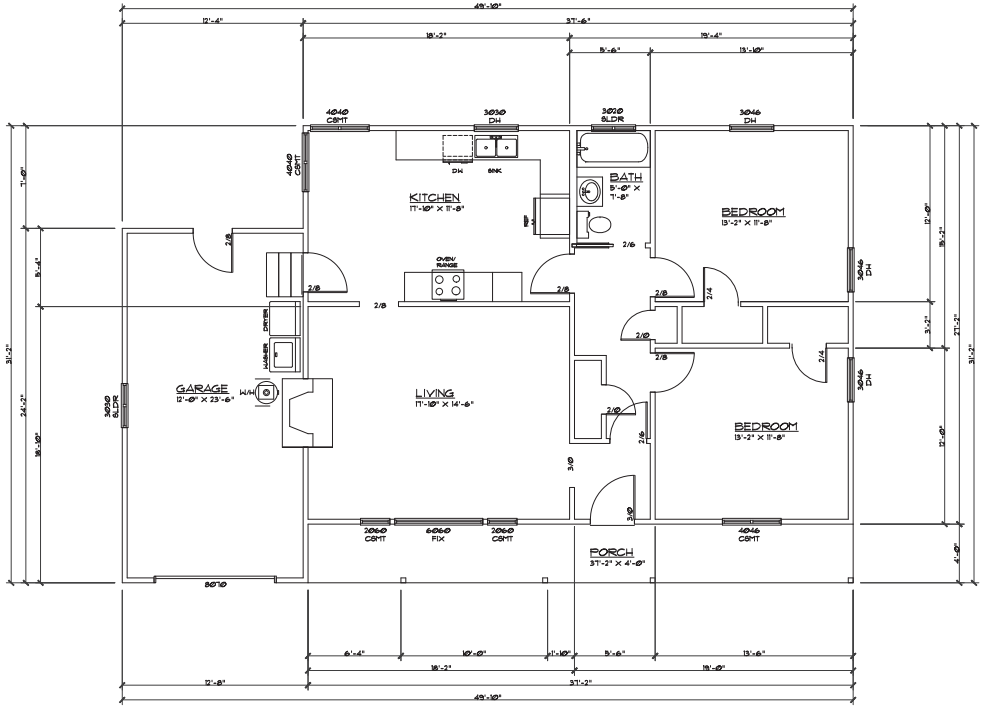

EXISTING FLOOR PLAN
1/4" = 1'-0"

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Date 09/07/2021
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Job
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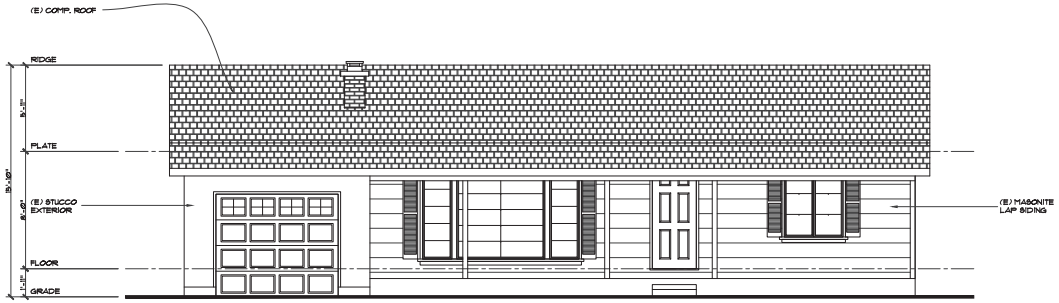
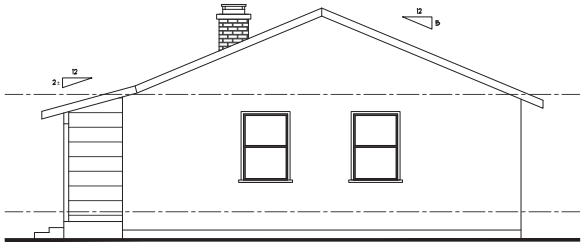
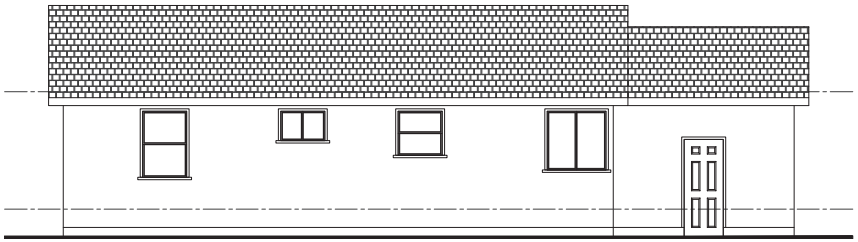
Of Sheets



EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
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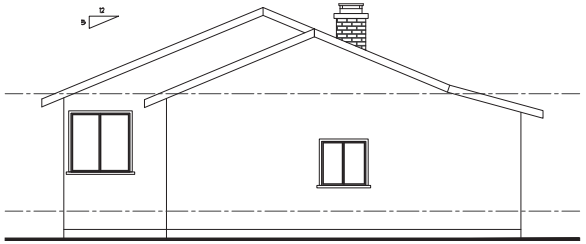

EXISTING LEFT-SIDE ELEVATION
1/4" = 1'-0"

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A New Single-Family Residence for:
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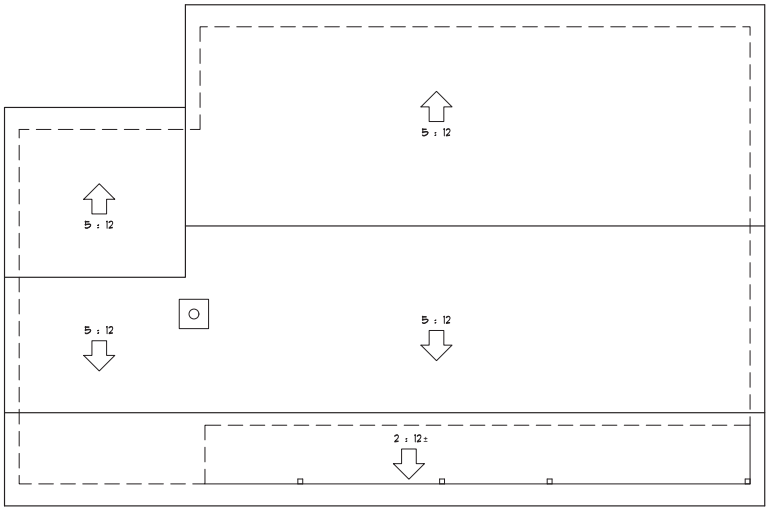
Santa Clara, CA 95051

Date	09/07/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	A2
Of	Sheets



EXISTING ROOF PLAN
1/4" = 1'-0"

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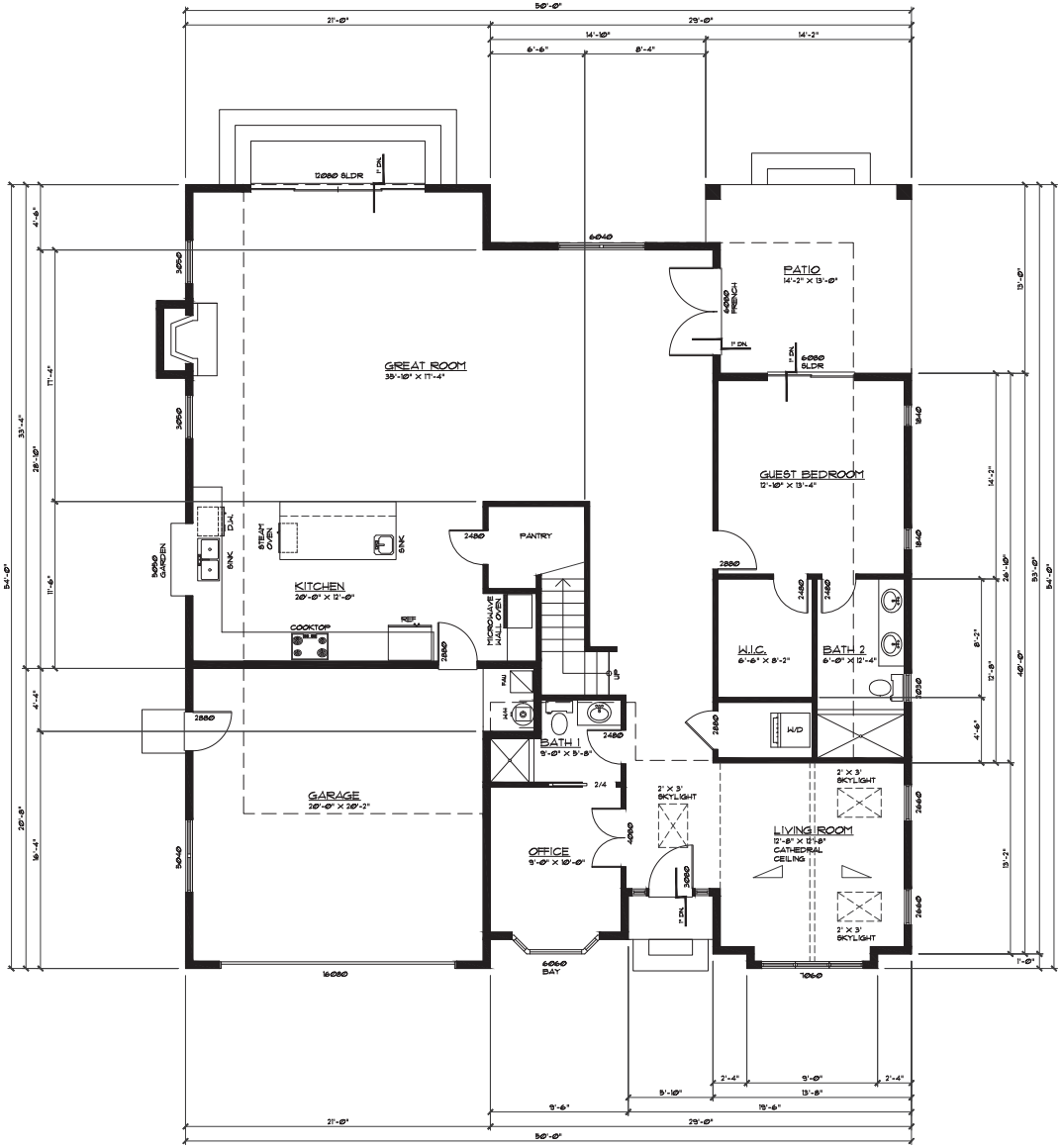
San Jose, CA 95117
Phone: (408) 985-1075 Fax: (408) 985-1343
E-Mail: innccp@sbcglobal.net

A New Single-Family Residence for:
The Lim Residence
2985 Fresno St,
Santa Clara, CA 95051

Date 09/07/2021
Scale NOTED
Drawn JAG
Job
Sheet A3
Of Sheets



PROPOSED FIRST FLOOR PLAN

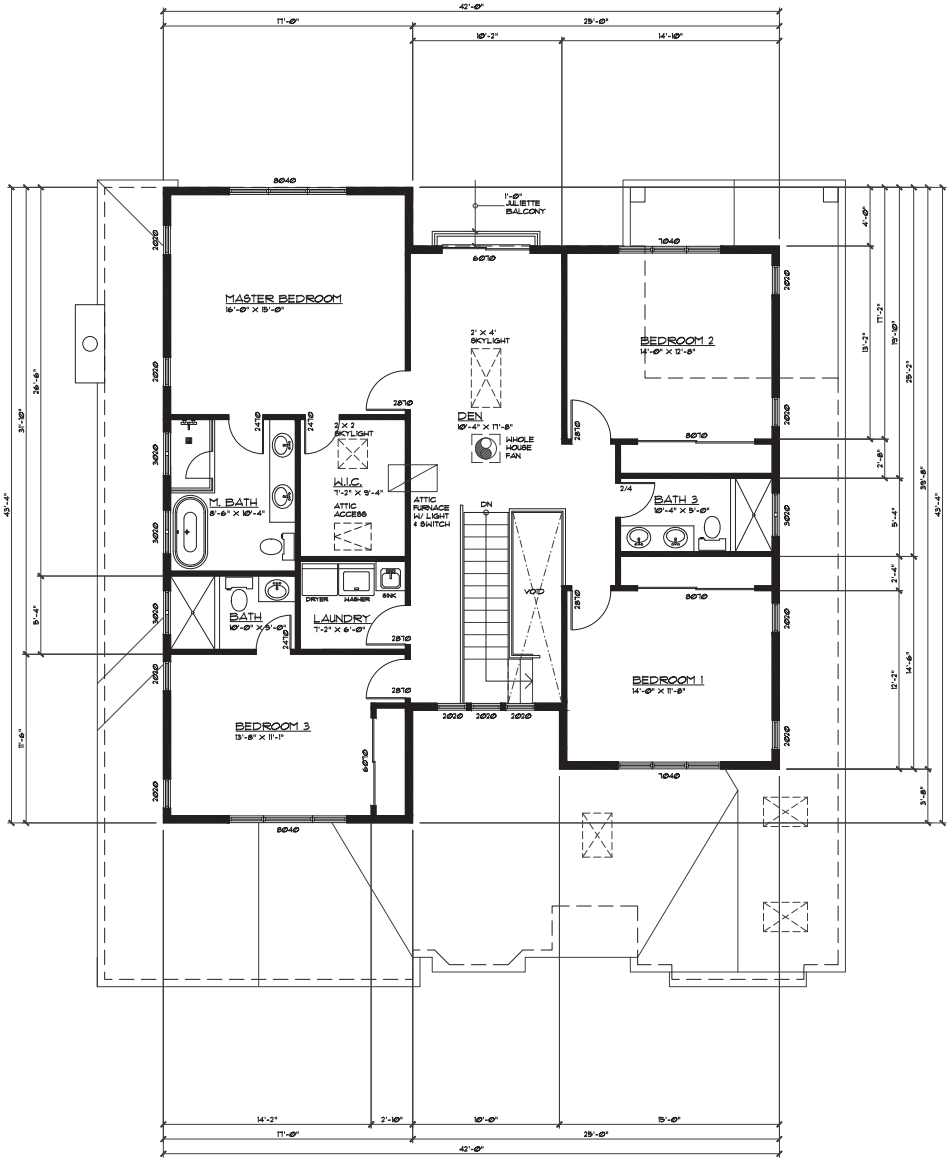
1/4" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 985-1170 Fax: (408) 985-1343
E-Mail: innovcp@sbcglobal.net

A New Single-Family Residence for:
The Lim Residence
2985 Fresno St,
Santa Clara, CA 95051

Date	08/17/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	A4
Of	Sheets



PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

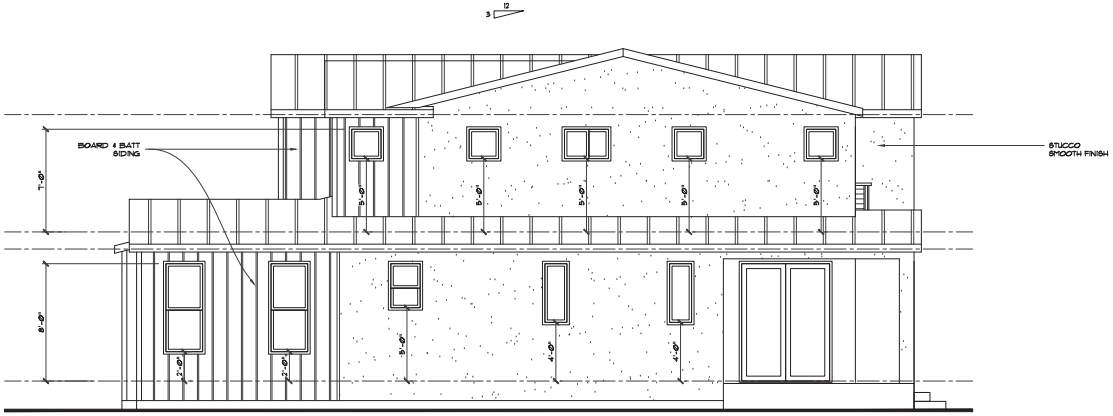
Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 985-1075 Fax: (408) 985-1343
E-Mail: innco@sbcglobal.net

A New Single-Family Residence for:
The Lim Residence
2985 Fresno St,
Santa Clara, CA 95051

Date	08/17/2021
Scale	NOTED
Drawn	JAG
Job	
Sheet	A5
Of	Sheets

FRONT ELEVATION
1/4" = 1'-0"



RIGHT-SIDE ELEVATION
1/4" = 1'-0"

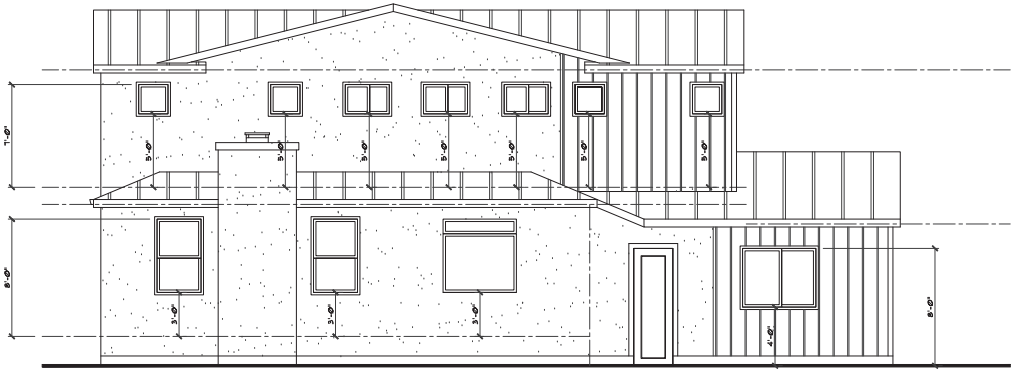
Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3350 Stevens Creek Blvd. Suite 225
Santa Clara, CA 95051
Phone: (408) 985-1075 Fax: (408) 985-1343
E-Mail: innccp@sbcglobal.net

A New Single-Family Residence for:
The Lim Residence
2985 Fresno St,
Santa Clara, CA 95051

Date 08/17/2021
Scale NOTED
Drawn JAG
Job
Sheet A6
Of Sheets

REAR ELEVATION
1/4" = 1'-0"



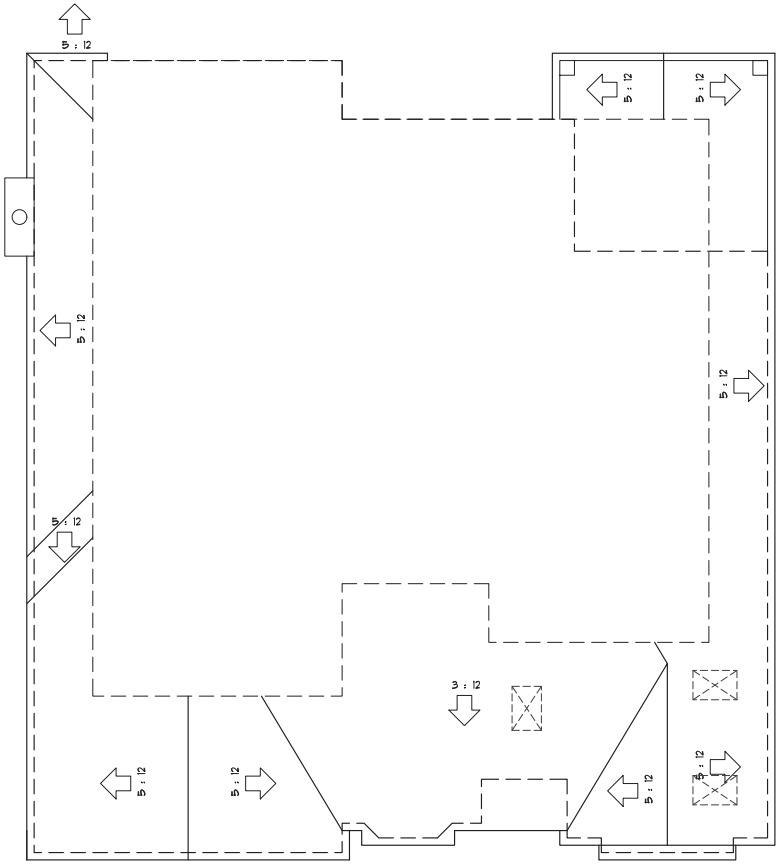
LEFT-SIDE ELEVATION
1/4" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3350 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 985-1079 Fax: (408) 985-1343
E-Mail: innco@sbcglobal.net

A New Single-Family Residence for:
The Lim Residence
2985 Fresno St,
Santa Clara, CA 95051

Date 08/17/2021
Scale NOTED
Drawn JAG
Job
Sheet A7
Of Sheets



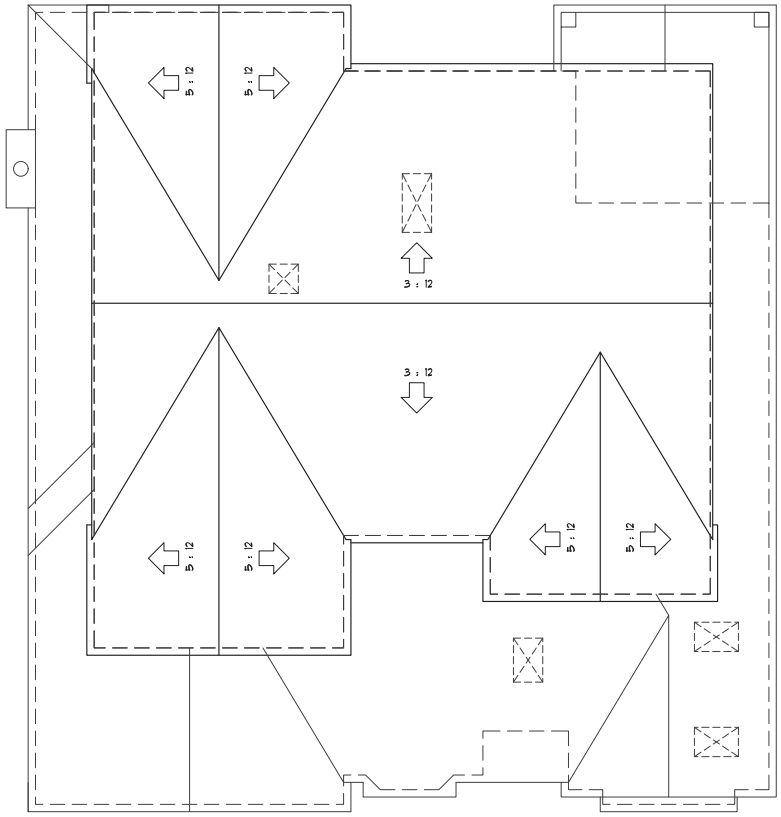
LOWER ROOF PLAN
1/4" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 985-1703 Fax: (408) 985-1343
E-Mail: innovp3@sbcglobal.net

A New Single-Family Residence for:
The Lim Residence
2985 Fresno St,
Santa Clara, CA 95051

Date 08/17/2021
Scale NOTED
Drawn JAG
Job
Sheet A8
Of Sheets



UPPER ROOF PLAN
1/4" = 1'-0"

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3350 Stevens Creek Blvd. Suite 225
San Jose, CA 95117
Phone: (408) 985-1075 Fax: (408) 985-1343
E-Mail: inncpt@sbcglobal.net

A New Single-Family Residence for:
The Lim Residence
2985 Fresno St,
Santa Clara, CA 95051

Date 08/17/2021
Scale NOTED
Drawn JAG
Job
Sheet A9
Of Sheets

2985 Fresno Street Project Data

Lot Size: 7,500 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor Area (sq.ft.)**
First Floor	1,064	-1,064/1,978	1,978
Second Floor	n/a	1,588	1,588
Garage	288	-288/440	440
Porch	307	-307/18	18
Patio	n/a	175	175
Gross Floor Area	1,659		4,199
Lot Coverage	1,659/7,500= 22%		2,611/7,500 = 35%
F.A.R.	1,659/7,500 = 0.22		4,199/7,500 = 0.55
% of 2nd floor to 1st floor	n/a		1,588/2,418=66%
Bedrooms/Baths	2/1		5/5
Flood Zone	X		X

21-1390 **Agenda Date: 10/20/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the demolition of an existing 157 square foot deck and the new construction of 65 square foot second floor balcony with an exterior staircase at the rear of the existing two-story residence at 3148 Barkley Avenue

File No.(s): PLN2021-14860
Location: 3148 Barkley Avenue, an 8,645 square feet lot on the southeast corner of Calabasas Boulevard and Barkley Avenue; APN: 220-29-093; property is zoned Single-family Residential (R1-6L).
Applicant: Barukh Bennaim
Owner: Kim Johnsen
Request: Architectural Review of the demolition of an existing 157 square foot deck and the new construction of 65 square foot second floor balcony with an exterior staircase at the rear of the existing two-story residence.

Project Data- see Attachment 2 for full-sized table

Lot Size: 8,645 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor (sq.ft.)**
First Floor	1,019		1,019
Second Floor	1,376		1,376
Garage	410		410
Porch	43		43
Patio	157	-157	0
Second Floor Balcony	n/a	65	65
Gross Floor Area	2,962		2,913
Lot Coverage	1,629/8,645= 18		1,472/8,645 = 17
F.A.R.	2,962/8,645 = 0.		2,913/8,645 = 0.
% of 2nd floor to 1st floor	1,376/1,429=96		1,376/1,429=96
Bedrooms/Baths	4/3		4/3
Flood Zone	X		X

Points for consideration

- The project includes the demolition of an existing 157 square foot deck and the new construction of 65 square foot second floor balcony with an exterior staircase at the rear of the existing two-story residence.
- Exterior staircases are not supported in single family zoning districts.
- 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 within the existing 410 square-feet 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;*
    - The proposed balcony is 4 feet in depth which is consistent with the City's Design Guidelines.
    - 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 existing development is a two-story home that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one- and two-story residences.

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.

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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 project would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood as the proposed design of the subject property will have similar massing and height to the adjacent properties.

Conditions of Approval:

1) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
2) 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.
3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
4) Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
5) The applicant shall plant and maintain a street tree in the front yard. Tree shall be planted prior to the final inspection by the Building division and verified by planning staff.
6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
7) 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.
8) 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 October 7, 2021, a notice of public hearing of this item was posted 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

Continue the item to the November 3, 2021 Development Review Hearing.

Prepared by: Tiffany Vien, Assistant Planner, Community Development Department
Approved by: Gloria Sciara, Development Review Officer, Community Development Department

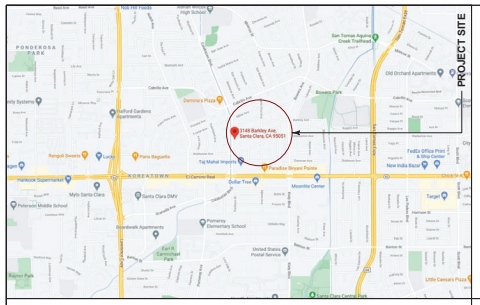
ATTACHMENTS

1. Development Plan
2. Project Data
3. Public Comments

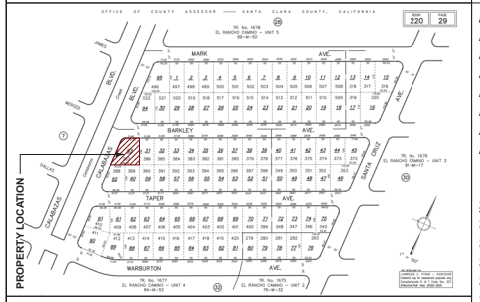
DECK ADDITION

3148 Barkley Ave.
Santa Clara, CA 95051
APN: 220-29-093

EXISTING HOUSE NOT FIRE SPRINKLER



VICINITY MAP:



PARCEL MAP:

PROJECT INFORMATION:

DRAFTER: **CLARA PORTILLO**
PORAVI.INFO@GMAIL.COM
408.341.5222

PARCEL MAP:	220-29-093
CONSTRUCTION TYPE:	V/B
OCCUPANCY GROUP:	R3/U
ZONING SITE:	R1-6L
HOUSE LEVEL:	2
FIRE SPRINKLER:	NONE
LOT SIZE:	10,610 SQ.FT

EXISTING

BEDROOM:	4
BATHROOM:	3 FULL
GARAGE:	2 CAR ATTACHED

DRAWING INDEX:

ARCHITECTURAL SHEETS:
A-01 ARCHITECTURAL COVER SHEET
A-02 ARCHITECTURAL EXISTING SETBACK PLAN
A-03 ARCHITECTURAL PROPOSED SETBACK PLAN
A-04 ARCHITECTURAL EXISTING FLOOR PLAN
A-05 ARCHITECTURAL PROPOSED FLOOR PLAN
A-06 ARCHITECTURAL ELEVATIONS
A-07 ARCHITECTURAL ELECTRICAL PLAN

STRUCTURAL SHEETS:
S1.0 GENERAL NOTES
S1.2 MISC. CONCRETE DETAILS
S1.3 SWS = DETAILS
S1.4 CONVENTIONAL FRAMING DETAILS
S2.0 FOUNDATION PLAN
S2.1 SHEAR-WALL PLAN
S3.0 2ND FLOOR PLAN

TITLE 24-CALCULATIONS:
T24-1 TITLE 24 ENERGY CALCULATIONS SHEET 1
T24-2 TITLE 24 ENERGY CALCULATIONS SHEET 2

BUILDING CODES:
2019 CALIFORNIA BUILDING CODES
2019 CALIFORNIA RESIDENTIAL CODES
2019 CALIFORNIA ELECTRICAL CODES
2019 CALIFORNIA MECHANICAL CODES
2019 CALIFORNIA PLUMBING CODES
2019 CALIFORNIA FIRE CODES
2019 CALIFORNIA EXISTING BUILDING CODES
2019 CALIFORNIA GREEN BUILDING CODES
2019 BUILDING ENERGY EFFICIENCY STANDARDS

PROJECT DATA & SUMMARY :

EXISTING PROJECT DATA:

LOT AREA: **8,645 Sq.Ft**

EXISTING DATA:

(E) 1ST FLOOR:	1,019	Sq.Ft
(E) 2ND FLOOR:	1,376	Sq.Ft
(E) PORCH:	43	Sq.Ft
(E) GARAGE:	410	Sq.Ft
(E) PATIO:	157	Sq.Ft
TOTAL:	3,005	Sq.Ft

BC: 1,629 / 8,645 = 18.84 %
FAR: 2,805 / 8,645 = 32.44 %

PROPOSED WORK:

DEMO PATIO:	157	Sq.Ft
2ND STORY DECK ADDITION:	65	Sq.Ft

PROPOSED PROJECT DATA:

LOT AREA: **8,645 Sq.Ft**

EXISTING DATA:

(E) 1ST FLOOR:	1,019	Sq.Ft
(E) 2ND FLOOR:	1,376	Sq.Ft
(E) PORCH:	43	Sq.Ft
(E) GARAGE:	410	Sq.Ft
(N) 2ND STORY DECK:	65	Sq.Ft
TOTAL:	2,913	Sq.Ft

BC: 1,537 / 8,645 = 17.77 %
FAR: 2,805 / 8,645 = 32.44 %

PROJECT SCOPE OF WORK:

1- DEMOLISH 157 Sq.Ft OF (E) PATIO.
2- ADD 65 Sq.Ft OF DECK AREA TO THE SECOND STORY OF THE HOUSE.
3- REMOVE (E) WINDOW IN DINING ROOM AND ADD A NEW 2'6" SINGLE DOOR.
4- NON SLIPPERY OUTDOOR FLOOR FINISH ON DECK.
5- NO CHANGE TO THE HOUSE SQUARE FOOTAGE.

NOTES:

THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY 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 THE WORK AND COORDINATION OF ALL TRADES WITH THE GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR SHOWN IN THESE PLANS TO RENDER THE JOB COMPLETE.

NO.	DESCRIPTION	BY	DATE

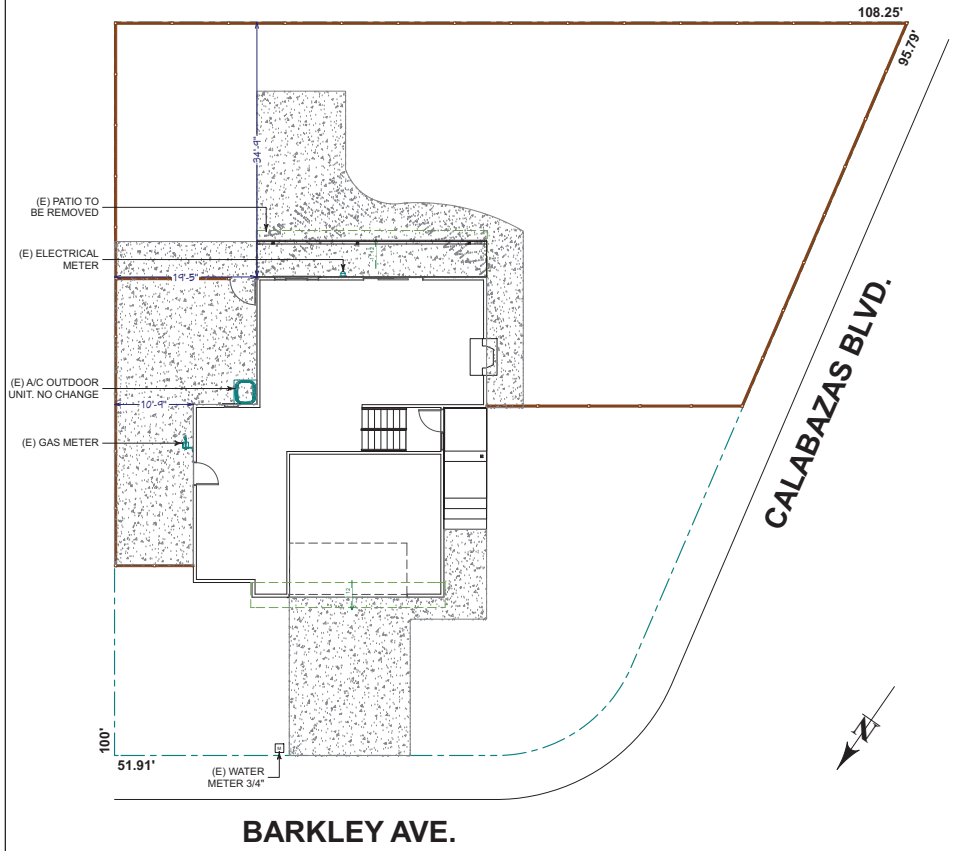
PROJECT:
3148 Barkley Ave. Santa Clara, CA 95051 APN: 220-29-093

SHEET TITLE:
ARCHITECTURAL COVER SHEET

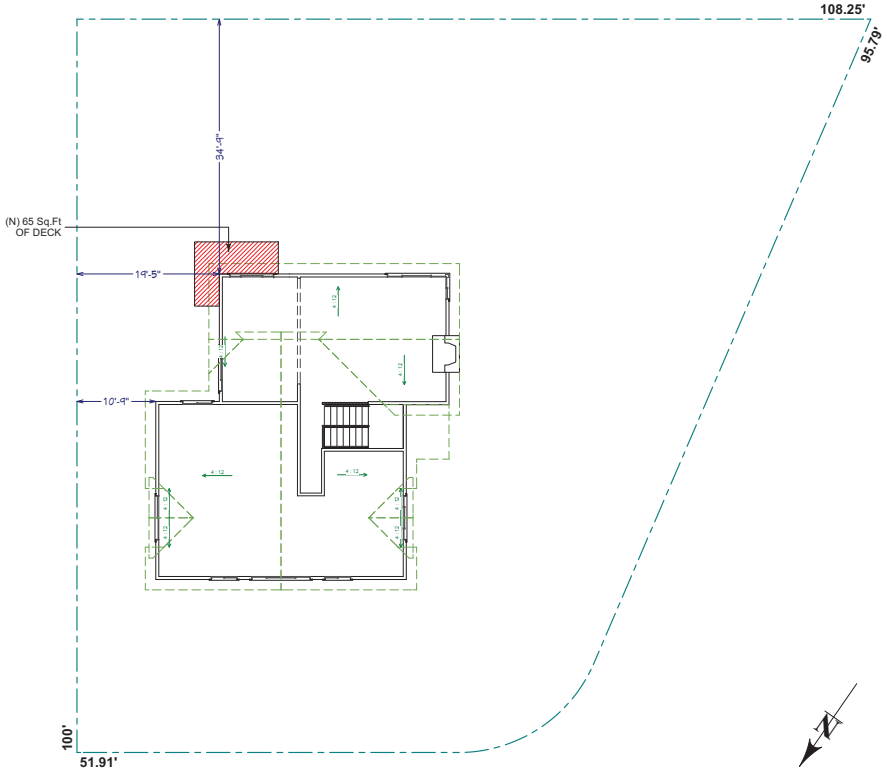
DATE:
8/24/2021

DESIGNERS STAMP:

SHEET :
A-01



EXISTING SETBACK PLAN - FIRST FLOOR
SCALE 1/8"=1'-0"



EXISTING SETBACK PLAN - SECOND FLOOR
SCALE 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE

PROJECT:
3148
Barkley Ave.
Santa Clara,
CA 95051
APN:
220-29-093

SHEET TITLE:
ARCHITECTURAL
EXISTING
SETBACK PLAN

DATE:
8/24/2021

DESIGNERS STAMP:

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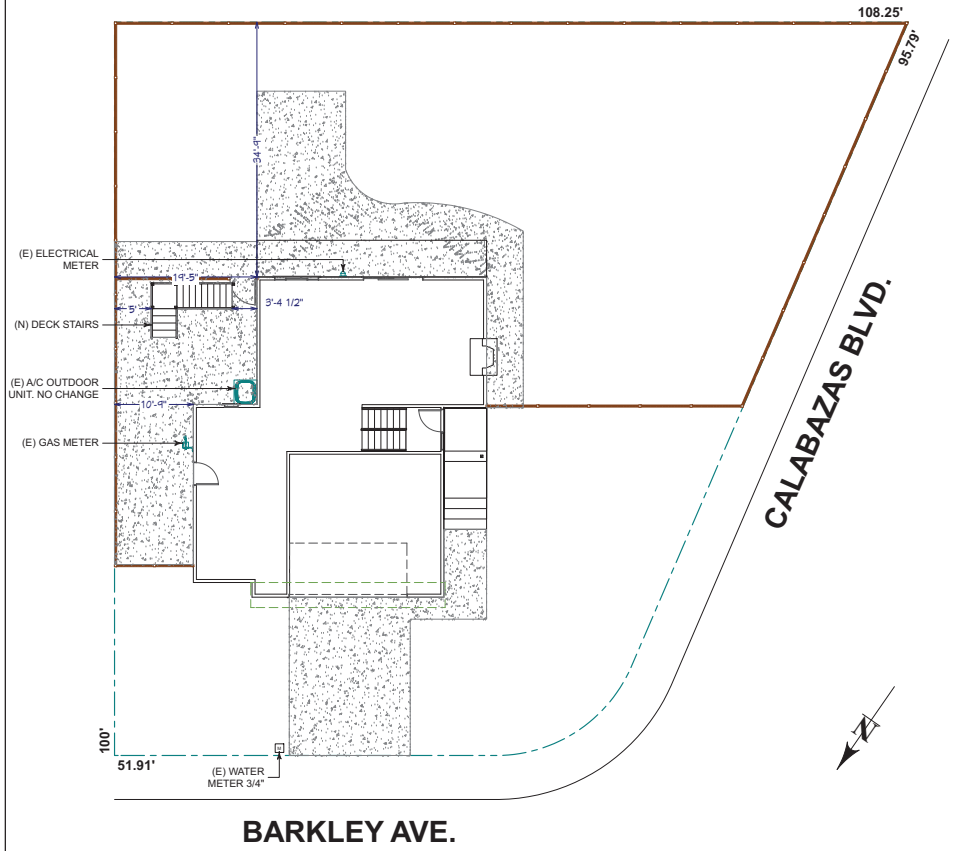
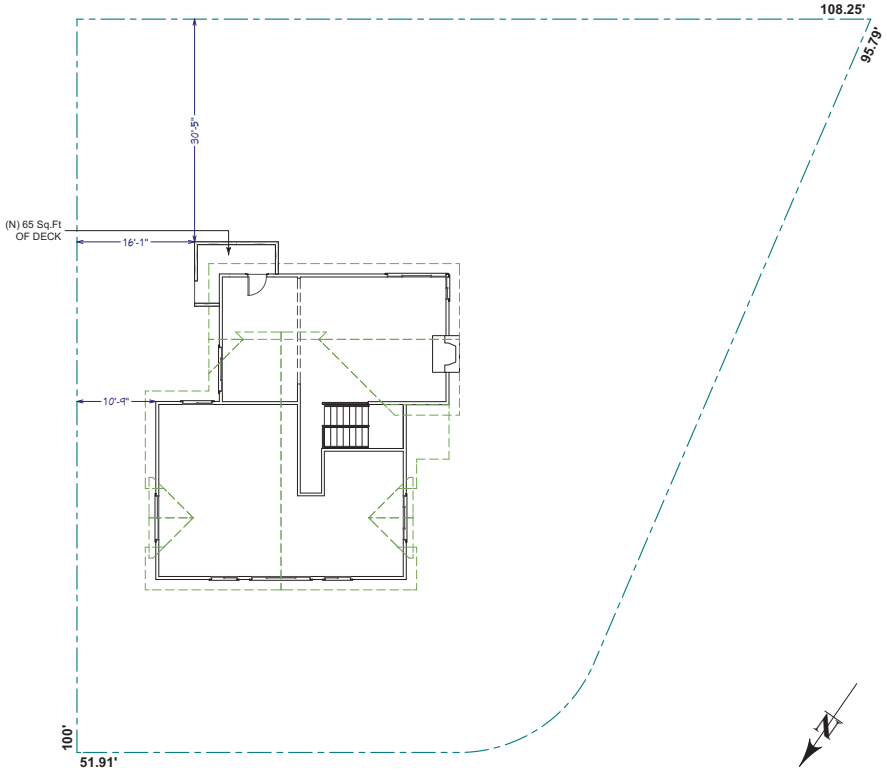
A-02



PROPOSED SETBACK PLAN - FIRST FLOOR
SCALE 1/8"=1'-0"



PROPOSED SETBACK PLAN - SECOND FLOOR
SCALE 1/8"=1'-0"

NO.	DESCRIPTION	BY	DATE

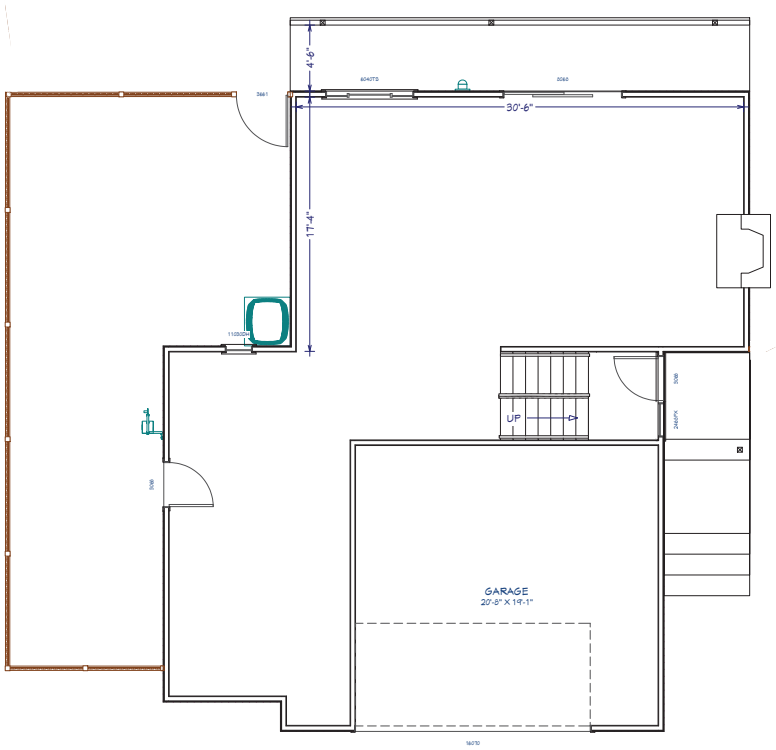
PROJECT:
3148
Barkley Ave.
Santa Clara,
CA 95051
APN:
220-29-093

SHEET TITLE:
ARCHITECTURAL PROPOSED SETBACK PLAN

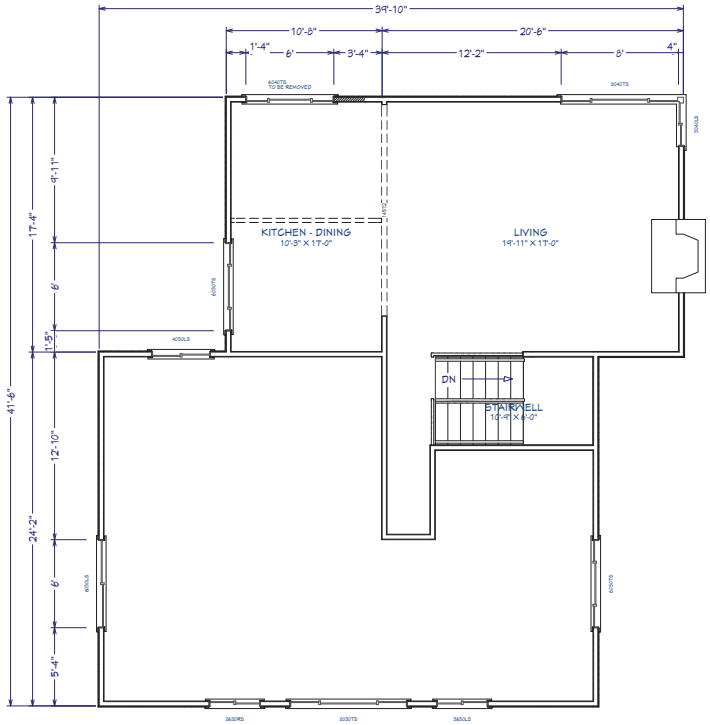
DATE:
8/24/2021

DESIGNERS STAMP:

SHEET :
A-03



EXISTING FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



EXISTING SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

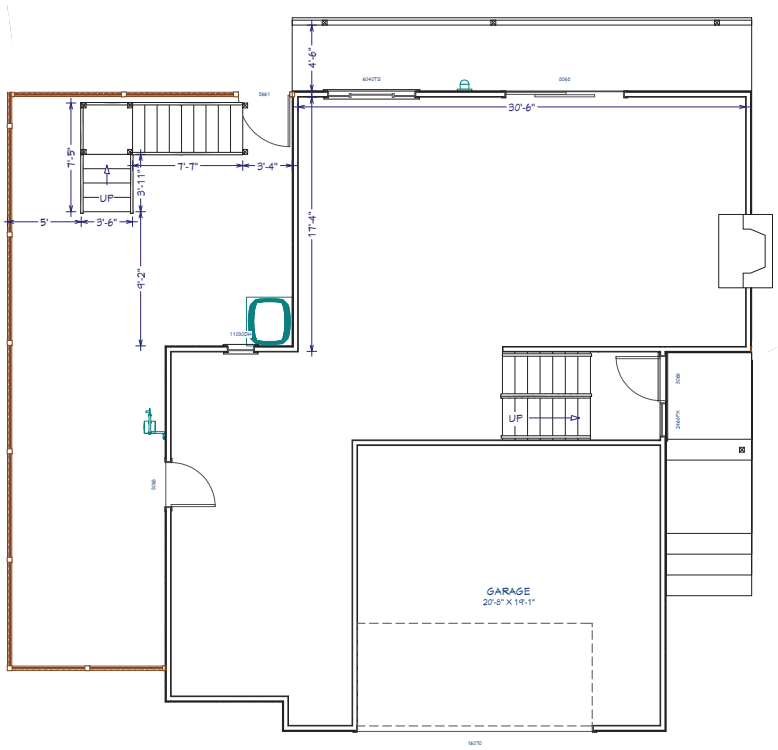
PROJECT:
3148 Barkley Ave. Santa Clara, CA 95051
APN: 220-29-093

SHEET TITLE:
ARCHITECTURAL EXISTING FLOOR PLAN

DATE:
8/24/2021

DESIGNERS STAMP:

SHEET :
A-04



PROPOSED FIRST FLOOR PLAN
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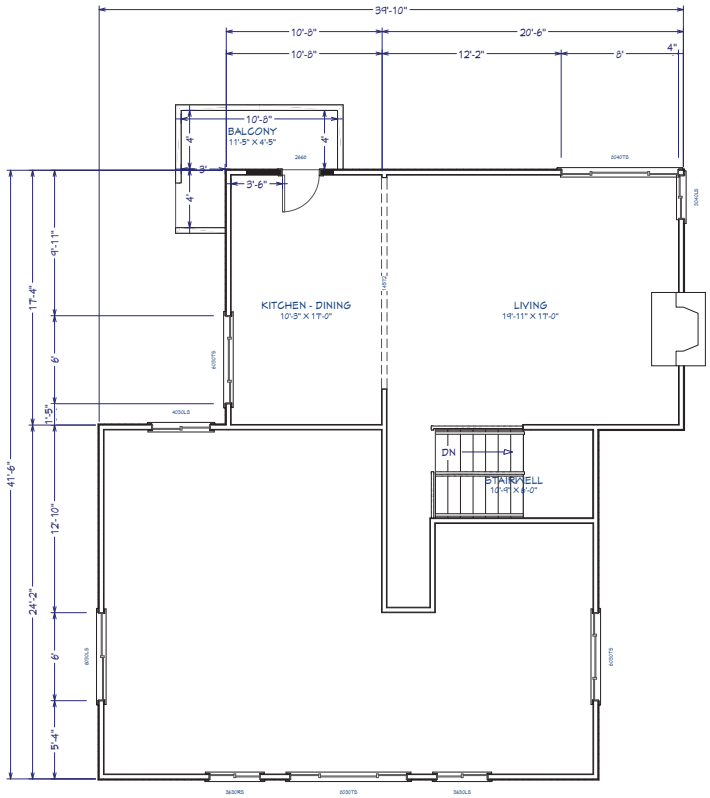


PROPOSED SECOND FLOOR PLAN
SCALE 1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

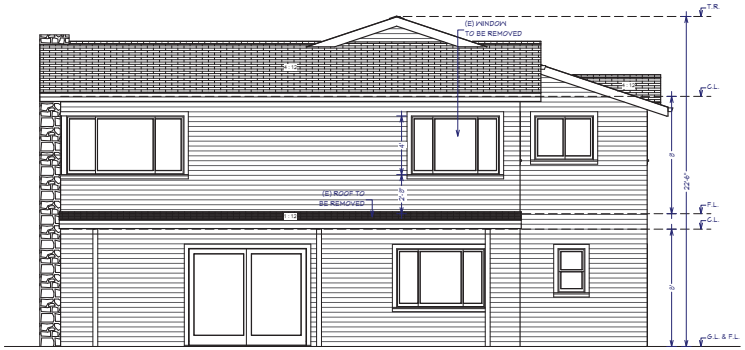
PROJECT:
3148 Barkley Ave. Santa Clara, CA 95051
APN: 220-29-093

SHEET TITLE:
ARCHITECTURAL PROPOSED FLOOR PLAN

DATE:
8/24/2021

DESIGNERS STAMP:

SHEET :
A-05



EXISTING REAR ELEVATION
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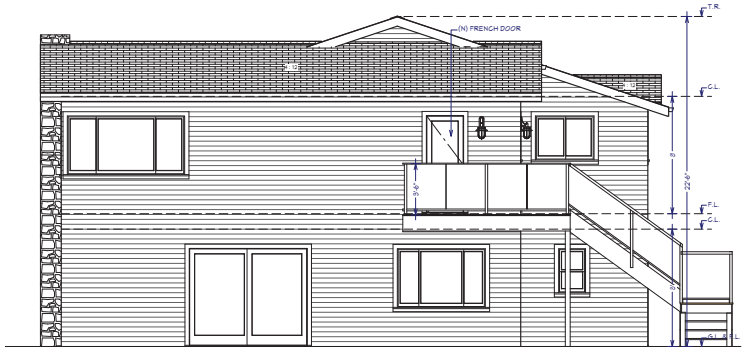

PROPOSED REAR ELEVATION
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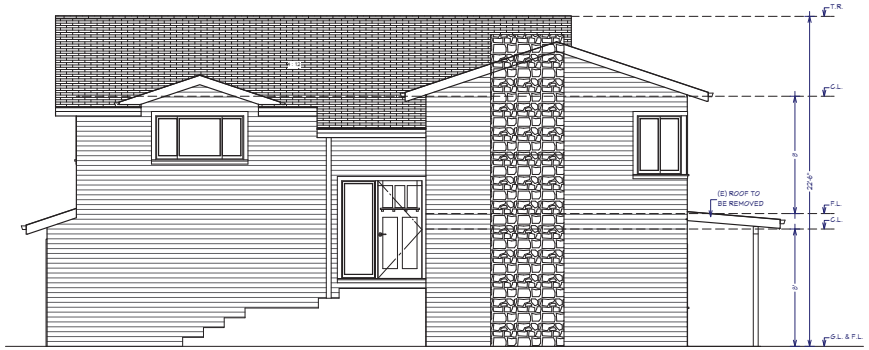
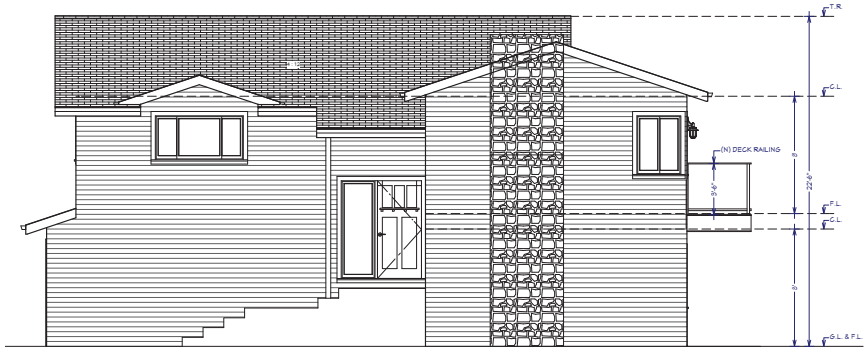
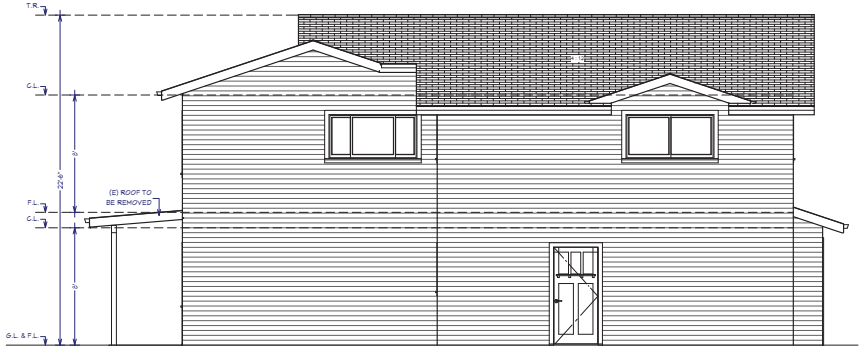


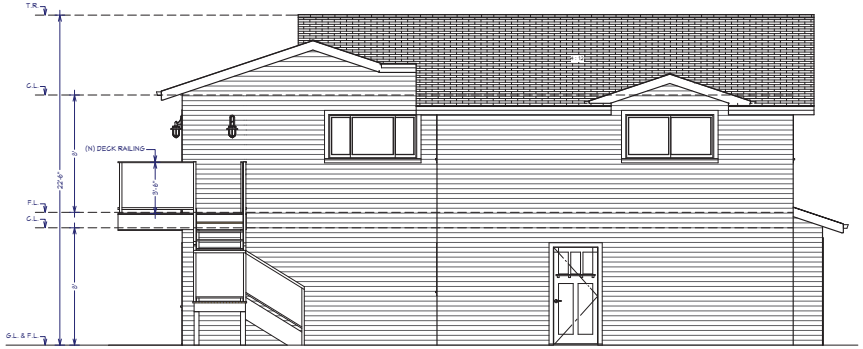
EXISTING RIGHT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE 1/4"=1'-0"



EXISTING LEFT ELEVATION
SCALE 1/4"=1'-0"



PROPOSED LEFT ELEVATION
SCALE 1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE

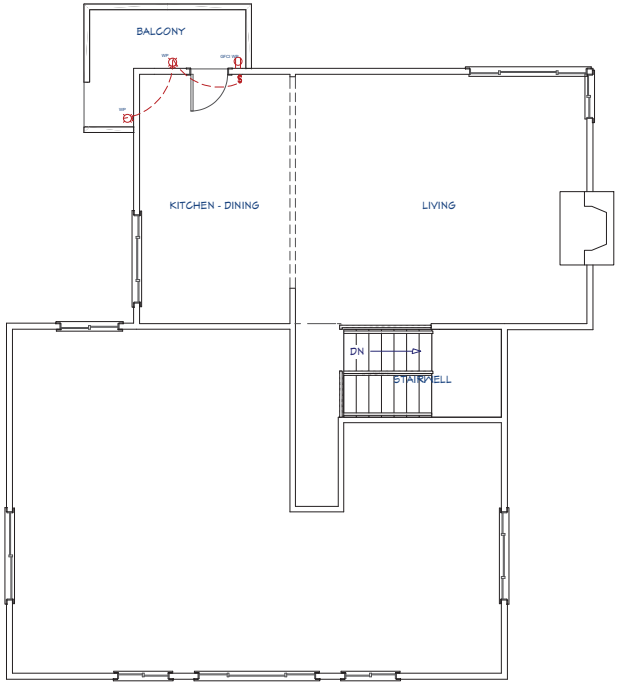
PROJECT:
3148 Barkley Ave. Santa Clara, CA 95051
APN: 220-29-093

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

DATE:
8/24/2021

DESIGNERS STAMP:

SHEET :
A-06



PROPOSED ELECTRICAL PLAN

SCALE 1/4"=1'-0"

ELECTRICAL NOTES

1. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NATIONAL ELECTRICAL CODE (NEC), ELECTRICAL SAFETY ORDERS, STATE OF CALIFORNIA AND ALL APPLICABLE LOCAL CODES.
2. ALL RECEPTACLES SHALL BE GROUNDED AND OF THE GROUNDING TYPE (SEC. 210-256 NEC.)
3. ALL EXHAUST FANS SHALL HAVE MIN. 50 CFM (VENTED THRU ROOF) TYPICAL WITH DAMPERS.
4. SMOKE ALARMS SHALL BE HARD-WIRED DIRECT TO THE BUILDING'S ELECTRICAL SYSTEM. INTERCONNECTED AND SHALL HAVE BATTERY BACK-UP AND INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTION AND 3' AWAY FROM A/C SUPPLY VENT. (FIRE- X ICBO NO. 3423.)
5. NO ALUMINUM SHALL BE USED ANYWHERE.
6. PROVIDE FUSED DISCONNECT SWITCH FOR A/C UNITS AS REQUIRED.
7. ALL LIGHT FIXTURES WITHIN TUB/SHOWER ENCLOSURES SHALL BE LISTED FOR DAMP LOCATION.
8. WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK ACTION SHUT-OFF VALVES (SOLENOID OPERATED)
   A. AUTOMATIC WASHER, HOT AND COLD WATER.
   B. ICEMAKER.
   C. DISHWASHER.
   D. FRONT AND REAR SPRINKLER OUTLETS.
9. AT BATHTUB, THERE SHALL BE NO CORD CONNECTED FIXTURES, HANGING FIXTURES, PENDANTS, LIGHTING TRACK, OR CEILING FANS NEC 410-4(d).
10. BATHROOM RECEPTACLES MUST BE SERVED BY A SEPARATE 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS SERVED FROM THAT CIRCUIT.
11. 20. PROVIDE DESIGNATED 20 AMP GFCI CIRCUIT FOR:
    A. EACH SMALL APPLIANCE CIRCUIT IN KITCHEN.
    B. BATHROOMS
    C.GARAGE & OUTDOORS
12. AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION AT THE BUILDING SITE, AN 'INSTALLATION CERTIFICATE' (CF-2R FORM) SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL AND EFFICIENCIES) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.
13. ELECTRICAL GROUNDING TO CONFORM TO NEC 250-81 WITH AWG GROUND TO METAL UNDERGROUND WATER PIPE IN DIRECT CONTACT WITH THE EARTH FOR 10'-0". SUPPLEMENTED WITH 20'-0" OF BARE COPPER #4 AWG WIRE ENCASED BY AL LEAST 2" OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF THE CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH.
14. ELECTRICAL WIRES TO BE KEPT MINIMUM OF 6'-0" FROM ATTIC ACCESS. WIRES LESS THAN 6'-0" TO BE COVERED FOR PROTECTION. ELECTRICAL CONTRACTOR TO PROVIDE 2-1/2" DIA. SCHEDULE 40 PVC CONDUIT RISER AND 24" RADIUS SWEEP STUBBED OUT MIN. 24" FROM STRUCTURE FOR INCOMING POWER UNLESS OTHERWISE NOTED. ELECTRICAL CONTRACTOR TO CHECK MECHANICAL PLANS AND PLUMBING PLANS FOR MECHANICAL DUCT LOCATION AND PROVIDE PROPER CLEARANCE FOR DUCTS. DUCTS MAY BE INSTALLED LATER.
15. EXTERIOR WEATHERPROOF 110V OUTLETS WITHIN 25'-0" OF AIR CONDITIONING UNITS TO BE ON GFI CIRCUIT. 110V OUTLETS WITHIN 6'-0" OF A KITCHEN SINK, IN THE BATHROOM OR GARAGE MUST ALSO BE ON GFI CIRCUIT.
16. INDIVIDUAL BRANCH CIRCUITS MUST BE IDENTIFIED IN THE MAIN OR SUBPANEL TO INDICATE THE EQUIPMENT THAT THEY SERVE. EVERY OUTLET SHALL BE PROVIDED WITH A COVER UNLESS COVERED BY A FIXTURE RECEPTACLE OR SIMILAR DEIVCE. DISCONNECT LINK REQUIRED FOR NEUTRAL BUSS. ALSO PROVIDE QUICK-DISCONNECT FORM MECHANICAL EQUIPMENT. ALL SUBPANELS TO HAVE AN EQUIPMENT GROUNDING BUSS. ALL GROUNDING OF FACILITIES SHALL MEET REQUIREMENTS OF TITLE 8 AND 24.
17. IN KITCHEN AREA, A 20 AMP SMALL APPLIANCE RECEPTACLE OUTLET SHALL BE INSTALLED AT 48" O.C., AND AT EACH COUNTER SPACE WIDER THAN 12", AT THE END OF COUNTERS, AND TO BE INSTALLED NOT HIGHER THAN 12" ABOVE THE COUNTER SURFACE. NO FACE UP RECEPTACLES ARE PERMITTED.
18. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROVIDED BY ARC FAULT CIRCUIT INTERRUPTER(S), (AFCI) AS PER CEC 210-12.
19. REQUIRED OUTLETS: (2019 CEC 210.52B (2))
    - KITCHEN COUNTERTOPS OUTLETS REQUIRE AT LEAST TWO (2) DEDICATED CIRCUITS.
    - WALL SPACES 2' OR MORE WIDE SO THAT ANY POINT IS NOT MORE THAN 6' FROM A RECEPTACLE MEASURED ALONG THE FLOOR LINE.
    - WALL COUNTER SPACES 12" OR WIDER SHALL HAVE OUTLETS SPACED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24" FROM AN OUTLET.
    - PENINSULAR AND ISLAND COUNTER SPACES WITH A LONG DIMENSION OF 24" OR GREATER SHALL HAVE AT LEAST ONE RECEPTACLE.
    - RECEPTACLES SHALL NOT BE INSTALLED UNDER COUNTERTOP WHICH EXTEND MORE THAN 6" BEYOND THEIR BASE.
    - BATHROOMS, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED WITHIN 36" OF THE OUTSIDE EDGE OF EACH.
    - OUTDOOR, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN THE FRONT AND BACK OF A DWELLING, NOT MORE THAN 6.5' ABOVE GRADE.
    - LAUNDRY, AT LEAST ONE RECEPTACLE OUTLET REQUIRED.
    - HALLWAYS, AT LEAST ONE RECEPTACLE OUTLET REQUIRED IN HALLWAYS OF 10' OR MORE IN LENGTH.
    - BASEMENTS & GARAGES, AT LEAST ONE RECEPTACLE OUTLET REQUIRED 35. REQUIRED 20 AMP BRANCH CIRCUITS: (NEC 210.11).
    - KITCHEN, DINING ROOM, PANTRY, BREAKFAST ROOM, OR SIMILAR AREAS SHALL BE SERVED BY AT LEAST 2 - DEDICATED 20 AMP SMALL APPLIANCE BRANCH CIRCUITS.
    - BATHROOM RECEPTACLES SHALL BE SERVED BY A DEDICATED 20 AMP CIRCUIT
    - LAUNDRY OUTLET IS A DEDICATED CIRCUIT PER 210.11c OF 2019CEC.
20. GFCI PROTECTION: SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS ON KITCHEN COUNTERTOPS, IN BATHROOMS, GARAGES, OUTDOORS, WITHIN 6' OF LAUNDRY, UTILITY OR WET BAR, AND IN UNFINISHED BASEMENTS. CEC.210.8A.
21. ELECTRICAL PANELS: FUSE BOXES, SWITCHGEAR, AND SIMILAR EQUIPMENT WILL BE PROVIDED WITH ADEQUATE WORKING SPACE. (MIN. 30" WIDE, 36" DEEP, AND 78" HIGH) CEC 110.26
22. NAIL PLATES: (SHIELD PLATES) SHALL BE INSTALLED TO PROTECT CONCEALED WIRING INSIDE OF FRAMING MEMBERS WHERE THE BORED HOLE IS CLOSER THAN 1-1/4" TO THE NEAREST EDGE OF THE FRAMING MEMBER OR THE FRAMING MEMBER IS NOTCHED, A STEEL PLATE NOT LESS THAN 1/16" THICK AND APPROPRIATE LENGTH AND WIDTH SHALL BE INSTALLED TO COVER THE AREA OF THE WIRING. TABLE NEC 300.4 (A)(1) & (2)

REQUIRED LIGHTING NOTES:

A) ALL LIGHTING TO BE HIGH EFFICACY (I.E. PIN BASED CFL; PULSE -START MH, HPS, GU24 SOCKETS OTHER THAN LEDS, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC) CEC TABLE 150.0A.
B) SCREWED-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" ("JA8-2019-E" LUMINARIES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINARIES). ADVISORY: "JA8-2016-E" MARKED LUMINARIES ARE STILL ALLOWED FOR USE THROUGH THE END OF THE 2019 CODE CYCLE. CEC 150.0(k)G.
C) ALL JA8 COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS.
   I) CEILING RECESSED DAM LIGHT LUMINARIES.
   II) LED LUMINARIES WITH INTEGRAL SOURCES.
   III) PIN-BASED. LED LAMPS (MR16, AR-III, ETC.,)
   IV) GQ-24 BASED LED LIGHT SOURCES.
D) AT LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR. CEC 150(K)2J.
E) AT LEAST ONE FIXTURE IN EACH LAUNDRY ROOM CONTROLLED BY VACANCY SENSOR. 150(K)2J.
F) ALL OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CEC 150.0(K)3:
   I) PHOTO CONTROL AND MOTION SENSOR.
   II) PHOTO CONTROL AND AUTOMATIC TIME SWITCH CONTROL.
   III) ASTRONOMICAL TIME SWITCH CONTROL.
   IV) ENERGY MANAGEMENT CONTROL SYSTEMS.

2019 GENERAL ELECTRICAL REQUIREMENTS:

1) PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPL 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED INDWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLOS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY OR SIMILAR ROOMS OR AREAS.
2) ALL 125-VOLT, 15-AN 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES (CEC 406.12)
3) PROVIDE AT LEAST ONE WEATHER-RESISTANT TYPE RECEPTACLE IN A WEATHERPROOF ENCLOSURE AT THE FRONT AND BACK OF THE DWELLING. (CEC 210.52 (E)(1) & 406.8(B)(1))
4) ALL 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL (CEC 210.8):
   A) BATHROOM, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS
   B) KITCHEN COUNTERTOP SURFACES
   C) LAUNDRY, UTILITY, AND WET BAR SINKS (WITHIN 6 FEET OF THE EDGE OF SINK)
   D) BOATHOUSES.

SMOKE DETECTOR REQUIREMENTS

- ALL CONSTRUCTION, INTERIOR REPAIRS OR ALTERATIONS REQUIRING A PERMIT OCCUR, THE DWELLING SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS AND EXISTING CONSTRUCTION.
- SMOKE DETECTORS: REQUIRED IN ALL BEDROOMS, AT ALL HALLWAYS LEADING TO BEDROOMS, AND AT EACH FLOOR LEVEL INCLUDING BASEMENTS.
- SMOKE DETECTORS SHALL BE HARD WIRED TOGETHER IN SERIES WITH BATTERY BACK UP.
- CARBON MONOXIDE DETECTORS/ALARMS: REQUIRED ON EVERY HABITABLE LEVEL OF A RESIDENCE THAT CONTAINS A FUEL BURNING APPLIANCE AND IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING UNIT INCLUDING BASEMENT PER CRC R315. CARBON MONOXIDE ALARMS SHALL BE HARD-WIRED WITH A BATTERY BACKUP (SEE CRC R315.1.1 FOR EXCEPTIONS).

NOTE:

- ALL SMOKE AND CARBON MONOXIDE ALARMS THROUGHOUT THE DWELLING MUST BE HARD-WIRED.
- INSTALL DETECT-WIRED 110V SMOKE DETECTORS WITH BATTERY BACKUP THAT EMITS SIGNAL WHEN BATTERIES ARE LOW.
- ELECTRICALLY INTERCONNECTED SO THAT WHEN ALARM SOUNDS ALL ALARMS WILL SOUND.
- VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 13 FILTERS OR BETTER CEC 150.0(M)12C.
- COMPLETED CF2R-LTG-01-E FORM MUST BE PROVIDED TO THE TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. 2019 CA ENERGY CODE SECTION 150(k) FOR LIGHTING.
- FOR ADDITIONS OR REMODELS, EXISTING SMOKE AND CARBON MONOXIDE ALARMS SHALL BE FIELD VERIFIED.

CALGREEN NOTE:

ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. CGBSC SECTION 4.504.1

HERS NOTE:

A HERS RATER MUST VERIFY THAT INSTALLED RANGE HOODS ARE LISTED IN THE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY AND HAVE BEEN HVI-CERTIFIED AS MEETING ASHRAE 62.2 VENTILATION AND SOUND REQUIREMENTS. PROVIDE EVIDENCE OF HERS VERIFICATION TO TOWN BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

KITCHEN HOOD NOTE:

WHERE COMBUSTION APPLIANCES OR SOLID-FUEL BURNING APPLIANCES ARE LOCATED INSIDE THE PRESSURE BOUNDARY, THE MAXIMUM ALLOWABLE NET EXHAUST FLOW OF THE TWO LARGEST EXHAUST FANS SHALL NOT EXCEED 15 CFM PER 100 SQ.FT. OF OCCUPIABLE SPACE, WHEN OPERATING AT FULL CAPACITY. IF THE DESIGNED TOTAL NET FLOW EXCEEDS THIS LIMIT, THE NET EXHAUST FLOW MUST BE REDUCED BY REDUCING THE EXHAUST FLOW OR PROVIDING COMPENSATING OUT-DOOR AIRFLOW (NOTE: IF MAKE-UP AIR FAN IS INSTALLED IT MUST BE ELECTRICALLY INTERLOCKED WITH THE LARGEST EXHAUST FAN). ASHRAE 62.2, SECTION 6.4

NO.	DESCRIPTION	BY	DATE

PROJECT:
3148 Barkley Ave. Santa Clara, CA 95051
APN: 220-29-093

SHEET TITLE:
ARCHITECTURAL ELECTRICAL PLAN

DATE:
8/24/2021

DESIGNERS STAMP:

SHEET :
A-07

3148 Barkley Ave Project Data

Lot Size: 8,645 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor Area (sq.ft.)**
First Floor	1,019		1,019
Second Floor	1,376		1,376
Garage	410		410
Porch	43		43
Patio	157	-157	0
Second Floor Balcony	n/a	65	65
Gross Floor Area	2,962		2,913
Lot Coverage	1,629/8,645= 18%		1,472/8,645 = 17%
F.A.R.	2,962/8,645 = 0.34		2,913/8,645 = 0.34
% of 2nd floor to 1st floor	1,376/1,429=96%		1,376/1,429=96%
Bedrooms/Baths	4/3		4/3
Flood Zone	X		X

21-1335 **Agenda Date: 10/20/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on demolishing the existing 1,795 square-foot one-story single-family residence to construct 3,708 square-foot six bedrooms and five bathrooms two-story single family residence with a new 529 square-foot two-car garage at 510 Meadow Avenue

File No.(s): **PLN2020-14698**

Location: **510 Meadow Avenue,** a 16,861 square feet parcel located on the southwest corner of Meadow Avenue and Hubbard Avenue; APN: 316-12-059; property is zoned Single Family Residential (R1-6L).

Applicant: Farhad Rafatzand, Ziba Design and Construction

Owner: Eswar Manchenella

Request: **Architectural Review** for demolition of the existing one story three bedroom two bath 1,795 square foot single family residence to construct a 3,708 square foot six bedrooms and five bathrooms two-story single family residence with a new 529 square foot two-car garage, 23 square feet front porch, a 367 square foot rear patio, and 445 square foot second floor balcony to the rear.

Project Data: See Attachment 2

Points for consideration

- 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 north and east, by Calabazas Creek to the south, and industrial zoned properties to the west.
- The project proposes a 445 square foot balcony on the second floor with screens on the side to mitigate potential privacy impacts to the neighbors. However, the large size of the lot (16,861 square feet) allows for large setbacks of 33 feet to 38 feet on the sides and approximately 140 feet from the rear property line.
- The proposed single-family house is compatible with the architectural styles and materials of other homes in the neighborhood.
- A 300-foot 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 two-story house in a manner that is compatible with the adjacent properties and the neighborhood. The proposed second floor addition provides 23'-6"-foot front step back, 3 foot sidestep back, and 5-foot rear step back to reduce the second-floor massing. This exceeds the requirement in the design guidelines. The proposed addition is 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.
   - Proposed lot coverage is within the maximum 40% lot coverage permissible in the R1-6L zoning district

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 compatible with adjacent residential properties and generally consistent with the City's Design Guidelines, in that the project maintains the one-two story character by providing greater step backs on the second floor 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 be clad in stucco with a new composite shingle roof to match 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.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301-Existing Facilities, in that the project is limited to a small addition to the existing single-family residence.

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 October 7, 2021, a notice of public hearing of this item was posted in three conspicuous places within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has received a few inquiries from public for this application.

RECOMMENDATION

Approve the proposed demolition of the existing one story three-bedroom, two-bath 1,795 square-foot single-family residence to construct a 3,708 square-foot six bedroom and five bathroom two-story single-family residence with a new 529 square-foot two-car garage, 23 square feet front porch, a 367 square-foot rear patio, and 445 square-foot second floor balcony to the rear at 510 Meadow Avenue, subject to conditions.

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

ATTACHMENTS

1. Development Plans
2. Project Data

MANCHENELLA RESIDENCE

NOT FOR CONSTRUCTION

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
#	DIAMETER OR ROUND
#	POUND OR NUMBER
(E)	EXISTING
A.C.	ASPHALTIC CONCRETE
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
AWN.	AWNING
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CABT.	CABINET
C.B.	CATCH BASIN
C.B.C.	CALIFORNIA BUILDING CODE
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CEILING JOIST
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CTSK.	COUNTERSUNK
D.	DRYER
DBL	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR

D.W.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXSIT.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FIN.	FINISH
F.J.	FLOOR JOIST
FL.	FLOOR
FLUOR.	FLUORESCENT
FND.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
GLB.	GLUE-LAM BEAM
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT
ID.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR

DS.	DOWNSPOUT
JT.	JOINT
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
N/A	NOT APPLICABLE
N.E.C.	NATIONAL ELECTRIC CODE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
PL.	PLATE
PLYWD.	PLYWOOD
PR.	PAIR
P&S	POLE AND SHELF
PT.	POINT
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING

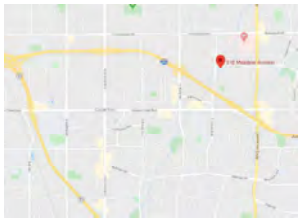
RWD.	REDWOOD
S.	SOUTH
SD.	SLIDING DOOR
S.C.	SOLID CORE
SCHED	SCHEDULE
SH.	SHELF
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STOR.	STORAGE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.C.	TRASH COMPACTOR
T.O.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERATURE
T&G	TONGUE AND GROOVE
THK.	THICK
T.V.	TELEVISION
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.M.C.	UNIFORM MECHANICAL CODE
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
U.P.C.	UNIFORM PLUMBING CODE
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WASHER
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
W/P.	WATERPROOF
WT.	WEIGHT
W.W.M.	WELDED WIRE MESH

SHEET INDEX

ARCHITECTURAL SHEETS

A-0	COVER SHEET
A-1	SITE PLAN
A-1.a	BEST MANAGEMENT PRACTICES
A-2	DEMOLITION PLAN
A-3	EXISTING ELEVATIONS
A-4	EXISTING ROOF PLAN
A-5a	PROPOSED FIRST FLOOR PLAN
A-5b	PROPOSED SECOND FLOOR PLAN
A-7	PROPOSED ELECTRICAL PLAN (T.B.D)
A-8	PROPOSED MECHANICAL PLAN (T.B.D)
A-8a	SECTIONS
A-8b	SECTIONS
A-8c	SECTIONS
A-9a	PROPOSED ELEVATIONS
A-9b	PROPOSED ELEVATIONS
A-10	PROPOSED ROOF PLAN
A-11	DOOR & WINDOW SCHEDULE
A-12	NOTES

VICINITY MAP



CONSULTANT DIRECTORY

SURVEYOR	N/A
SOILS ENGINEER	N/A
CIVIL ENGINEER	N/A
STRUCTURAL ENGINEER	TO BE DETERMINED
ENERGY CONSULTANT	TO BE DETERMINED
LANDSCAPE ARCHITECT	N/A

PROPERTY DESCRIPTION

OWNER	ESWAR MANCHENELLA
ADDRESS	510 MEADOWE AVE, SANTA CLARA 95051
PARCEL	316-12-054
ACREAGE	16861.05 SQ.FT. = 0.387 ac
ZONING	R1-6L
PROJECT DESCRIPTION	REBUILT THE EXISTING HOUSE BY KEEPING THE FLOOR SYSTEM AND ADDING THE SECOND FLOOR ON. TOTAL OF 6 BEDROOM AND 5 BATHROOM

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE: 2019 CALIFORNIA BUILDING CODE

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE

REVISIONS

- - CITY PLAN CHECK

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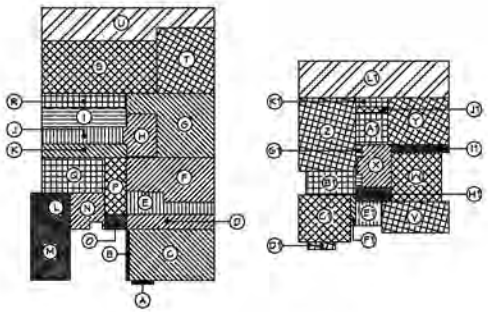
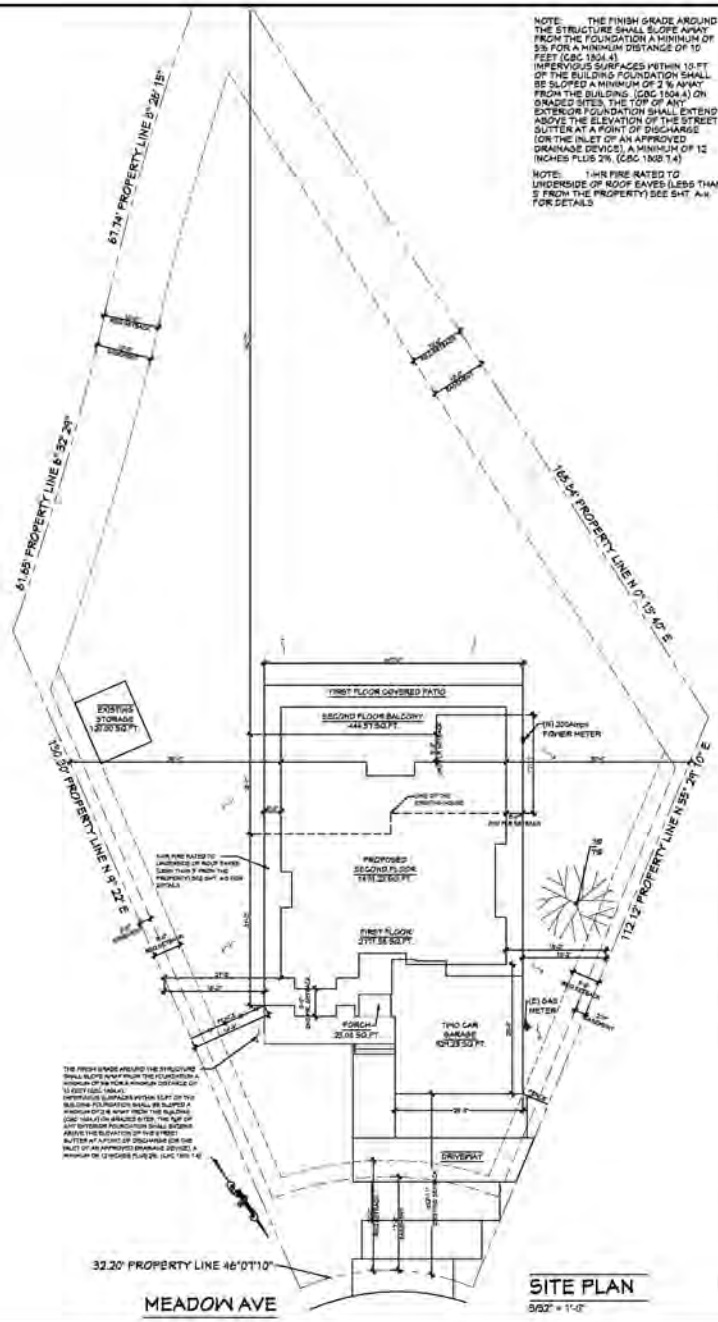
07/26/2021	SHEET
2015	A-0



FLOOR AREA DIAGRAM AND CALCULATIONS

EXISTING RESIDENCE			
A	0.11 x 8.10	9.391	S.F.
B	0.6 x 14.0	12.915	S.F.
C	14.0 x 29.3	525.396	S.F.
D	4.1 x 34.0	140.255	S.F.
E	IRREG.	109.501	S.F.
F	IRREG.	260.541	S.F.
G	IRREG.	525.119	S.F.
H	IRREG.	46.454	S.F.
I	5.3 x 23.0	121.819	S.F.
J	4.7 x 22.1	101.026	S.F.
K	3.4 x 23.2	87.995	S.F.
L	IRREG.	49.592	S.F.
M	IRREG.	161.391	S.F.
EXISTING LIVING SPACE		1,794.855	S.F.
EXISTING GARAGE		0	
EXISTING DETACHED STORAGE		120.000	S.F.
EXISTING TO BE REMOVED			
A	0.11 x 8.10	9.391	S.F.
B	0.6 x 14.0	12.915	S.F.
M	IRREG.	161.391	S.F.
TOTAL (E)TO BE REMOVED		203.621	S.F.
TOTAL (E) RESIDENCE TO REMAIN		1591.229	S.F.

FIRST FLOOR ADDITION			
N	IRREG.	81.416	S.F.
P	6.10 x 15.0	90.840	S.F.
Q	9.1 x 11.2	104.300	S.F.
R	3.10 x 25.0	81.291	S.F.
S	14.4 x 31.4	447.216	S.F.
T	15.3 x 17.10	262.414	S.F.
		1151.481	S.F.
CONVERTED AREA			
L	IRREG.	49.592	S.F.
PROPOSED 1st FLOOR		2711.59	S.F.
NEW SECOND FLOOR			
V	9.7 x 19.3	196.641	S.F.
W	15.4 x 13.0	152.416	S.F.
X	IRREG.	16.486	S.F.
Y	12.9 x 16.8	212.484	S.F.
Z	19.7 x 14.11	270.491	S.F.
A1	6.5 x 6.9	78.793	S.F.
B1	6.6 x 13.1	84.186	S.F.
C1	12.10 x 14.2	181.683	S.F.
D1	2.0 x 7.7	15.169	S.F.
E1	6.3 x 7.3	41.049	S.F.
F1	1.3 x 6.4	11.621	S.F.
G1	IRREG.	12.470	S.F.
H1	2.10 x 9.5	21.420	S.F.
I1	2.1 x 15.0	32.129	S.F.
		1486.12	S.F.
TOTAL HABITABLE AREA		4498.59	S.F.
NEW GARAGE			
C	14.0 x 29.6	525.996	S.F.
D	6.1 x 26.0	16.886	S.F.
E	IRREG.	159.807	S.F.
		521.284	S.F.
FIRST FLOOR COVERED PATIO			
O	IRREG.	366.591	S.F.
FIRST FLOOR FRONT PORCH			
Q	4.0 x 5.10	20.400	S.F.
SECOND FLOOR BALCONY			
L1	10.0 x 41.0	409.791	S.F.
K1	2.6 x 8.1	21.366	S.F.
J1	1.6 x 2.9	13.095	S.F.
		444.51	S.F.
TOTAL NEW HOUSE		5031.94	S.F.



NOTE: THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (CBC 1804.4) IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 % AWAY FROM THE BUILDING. (CBC 1804.4) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. (CBC 1808.7.4)

NOTE: 1-HR FIRE RATED TO UNDERSIDE OF ROOF EAVES (LESS THAN 5 FROM THE PROPERTY) SEE SHT. A-4 FOR DETAILS

SITE PLAN
3/32" = 1'-0"

GENERAL NOTE

A	VERIFICATION	CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
B	DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
C	DISCREPANCIES	MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF Z.D.C. IMMEDIATELY
D	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH Z.D.C. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

SITE PLAN NOTES

1	DRIVEWAY	REMOVE THE EXISTING
2	FLATWORK	REMOVE THE EXISTING
3	GRADING	EXISTING
4	DRAINAGE	2% AWAY FROM BUILDING
5	STORM DRAINAGE	DOWNSPOUTS TO SPLASH BLOCKS
6	SEWER LATERAL	LATERAL UNDER HOUSE
7	GAS & ELEC SERVICE	TO BE UPGRADED TO 200 Amps & RELOCATE AS PER SITE & PROPOSED FLOOR PLAN. EXISTING GAS TO REMAIN
8	SETBACKS	AS PER PLAN
9	TREES	PROTECT (E) TREES WHERE POSSIBLE REMOVE TREES PER ADDITION OF (N) STRUCTURE
10	FENCES	PROTECT (E) WHERE POSSIBLE DURING CONSTRUCTION
11	LANDSCAPE	PROTECT (E) WHERE POSSIBLE DURING CONSTRUCTION

TABULATIONS

EXISTING RESIDENCE	1,794.85 SQ.FT.
EXISTING GARAGE	0.00 SQ.FT.
TOTAL OF EXISTING HOUSE	1,794.85 SQ.FT.
EXISTING TO BE REMOVED	205.62 SQ.FT.
ADDITION TO THE FIRST FLOOR	1,151.46 SQ.FT.
PROPOSED 1st FLOOR	2,342.34 SQ.FT.
PROPOSED GARAGE	521.28 SQ.FT.
TOTAL FIRST FLOOR	2,711.59 SQ.FT.
NEW 2nd FLOOR	1,486.12 SQ.FT.
TOTAL HABITABLE AREA	4498.59 SQ.FT.

FRONT COVERED PORCH	20.00 SQ.FT.
PROPOSED GARAGE	521.28 SQ.FT.
PROPOSED 1st FLOOR COVERED PATIO	366.59 SQ.FT.
PROPOSED 2nd FLOOR BALCONY	444.51 SQ.FT.
TOTAL NEW HOUSE	5,031.94 SQ.FT.

COVERAGE & F.A.R.

	SITE PLAN	16,561.05 SQ.FT.=%100
COV:	ALLOWABLE	6,744.42 SQ.FT.=%40
	EXISTING	1,949.41 SQ.FT.=%11.56
	PROPOSED	5,211.21 SQ.FT.=%31.04
FAR:	ALLOWABLE	8,744.42 SQ.FT.=%60
	EXISTING	1,949.41 SQ.FT.=%11.56
	PROPOSED	4,919.21 SQ.FT.=%29.24

REVISIONS

- - CITY PLAN CHECK

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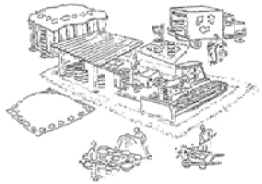
Clean Bay Blue Print



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution and damage to creeks and the San Francisco Bay. Construction activities can directly affect the health of creeks and the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines and the project specifications will ensure your compliance with City of Fremont requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- Sand, dirt, and similar materials must be stored at least 10 feet (3 meters) from catch basins. All construction material must be covered with a tarpaulin and contained with a perimeter control during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control as needed.
- Sweep or vacuum streets and other paved areas daily. Do not wash down streets or work areas with water!
- Recycle all asphalt, concrete, and aggregate base material from demolition activities. Comply with City of Fremont Ordinances for recycling construction materials, wood, gypboard, pipe, etc.
- Check dumpsters regularly for leaks and to make sure they are not overfilled. Repair or replace leaking dumpsters promptly.
- Cover all dumpsters with a tarp at the end of every work day or during wet weather.

Hazardous materials management

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state, and federal regulators.
- Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecasted.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecasted within 24 hours.
- Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- Dispose of all containment and cleanup materials properly.
- Report any hazardous materials spills immediately! Dial 911

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking.

Vehicle and equipment maintenance & cleaning

- Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.

Earthwork & contaminated soils

- Keep excavated soil on the site where it will not collect in the street.
- Transfer to dump trucks should take place on the site, not in the street.
- Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.

- Earthmoving activities are only allowed during dry weather by permit and as approved by the City Inspector in the Field.
- Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Engineer for help in determining what should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Run-on from off site shall be directed away from all disturbed areas or shall collectively be in compliance.

- Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- Be sure to notify and obtain approval from the Engineer before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine what testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Saw cutting

- Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sandbags/gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- Do not use water to wash down fresh asphalt concrete pavement.

Concrete, grout, and mortar storage & waste disposal

- Store concrete, grout, and mortar under cover, on pallets, and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks off-site or into contained washout areas that will not allow discharge of wash water onto the underlying soil or onto the surrounding areas.

- Collect the washwater from washing exposed aggregate concrete and remove it for appropriate disposal off site.

Painting

- Never rinse paint brushes or materials in a gutter or street!
- Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink.
- Paint out excess oil-based paint before cleaning brushes in thinner.
- Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.

Landscape Materials

- Contain, cover, and store on pallets all stockpiled landscape materials (mulch, compost, fertilizers, etc.) during wet weather or when rain is forecasted or when not actively being used within 14 days.
- Discontinue the application of any erosive landscape material within 2 days of forecasted rain and during wet weather.

Storm drain polluters may be liable for fines of $10,000 or more per day!

For references and more detailed information:
www.cleanwaterprogram.org
www.cabmphandbooks.com

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07/26/2021 | SHEET
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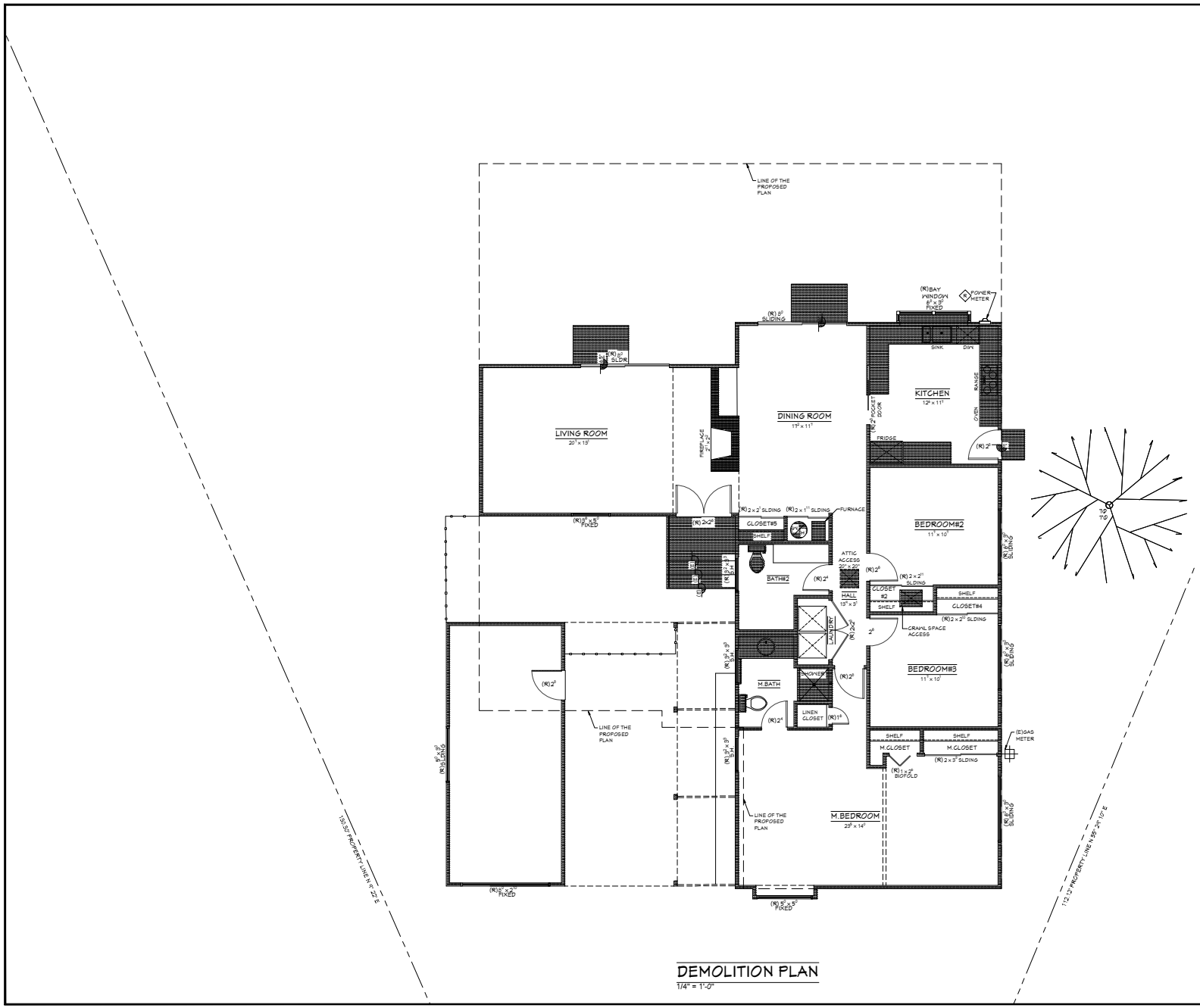

DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

I	PLUMBING	CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
II	ELECTRICAL	REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
III	DUCTWORK	REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
IV	BRACING	CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
V	DISPOSAL	ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
VI	HAZARDOUS MATERIALS	IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND Z.D.C. FOR INSTRUCTIONS

DEMOLITION NOTES

1	DOORS	RELOCATE, REMOVE & DISCARD PER PLAN
2	WINDOWS & SKYLIGHTS	RELOCATE, REMOVE & DISCARD PER PLAN
3	CABINETRY	REMOVE & DISCARD PER PLAN
4	FLOOR COVERINGS	REMOVE & DISCARD PER PLAN
5	LIGHT FIXTURES	REMOVE & DISCARD PER PLAN
6	APPLIANCES	REMOVE & DISCARD PER PLAN
7	LANDSCAPE	EXISTING
8	FLATWORK	REMOVE & DISCARD PER PLAN
9	VENEER	REMOVE & DISCARD PER PLAN
10	ELECTRICAL METER	TO BE UPGRADED TO 200 Amps, RELOCATE AS PER SITE & PROPOSED FLOOR PLAN
11	GAS METER	EXISTING
12	FLOOR STRUCTURE	KEEP OR REMOVE & DISCARD PER STRUCTURAL PLAN
12	FOUNDATION	KEEP OR REMOVE & DISCARD PER STRUCTURAL PLAN

LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
(E)	EXISTING TO REMAIN
(R)	EXISTING TO BE REMOVED
R	EXISTING TO BE RELOCATED

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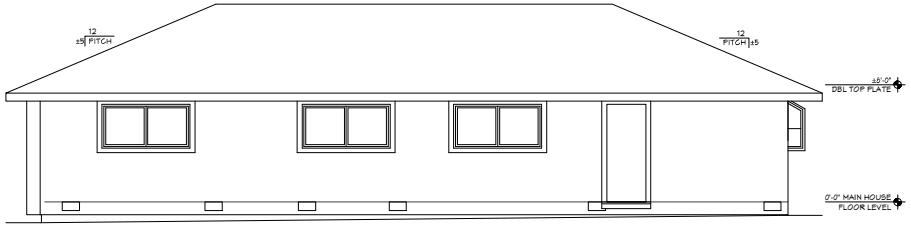
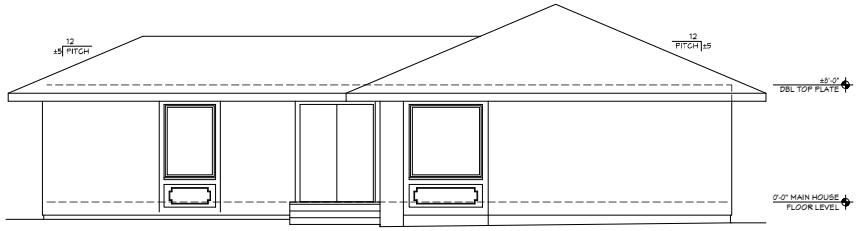
07/26/2021	SHEET
2015	A-2



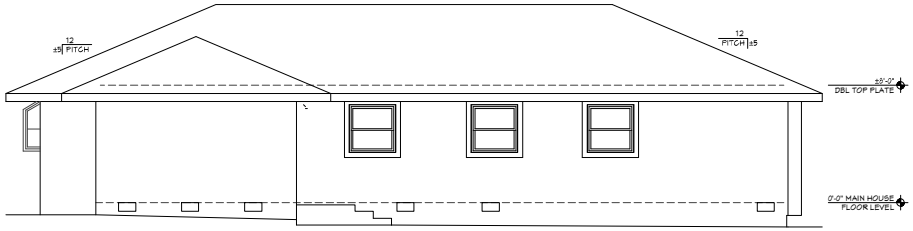
EXISTING RIGHT ELEVATION

1/4" = 1'-0"



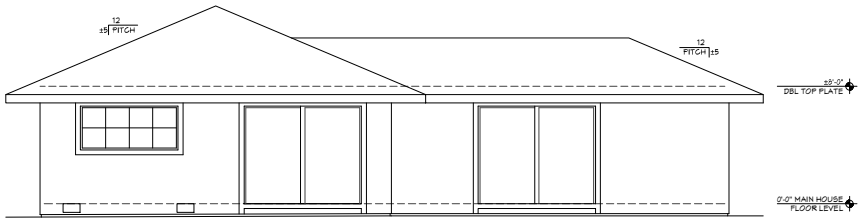
EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING LEFT ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"

EXTERIOR MATERIAL NOTES

1	ROOFING	REMOVE & DISCARD PER PLAN
2	GUTTER	REMOVE & DISCARD PER PLAN
3	DOWN SPOUTS	REMOVE & DISCARD PER PLAN
4	SIDING	REMOVE & DISCARD PER PLAN
5	TRIM	REMOVE & DISCARD PER PLAN
6	STUCCO	REMOVE & DISCARD PER PLAN
7	VENEER	REMOVE & DISCARD PER PLAN
8	WINDOWS	REMOVE & DISCARD PER PLAN
9	WINDOW TRIM	REMOVE & DISCARD PER PLAN
10	SKYLIGHTS	N/A
11	CHIMNEY	REMOVE & DISCARD PER PLAN

LEGEND

#	WINDOW. SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
#	DOOR. SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS

REVISIONS

- - CITY PLAN CHECK

NOTE:
RESTRICTIONS:
THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF ZIBA DESIGNS & CONSTRUCTION. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHICH THEY WERE PREPARED, PUBLICATION, IN WHOLE OR IN PART, OR USE OF SUCH USE, PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAINS WITH ZIBA DESIGNS & CONSTRUCTION. ANY USE THAT DEFIES THEIR CONSTITUTE APPROVAL WITH THESE RESTRICTIONS.

NO.	REVISION/ISSUE DATE
1	Planing submittal 11/16/2020
2	PLANING RESUBMITTAL 4/19/2021

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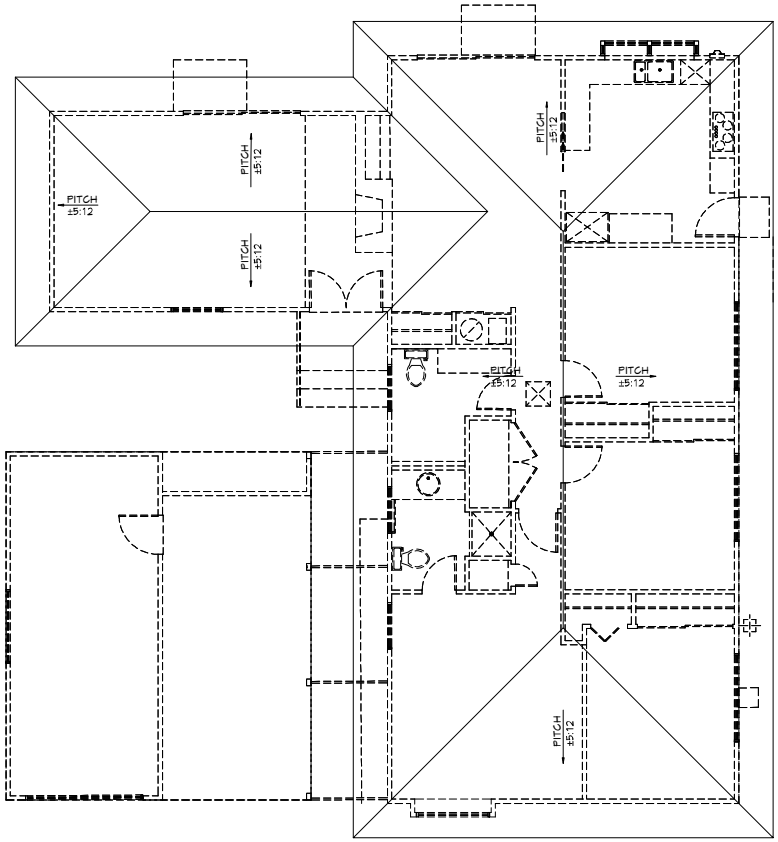
07/26/2021	SHEET
2015	A-3

ROOF PLAN NOTES

1	ROOFING	REMOVE & DISCARD PER PLAN
2	GUTTERS	REMOVE & DISCARD PER PLAN
3	DOWN SPOUTS	REMOVE & DISCARD PER PLAN
4	SKYLIGHTS	REMOVE & DISCARD PER PLAN
5	CHIMNEY	REMOVE & DISCARD PER PLAN



EXISTING ROOF PLAN

1/4" = 1'-0"

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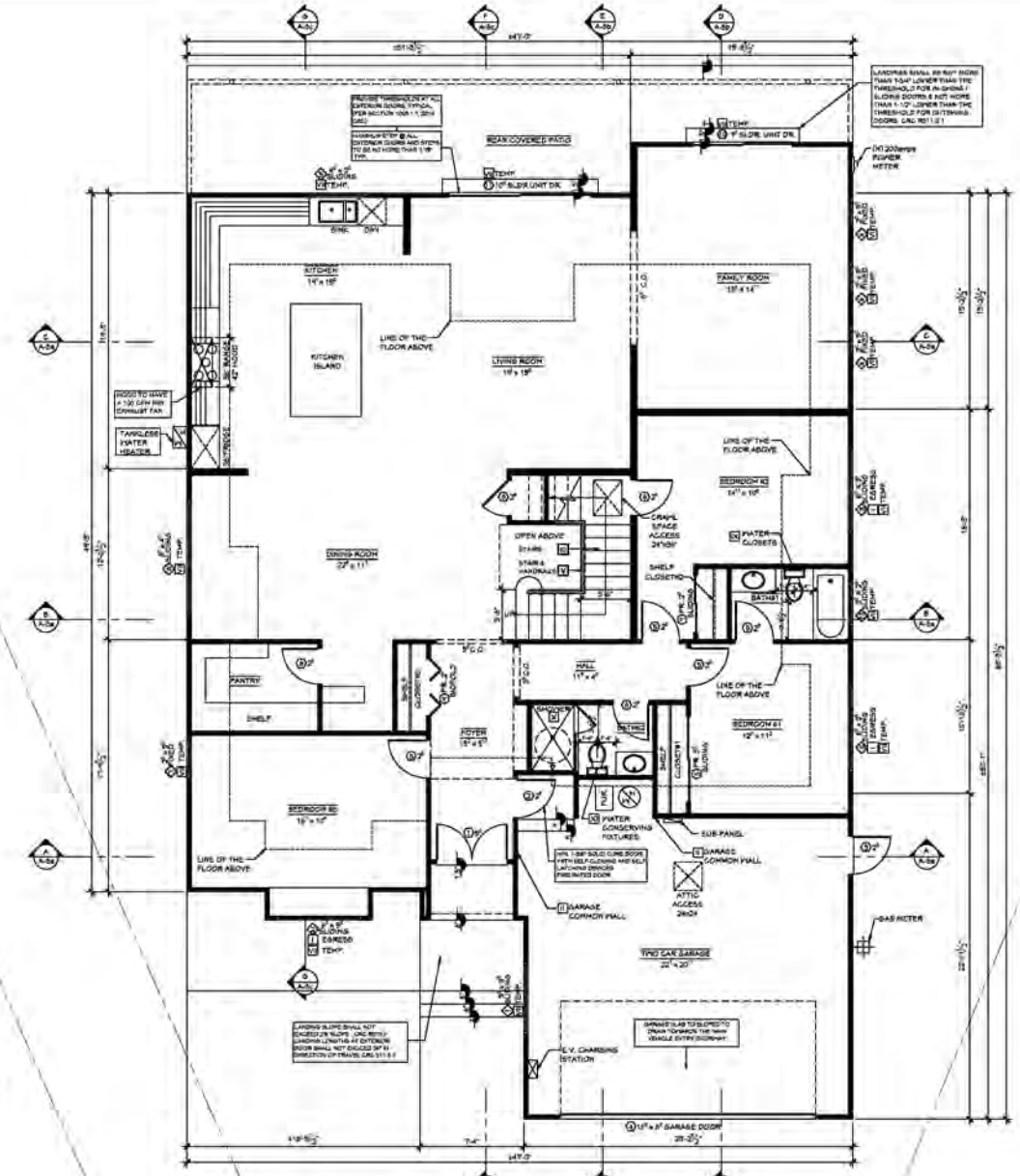

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

FOUNDATION VENT CALCULATIONS

AREA = 2161.79 SQ. FT. (TOTAL PROPOSED CRAWL SPACE)

150

= 14.41 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTS

= 16 VENTS

X 0.125 (14" x 9" FOV VENT OPENING)

TOTAL = 14.75 (SQ FT. VENTING AREA)

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2014 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24" -THE CLEAR OPENING NOT GREATER THAN 44" ABOVE FINISHED
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USEABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7.1 & R311.5.3 CRC 2014. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019. WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001 & CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1021.12 CRC 2019
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.5 2019 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2014 CRC
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE. MARKS
KITCHEN	-	-	-	-	-
LIVING ROOM	-	-	-	-	-
DINING ROOM	-	-	-	-	-
FAMILY ROOM	-	-	-	-	-
FOYER	-	-	-	-	-
HALL	-	-	-	-	-
BEDROOM #1	-	-	-	-	-
BATH #1	-	-	-	-	-
BEDROOM #2	-	-	-	-	-
BATHS	-	-	-	-	-
BEDROOM #3	-	-	-	-	-
PANTRY	-	-	-	-	-

LEGEND

(#)	WINDOW. SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
(#)	DOOR. SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
(R)	RELOCATED

REVISIONS

- CITY PLAN CHECK

NOTE:

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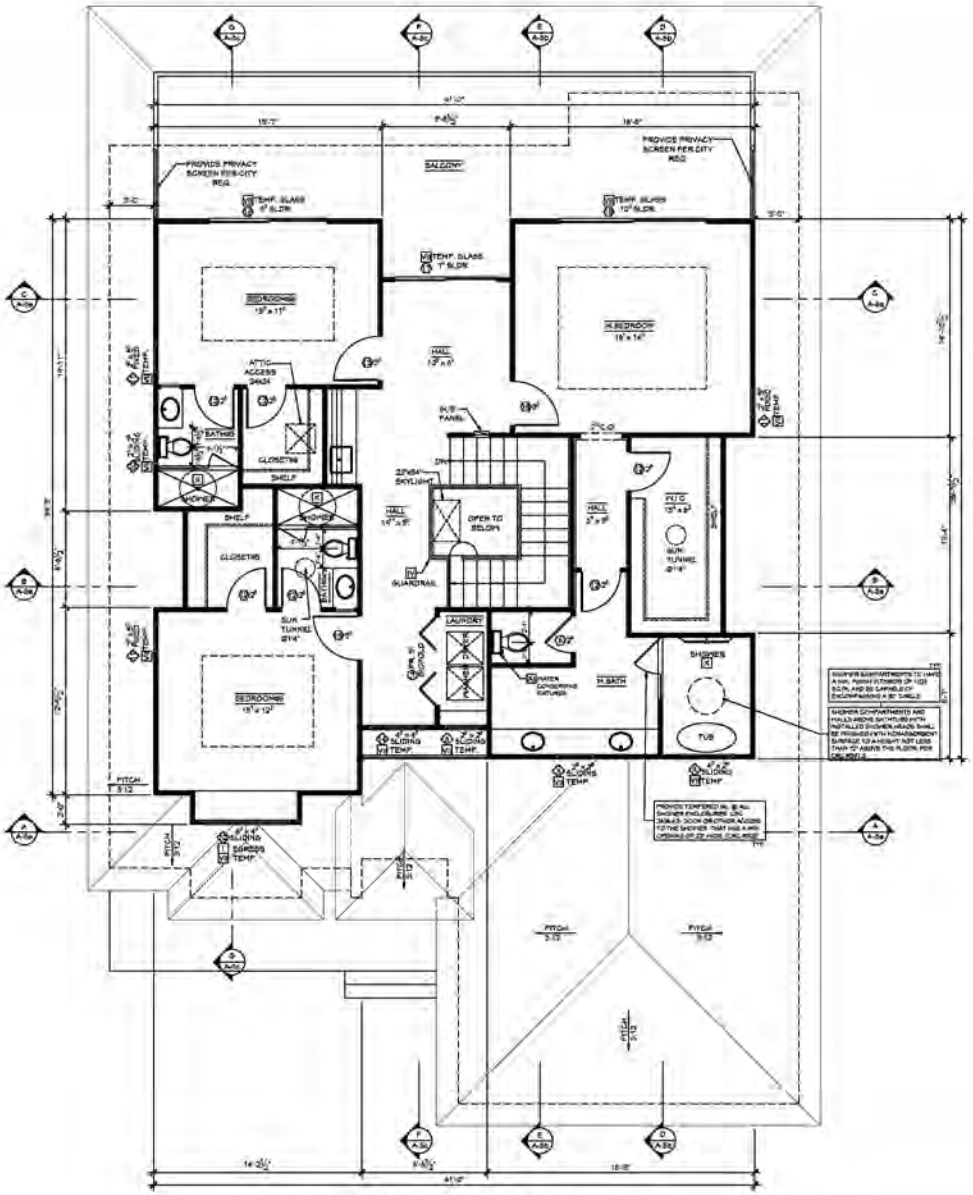

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2014 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24" -THE CLEAR OPENING NOT GREATER THAN 44" ABOVE FINISHED
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 5/8" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS, OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USEABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS.
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.6 & R1001.12 CRC 2019
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2019 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS
M.BEDROOM	-	-	-	-	-
PWDR	-	-	-	-	-
M.BATH	-	-	-	-	-
BEDROOMS	-	-	-	-	-
CLOSETS	-	-	-	-	-
BATHS	-	-	-	-	-
BEDROOMS	-	-	-	-	-
CLOSETS	-	-	-	-	-
BATHS	-	-	-	-	-
LAUNDRY	-	-	-	-	-
HALL	-	-	-	-	-

LEGEND

W	WINDOW, SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
D	DOOR, SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

REVISIONS

- CITY PLAN CHECK

NOTE:

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NO.	REVISION/ISSUE DATE
1	Planning submittal 11/16/2020
2	PLANNING RESUBMITTAL 4/1/2021

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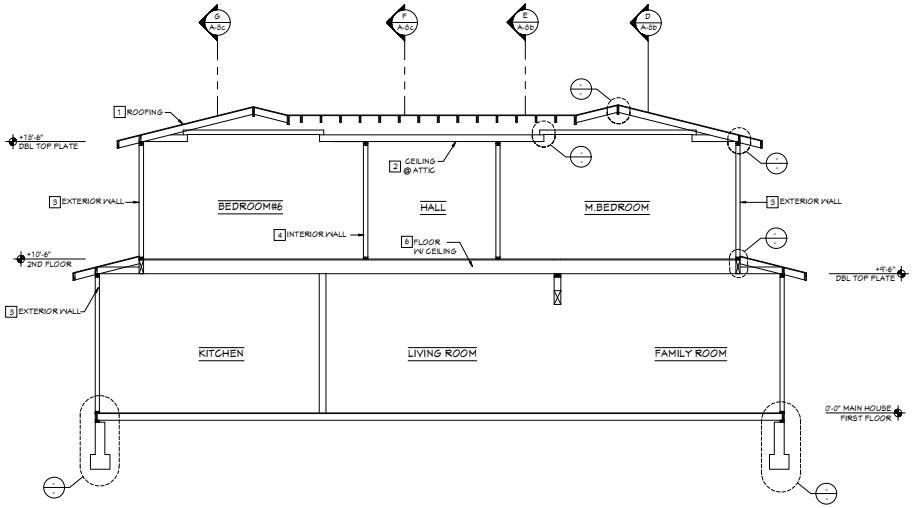
07/26/2021 | SHEET
2015 | A-5b

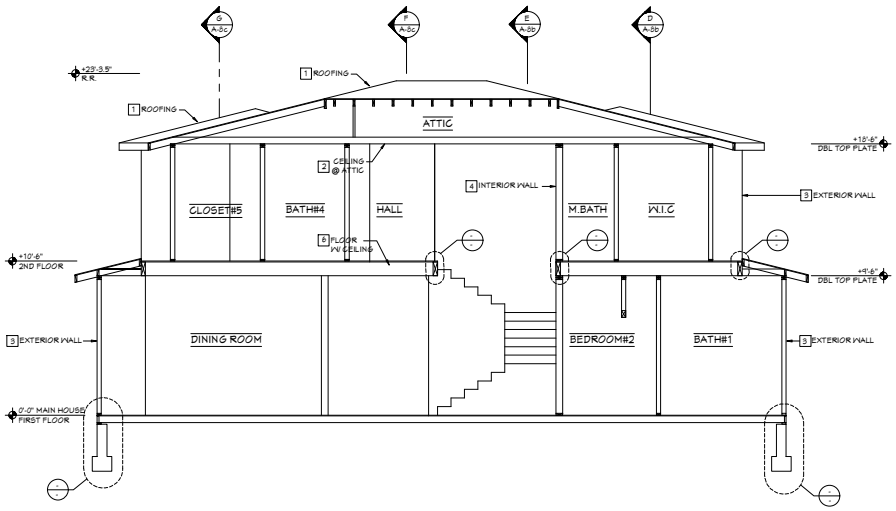


CROSS SECTION C - C

1/4" = 1'-0"

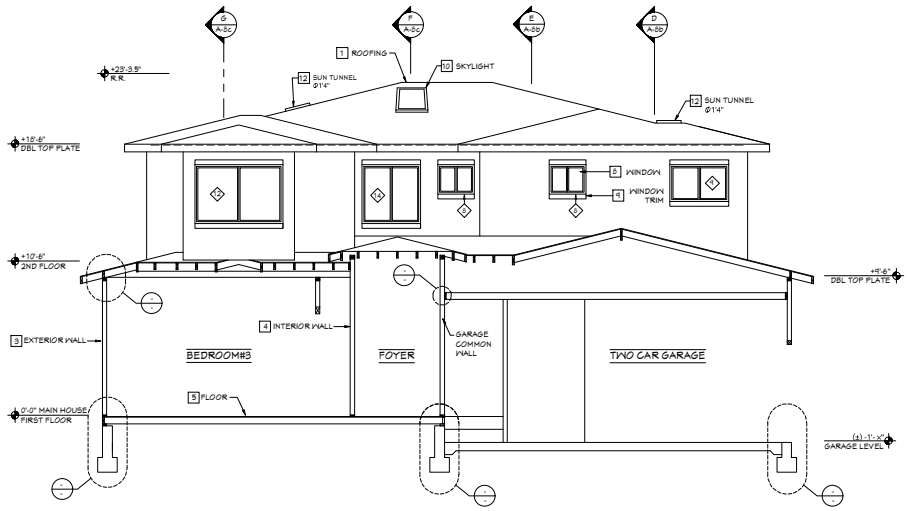
SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ ½" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS GLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ½" SHEET ROCK, TYPICAL U.O.N.



CROSS SECTION B - B

1/4" = 1'-0"



CROSS SECTION A - A

1/4" = 1'-0"

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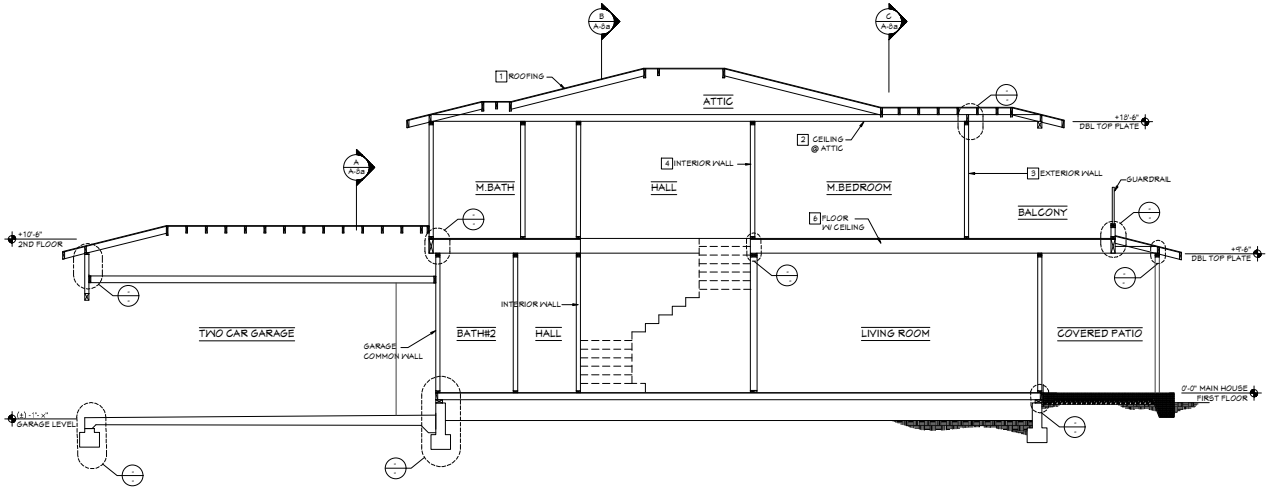
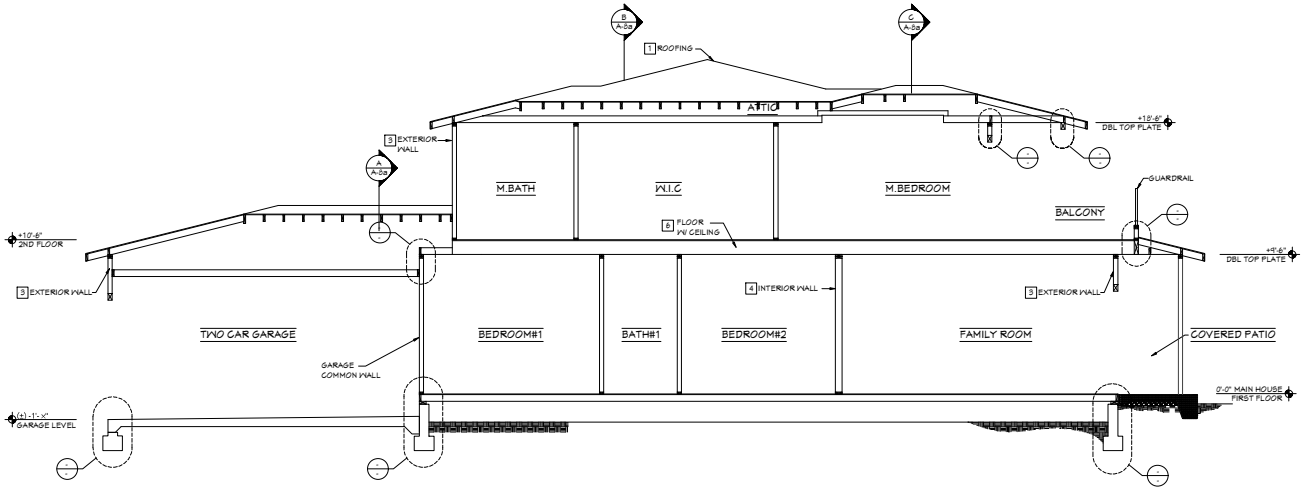


CROSS SECTION E - E

1/4" = 1'-0"



CROSS SECTION D - D

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ ½" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS GLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ½" SHEET ROCK, TYPICAL U.O.N.

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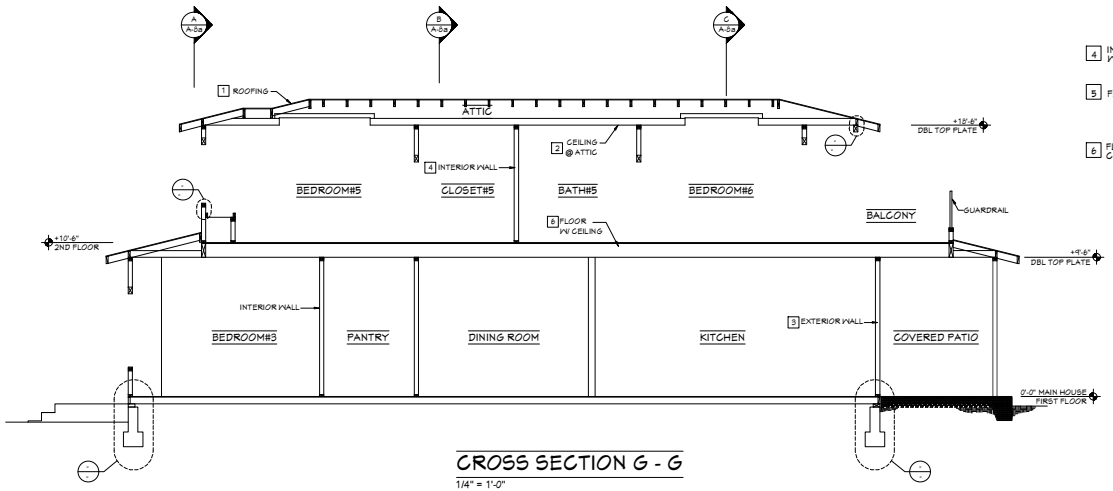
07/26/2021	SHEET
2015	A-8b

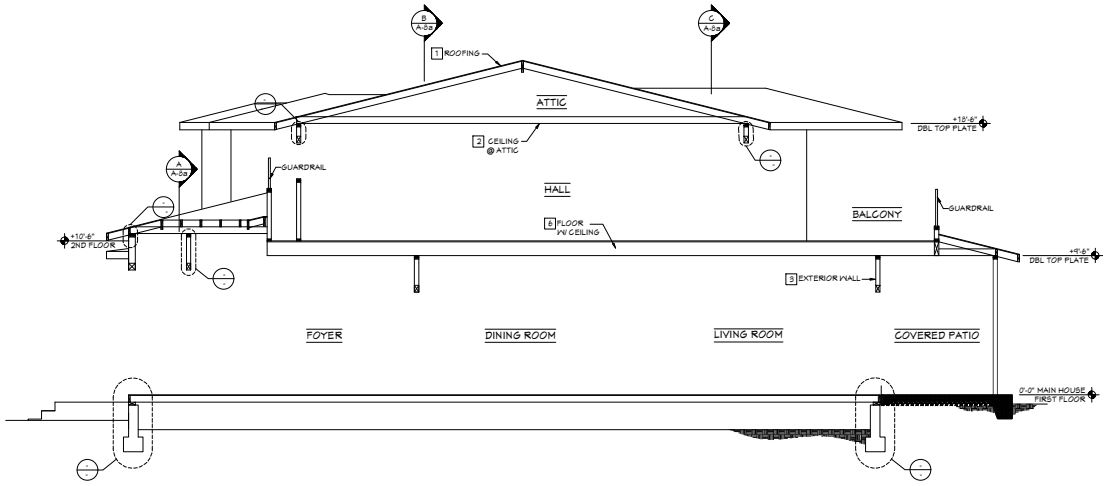
SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ ½" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS GLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ½" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ½" SHEET ROCK, TYPICAL U.O.N.



CROSS SECTION G - G

1/4" = 1'-0"



CROSS SECTION F - F

1/4" = 1'-0"

NOTE:

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1	Planing submittal 11/16/2020
2	PLANING RESUBMITTAL 4/19/2021

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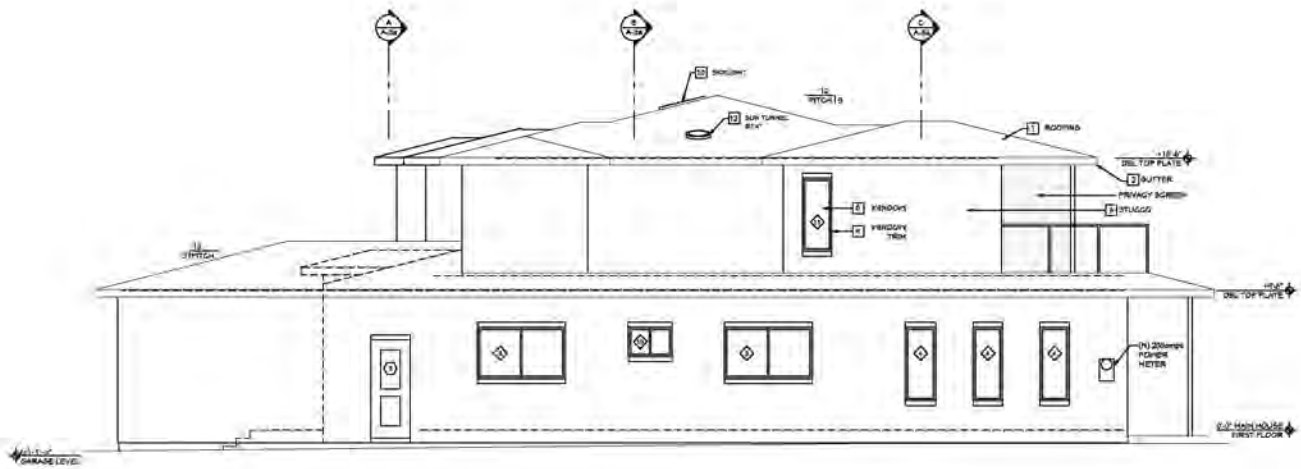
07/26/2021	SHEET
2015	A-8c

PROPOSED FRONT ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & 7" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2019, 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" APART
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2019
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.9.1 CRC 2019
V	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXTERIOR MATERIAL NOTES

1	ROOFING	MFG. SLATE, 40 YEAR COMPOSITION SHINGLE ROOF
2	GUTTER	OGEE.
3	DOWN SPOUTS	RECTANGULAR
4	SIDING	N/A
5	TRIM	N/A
6	STUCCO	SAND FINISH
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED ANDERSON 100 SERIES OR EQUIVALENT - OWNER TO MAKE FINAL DECISION
9	WINDOW TRIM	MFG TRIM
10	SKYLIGHTS	"VELUX" ELECTRIC "FRESH AIR" SKYLIGHT (VCE) 2234 - CURB MOUNTED OR EQ.
11	CHIMNEY	N/A
12	SUN TUNNEL	"VELUX" LOW PROFILE T&P SUN TUNNEL

LEGEND

◇	WINDOW, SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
⬡	DOOR, SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS

REVISIONS

- - CITY PLAN CHECK

NOTE:

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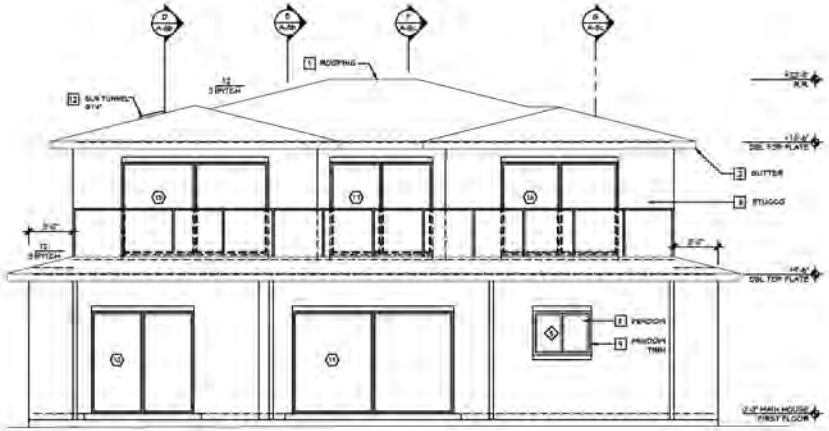
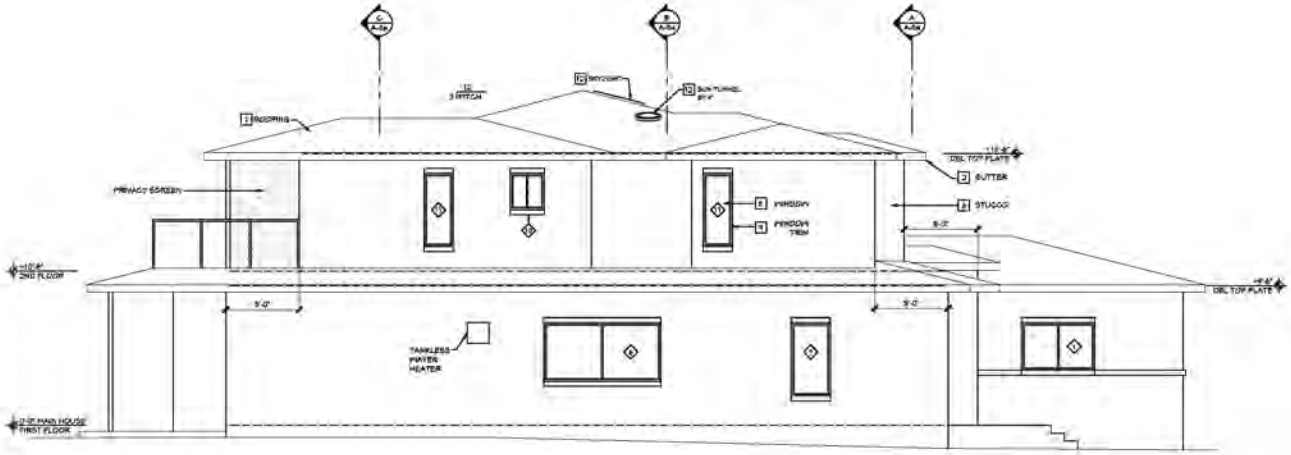
07/26/2021	SHEET
2015	A-9a



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED LEFT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & 7/8" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019
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IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXTERIOR MATERIAL NOTES

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5	TRIM	N/A
6	STUCCO	SAND FINISH
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED ANDERSON 100 SERIES OR EQUIVALENT - OWNER TO MAKE FINAL DECISION
9	WINDOW TRIM	MFG TRIM
10	SKYLIGHTS	"VELUX" ELECTRIC "FRESH AIR" SKYLIGHT (VCE) 2234 - CURB MOUNTED OR EQ.
11	CHIMNEY	N/A
12	SUN TUNNEL	"VELUX" LOW PROFILE 13" SUN TUNNEL

LEGEND

◇	WINDOW, SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
⬡	DOOR, SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS

REVISIONS

- - CITY PLAN CHECK

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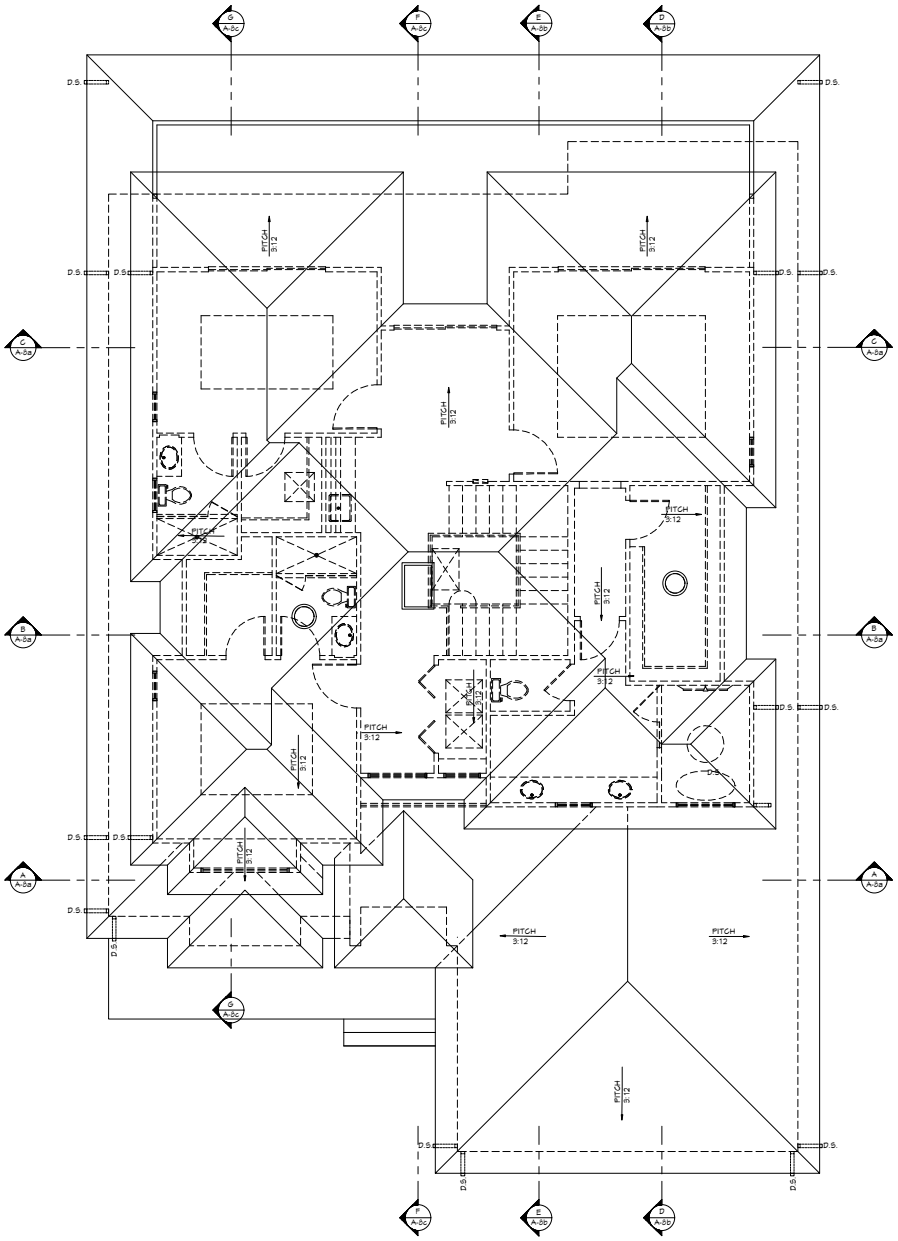
07/26/2021 | SHEET
2015 | A-9b



PROPOSED ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

I	ROOF JACKS	WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
II	VALLEY FLASHING	24 GA. G.I. "L" FLASHING @ ALL VALLEYS
III	CRICKET FLASHING	24 GA. G.I. OVER $\frac{15}{32}$" D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$" MIN. SLOPE
IV	ATTIC VENTILATION	PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2016 CRC
V	FIREPLACE & CHIMNEY	DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2019 CRC

ROOF PLAN NOTES

1	ROOFING	CLASS-A 40 YEARS COMPOSITION ASPHALT ROOFING SHINGLE - EARTHTONE - CIDER NOTE : FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
2	GUTTERS	OGEE GUTTER
3	DOWN SPOUTS	RECTANGULAR, DOWNSPOUTS
4	SKYLIGHTS	"VELUX" ELECTRIC "FRESH AIR" SKYLIGHT (VCE) 2234 - CURB MOUNTED OR EQ.
5	CHIMNEY	N/A
6	SUN TUNNEL "VELUX"	LOW PROFILE TGF SUN TUNNEL

PROPOSED GARAGE ATTIC VENTILATION

PROPOSED VENTILATION, AREA

TOTAL SQUARE FEET = 500.41
/ 150 = 3.33
TOTAL SQ. FT. OF VENTILATION NEEDED

PROPOSED VENTILATION

- (3) 2"Ø HOLES (.0665Q.FT) x 19 BAYS = 1.25 SQ.FT.

LOW PROFILE RECT. EYEBROW VENT X 4 = 2.12 SQ.FT.
(BASE OPENING =14" X 4")
(NFVA = 0.53 SF / VENT)

TOTAL = 3.37 SQ.FT

2ND FLOOR ATTIC VENTILATION

PROPOSED VENTILATION, AREA

TOTAL SQUARE FEET = 1412.66
/ 150 = 9.41
TOTAL SQ. FT. OF VENTILATION NEEDED

PROPOSED VENTILATION

- (3) 2"Ø HOLES (.0665Q.FT) x 72 BAYS = 4.75 SQ.FT.

LOW PROFILE RECT. EYEBROW VENT X 10 = 5.30 SQ.FT.
(BASE OPENING =14" X 4")
(NFVA = 0.53 SF / VENT)

TOTAL = 10.05 SQ.FT

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07/26/2021	SHEET
2015	A-10

GENERAL NOTES

1. SCOPE OF CONTRACT:
THE SCOPE OF THE CONTRACT IS TO INCLUDE ALL LABOR, MATE-RIALS, EQUIPMENT, SCAFFOLDING, FREIGHTAGE, CARRIAGE AND HANDLING OF MATERIAL FOR PROPER SERVICE INCIDENTIAL TO PERFORMING AND COMPLETING THE WORK OUTLINED IN THE DRAWINGS AND SPECIFICATIONS. WORK OMITTED IN THE PLANS, NECESSARY FOR THE PROPER COMPLETION OF THE WORK PER INTENT OF PLANS, SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL INDICATE TO THE SUBCONTRACTOR THE JURISDICTION OF THEIR TRADE AS IT APPLIES TO THE JOB. ALL WORKPERSONS AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADE.

2. EXISTING CONDITIONS:
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A PROPOSAL FOR THE WORK AND SHALL NOT START WORK UNTIL HE/SHE IS SATISFIED THAT THE ACTUAL SITE CONDOTIONS ARE AS SET FORTH ON THE DRAWINGS. ONCE HAVING STARTED WORK, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE WHATEVER ADJUSTMENTS, CORRECTIONS OR REPAIRS AS REQUIRED TO COM-PLETE THE PROJECT WITHOUT EXTRA COMPENSATION.

3. PERMITS AND INSPECTIONS:
THE CONTRACTOR SHALL PAY FOR ALL PERMITS AND SHALL SECURE AND VERIFY ALL INSPECTIONS WHEN REQUIRED AS PER LOCAL CITY/COUNTY REQUIREMENTS. ANY INSPECTIONS, SPECIAL OR OTHERWISE, THAT ARE REQUIRED BY THE BUILDING CODES, LOCAL BUILDING DEPARTMENTS OR THESE PLANS SHALL BE DONE BY AN INDEPENDENT INSPECTION COMPANY. JOB SITE VISITS BY THE ENGINEER DO NOT CONSTITUTE AS AN OFFICIAL INSPECTION UNLESS SPECIFICALLY CONTRACTED FOR.

4. CODES:
ALL WORK UNDER THIS CONTRACT SHALL BE IN STRICT ACCOR-DANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES AND LOCAL ORDINANCES AS WELL AS ALL PUBLIC AGENCIES HAVING JURISDICTION, INCLUDING THE LATEST CALIFORNIA BUILDING CODE AND COUNTY REQUIREMENTS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

5. INSURANCE:
THE CONTRACTOR SHALL CARRY HIS/HER OWN WORKMAN'S COM-PENSATION INSURANCE AS REQUIRED. THE OWNER WILL CARRY FIRE INSURANCE IN PROPORTION TO WORK COMPLETED AND QUANTITY OF MATERIALS STORED ON SITE.

6. SITE SAFETY:
THE CONTRACTOR ALONE IS RESPONSIBLE FOR JOB SITE SAFETY. SITE REVIEW OF THE CONSTRUCTION BY THE ENGINEER AND/OR DESIGNER IS TO DETERMINE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. IT DOES NOT ENCOMPASS SAFETY PROCEDURES OR OPERATIONS. STRUCTURES HAVE BEEN DESIGNED FOR OPER-ATIONAL LOADS ON COMPLETED STRUCTURES. DURING CONSTRUC-TION, STRUCTURES AND PARTS OF THE STRUCTURE SHALL BE PROTECTED AND/OR SUPPORTED BY BRACING AND SHORING WHEREVER LOADING MAY OCCUR.

7. WORKMANSHIP AND GUARANTEES:
ALL WORK SHALL BE DONE BY PERSONS SKILLED IN THEIR RE-SPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST RECOG-NIZED PRACTICE OF EACH TRADE. ALL WORKMANSHIP SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS WHERE APPLICABLE. WORKMANSHIP THAT DOES NOT COMPLY WITH THE OBVIOUS INTENT OF THE CONTRACT DOCUMENTS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. UNLESS NOTED OTHERWISE, ALL MATERIALS SHALL BE NEW, OF THE BEST QUALITY AND FREE FROM DEFECTS. THE CONTRACTOR SHALL GUARANTEE A WATER-TIGHT BUILDING ENCLOSUREAND THAT ALL MATERIALS AND WORKMANSHIP FURNISHED AND RENDERED UNDER THE CON-TRACT SHALL BE FREE FROM DEFECT OR FAULT. THE CONTRAC-TOR SHALL GUARANTEE THE WORK TO BE FREE FROM DEFECT FOR A PERIOD OF ONE YEAR FOLLOWING COMPLETION. DURING THAT TIME, THE CONTRACTOR SHALL PROMPTLY CORRECT ANY DEFECTS WITHOUT COST TO THE OWNER.

8. DISCREPANCIES:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCON-TRACTOR TO NOTIFY THE OWNER AND THE DESIGNER AND/OR ENGINEER OF ANY CONDITIONS FOUND IN THE FIELD TO BE DIF-FERENT FROM THOSE SHOWN ON THE PLANS, AS WELL AS ERRORS AND/OR OMISSIONS ON THE PLANS WHICH MIGHT AFFECT THE COMPLETION OF THE PROJECT.

9. DIMENSIONS:
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS AT THE JOB SITE AND BRING ANY DISCREPANCIES TO THE DESIGNER'S ATTENTION; VERIFY ALL DIMENSIONS OF THE FRAMING PLANS TO THE ARCHITECTURAL PLANS; VERIFY TYPE AND SIZE OF METAL WORK AGAINST APPROPRIATE MEMBER SIZE BE-FORE ORDERING HARDWARE. STRUCTURAL DIMENSIONS CON-TROLLED BY OR RELATED TO MECHANICAL AND/OR ELECTRICAL EQUIPMENT SHALL BE CERTIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

10. PRECEDENCE:
IN GENERAL, LARGER SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DETAILS. IN CASE OF DISCREPANCIES DISCOVERED BY THE CONTRACTOR OR WHERE THE INTENT OF THE PLANS OR SPECIFICATIONS IS NOT CLEAR, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK AFFECTED THEREBY.

11. SUBSTITUTIONS:
WHERE THE NAME BRAND OR MANUFACTURER'S PRODUCT IS SPECIFIED, IT IS USED AS A MEASURE OF QUALITY AND UTILITY OR AS A STANDARD. IF THE CONTRACTOR DESIRES TO USE ANY OTHER BRAND OR MANUFACTURER FOR NONSTRUCTURAL ITEMS, HE/SHE SHALL REQUEST APPROVAL FROM THE OWNER, JUSTI-FYING THE EQUALITY OF THE ARTICLE IN QUALITY AND UTILITY AND SUBMIT SAMPLES IF REQUESTED. FOR STRUCTURAL ITEMS, APPROVAL SHALL BE REQUESTED FROM THE ENGINEER. HARD-WARE NOTED IS SIMPSON "STRONGTIE". HARDWARE OF SIMILAR CONSTRUCTION AND EQUAL I.C.B.O. VALUE IS ACCEPTABLE.

12. CLEAN-UP:
DURING EXECUTION OF THE WORK, THE PREMISES SHALL BE KEPT CLEAN AT ALL TIMES. UPON COMPLETION, WINDOWS SHALL BE WASHED AND THE FLOORS SHALL BE SWEPT. ALL DEBRIS SHALL BE REMOVED FROM THE JOB SITE. WOOD SCRAPS MAY BE STOCKPILED IN A PLACE DESIGNATED BY THE OWNER. ALL CLEANING OF CONCRETE, STUCCO, PAINTING UTENSILS, ETC., TO BE DONE AT DRIVEWAY. NO DUMPING OF ANY OIL-BASED OR TOXIC MATERIAL ON SITE. CONTRACTOR SHALL PROVIDE DRUM ON SITE FOR SOLVENT DISPOSAL.

GENERAL NOTES CONT'D

13.CHANGE ORDERS:
MAKE NO DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS W/O SPECIFIC INSTRUCTIONS FROM THE OWNER. OBTAIN WRITTEN AUTHORIZATION FOR CHANGES INVOLVING EXTRA COSTS PRIOR TO COMMENCING WITH ANY CHANGES. STRUCTURAL CHANGES OR CHANGES THAT WILL AFFECT THE STRUCTURE SHALL BE APPROVED BY THE ENGINEER AND/OR THE DESIGNER.

DOORS & WINDOWS

1. METAL DOORS & FRAMES:
PREPARE OPENING TO PERMIT CORRECT INSTALLATION OF DOOR UNIT AND AIR AND VAPOR SEAL. COORDINATE INSTALLATION WITH PLACEMENT OF INSULATION TO ACHIEVE AN AIR AND VAPOR BARRIER AT FRAME PERIMETER.

INSTALL DOOR UNIT ASSEMBLY IN ACCORDANCE WITH MANUFAC-TURER'S INSTRUCTIONS.

USE ANCHORAGE DEVICES TO SECURELY FASTEN ASSEMBLY TO WALL CONSTRUCTION WITHOUT DISTORTION OR STRESS.

MAINTAIN DIMENSIONAL TOLERANCES AND ALIGNMENT WITH AD-JACENT WORK

VARIATION FROM PLUMB: 1/16 INCH MAXIMUM
VARIATION FROM LEVEL: 1/16 INCH MAXIMUM

CLEAN FRAMES AND GLASS AND REMOVE ALL VISIBLE LABELS AND MARKINGS.

2. WOOD DOORS:
A. DOOR TYPES AND CONSTRUCTION:
- FLUSH EXTERIOR DOORS: 1-3/4" THICK SOLID CORE TYPE A CONSTRUCTION; WOOD VENEER FACES, WIC PREMIUM GRADE. FINISH PER OWNER SPECIFICATIONS.
- STILE AND RAIL INTERIOR AND EXTERIOR DORS: 1-3/4" THICK SOLID STOCK CONSTRUCTION; SOLID STOCK WOOD RAISED PANELS; WIC PREMIUM GRADE. FINISH PER OWNER SPECIFICATIONS.
- FRENCH DOORS: 1-3/4" THICK SOLID STOCK CONSTRUCTION, DUAL GLAZED CLEAR GLASS; WIC PREMIUM GRADE. FINISH PER OWNER SPECIFICATIONS.

B. ADHESIVES:
- EXTERIOR DOORS: ANSI/NWMA, TYPE I ADHESIVE
- INTERIOR DOORS: ANSI/NWMA, TYPE II BOND

C.FABRICATION:
- PROVIDE ASTRAGALS AT DOUBLE DORS
- BEVEL STRIKE EDGE OF SINGLE ACTING DOORS 1/8" IN 2". RADIUS STRIKE EDGE OF DOUBLE ACTING SWING DOORS 2-1/8".
- PREMACHINE DOORS TO RECEIVE HARDWARE

D. INSTALLATION:
- INSTALL DOORS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- MACHINE CUT RELIEF FOR HINGES AND CORING FOR HAND-SETS AND CYLINDERS. PILOT DRILL SCREW AND BOLT HOLES. PREPARE DOORS TO RECEIVE FINISH HARDWARE IN ACCORDANCE WITH ANSI/AWMA REQUIREMENTS.
- TRIM DOOR WIDTH BY CUTTING EQUALLY ON BOTH JAMB EDGES TO A MAXIMUM OF 3/16". TRIM DOOR HEIGHT BY CUTTING EQUALLY ON TOP AND BOTTOM EDGES TO A MAXIMUM OF 3/4".
- CONFORM TO ANSI/AWMA REQUIREMENTS FOR FIT TOLERANCES.
- ADJUST FOR SMOOTH AND BALANCED DOOR MOVEMENT.

3. DOOR HARDWARE:
INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING PROPER TEMPLATES. FURNISH ALL NECESSARY FASTENINGS OF SUITABLE SIZE AND TYPE TO ANCHOR HARDWARE IN POSITION FOR HEAVY USE AND LONG LIFE. FAS-TENINGS SHALL MATCH HARDWARE IN WHICH IT OCCURS. FOLLOW MANUFACTURER'S RECOMMENDATIONS WHERE APPLICABLE. AN-CHORS IN CONCRETE SHALL BE EXPANSION BOLTS. ALL SCREWS TO HAVE PHILLIPS HEAD.

ALL LOCKSET CYLINDERS SHALL HAVE SIX PINS. ALL LOCKSETS SHALL HAVE 2-3/4" BACK SET. ALL LOCKSETS AND DEADLOCKS SHALL BE EQUIPED WITH WROUGHT BOX STRIKES WITH 1-1/8" LONG LIP TO PROTECT TRIM FROM ACTIVITY OF BOLT. ALL LOCK-SETS SHALL BE OF ONE MANUFACTURE, UNLESS NOTED OTHER-WISE ON PLANS OR PER OWNER SPECIFICATIONS.

HAND OF LOCK SHALL BE AS INDICATED ON THE DRAWINGS. IF DOOR HAND IS CHANGED DURING CONSTRUCTION, CONTRACTOR SHALL MAKE NECESSARY CHANGES IN HARDWARE AT NO ADDI-TIONAL COST TO THE OWNER.

ALL DOORS SHALL BE EQUIPPED WITH DOOR STOPS. PROVIDE CARPET RISERS AT CARPETED AREAS.
ALL DOORS, EXCEPT LABEL DOORS, SHALL HAVE SILENCERS. PROVIDE THREE PER SINGLE DOOR, TWO PER PAIR.

EXTERIOR THRESHOLDS SHALL BE PEMKO OR EQUAL. SECURE WITH EXPANSION BOLTS, 3/8" DIAMETER FLAT COUNTERSUNK HEAD. PROVIDE FOUR PER 3'-0" OPENING.

INSURE THAT ALL BUTTS HAVE PROPER CLEARANCE AT TRIM CON-DITIONS. ALL DOORS OVER 7'-0" SHALL HAVE TWO PAIR BUTTS. ALL EXTERIOR OUTSWING DOORS SHALL HAVE NONFERROUS BUTTS WITH NON-REMOVABLE PINS. UNLESS OTHERWISE NOTED, DOORS 1-3/8" INCHES THICK: 3-1/2"; DOORS 1-3/4" THICK AND UP TO 41" WIDE: 4-1/2". PROVIDE WIDTHS SUFFICIENT TO CLEAR TRIM PROJECTION WHEN DOOR SWINGS 180 DEGREES.

4. WINDOWS:
VERIFY WALL OPENINGS AND ADJOINING AIR AND VAPOR SEAL MATERIALS ARE READY TO RECEIVE WORK.

INSTALL WINDOW FRAMES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. USE ANCHORAGE DEVICES TO SECURELY ATTACH FRAME TO STRUCTURE. ALIGN WINDOW FRAME PLUMB AND LEVEL, FREE TO WARP OR TWIST. MAINTAIN DIMENSIONAL TOLERANCES, ALIGNING WITH ADJACENT WORK.

COORDINATE ATTACHMENT AND SEAL OF AIR AND VAPOR BARRIER MATERIALS. INSTALL UNDER SILL, JAMBS AND HEAD. PACK IN-SULATION IN SHIM SPACES AT PERIMETER TO MAINTAIN CONTI-NUITY OF THERMAL BARRIER. INSTALL PERIMETER SEALANT, BACKING MATERIALS, AND SEALANT TO ENDS OF SILL FOR WATER-TIGHT SEAL.

ADJUST HARDWARE FOR SMOOTH OPERATION AND TIGHT FIT OF SASH.

REMOVE PROTECTIVE MATERIAL AND LABELS FROM SURFACES. WASH EXPOSED SURFACES AND TAKE CARE TO REMOVE DIRT FROM CORNERS. WIPE SURFACES CLEAN. REMOVE EXCESS

MOISTURE PROTECTION

1. ASPHALT SHINGLES:
INSTALL NEW 3 TAB SINGLE LAYER ASPHALT SHINGLES AT NEW CONSTRUCTION TO MATCH EXISTING. INSTALL IN STRICT ACCOR-DANCE WITH THE MANUFACTURER'S APPLICATION INSTRUCTIONS OVER ONE LAYER OF 15lb ASPHALT SATURATED FELT.

2. CEDAR SHINGLES-WALLS:
INSTALL NEW NUMBER ONE GRADE CEDAR SHINGLES AT NEW CONSTRUCTION TO MATCH EXISTING. INSTALL IN STRICT ACCOR-DANCE WITH THE APPLICATION INSTRUCTIONS OF THE RED CEDAR AND HANDSPLIT SHAKE BUREAU.

3.WATERPROOF MEMBRANES:
INSTALL WATERPROOF MEMBRANE AT NEW SHOWER PAN AND SEAT. MATERIAL SHALL BE CHLORALOY 240, 40 mil. CHLORI-NATED POLYETHYLENE SHEET, AS MANUFACTURED BY THE NOBLE CO. INSPECT ALL SURFACES BEFORE INSTALLING AND CONFIRM THAT THERE IS ADEQUATE SLOPE TO DRAIN. INSTALL WITHOUT CUTS PER MANUFACTURER'S INSTRUCTIONS. TURN MEMBRANE UP WALL A MINIMUM OF 6" ABOVE SHOWER PAN. COVER CURB WITH SAME MATERIAL. FLOOD TEST AFTER DRAIN FITTING IS INSTALLED.

4. BUILDING PAPER:
INSTALL 15lb ASPHALT SATURATED BUILDING PAPER UNDER ALL NEW SHINGLES AND SIDING. FASTEN AND LAP IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

5. THERMAL INSULATION:
INSTALL PAPER FACED R-13 FIBERGLASS BATTS IN ALL NEW EXTERIOR WALLS AND IN NEW WALLS BETWEEN HEATED AND UN-HEATED SPACES. INSTALL THE SAME MATERIAL IN SIMILAR EXISTING WALLS WHICH HAVE BEEN OPENED UP DUE TO NEW CONSTRUCTION.
INSTALL PAPER FACED R-30 FIBERGLASS BATTS ABOVE ALL NEW CEILINGS. INSURE A MINIMUM OF 3" CLEARANCE BETWEEN RECESSED LIGHT FIXTURES AND THE INSULATION. INSTALL UNFACED R-19 FIBERGLASS BATTS IN THE JOIST SPACE OF ALL NEW FLOORS OCCURING OVER UNHEATED SPACES. IN-STALL LINE WIRES OR INSULATION NETTING AT THE BOTTOM OF THE JOISTS TO HOLD INSULATION SECURELY IN PLACE.
INSTALL PAPER-FACED R-11 FIBERGLASS BATTS IN THE FLOOR BELOW THE MASTER BATH AND LAVATORY FOR ACOUSTICAL CONTROL.
INSTALL INSULATION SO THAT THE FACING WILL BE IN SUB-STANTIAL CONTACT WITH THE GYPSUM BOARD WHEN IT IS IN-STALLED. FIT INSULATION TIGHTLY AROUND ALL PENETRATIONS AND TO ALL FRAMING MEMBERS. INSURE FREE AIR PASSAGE AT EAVE VENTS.
PROVIDE CERTIFICATION THAT INSULATION HAS BEEN INSTALLED IN ACCORDANCE WITH CALIFORNIA ENERGY REGULATIONS.

6. SHEET METAL:
INSTALL 26 GAUGE GALVANIZED STEEL FLASHING TO INSURE WEATHER-TIGHT ENCLOSURE. INSTALL EQUIVALENT ALUMINUM FLASHING WHERE FLASHING COMES IN CONTACT WITH ALUMINUM SECTIONS.
INSTALL NEW GUTTERS AND DOWNSPOUTS AT NEW CONSTRUCTION TO MATCH EXISTING UNLESS NOTED OTHERWISE.

7. CAULKING:
APPLY ACRYLIC LATEX BASE CAULKING COMPOUND AT ALL EX-TERIOR JOINTS TO THE EXTENT NECESSARY TO PROVIDE A WEATHER-TIGHT ENCLOSURE. REMOVE EXCESS CAULKING FROM FINISH SURFACES PRIOR TO TAKING INITIAL SET.
CAULK ALL JOINTS, HOLES AND GAPS AT SILLS, PLATES AND OPENINGS AS REQUIRED BY THE CALIFORNIA ENERGY REGU-LATIONS.
DOW CORNING SILICONE SEALANT OR G.E. SILICONE SEALANT TO BE USED OR APPROVED EQUAL.

MECHANICAL

1.CODES:
ALL MECHANICAL WORK SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE AND OTHER LOCAL AND STATE CODES AND ORDINANCES THAT APPLY.

2. DESIGN AND INSTALLATION:
IT SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CON-TRACTOR TO ASSESS ALL MECHANICAL REQUIREMENTS AS SHOWN ON THE DRAWINGS AND TO DESIGN AND INSTALL THE MECHANICAL SYSTEM, DETERMINING ALL SIZES, CONNECTIONS AND ROUTING OF DUCTWORK AS REQUIRED FOR PROPER OPERATION.

3. COORDINATION:
MECHANICAL CONTRACTOR SHALL COORDINATE INSTALLATION WITH INSTALLATIONS OF OTHER TRADES.

4. BALANCING:
UPON COMPLETION OF INSTALLATION, THE MECHANICAL CON-TRACTOR SHALL CONTINUOUSLY RUN ALL HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS AS REQUIRED TO DEMONSTRATE GOOD WORKING ORDER AND TO PROPERLY BALANCE THE MECH-ANICAL SYSTEM.

PLUMBING

1. CODES:
ALL PLUMBING SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITION OF THE CALIFORNIA PLUMBING CODE AND ALL OTHER LOCAL AND STATE CODES AND ORDINANCES THAT APPLY.

2. DESIGN AND INSTALLATION:
IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO ASSESS ALL PLUMBING REQUIREMENTS FOR FIXTURES AS SHOWN ON DRAWINGS AND INSTALL THE SUPPLY, DRAINAGE AND VENTING SYSTEMS, DETERMINING ALL SIZES, ROUTING CONNECTIONS, VALVES AND CONFIGURATIONS AS REQUIRED FOR PROPER OPER-ATION OF ALL PLUMBING FIXTURES.

3. COORDINATION:
PLUMBING CONTRACTOR SHALL COORDINATE PLUMBING INSTALLATION WITH INSTALLATIONS OF OTHER TRADES.

FINISHES

1. PLASTER:
DEVELOP PLASTER MIX IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. APPLY PLASTER IN ACCORDANCE WITH ANSI/ASTM C843 AND MANUFACTURER'S INSTRUCTIONS.
INSTALL ANGLE, CORNER AND JOINT REINFORCEMENT. APPLY SINGLE COAT WORK OVER SUBSTRATE TO A THICKNESS OF 3/32", PLUS OR MINUS 1/64". FINISH SURFACE AS PER ROOM FINISH SCHEDULE OR OWNER SPECIFICATIONS. BUILDING SUBMITTAL 3-10-2019

2. GYPSUM BOARD:
USE 1/2" OR 5/8" TYPE "X" GYPSUM BOARD AS MANUFACTURED BY U.S. GYPSUM OR EQUAL IN ACCORDANCE WITH ANSI/ASTM C588, WITH TAPERED EDGES AND SQUARE ENDS. INSTALL GYPSUM BOARD IN ACCORDANCE WITH GA 216 AND AS RECOMMENDED BY THE MANUFACTURER, KEEPING END JOINTS TO A MINIMUM. ERECT SINGLE LAYER BOARD IN DIRECTION MOST PRACTICAL AND ECONOMICAL, WITH ENDS AND EDGES OCCURING OVER FIRM BEARING.
TAPE, FILL AND SAND FILLED JOINTS, EDGES, CORNERS, OPENINGS AND FIXINGS TO PRODUCE SURFACE READY TO RECEIVE FINISH. FINISH WALLS AND CEILINGS PER ROOM FINISH SCHEDULES OR OWNER SPECIFICATIONS.

3. TILE:
MIX AND PROPORTION PRE-MIX SETTING BED AND GROUT METH-ODS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL CERAMIC COUNTER AND WALL TILE IN ACCORDANCE WITH ANSI.108.1 OVER PORTLAND CEMENT MORTAR BED. SETTING MORTAR SHALL CONSIST OF ONE PART PORTLAND CEMENT, 5-6 PARTS CLEAN, DRY SAND AND UP TO 1/10 HYDRATED LIME. IN-STALL MEMBRANE AND 16 GAUGE REINFORCED MESH AT MORTAR BED. USE ADMIXTURE FOR WATER RESISTANT MORTAR BED. FORCE MAXIMUM GROUT INTO JOINT. BEFORE GROUT SETS, STRIKE OR TOOL THE JOINTS OF CUSHION EDGE TILE TO DEPTH OF CUSHION. FILL SMOOTH WITHOUT VOIDS, PINHOLES OR LOW SPOTS. SET FLOOR TILE IN FULL MORTAR BED TO SUPPORT TILE OVER FULL BEARING SURFACE AND TO ESTABLISH JOINT DIMENSIONS. MAINTAIN UNIFORM JOINT WIDTHS WHERE ABUTTING VERTICAL SUR-FACES OR PROTRUSIONS. UPON COMPLETION OF SETTING AND GROUTING, SPONGE AND WASH TILE THOROUGHLY, DIAGONALLY ACROSS JOINTS. FINALLY, POLISH WITH CLEAN, DRY CLOTHS. PROHIBIT TRAFFIC FROM FLOOR TILE FINISH FOR 48 HOURS AFTER INSTALLATION.

4. PAINTING:
NO PAINTING SHALL BE COMMENCED UNTIL SURFACES ARE IN PROPER CONDITION TO RECEIVE PAINT. IF THE PAINTING CON-TRACTOR CONSIDERS ANY SURFACE UNSUITALBE FOR THE PROPER FINISH OF HIS/HER WORK, HE/SHE SHALL NOTIFY THE CON-TRACTOR OF THIS FACT AND SHALL NOT APPLY ANY MATERIAL UNTIL SUCH SURFACES HAVE BEEN PROPERLY PREPARED FOR PAINTING.
SURFACES TO BE PAINTED SHALL BE CLEAN, FREE FROM OIL OR GREASE.
ALL KNOTS OR SAPPY SPOTS SHALL BE TOUCHED UP WITH A KNOT SEALER OR SHELLAC PRIOR TO PAINTING.
ALL NECESSARY PUTTYING OF NAIL HOLES, CRACKS AND BLEM-ISHES SHALL ONLY BE DONE AFTER PRIMING COAT HAS BECOME DRY AND HARD. ON STAIN WORK, NAIL HOLES SHALL BE PUTTIED TO MATCH FINISH COLOR.
TINT UNDERCOATS TO THE APPROXIMATE SHADE OF THE FINISH COAT. APPLY ALL COATINGS SMOOTHLY AND EVENLY, FREE FROM RUNS, SAGS OR OTHER DEFECTS. ALLOW EACH COAT TO DRY THOROUGHLY BEFORE APPLYING FOLLOWING COAT. FINISH ALL EDGES, TOPS AND BOTTOMS OF ALL DOORS AND ALL INSIDE SUR-FACES OF ALL CABINETS WHICH ARE NOT MELAMINE FACED.
PROTECT ALL SURFACES NOT TO BE PAINTED FROM DAMAGE. RE-MOVE EXISTING FINISH HARDWARE AND ELECTRICAL PLATES ON EXISTING SURFACES TO BE REPAINTED. REPLACE AFTER COM-PLETION OF PAINTING.
ALL COLORS SHALL BE AS SELECTED BY OWNER OR INTERIOR DESIGNER. THE PAINTING CONTRACTOR SHALL PROVIDE PAINT COLOR SAMPLES UPON REQUEST.

ELECTRICAL

1. CODES:
ALL ELECTRICAL WORK SHALL BE INSTALLED TO CONFORM WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE AND ALL OTHER LOCAL AND STATE ORDINANCES THAT APPLY.

2. DESIGN AND INSTALLATION:
IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO ASSESS AND IDENTIFY ALL ELECTRICAL LOADS NECESSARY FOR PROPER OPERATION OF ALL ELECTRICAL APPLIANCES, OUTLETS, FIXTURES, ETC., AND TO DESIGN AND INSTALL THE ELECTRICAL SYSTEM FOR PROPER DISTRIBUTION OF LOADS SO AS TO PREVENT OVERLOADING OF THE SYSTEM.
AVOID CUTTING AND BORING HOLES THROUGH STRUCTURE OR STRUCTURAL MEMBERS WHEREVER POSSIBLE. OBTAIN PRIOR APPROVAL OF ENGINEER AND/OR DESIGNER AND CONFORM TO ALL STRUCTURAL REQUIREMENTS WHEN CUTTING OR BORING THE STRUCTURE IS NECESSARY AND PERMITTED.

3. COORDINATION:
ELECTRICAL CONTRACTOR SHALL COORDINATE ELECTRICAL INSTAL-LATION WITH INSTALLATIONS OF OTHER TRADES.

4. LIGHTING FIXTURES:
FURNISH AND INSTALL ALL FIXTURES COMPLETE AND READY FOR SERVICE, INCLUDING LAMPS.
POWER SUPPORTS AND MOUNTING ACCESSORIES, SUCH AS HANGERS, STEMS, YOKES, PLASTER FRAMES, ETC., SHALL BE PROVIDED AS REQUIRED BY TYPE OF CEILING INSTALLED.

NOTE:
RESTRICTIONS:
THESE PLANS & INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF ZIBA DESIGNS & CONSTRUCTION THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH ZIBA DESIGNS & CONSTRUCTION VISUAL CONTACT WITH THEM CONSTITUTE APPROVAL WITH THESE RESTRICTIONS.

NO.	REVISION/ISSUE DATE
1	Planing submittal 11/16/2020
2	PLANING RESUBMITTAL 4/19/2021

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07/26/2021	SHEET
2015	A-12

WINDOW SCHEDULE

SYMBOL	SIZE	MANUFACTURER & MODEL #	DESCRIPTION	GLAZING	FRAME	QTY	REMARKS
		"HELGARD" DUAL GLAZED VINYL WINDOWS			54" HEADER HT. FROM FIN. FLOOR		
1	5'-0" x 5'-0"		SLIDING	TEMP. GLASS		1	GARAGE
2	6'-0" x 5'-0"		SLIDING	EGRESS TEMP. GLASS		1	BEDROOM#3
3	6'-0" x 3'-0"		SLIDING	EGRESS TEMP. GLASS		2	BEDRM.#2&#1
4	2'-0" x 6'-0"		FIXED	TEMP. GLASS		3	FAMILY ROOM
5	4'-0" x 6'-0"		SLIDING	TEMP. GLASS		1	KITCHEN
6	5'-0" x 4'-0"		SLIDING	TEMP. GLASS		1	DINING ROOM
7	2'-0" x 5'-0"		FIXED	TEMP. GLASS		1	BEDROOM#5
8	2'-0" x 2'-0"		SLIDING	TEMP. GLASS	80" HEADER HT. FROM FIN. FLOOR	1	LAUNDRY&M.BATH
9	1'-0" x 2'-0"		SLIDING	TEMP. GLASS		1	M.BATH
10	2'-0" x 2'-0"		SLIDING	TEMP. GLASS		1	BATH#3
11	2'-0" x 6'-0"		FIXED	TEMP. GLASS		3	BEDROOM#5&#6 M.BEDROOM
12	6'-0" x 4'-0"		SLIDING	EGRESS TEMP. GLASS		1	BEDROOM#6
13	3'-0" x 2'-0"		SLIDING	TEMP. GLASS		1	BATH#1
14	4'-0" x 4'-0"		SLIDING	TEMP. GLASS		1	HALL
15					85" HEADER HT. FROM FIN. FLOOR		

(E) WINDOW SCHEDULE

SIZE	DESCRIPTION & LOCATION	FRAME	REMOVE YES	REMOVE NO
6'-0" x 5'-0"	M.BEDROOM	6'-0" HEADER 1'-6" SILL	X	
3'-0" x 3'-0"	M.BEDROOM M.BATH BATH#2	6'-0" HEADER 3'-6" SILL	X	
3'-0" x 6'-0"	LIVING ROOM	6'-0" HEADER 1'-0" SILL	X	
6'-0" x 3'-0"	RECREATION ROOM	6'-0" HEADER 3'-10" SILL	X	
3'-0" x 3'-0"	RECREATION ROOM	6'-0" HEADER 3'-6" SILL	X	
6'-0" x 3'-0"	KITCHEN	6'-0" HEADER 3'-6" SILL	X	
6'-0" x 3'-0"	M.BEDROOM BEDRM#2,#3	6'-0" HEADER 3'-6" SILL	X	
6'-0" x 3'-0"	M.BEDROOM BEDRM#2,#3	7'-0" HEADER	X	
3'-0" x 3'-0"	M.BEDROOM	7'-0" HEADER	X	
3'-0" x 6'-0"	M.BEDROOM	7'-0" HEADER	X	

RELOCATED WINDOW

SIZE	DESCRIPTION & LOCATION	FRAME

(E) DOOR SCHEDULE

SIZE	DESCRIPTION	LOCATION	REMOVE YES	REMOVE NO
3'-0" x 6'-8"	EXTERIOR TYPE SWING DOOR	MAIN ENTRANCE	X	
2'-8" x 6'-8"	INTERIOR TYPE SWING DOOR	BATH#2, M.BATH	X	
2'-0" x 6'-8"	INTERIOR TYPE SWING DOOR	KITCHEN, M.BEDRM	X	
2'-0" x 6'-8"	INTERIOR TYPE SWING DOOR	BEDROOM#2,3	X	
1'-6" x 6'-8"	INTERIOR TYPE SWING DOOR	LINEN CLOSET	X	
2'-8" x 6'-8"	INTERIOR TYPE SWING DOOR	LAUNDRY	X	
2'-8" x 6'-8"	POCKET DOOR	KITCHEN	X	
8'-0" x 6'-8"	SLIDING GLASS DOOR	LIVING ROOM, DINING ROOM	X	
2'-0" x 6'-8"	CLOSET SLIDING DOORS	CLOSET#5	X	
2'-11" x 6'-8"	CLOSET SLIDING DOORS	FURNACE	X	
3'-0" x 6'-8"	CLOSET SLIDING DOORS	M.CLOSET	X	
2'-10" x 6'-8"	CLOSET SLIDING DOORS	CLOSET#4	X	
2'-1" x 6'-8"	CLOSET SLIDING DOORS	CLOSET#2	X	
2'-8" x 6'-8"	CLOSET BIOFOLD DOORS	M.CLOSET	X	
3'-0" x 6'-8"	CLOSET SLIDING DOORS	M.CLOSET	X	

ELECTRICAL SCHEDULE

DESCRIPTION	LOCATION	MANUFACTURER & MODEL #	LAMP TYPE	QTY.	FAUCETS/FITTINGS
SWITCHES		OWNER TO SELECT, CONTRACTOR TO PROVIDE ALLOWANCE AND INSTALL			
SWITCHES					
PLUGS					
PLUGS					
RECESSED FIXTURE					
RECESSED FIXTURE					
RECESSED FIXTURE					
RECESSED FLUORESCENT					
FLUORESCENT FIXTURE					
TRACK LIGHT					
FLOOD LIGHT					
HEAT LAMP					
HEAT FAN					
EXHAUST FAN					
ALARM SYSTEM					
INTERCOM SYSTEM					
GARAGE DOOR OPENER					

DOOR SCHEDULE

SYMBOL	SIZE	MANUFACTURER & MODEL #	DESCRIPTION	HARDWARE	QTY	REMARKS
		PER OWNER SPECIFICATIONS	PER OWNER			
1	3'-0" x 7'-0"		EXTERIOR TYPE SWING DOOR		1	MAIN ENTRANCE
2	2'-8" x 7'-0"	MIN. 1-3/8" SOLID CORE DOOR, FIRE RATED SELF CLOSING	INTERIOR TYPE SWING DOOR		1	GARAGE
3	2'-8" x 7'-0"		EXTERIOR TYPE SWING DOOR		1	GARAGE
4	16'-0" x 8'-0"		GARAGE ROLL UP DOOR		1	GARAGE
5	2'-0" x 7'-0"		INTERIOR TYPE SWING DOOR		4	BEDRM.#1,&#2&#3 BATH#1
6	2'-8" x 7'-0"		INTERIOR TYPE SWING DOOR		4	BATH#2, PANTRY, BEDRM.#2, STAIRS CLOSET
7	2'-0" x 7'-0"		CLOSET SLIDING DOOR		2	BEDROOM#2
8	3'-0" x 7'-0"		CLOSET SLIDING DOOR		2	BEDROOM#1
9	2'-0" x 7'-0"		CLOSET BIOFOLD DOOR		2	FOYER
10	7'-0" x 7'-0"		SLIDING GLASS DOOR	TEMP. GLASS	1	FAMILY ROOM
11	10'-0" x 7'-0"		SLIDING GLASS DOOR	TEMP. GLASS	1	LIVING ROOM
12	2'-0" x 6'-0"		INTERIOR TYPE SWING DOOR		8	M.BATH,W.I.C., BATH#4&#5 CLOSET#4&#5
13	3'-0" x 6'-0"		INTERIOR TYPE SWING DOORS		3	M.BEDROOM BEDROOM#5&#6
14	3'-0" x 6'-0"		CLOSET BIOFOLD DOOR		2	LAUNDRY
15	10'-0" x 6'-0"		SLIDING GLASS DOOR	TEMP. GLASS	1	M.BEDROOM
16	5'-0" x 6'-0"		SLIDING GLASS DOOR	TEMP. GLASS	1	BEDROOM#6
17	7'-0" x 6'-0"		SLIDING GLASS DOOR	TEMP. GLASS	1	HALL

PLUMBING FIXTURE SCHEDULE

NEW FIXTURE	LOCATION	MANUFACTURER & MODEL #	COLOR	QTY.	FAUCETS/FITTINGS
		OWNER TO SELECT, CONTRACTOR TO PROVIDE ALLOWANCE AND INSTALL	PER OWNER		PER OWNER
KITCHEN SINK					
VEGETABLE SINK					
BAR SINK					
LAUNDRY SINK					
SINK					
BATHROOM SINK					
BATHROOM SINK					
BATHROOM SINK					
BATHROOM SINK					
BATHTUB					
BATHTUB					
TUB/SHOWER					
TUB/SHOWER					
SHOWER					
SHOWER					
WATER CLOSET					
WATER CLOSET					
WATER CLOSET					

MECHANICAL SCHEDULE

DESCRIPTION	LOCATION	MANUFACTURER & MODEL #	EFFICIENCY & OUTPUT	REMARKS

NOTE:

RESTRICTIONS:
THE DESIGNS, INFORMATION AND DRAWINGS EMBODIED THEREON ARE THE PROPERTY OF ZIBA DESIGNS & CONSTRUCTION. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHICH THEY WERE PREPARED AND PUBLICATION, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH ZIBA DESIGNS & CONSTRUCTION. ANY REUSE WITHOUT WRITTEN CONSENT THEREOF, WILL CONSTITUTE A VIOLATION OF THE ARCHITECT'S RIGHTS AND WILL BE PROSECUTED.

NO.	REVISION/ISSUE DATE
1	Planing submittal 11/16/2020
2	PLANING RESUBMITTAL 4/14/2021

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07/26/2021 | SHEET
2015 | A-11

Project Data

File No.(s): **PLN2020-14698**

Location: **510 Meadow Avenue,** a 16,861 square feet parcel located on the southwest corner of Meadow Avenue and Hubbard Avenue; APN: 316-12-059; property is zoned Single Family Residential (R1-6L).

Applicant: Farhad Rafatzand, Ziba Design and Construction

Owner: Eswar Manchenella

Request: **Architectural Review** for demolition of the existing one story three bedroom two bath 1,795 square foot single family residence to construct a 3,708 square foot six bedrooms and five bathrooms two-story single family residence with a new 529 square foot two-car garage, 23 square feet front porch, a 367 square foot rear patio, and 445 square foot second floor balcony to the rear.

Project Data Table

Lot Area: 16,861 sq. ft.				
	Existing Floor Area (sq. ft.)	**Demolition (sq. ft.)**	**Addition (sq. ft.)**	**Proposed Floor Area (sq. ft.)**
First Floor	1,795	-1,795	2,242	2,242
Second Floor	-	-	1,466	1,466
Garage	-	-	529	529
Porch/Patio	204	-204	23 (front) 367 (rear)	23 (front) 367 (rear)
Shed	120	-	-	120
Balcony	-	-	445	445
Gross Floor Area				4,747
Lot Coverage	2,119/16,861 = 12.5 %		-	3,281/16,861 = 19.4%
% second floor to first floor	N/A			53%
F.A.R.	0.11			0.26
Bedrooms/Baths	3 Bedrooms 2 Bathrooms	3 Bedrooms 2 Bathrooms	6 Bedrooms 5 Bathrooms	6 Bedrooms 5 Bathrooms
Flood Zone	X			X

21-1378 **Agenda Date: 10/20/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the 518 square-foot first floor addition and 1,823 square-foot second floor addition to a one-story single-family residence at 3885 Baldwin Drive

File No.(s): PLN2021-14941
Location:3885 Baldwin Drive, a 7,636 square feet lot on the northeast corner of Dawson Drive and Baldwin Drive; APN: 316-13-094; property is zoned Single-family Residential (R1-6L).
Applicant: Jeff Guinta
Owner: David and Penny Hull
Request: Architectural Review of a 518 square feet first floor addition and a 1,823 square foot second floor addition to an existing 1,806 square foot 4 bedroom 2 bathroom one-story residence resulting in a 4,147 square foot 7 bedroom 1 office 4.5 bathroom two-story residence with an attached 596 square foot garage to remain.

Project Data- see Attachment 2 for full-sized table

Lot Size: 7,636 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor (sq.ft.)**
First Floor	1,806	518	2,324
Second Floor	n/a	1,823	1,823
Garage	596		596
Porch	34	-22	12
Shed	120	-120	0
Gross Floor Area	2,556		4,755
Lot Coverage	2,556/7,636= 33		2,932/7,636 = 38
F.A.R.	2,556/7,636 = 0.		4,755/7,636 = 0.
% of 2nd floor to 1st floor	n/a		1,823/2,920=62
Bedrooms/Baths	4/2		7/4.5
Flood Zone	X		X

Points for consideration

- The project includes a 518 square foot first floor addition and an 1,823 square foot second

floor addition resulting in a two-story single-family residence with 7bedrooms, 1 office, and 4.5 bathrooms.
- The proposed addition to the residence will match the existing residence 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 within an existing 596 square-feet 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;*
    - The proposed new residence resulting in 7 bedrooms and 4.5 bathrooms would not create 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 proposed development is a two-story home that is consistent with the scale and design similar to that of the existing surrounding neighborhood which consists of both one- and two-story residences with Craftsman style architecture.

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. 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 project would create a house design that is compatible scale and character with the housing types that are typical in the neighborhood as the proposed design of the subject property will have similar massing and height to the adjacent properties.

Conditions of Approval:

1) The garage shall be maintained clear and free for vehicle parking use at all times. It shall not be used only for storage.
2) 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.
3) Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.
4) Maintain the front yard landscaping between the house and sidewalk. New landscape areas of 500 square feet or more or rehabilitated landscape areas of 2,500 square feet or more shall conform to the California Department of Water Resources Water Efficient Landscape Ordinance.
5) The applicant shall plant and maintain a street tree in the front yard. Tree shall be planted prior to the final inspection by the Building division and verified by planning staff.
6) Developer/Owner is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.
7) 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.
8) 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 October 7, 2021, a notice of public hearing of this item was posted 300 feet of the project site and mailed to property owners within 300 feet of the project site. Public comments received on this item are attached to this report.

RECOMMENDATION

Approve the 518 square feet ground floor addition and 1,823 second floor addition to an existing 1,806 square feet 4-bedroom and 2-bathroom two-story residence resulting in a two-story 4,147 square feet, 7-bedroom, 1-office, and 4.5-bathroom house with an existing 596 square feet attached

powered by Legistar™

garage for the property located at 3885 Baldwin Drive, subject to conditions.

Prepared by: Tiffany Vien, Assistant Planner, Community Development Department
Approved by: Gloria Sciara, Development Review Officer, Community Development Department

ATTACHMENTS

1. Development Plan
2. Project Data

AN ADDITION TO:
The Hull Residence
3885 Baldwin Dr,
Santa Clara, CA 95051

SCOPE OF WORK:

ADD FIRST FLOOR FAMILY ROOM, HALF BATHROOM, AND EXTEND 2 BEDROOMS. CONVERT 1 BEDROOM TO OPEN OFFICE. ADD 2ND FLOOR, 2 BEDROOMS, 1 BATHROOM, LIBRARY, DEN AND BONUS ROOM WITH WET BAR. CREATE 2ND FLOOR UNCOVERED BALCONY.

n

VICINITY MAP

INDEX OF PAGES:

COVER SHEET	SHEET 0
EXISTING SITE PLAN	SHEET A0.1
PROPOSED SITE PLAN	SHEET A0.2
EXISTING FLOOR PLAN	SHEET A1
EXISTING ROOF PLAN	SHEET A2
EXISTING ELEVATIONS	SHEET A3
PROPOSED FIRST FLOOR PLAN	SHEET A4
PROPOSED SECOND FLOOR PLAN	SHEET A5
PROPOSED ROOF PLAN	SHEET A6
PROPOSED ELEVATIONS	SHEET A7

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R-3/U
TYPE OF CONSTRUCTION	: V-B
STORIES	: 1
YEAR BUILT/EFF	: 1958
LOT SIZE	: 7,636 SF
ZONING	: R1

EXISTING BUILDING AREA

(E) HOUSE	: 1,806 SF
(E) GARAGE	: 596 SF
(E) PORCH	: 34 SF
(E) SHED	: 120 SF
(F)	
TOTAL	: 2,556 SF
2,556 / 7,636	= 0.335 (33.5%)

PROPOSED BUILDING AREA

(E) HOUSE	: 1,806 SF
(E) GARAGE	: 596 SF
(N) 1ST FLOOR ADDITIONS	: 518 SF
(N) ENTRY PORCH	: 12 SF
(N) 2ND FLOOR	: 1,823 SF
(N) 2ND FLOOR BALCONY	: 32 SF
TOTAL	: 4,787 SF
4,787 / 7,636	= 0.627 = 62.7 %

PROPOSED BUILDING FOOTPRINT

PROPOSED 1ST FLOOR	: 2,932 SF

2ND FLOOR TO 1ST FLOOR RATIO

PROPOSED 2ND FLOOR	: 1,823 SF
1,823 / 2,932	= 0.621 = 62.1 %

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW SEE NOTE BELOW

DOOR ABBREVIATIONS:

2/0	-	2'-0" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3070	-	3'-0" WIDE X 7'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL

℄	-	CENTERLINE
DIM	-	DIMENSION
EL	-	ELEVATION
(E)	-	EXISTING
F.A.	-	FINISH FLOOR
G.C.	-	GENERAL CONTRACTOR
(N)	-	NEW
N.T.S.	-	NOT TO SCALE
R.O.	-	ROUGH OPENING
PL	-	PROPERTY LINE
T.O.S.	-	TOP OF SLAB
TYP.	-	TYPICAL
U.N.O.	-	UNLESS NOTED OTHERWISE
V.I.F.	-	VERIFY IN FIELD

LEGEND:

WALL LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL REMOVED
- NEW WALL CONSTRUCTION
- SECTION CUT (C / A6) — SECTION NAME, SECTION PAGE
- DIMENSIONAL REFERENCE /ELEVATION (EL. 162.92')
- REVISION (△)
- REVISION CLOUD
- DETAIL (1 / A7) — NUMBER, PAGE
- ROOF PITCH (12 / 5)

GENERAL NOTES:

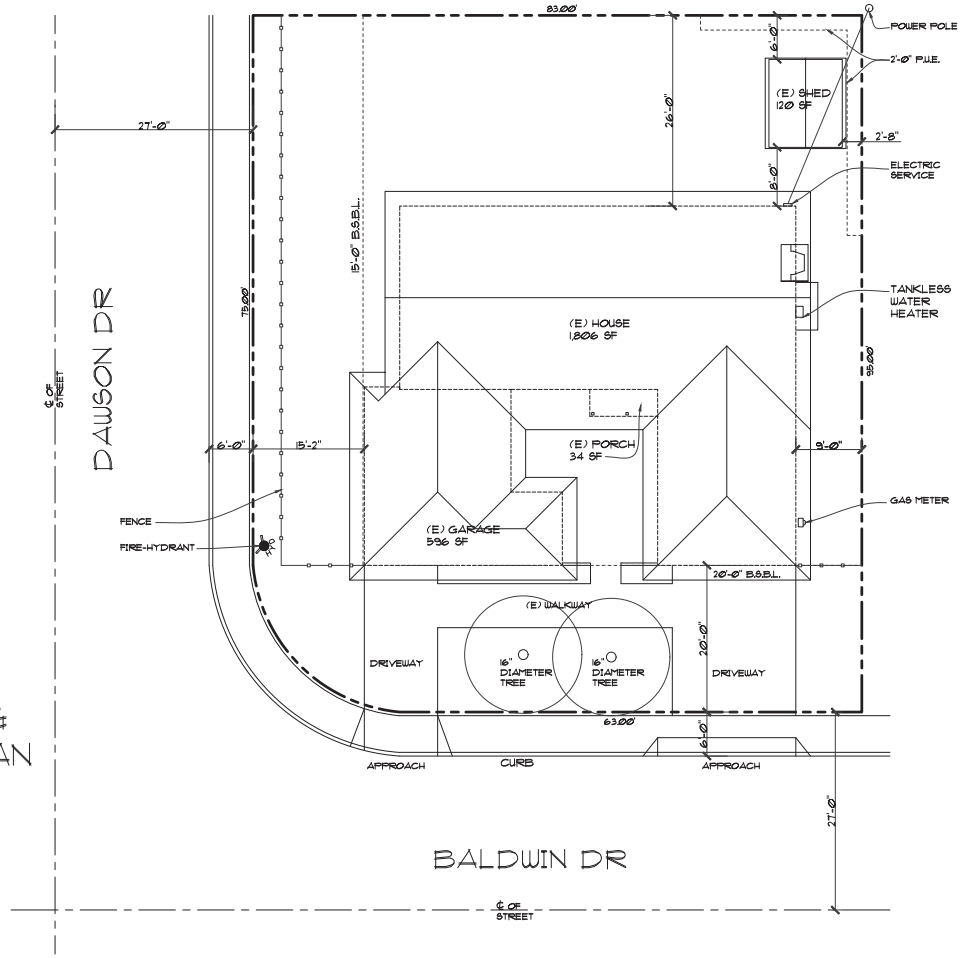
- The proposed residence is to be constructed by a Contractor and the architectural plans are based on site plans, exterior elevations, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the Contractor of any necessary clarifications or modifications.
- All work connected with this project shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally, all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the 2019 California Building Code (CBC), 2019 California Mechanical Code (CMC), 2019 California Fire Code (CFC), 2019 California Electrical Code (CEC), American Concrete Institute Code (ACI), 2019 California Plumbing Code (CPC) and all applicable local codes and/or legislation.
- The Contractor shall be responsible for notifying the Designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plans before proceeding with the work involved otherwise they will be considered adequate for proper completion of the project. The Contractor shall be responsible for verifying field measurements before ordering materials and prefabricated items.
- Adequate supervision and periodic inspection during the construction phase are recommended. The Contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- These plans shall not be considered complete and ready for construction until a building permit has been issued.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted.
- Larger scale details take precedence over smaller scale details.
- Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings work detail dimensions from controlling surface points and actual material dimensions.
- Slope finish exterior surface away from foundation.

Revisions	By

INNOVATIVE CONCEPTS
PROFESSIONAL BUILDING DESIGN AND PLANNING
3350 Stevens Creek Boulevard Suite 225
Santa Clara, CA 95051
Phone: (408) 985-1079 Fax: (408) 985-1343
E-Mail: innco@sbcglobal.net

An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date	07/16/2021
Scale	NOTED
Drawn	TR
Job	
Sheet	0
Of	Sheets



EXISTING SITE PLAN

1/8"=1'-0

APN 316-13-094

SITE COVERAGE:

LOT SIZE	: 7,636 SF
(E) HOUSE	: 1,806 SF
(E) GARAGE	: 596 SF
(E) PORCH	: 34 SF
(E) SHED	: 120 SF
TOTAL	: 2,556 SF
2,556 / 7,636	= 0.334 (33.4%)

Revisions	By

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PROFESSIONAL BUILDING DESIGN AND PLANNING
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Phone: (408) 985-1075 Fax: (408) 985-1343
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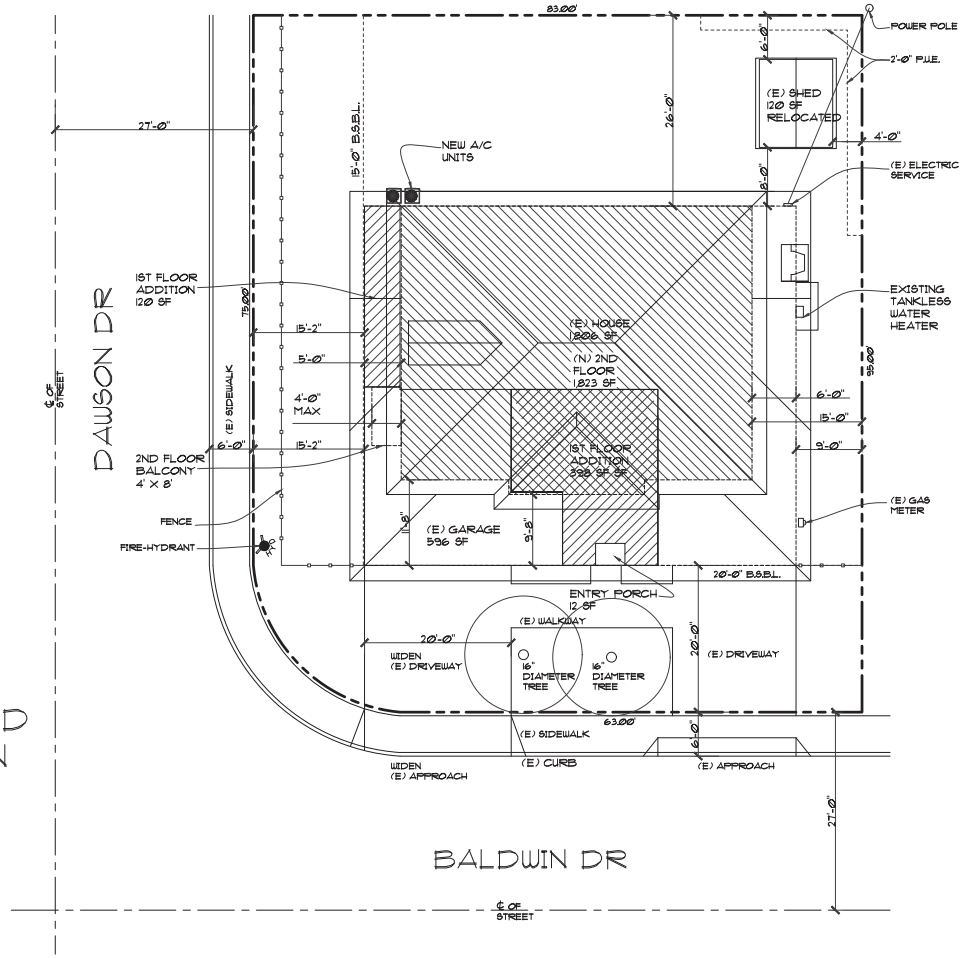
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date	07/16/2021
Scale	NOTED
Drawn	TR
Job	
Sheet	A0.1
Of	Sheets



PROPOSED SITE PLAN

1/8"=1'-0

APN 316-13-094

SITE COVERAGE:

LOT SIZE	: 7,636 SF
(E) HOUSE	: 1,806 SF
(E) GARAGE	: 596 SF
(E) SHED	: 120 SF
(N) 1ST FLOOR ADDITIONS	: 518 SF
(N) PORCH	: 12 SF
TOTAL	: 3,052 SF
3,052 / 7,636	= 0.399 (39.9%)

Revisions	By

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PROFESSIONAL BUILDING DESIGN AND PLANNING
3550 Stevens Creek Boulevard Suite 225
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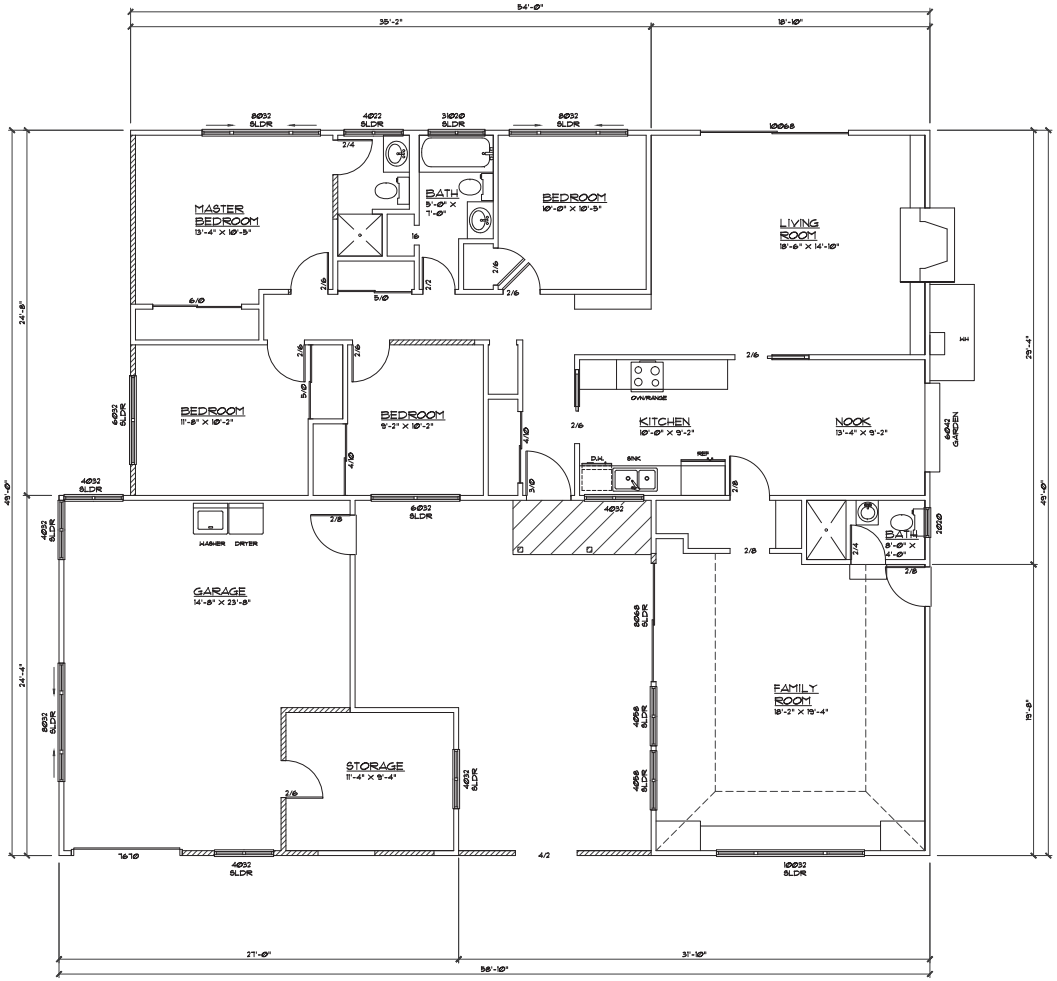
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date	07/16/2021
Scale	NOTED
Drawn	TR
Job	
Sheet	A0.2
Of	Sheets



EXISTING FLOOR PLAN

1/4" = 1'-0"

Jeff Guinta

Revisions	By

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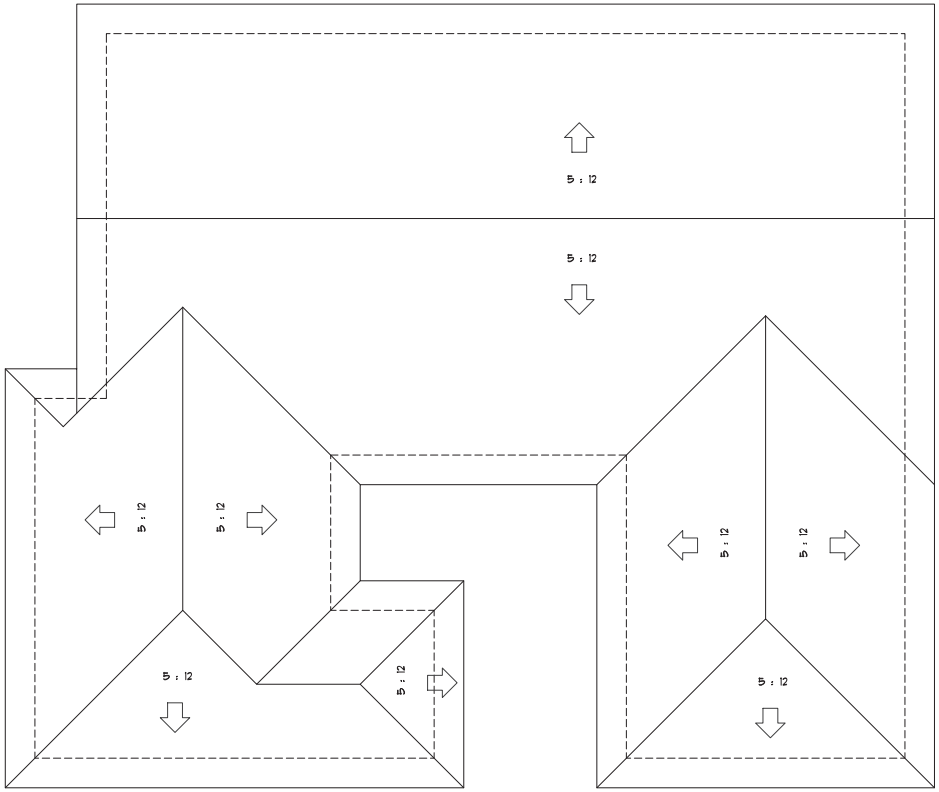
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date 07/16/2021
Scale NOTED
Drawn TR
Job
Sheet A1
Of Sheets



EXISTING ROOF PLAN
1/4" = 1'-0"

Jeff Guinta

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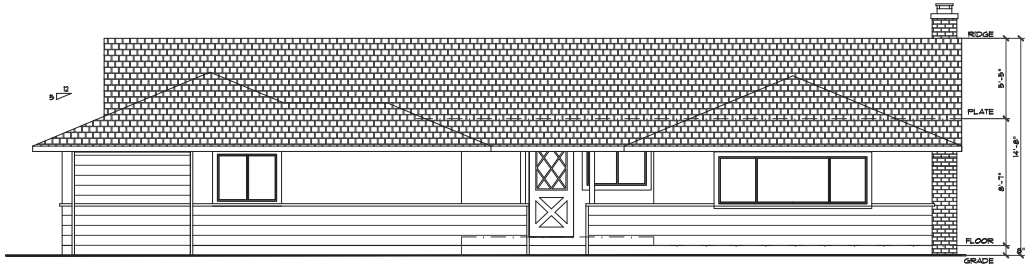
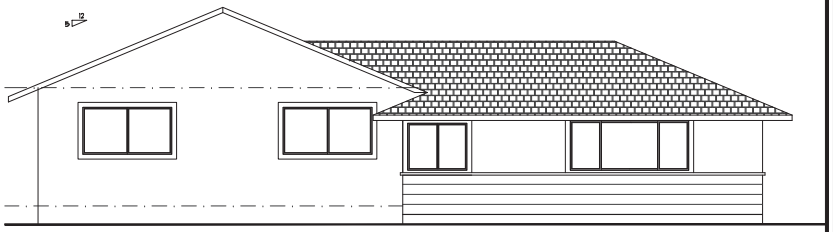
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

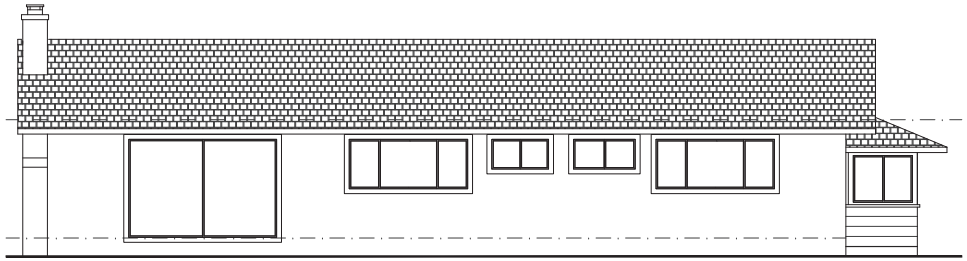
Date 07/16/2021
Scale NOTED
Drawn TR
Job
Sheet A2
Of Sheets



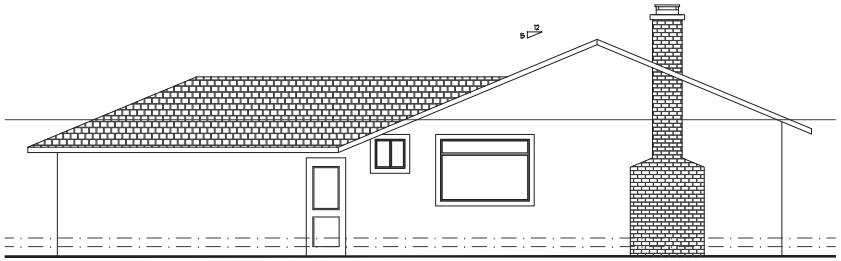
EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING LEFT-SIDE ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION
1/4" = 1'-0"

Jeff Guinta

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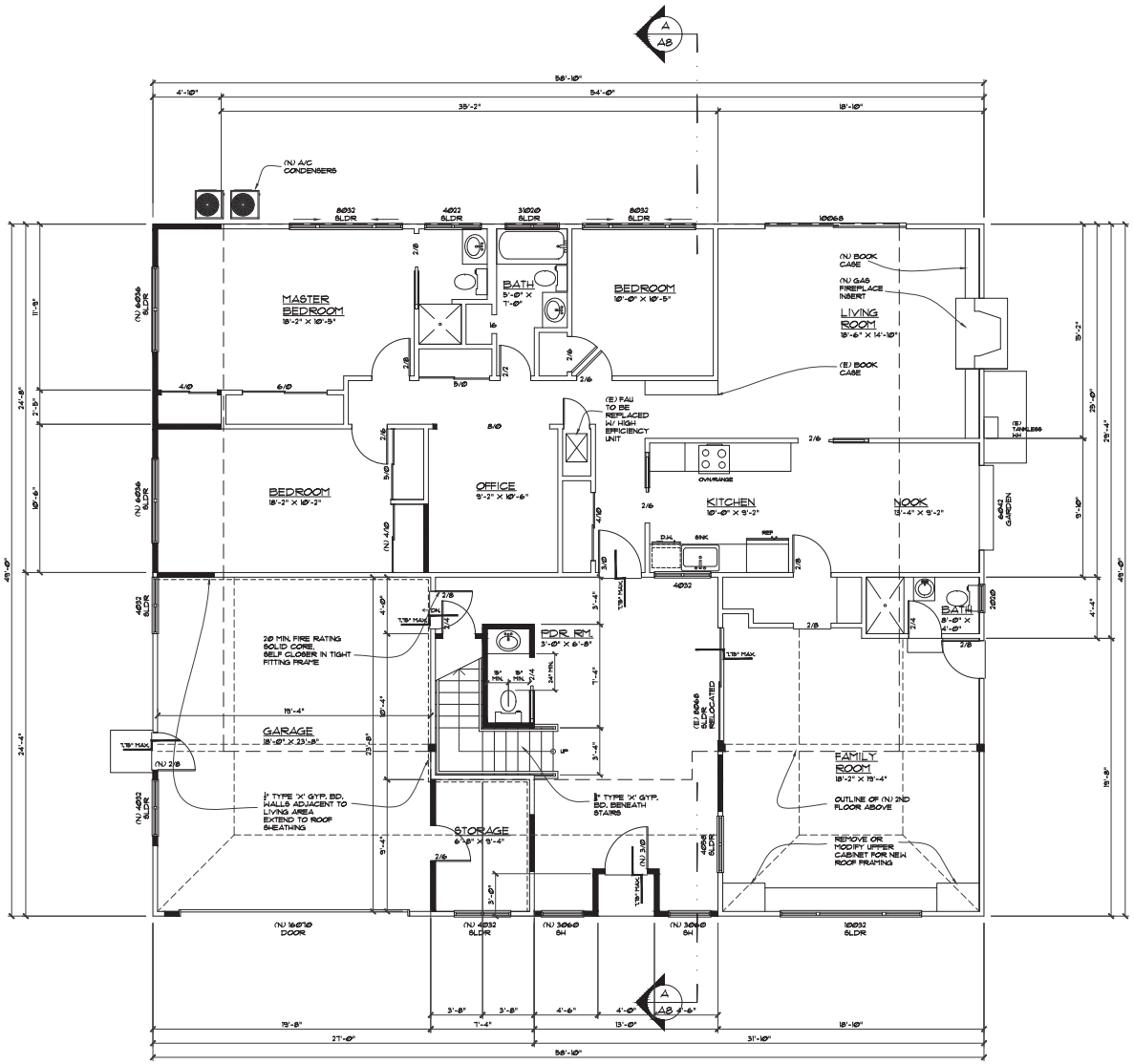
Santa Clara, CA 95051

Date 07/16/2021
Scale NOTED
Drawn TR
Job
Sheet A3
Of Sheets



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

Jeff Guinta

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Phone: (408) 985-1078 Fax: (408) 985-1343
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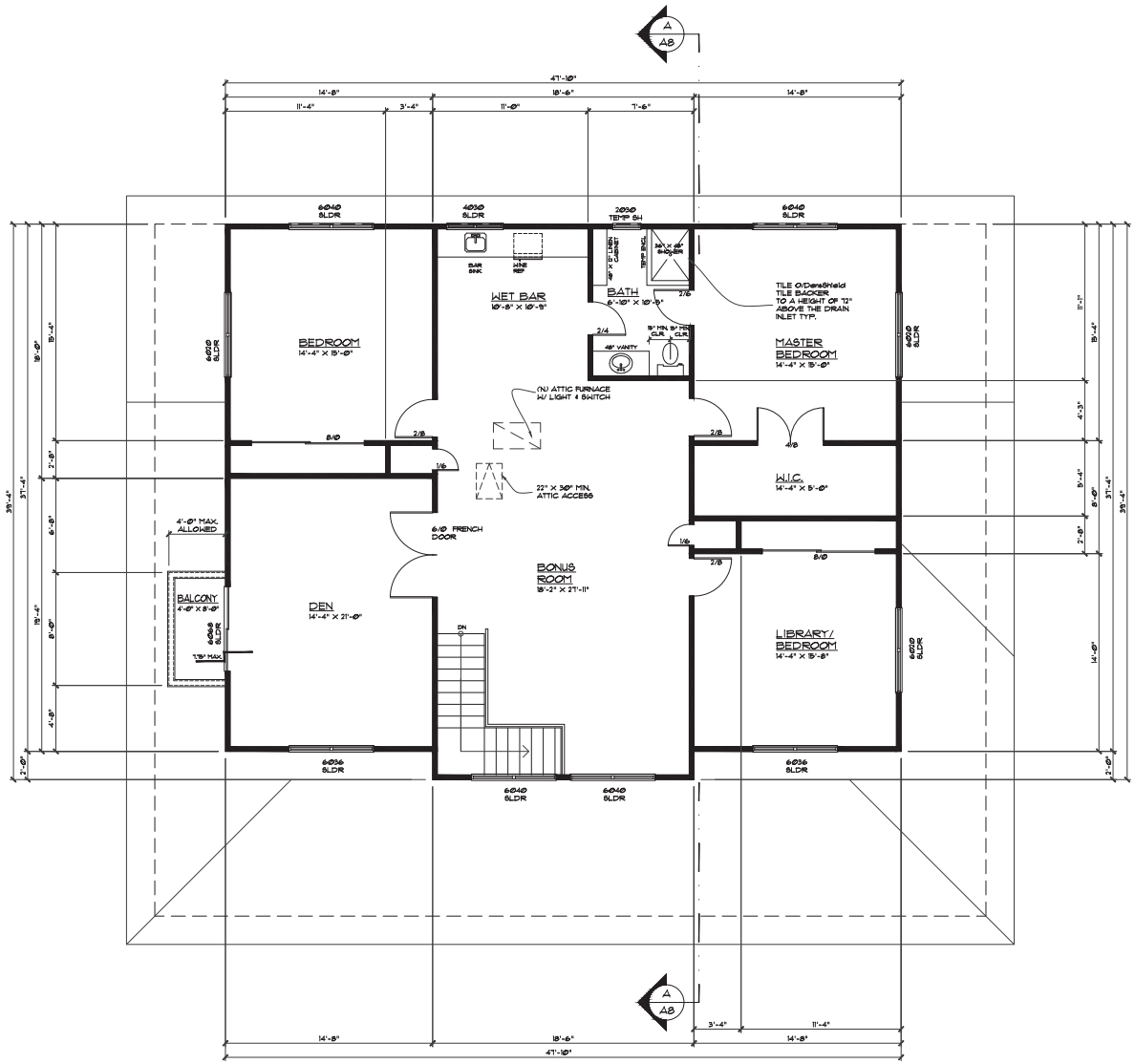
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date 07/16/2021
Scale NOTED
Drawn TR
Job
Sheet A4
Of Sheets



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

Jeff Guinta

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Phone: (408) 985-1078 Fax: (408) 985-1343
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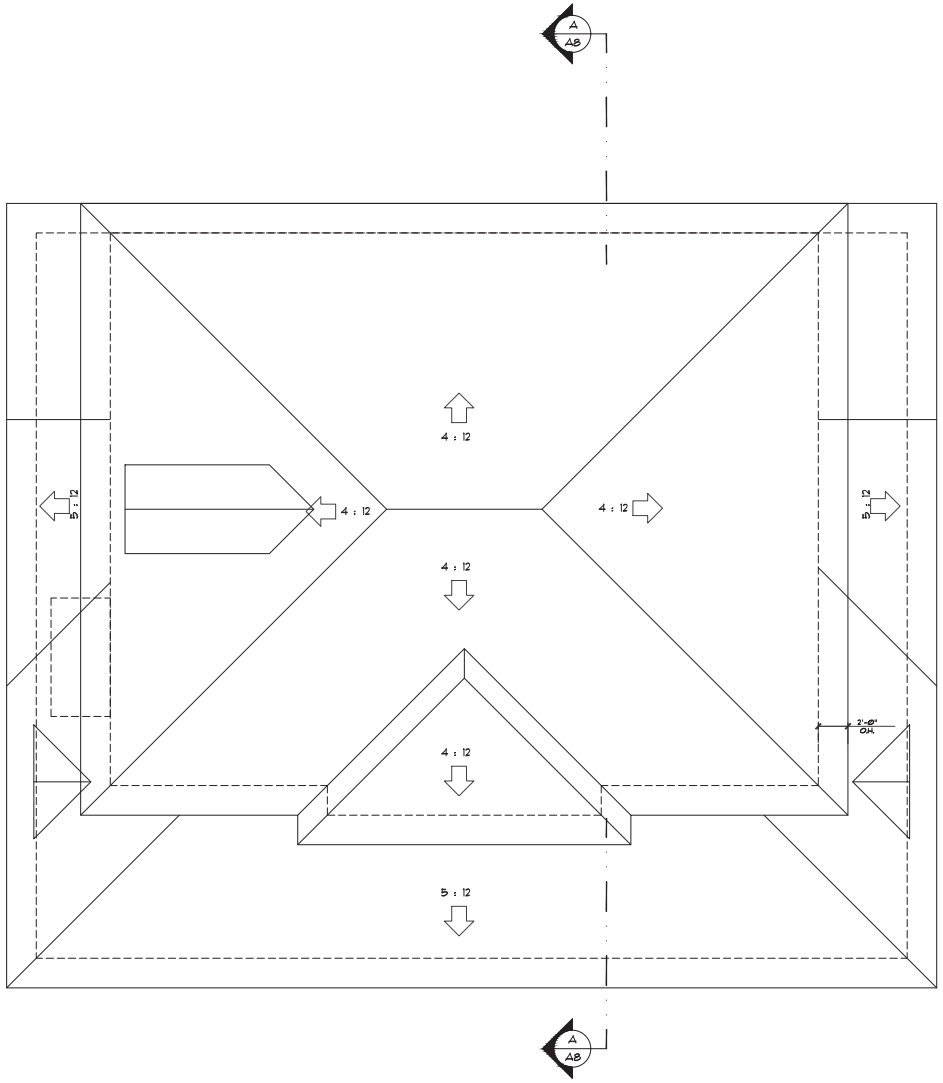
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date 07/16/2021
Scale NOTED
Drawn TR
Job
Sheet A5
Of Sheets



PROPOSED ROOF PLAN
1/4" = 1'-0"

Jeff Guinta

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3150 Stevens Creek Boulevard Suite 225
San Jose, CA 95117
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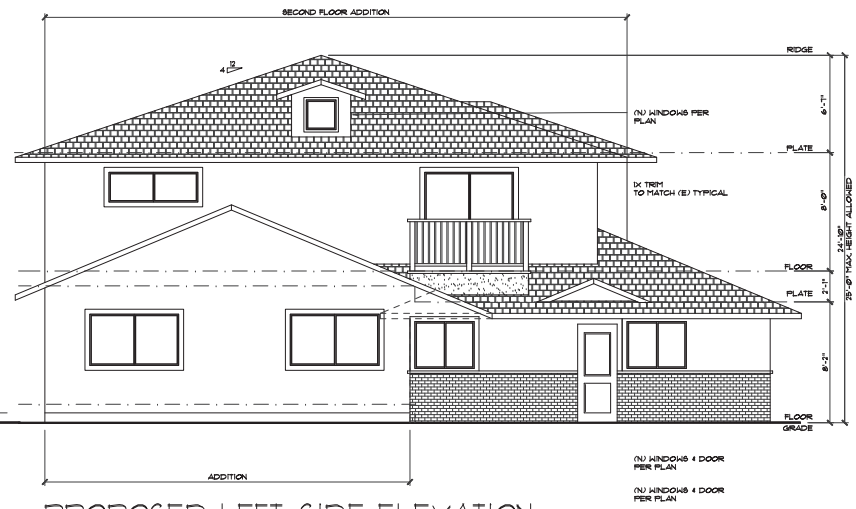
E-Mail: inncpt@sbcglobal.net

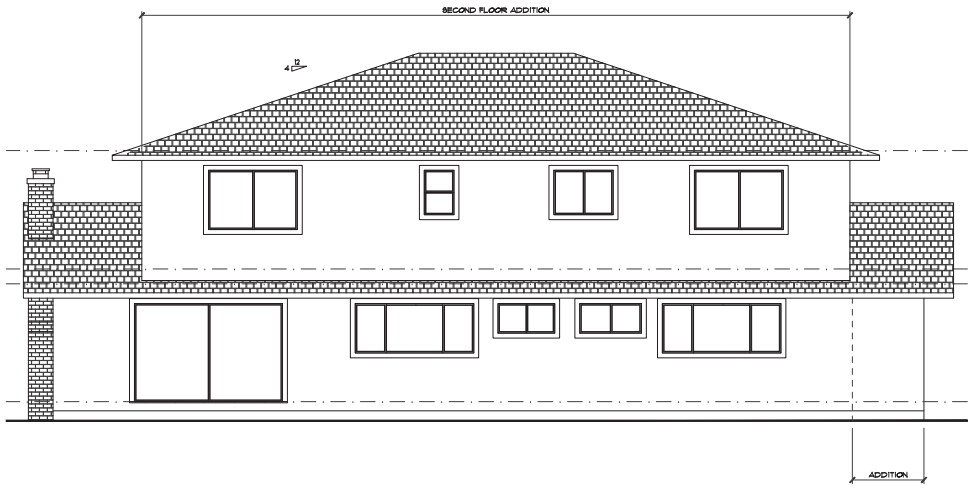
An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date 07/16/2021
Scale NOTED
Drawn TR
Job
Sheet A6
Of Sheets

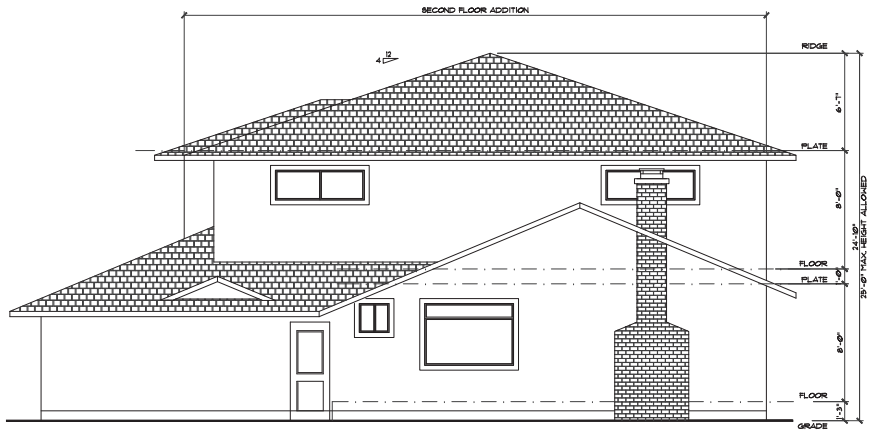
PROPOSED FRONT ELEVATION
1/4" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION
1/4" = 1'-0"



PROPOSED REAR ELEVATION
1/4" = 1'-0"



PROPOSED RIGHT-SIDE ELEVATION
1/4" = 1'-0"

Jeff Guinta

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An Addition to:
The Hull Residence
3885 Baldwin Dr
Santa Clara, CA 95051

Date 07/16/2021
Scale NOTED
Drawn TR
Job
Sheet A7
Of Sheets

3885 Baldwin Drive Project Data

Lot Size: 7,636 sq. ft.			
	Existing Floor Area (sq. ft.)	**Proposed Addition (sq. ft.)**	**Proposed Floor Area (sq.ft.)**
First Floor	1,806	518	2,324
Second Floor	n/a	1,823	1,823
Garage	596		596
Porch	34	-22	12
Shed	120	-120	0
Gross Floor Area	2,556		4,755
Lot Coverage	2,556/7,636= 33%		2,932/7,636 = 38%
F.A.R.	2,556/7,636 = 0.33		4,755/7,636 = 0.62
% of 2nd floor to 1st floor	n/a		1,823/2,920=62%
Bedrooms/Baths	4/2		7/4.5
Flood Zone	X		X

Post Meeting Material
DRH 10.20.21
Item 2

From: Jason C
To: Tiffany Vien
Subject: Concerns about the planned project 3885 Baldwin Dr, santa clara
Date: Monday, October 11, 2021 1:40:32 PM

Dear Madam/Sir,

I am a house owner in the Westwood oaks community. I received a notice that there is a planned rebuilding project at 3885 Baldwin Dr, Santa Clara, a house close to my house. From the description of the project, the owner is trying to expand the house as much as possible, and they are trying to build a 8 room house, which is unusual in this neighborhood. As far as I know, there are many Airbnb houses in this neighborhood, since the community easy to communicate to anywhere in the south bay area, and walking distance to the headquarter of the Apple. More importantly, there is no airbnb regulation rules in Santa Clara City. Those airbnb houses have brought many issues to our communities, such as more traffic, crimes and bad people. These airbnb owners make money by sacrificing the safety and peace of our community. please refer the crime cases happened in our neighborhood because of airbnb houses.
https://www.santaclaraca.gov/Home/ShowDocument?id=72635
I am not saying that the owners of 3885 Baldwin Dr are going to airbnb their house for sure, but it is highly possible, unless they have solid reasons to build such a huge house in our neighborhood. Since Santa Clara city hasn't have airbnb regulation rules as other cities, there are many airbnb business owners target Santa Clara city. We have to do something to protect our city and our community.
I strongly against the current plan of this project, unless the owner changes his plan to reasonable footage and number of rooms.
Thanks a lot!

Jason

Post Meeting Material
DRH 10.20.21
Items 2

From: Steve Xu
To: Tiffany Vien
Subject: Re: 3885 Baldwin Drive Proposal Feedback
Date: Saturday, October 09, 2021 9:32:33 PM
Attachments: image001.png

Hi Tiffany,

Thanks for sending me the plan! I have looked at the rear and right-side elevation. The rear side second floor has 4 windows and two are pretty large. They directly look into our backyard. Is it possible to adjust the windows to be 5 feet above the floor? I remember when we proposed development plan 9 years ago, that was the requirement. The right-side second floor has two windows, they directly look into one of our bedroom window. Is it possible to have them removed? At the very minimum, I hope they could be fixed (cannot be opened) and use frosted glass?

Please let me know if this is possible.

Thanks,
Steve

On Friday, October 8, 2021, 10:20:50 AM PDT, Tiffany Vien <tvien@santaclaraca.gov> wrote:

Hello Steve,

I have attached their proposed development plans. Please let me know if you have any questions or comments!

Thank you,

Tiffany Vien | Assistant Planner I

Planning Division | Community Development Department

1500 Warburton Avenue | Santa Clara, CA 95050

O:408.615.2450

City of Santa Clara
The Center of What's Possible

From: [redacted]
Sent: Wednesday, October 06, 2021 9:08 PM
To: Tiffany Vien <TVien@SantaClaraCA.gov>
Subject: 3885 Baldwin Drive Proposal Feedback

Dear Tiffany,

I am a neighbor of David and Penny Hall. I saw a new development proposal at 3885 Baldwin drive. The proposal only shows the front and left-side of the elevation graph. Is it possible to send me the back and left-side of the elevation graph as well? I would like to make sure that there is no second floor window directly facing our backyard. This is to protect our privacy.

Thanks,

Steve

10/12/2021

Dear Planning Committee members,

We received the notice of the Development Review Hearing regarding the 3885 Baldwin Drive addition proposal scheduled at 3:00pm on October 30th, 2021.

Under the proposal, 3885 Baldwin Drive will turn into a mansion with 4,147 square feet, 8 rooms, and 4.5 bathrooms. The enormous size of the house dwarfs the 1,508 median house size on Baldwin Drive. It is an outlandish mismatch with the surrounding community.

In addition, both the size of the house and the number of rooms go way beyond what a single family typically needs. If the 8 rooms are fully occupied, increased traffic and crowded street parking will be the neighborhood's daily norm.

More importantly, the excessive number of rooms caused grave concerns among our neighbors for future potential conversion into Airbnb short term rentals. The gunshots heard during a March 29th, 2021 arrest of an Airbnb renter at 371 Lowell Dr., a rental that had 9 rooms, still resonate in the minds of our community. Another Airbnb rental at 431 Lowell Dr. hosted loud overnight parties, and a neighbor's expensive bike was stolen during the same night. The high turnover and number of renters wreak havoc on the safe and quiet Westwood Oaks community. A 4,147 square feet, 8 room, 4.5 bathroom Airbnb rental down the road should not be permitted at the planning stage.

Please kindly revise the size and room number of the proposed addition at 3885 Baldwin Drive.

Sincerely Yours,

Xiuduan Fang

Owners of [redacted] Giannini Dr Santa Clara

Fang Xiuduan

21-1423 **Agenda Date: 10/20/2021**

REPORT TO DEVELOPMENT REVIEW HEARING

SUBJECT

Action on the project design of a new six-story dual branded hotel at 312 Brokaw Road and 1240 and 1290 Coleman Avenue

File No.: **PLN2019-14051**
Location: 312 Brokaw Road and 1240 and 1290 Coleman Avenue, a 1.7-acre site located at the northeast corner of Coleman Avenue and Brokaw Road, APNs: 230-05-049, -050 and -045; properties are zoned Light Industrial (ML)
Applicant: Rachel Lambert, Mogul Hospitality Partners, Santa Clara, LLC
Owner: Kevin Wennergren
Request: **Architectural review** of a new six-story dual-branded hotel with 396 rooms, 298 parking stalls in a stacked mechanical lift arrangement, on-site amenities, site landscaping and public right-of-way improvements

Project Data

	Existing	Project
Site Area	3 contiguous parcels totaling 1.7 acres	Same
General Plan Designation	Santa Clara Station Regional Commercial	Same
Zoning District	Light Industrial (ML)	Same
Land Use *square feet (sq)*	Commercial: auto rental/office use and two restaurants totaling 17,341 sf	Commercial: 211,645 sf hotel
Stories	One	Six / 86 feet
Floor Area Ratio	.24	2.7
Parking	N/A	298 spaces (includes 30 EV charging stations)
Flood Zone	X	X

BACKGROUND SUMMARY

On August 5, 2021, at a public noticed meeting, the Planning Commission reviewed and approved a Use Permit to allow construction of a six-story dual branded hotel with 396 guest rooms, conference meeting rooms and on-site amenities that include: indoor and outdoor dining, fitness room, pool,/spa, bar service (ABC Type 47 license) and indoor music entertainment, subject to conditions. The project includes Zoning Administrator approval of a Modification to allow vehicle parking in a stacked mechanical lift arrangement; a reduction in on-site parking to provide 298 stalls where 396 are

required and an increase in building height from a maximum of 70 feet up to 86 feet.

Site Design, Parking and Building Architecture

The project involves demolition of the existing structures and site improvements to construct a 211,645 square foot (sf) six-story hotel consisting of an Extended Stay hotel brand with 206 rooms and a Limited Services brand with 190 rooms. The building footprint occupies 65 percent of the site and has a 2.7 FAR. The building interfaces Coleman Avenue and Brokaw Road and is setback from the streetscapes by a separated sidewalk with landscaped park strip and building setback. Ingress and egress of vehicles are provided along both project frontages with primary access to the hotel/lobby and valet parking service via separated ingress and egress driveways on Coleman Avenue and a single ingress and egress driveway on Brokaw Road. Parking for guests and employees is provided at grade in level one of the structure and is operated by mechanical lifts in a triple stacked parking arrangement. Of the 298 parking spaces proposed all are to be valet parked.

First floor amenities include a full-service bar with a Type 47 ABC license, lounge, 1,120 sf of meeting room space, 2,892 sf of indoor dining space, and 1,225 sf outdoor dining/patio space interfacing the project frontage. Second floor amenities include a 1,375 sf fitness room and outdoor terrace with pool, spa, and lounge area with landscaping and views to the south, north and west of the project site.

Building architecture is a modern interpretation of mid-century design with a mixture of cement plaster and faux wood and metal panels in a complimentary color palette; accented with metal louvers and perforated metal panels and modern style signage; and punctuated with windows that are recessed in a linear arrangement. Proposed building height is 86 feet and includes roof top screening of mechanical equipment from public view along the streetscape.

The project includes the undergrounding of utilities (including overhead SVP, PG& E and cable lines) and a complete street section along Coleman Avenue and Brokaw Road with separated sidewalks and landscaping on-site and in the public right-of-way. All 13 existing trees are proposed for removal and would be replaced at a minimum of 2:1 with 24-inch box species. The project also includes extension of the recycled water line from Coleman Avenue to the project border on Brokaw Road for landscape irrigation.

Points for Consideration

- The project site is located in the Santa Clara Station Focus Area 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 hotel project is in a key location to serve San Jose International Airport and support the existing Caltrain Transit Center and the planned BART station for local and regional bus and heavy rail travel. The project would support alternate transit modes with the reduction in on-site parking spaces and stacked parking arrangement.
- The project would aggregate and redevelop three underutilized properties for use as a hotel with an aesthetic, high quality design. The project includes infrastructure improvements to underground utilities and extends recycled water service; provides complete street frontages to improve the pedestrian experience and connectivity to the surrounding land uses; and integrates

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site and public right-of way landscaping to beautify the property and reduce heat island effects.

- The project would be compatible with adjacent land uses and support employees and visitors to the project area. The project also provides an economic opportunity to capture added property tax and transient occupancy tax revenues resulting from redevelopment at a higher intensification than existing conditions and use associated with limited an extended stay hotel occupancy for contribution to the City's General Fund.
- In accordance with the City's Public Outreach Policy, the applicant team conducted a noticed Community Meeting via Zoom on July 28, 2020 at 6:00 p.m. The applicants mailed out flyers to property owners within 1,000 of the project site boundaries. The applicant team provided a presentation which was followed by community input. A total of 15 individuals participated in the Zoom meeting. The comments expressed focused on the design, noise and traffic and timing of project development. Individuals expressed favor with the building architecture; concerns about the speed of travel on Coleman Avenue and traffic at the Coleman/Brokaw intersection; and questions about site ingress/egress and airport noise.
- At the Planning Commission meeting of August 5, 2021, the integration of artwork into the design of the exterior façade (southwest facing elevation) was introduced and recommended by Commissioner Saleme.

<u>Findings supporting the Staff Recommendation</u>

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 project provides sufficient parking to serve guests and employees of the hotel while at the same supporting existing and planned transit facilities and service to reduce vehicle miles travelled.
   - The project provides complete street sections with landscape planter strips and wide sidewalks for pedestrian and ADA mobility and connectivity to adjacent land uses.
   - The project 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 Use Permit approval for the project and shall implement and comply with the mitigation measures set forth in the MND 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

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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 Use Permit conditions of approval and shall implement and comply with the mitigation measures set forth in the MND 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 project has an attractive modern front facing aesthetic that incorporates high quality materials and landscaping in the site design and building architecture.
   - The stacked mechanical parking spaces and roof mounted mechanical equipment rooftop mechanical equipment, are screened from view along the public right-of-way.
   - The project provides for proper access, visibility and identity, and transit accessibility to existing and planned transit facilities

.

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 approved Use Permit project conditions of approval and Mitigation Monitoring and Reporting Program for the Dual Branded Hotel Project, as attached to this staff report.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) was [prepared and circulated for public agency review and comment in accordance with the California Environmental Quality Act. Following public testimony and consideration of the evidence, the Planning Commission adopted the MND and approved the Mitigation Monitoring and Reporting Program for the project at a public noticed meeting August 19, 2021.

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 of fees paid by the applicant.

PUBLIC CONTACT

On October 10, 2021 a notice of public hearing of this item was mailed to properties within 1,000 feet of the project boundaries and was posted in three conspicuous locations within 300 feet of the project site. At the time of this staff report, Planning staff has not received public comments of this

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architectural review application.

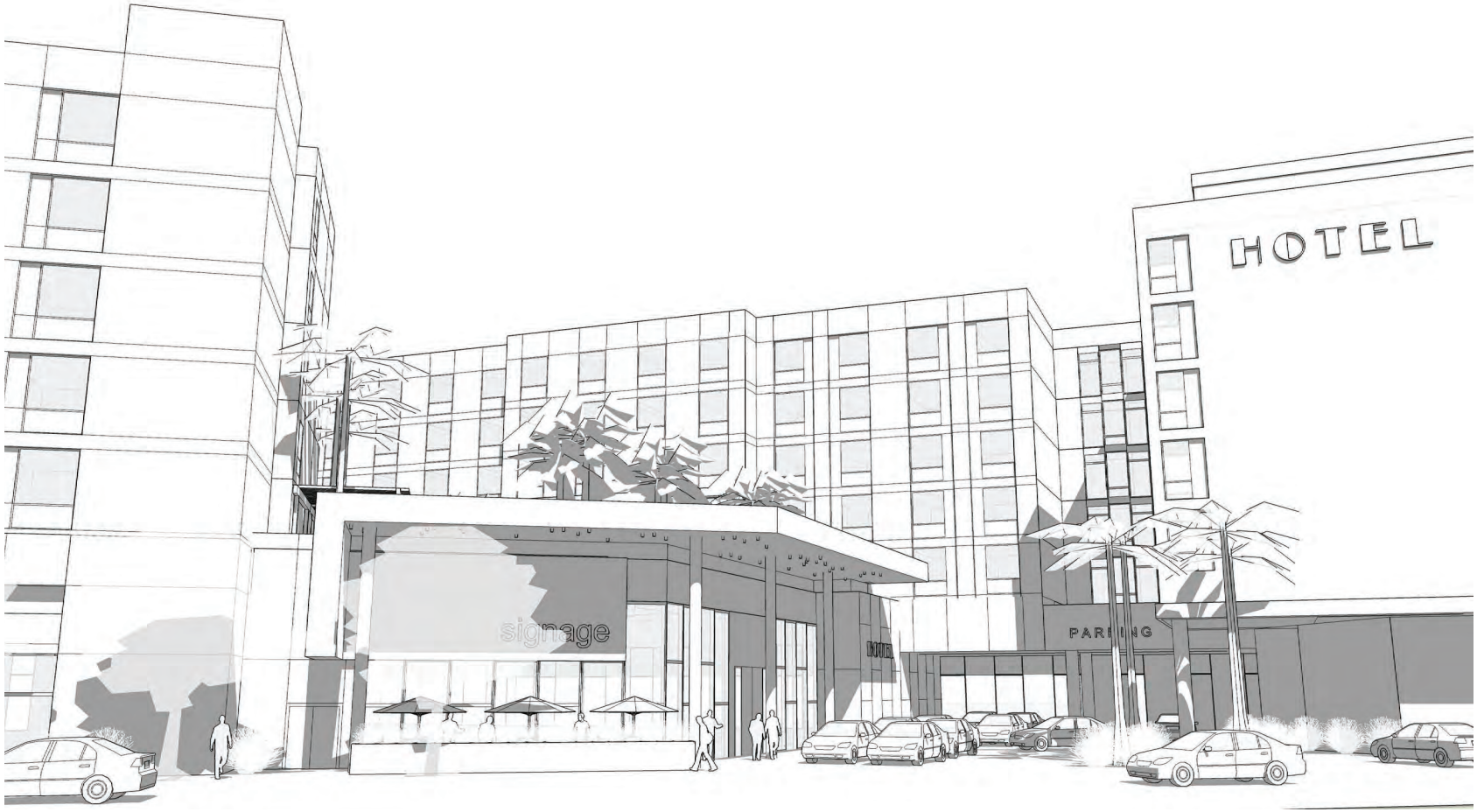
RECOMMENDATION

Approve the project design of a new six-story dual branded hotel at 312 Brokaw Road and 1240 and 1290 Coleman Avenue.

Prepared by: Debby Fernandez, Associate Planner, Community Development
Approved by: Gloria Sciara, Development Review Officer, Community Development

ATTACHMENTS

1. Development Plan
2. Mitigation Monitoring and Reporting Program
3. Conditions of Use Permit Approval



Santa Clara Dual - Branded Hotel

Santa Clara, California
Use Permit / PCC Set

March 25, 2020
(Revision 1 October 9, 2020)
(Revision 2 January 27, 2021)
(Revision 3 April 23, 2021)

G0.0

MOGUL CAPITAL

CLIENT
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ARCHITECT
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LANDSCAPE ARCHITECT
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3195-C Airport Loop Drive | Studio One
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MECHANICAL ENGINEER
MEP Green Design & Build
1704L El Camino Real, Suite 211
Houston TX 77058
Contact: Peter Nguyen
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Phone: 949-399-0870 x213

VICINITY MAP

PROJECT NARRATIVE:

The project is located at the Northeast side of the intersection of Brokaw Road and Coleman Avenue. It is a dual branded hotel, consisting of an Extended Stay hotel brand and a Limited Services hotel brand, with a combined total of 396 guest rooms. The Extended Stay hotel brand will have 206 of these rooms and the remaining 190 rooms will be for the Limited Services hotel brand. Construction type is 3A and the building is fully sprinkled, with total area of 211,645 sf (excluding parking). The building is six stories with one valet only serviced parking garage provided at ground level. The parking areas are equipped with 3 level mechanical stacker systems and suspended overhead parking providing a total capacity of 298 parking stalls, of which 30 stalls shall be provided with EVA charging stations. The required 2 ADA van stalls and 5 ADA stalls will be incorporated into the stacked and overhead parking system. All parking is valet only; self-parking is not provided. The design incorporates screening to provide seamless transition between the hotel and parking pedestrian experience.

At the ground level, one lobby is provided for both hotel brands with one reception desk, lounge, meeting space, bar, and breakfast area. The amenity areas will be shared between both brands and will include an outdoor second-level courtyard with a swimming pool, spa, and indoor fitness area.

This project requests minor modifications for the following (2) items:

1. *The ML zoning requires 1 parking stall/guest room, 396 rooms required 396 stalls. Minor modification of 25% = 99 stalls which which will permit a min of 297 stalls. We propose that parking may be decreased to .75 stalls per guestroom as allowed by the Santa Clara City Code for minor modifications. The updated plan provides 298 stalls which is in compliance and within the allowed 25% difference. In addition, the 2010 Santa Clara Station Area Plan section 3-P-26 allows reduced parking if shuttle services are provided by the Hotel to the airport and other local transport.*
2. *The proposed building is located in the Santa Clara Station Area Regional Commercial zone. The ML zoning permits 70' building height - proposed building height is 79', measured from the average grade plane of the site to the top of the roof high point. Minor modification allows for 25% deviation of standard 70' x25% = 17.5' our proposed building height increase is 9' which within the 25% difference allowed and will exceed the standard with 12.8%.*

PARKING NARRATIVE:

Hotel guests and staff shall bring their vehicles onto the property entering the garage off of Brokaw Road and proceed through the garage to the queuing lanes at the valet drop off / pick up station north of the main entry. They will then be met by a valet team member who will assist them with exiting their vehicle and assign them a ticket. The valet will then drive the vehicle off of the site onto Coleman Avenue where he/she will make a right turn onto Brokaw Road, and taking the next right will enter the garage and move the vehicle to its assigned space in either the TP500 triple stacker system, or the SP100 suspended overhead parking spaces as determined by the ticket assigned. When the owner returns to retrieve the vehicle, he/she will then provide the appropriate proof/ticket to the valet staff and the valet will then remove the vehicle from the platform/nesting area, drive it back to the valet station and return it to the owner.
Waiting times for drop off/ pickup of vehicles have been kept to a minimum as the TP500 triple stackers typically with one valet load in about three minutes and also unload in about three minutes. The SP100 suspended units typically load and unload with one valet operator in about 22 to 30 seconds. The new hotel will be providing a 24-Hour valet parking service for all guest and visitor parking. A compliant loading and unloading zone has been provided at the main entrance, making this the shortest route into the facility. The valet parking facility will also provide EVCS service to make connections to the vehicles upon request for all guest and visitors. There will be no parking stalls provided for self-park at this facility. If a guest has a specialty vehicle that cannot be operated by a valet due to vehicle controls, there are two areas designed for Van Accessible/Alternate self-park within the garage area. These two areas will allow a guest to drive the vehicle to a compliant parking stall with an access aisle and an accessible route to the interior of the facility. The vehicle will be in the original location when that guest returns. All guests and visitors to the new hotel will need to contact the valet to retrieve their vehicle weather an EVCS was utilized, an accessible parking stall was used or if required to self-park due to controls of the vehicle.

11B-209.4 Valet Parking. Parking facilities that provide valet parking services shall provide at least one passenger drop-off and loading zone complying with 11B-503 (Passenger Loading Zones). The parking requirements of 11B-208.1 apply to facilities with valet parking.

11B-209.5 Mechanical Access Parking Garages. Mechanical access parking garages shall provide at least one passenger drop-off and loading zone complying with 11B-503 (Passenger Loading Zones) at vehicle drop-off and vehicle pick-up areas.

APPLICABLE CODES / REFERENCES

2019 CA BUILDING CODE
2019 CA ELECTRICAL CODE
2019 CA MECHANICAL CODE
2019 CA PLUMBING CODE
2015 International Swimming Pool and Spa Code (ISPSC) with amendments
2019 CA ENERGY CODE with amendments
2019 CA GREEN BUILDING STANDARDS
CITY OF SANTA CLARA MUNICIPAL CODE AND ORDINANCES
SANTA CLARA STATION AREA PLAN (2010)

ZONING INFORMATION

SITE IS IN THE SANTA CLARA AREA STATION AREA, DESIGNATED SANTA CLARA REGIONAL COMMERCIAL (ML) PER THE SANTA CLARA STATION AREA PLAN. MAXIMUM BUILDING HEIGHT ALLOWED IS 70 FEET ABOVE THE AVERAGE GRADE PLANE.

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

ARCHITECTURE	
G0.0	Cover Sheet
G1.0	General Information
SP1.0	Landscape Site Plan
A100	Existing Site Plan
A101	Site Plan & Level 1 Plan
A102	Level 2 Plan
A103	Level 3 - 6 Plans
A104	Roof Plan
A111	Building Area Plan
A113	Waste Management Plan
A114	Fire Access Plan
A115	EMT Vehicle Route
A201	Building Elevations
A202	Building Elevations
A301	Building Sections
A401	Building Perspectives
A402	Building Perspectives
A403	Building Perspectives
A404	Building Perspectives
A601	Guestroom Plans
LANDSCAPE	
L-1	Conceptual Landscape Plan - Ground Level
L-2	Existing Tree & Landscape Plan - Ground Level
L-3	Composite Utility & Landscape Plan - Ground Level
L-4	Conceptual Landscape Plant Pallette - Ground Level
CIVIL	
C-1	Existing Conditions
C-2	Preliminary Demo Plan
C-3	Preliminary Grading Plan
C-4	Preliminary SWMP Plan
C-5	Preliminary Wet Utiliites
C-5.1	Preliminary Dry Utilities
C-6	Preliminary Offsite Plan
C-7	Preliminary Fire Access
MEP	
M1.0	MEP First Floor Plan
M2.6	MEP Roof Plan
P1.0	Plumbing Calculation
E1.0	Electrical One Line Diagram
E1.1	Electrical Load Analysis

PROGRAM AND BUILDING GENERAL INFORMATION

PLANNING AND BUILDING CODE DATA		
Address	312 BROKAW ROAD, 240 COLEMAN AVENUE AND 1290 COLEMAN AVENUE	
APN	230-05-45, 49, 50	
Lot Area	72,204 SF	
Lot Coverage	69.4%	
Zoning District	Santa Clara Regional Commercial (ML)	
OCCUPANCY GROUPS		
Hotel	R-1	
Meeting Rooms/Fitness	A-3	
Breakfast Area	A-2	
Admin Offices	B	
Garage	S-2	
CONSTRUCTION TYPE		
Construction Type	Type 3A, Fully sprinklered	
BUILDING SPRINKLER SYSTEM TO MEET REQUIREMENTS OF CBC 903.3.1.1	YES	
ALLOWABLE AREA PER CBC TABLE 506.2 FOR R-1:	72,000 S.F.	
ALLOWABLE HEIGHT (FEET) PER CBC TABLE 504.3 FOR R-1:	85 FEET	
ALLOWABLE HEIGHT (STORIES ABOVE GRADE PLANE) PER CBC TABLE 504.4 FOR R-1:	5	
MINIMUM BUILDING INTENSITY		
	max. allowed/SF	provided/SF
max FAR 3.00	216,009 (Parking Excl.)	211,645 (Parking Excl.) - FAR 2.93

PROGRAM	Limited Services Hotel	Extended Stay Hotel	GROSS AREA
1st Floor	0 Rooms	0 Rooms	19,042 SF (Parking / Unocc. Sp. Excluded
2nd Floor	38 Rooms	38 Rooms	38,831 SF
3rd Floor	38 Rooms	42 Rooms	38,443 SF
4th Floor	38 Rooms	42 Rooms	38,443 SF
5th Floor	38 Rooms	42 Rooms	38,443 SF
6th Floor	38 Rooms	42 Rooms	38,443 SF
Subtotal	190 Rooms	206 Rooms	211,645 SF (Parking Excl.)
TOTAL 396 Rooms			

Accessibility / Communication Feature Room Requirements	
Accessibility:	
(CBC Table 11B-224.2)	
301 - 400 rooms:	12 ADA units required
Rooms w/ Roll in Showers:	4
Rooms w/o Roll-in Showers:	8
Communication Features:	
(CBC Table 11B 224.4)	
301 - 400 rooms:	20 Rooms required

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018
DATE: 03.25.2020
NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT: REGISTERED ARCHITECT KURT ROBERT JENSEN C20318 (EXP. 02/28/21) STATE OF CALIFORNIA

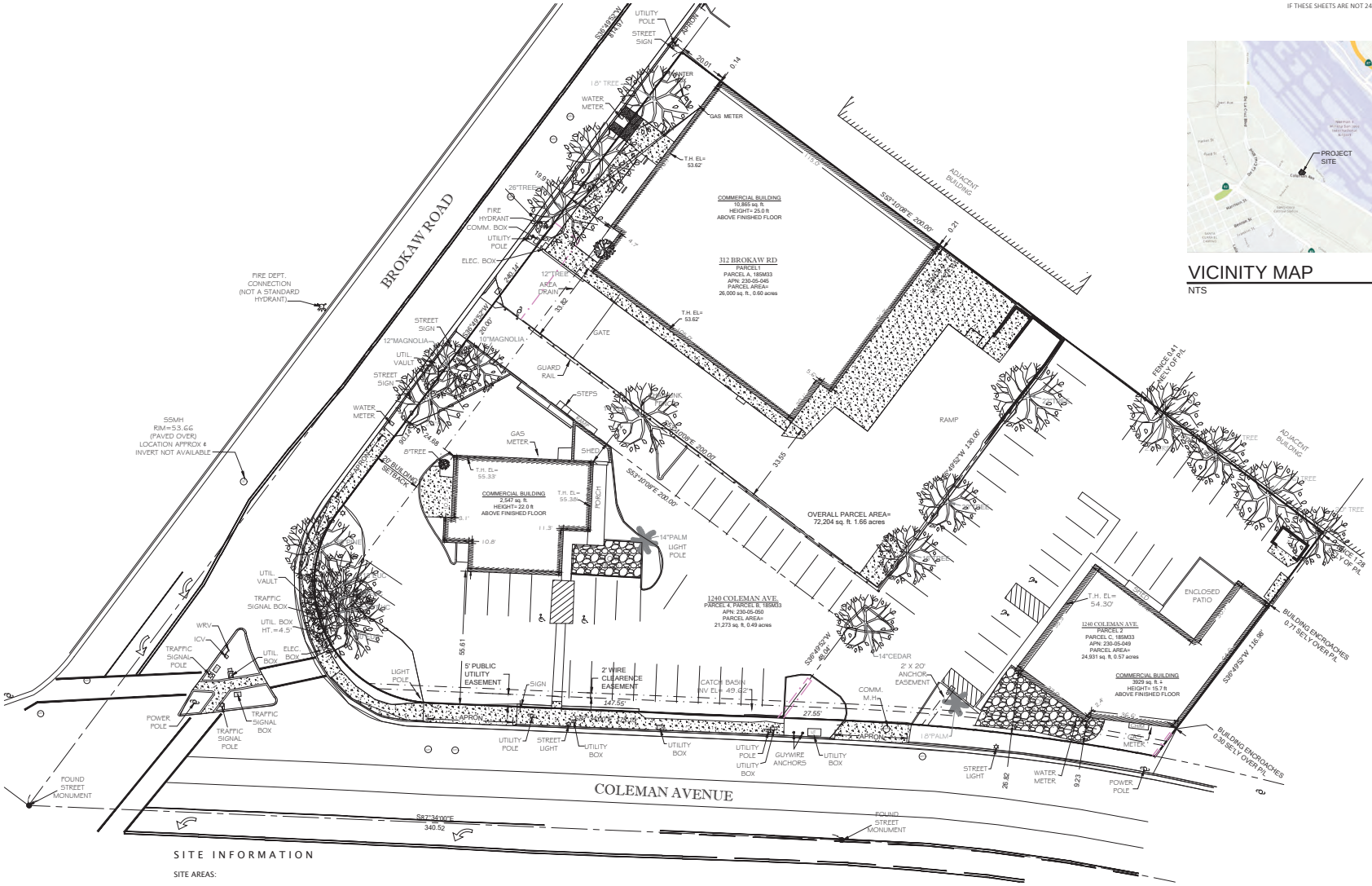
REVISIONS:
1 10/9/20 RESPONSE TO COMMENTS
2 01/27/21 RESPONSE TO COMMENTS
3 04/23/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

GENERAL INFORMATION

SHEET: G1.0

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



VICINITY MAP

NTS

SITE INFORMATION

SITE AREAS:

Parcel 1:	26,000 S.F.
Parcel 2:	24,931 S.F.
Parcel 4:	21,273 S.F.
TOTAL	72,204 S.F.

Existing Building Areas:

Commercial Building (Parcel 1):	10,865 S.F.
Restaurant (Parcel 2):	3,929 S.F.
Restaurant (Parcel 4):	2,547 S.F.
TOTAL	17,341 S.F.

Existing FAR: 17,341 S.F. / 72,204 S.F. = 0.24

TRUE NORTH

EXISTING SITE PLAN

1" = 20'

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT: REGISTERED ARCHITECT JOHN ROBERT JENSEN C-23478 EXP. 02/28/21 STATE OF CALIFORNIA

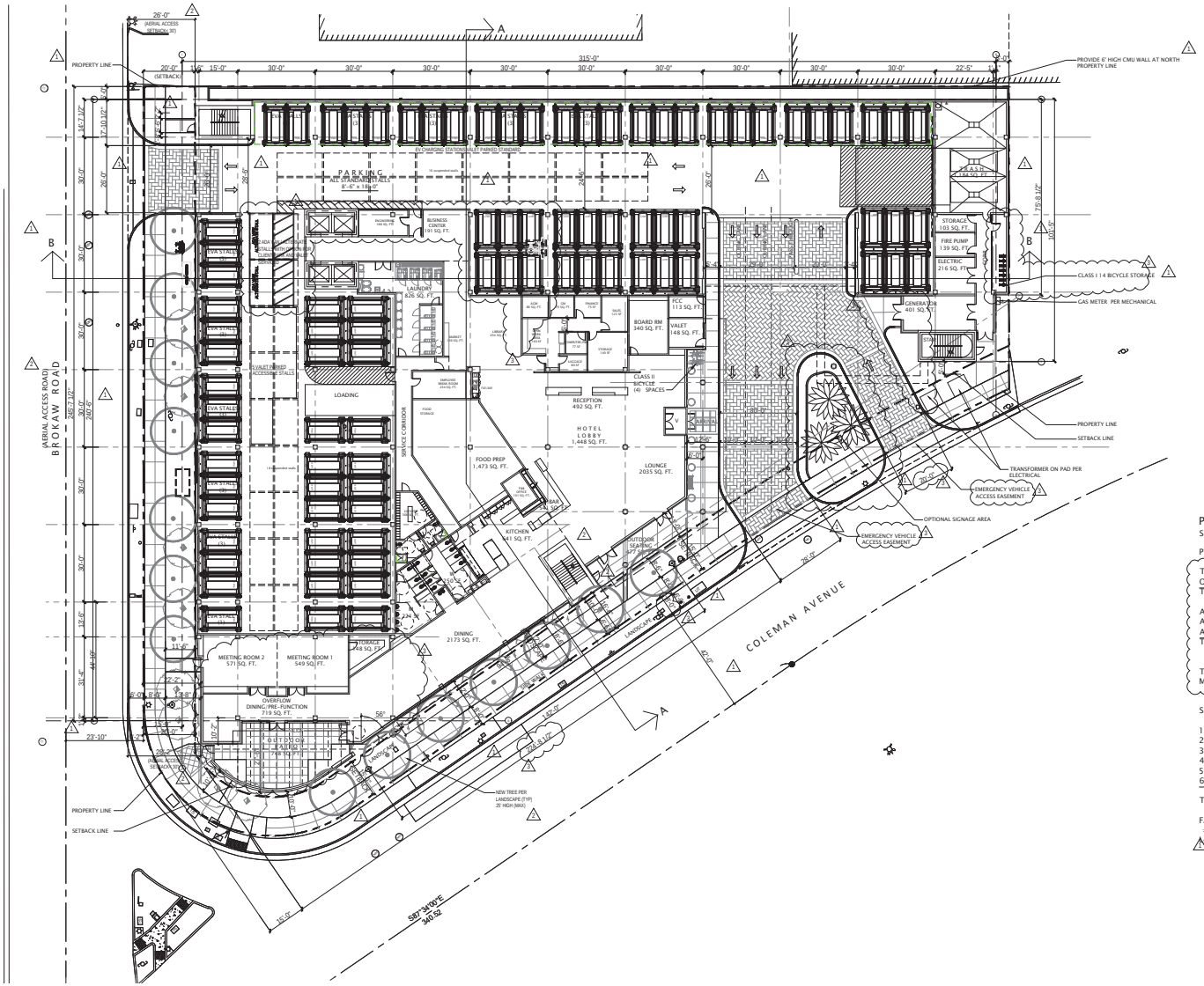
REVISIONS:
1 10/9/20 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

EXISITNG SITE PLAN

SHEET: A100 1

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



PROJECT NORTH

SITE PLAN & LEVEL 1 PLAN

1" = 20'

PROJECT INFORMATION

Site Area: 72,204 SF

PARKING

Triple stacked System	264 Parking Stalls
Overhead parking	34 Parking Stalls
TOTAL	298 Parking Stalls Provided

ADA required parking is part of the Parking System

Acc Van Parking	2 Parking Stalls
ADA Parking	5 Parking Stalls
TOTAL ADA	7 Parking Stalls Provided

Total Rooms provided 396 – Parking Stalls required 396 stalls
Minor Modification of 25% reduction, min allowed = 297 stalls

SQUARE FOOTAGE CALC

1st Floor	50,108 SF (19,042 SF PARKING / UNOCCUPIED SPACE EXCLUDED)
2nd Floor	38,831 SF
3rd Floor	38,443 SF
4th Floor	38,443 SF
5th Floor	38,443 SF
6th Floor	38,443 SF
TOTAL	211,645 SF

FAR = 211,645 (EXCL PARKING/UNOCCUPIED SPACE) / 72,204 SF (SITE AREA)
= 2.93 (3.0 MAX)
Lot coverage 69.4%

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT: REGISTERED ARCHITECT ROBERT JENSEN C-23878 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

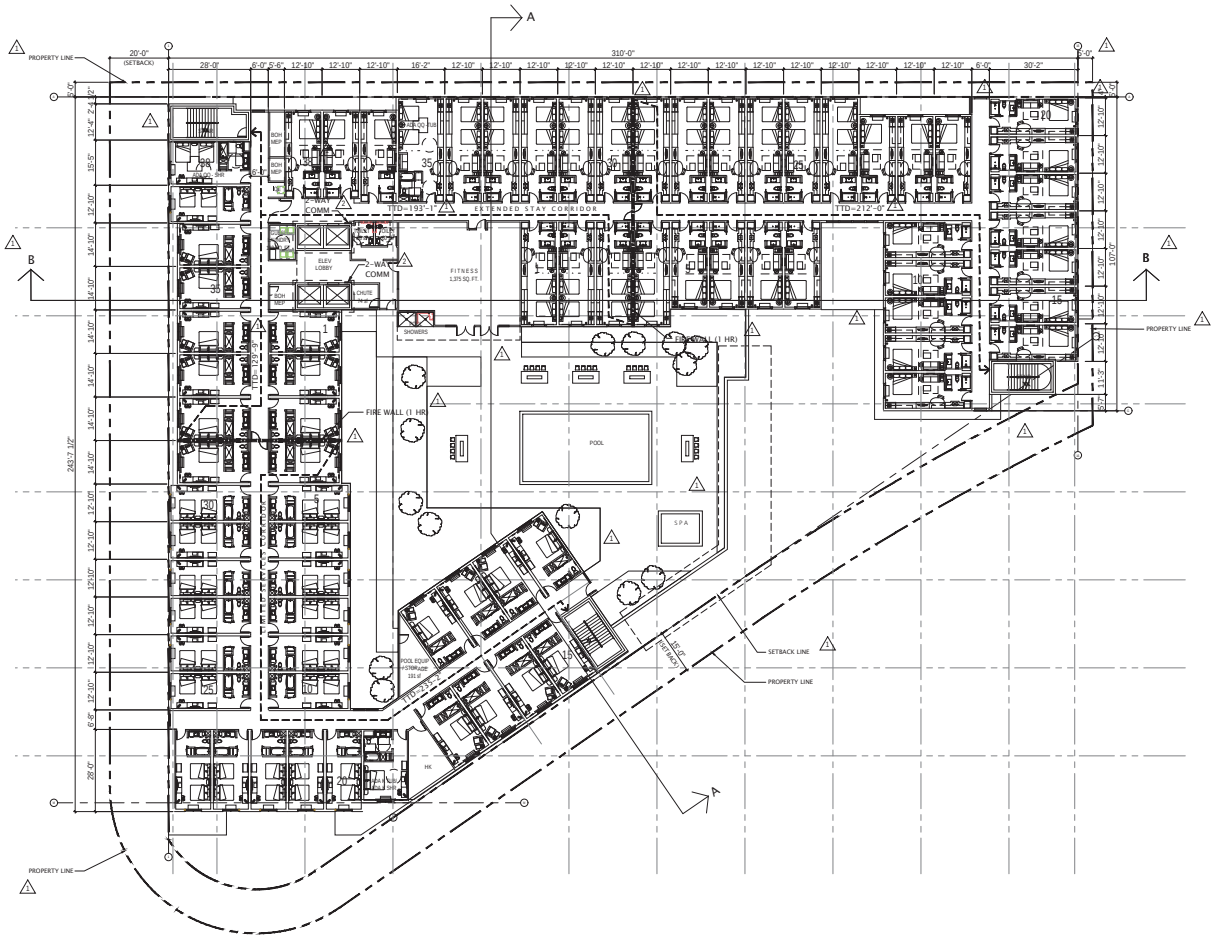
1 10/9/20 RESPONSE TO COMMENTS
2 01/27/21 RESPONSE TO COMMENTS
3 04/23/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

SITE PLAN & LEVEL 1 PLAN

SHEET: A101

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



ROOM CALCULATIONS

	LIMITED SERVICES HOTEL	EXTENDED STAY HOTEL
1st Floor	--	--
Mezzanine	--	--
2nd Floor	38 Rooms	38 Rooms
3rd Floor	38 Rooms	42 Rooms
4th Floor	38 Rooms	42 Rooms
5th Floor	38 Rooms	42 Rooms
6th Floor	38 Rooms	42 Rooms
	190 Rooms	206 Rooms

TOTAL	396 Rooms

03.25.2020

PROJECT NORTH

LEVEL 2 PLAN

1" = 20'

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

REVISIONS:

1 10/9/20 RESPONSE TO COMMENTS

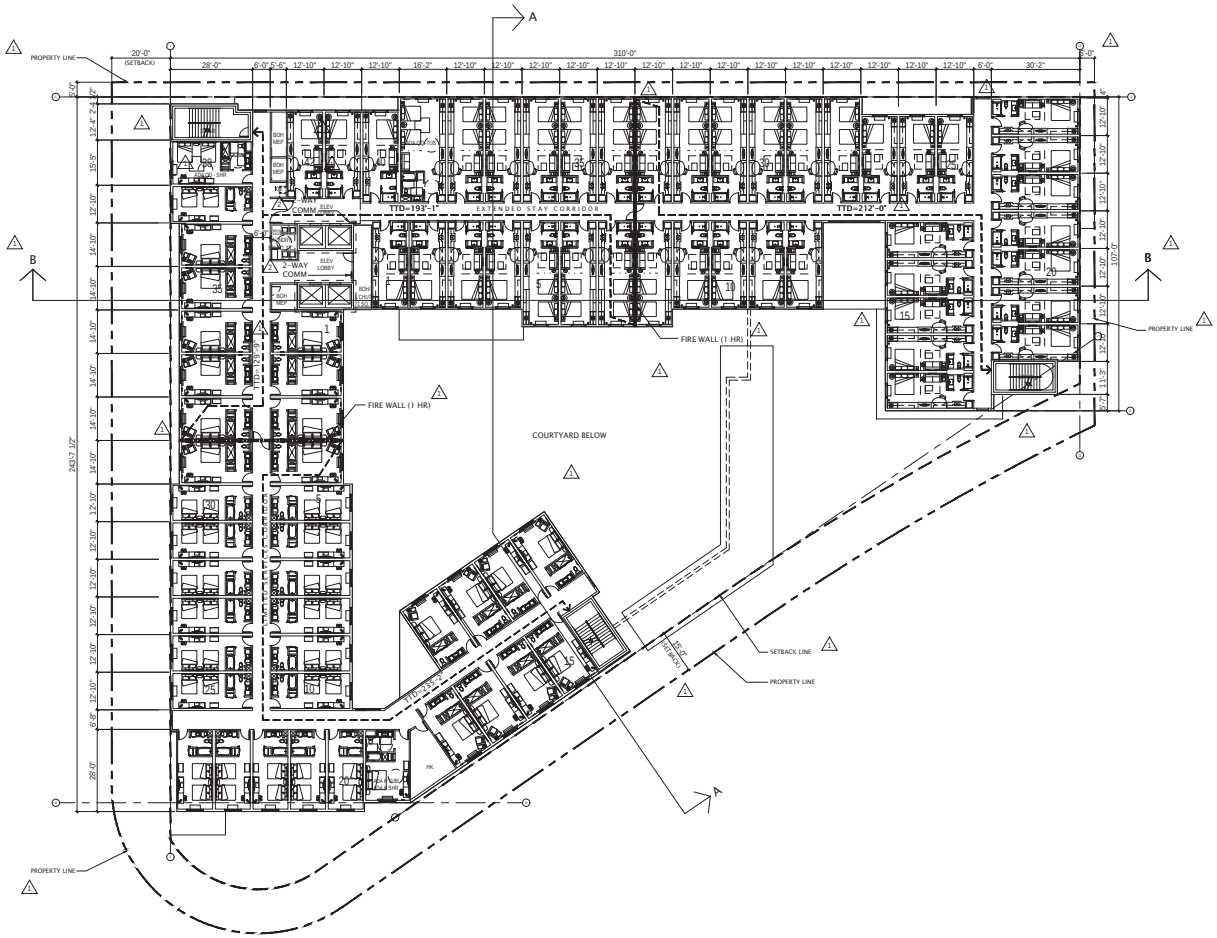
2 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

LEVEL 2 PLAN

SHEET: A102

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



ROOM CALCULATIONS

	LIMITED SERVICES HOTEL	EXTENDED STAY HOTEL
1st Floor	--	--
Mezzanine	--	--
2nd Floor	38 Rooms	38 Rooms
3rd Floor	38 Rooms	42 Rooms
4th Floor	38 Rooms	42 Rooms
5th Floor	38 Rooms	42 Rooms
6th Floor	38 Rooms	42 Rooms
	190 Rooms	206 Rooms
TOTAL	396 Rooms	

03.25.2020

PROJECT NORTH

LEVEL 3-6 PLAN

1" = 20'

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT: REGISTERED ARCHITECT JOHN ROBERT JENSEN C-23878 EXP. 02/28/21 STATE OF CALIFORNIA

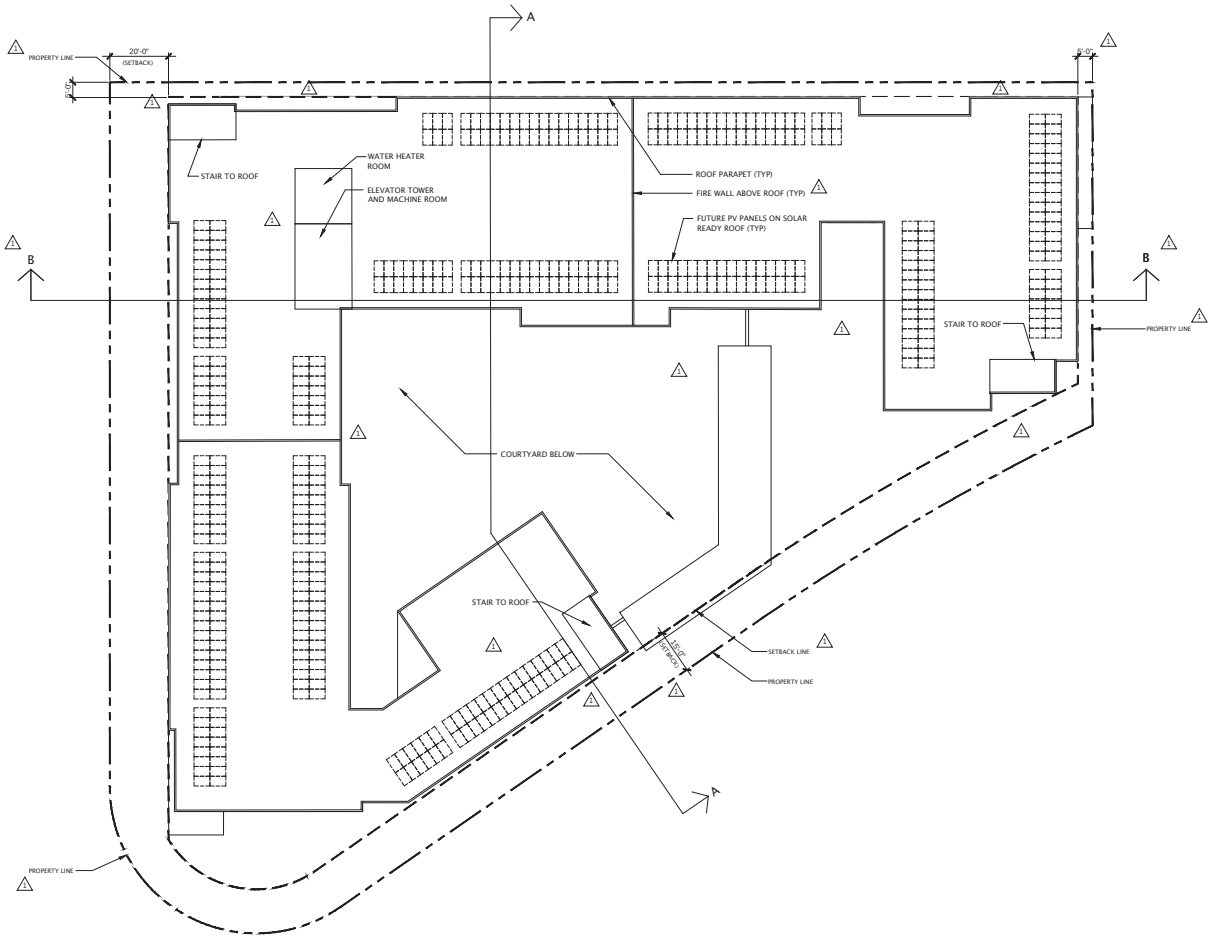
REVISIONS:
1 10/9/20 RESPONSE TO COMMENTS
2 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

LEVEL 3-6 PLAN

SHEET: A103

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



PROJECT NORTH

ROOF PLAN

1" = 20'

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES:
USE PERMIT / PCC SET

CLIENT:

MOGUL CAPITAL

CONSULTANT:

REGISTERED ARCHITECT JOHN ROBERT JENSEN C-23478 EXP. 02/28/21 STATE OF CALIFORNIA

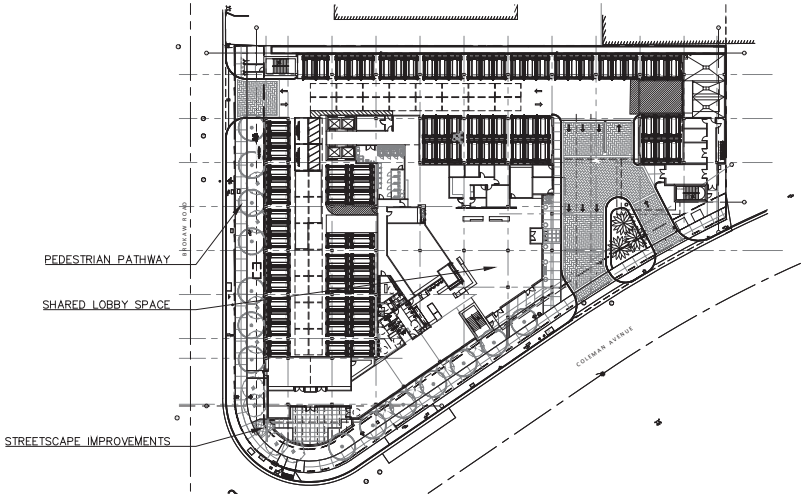
REVISIONS:
1 10/9/20 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

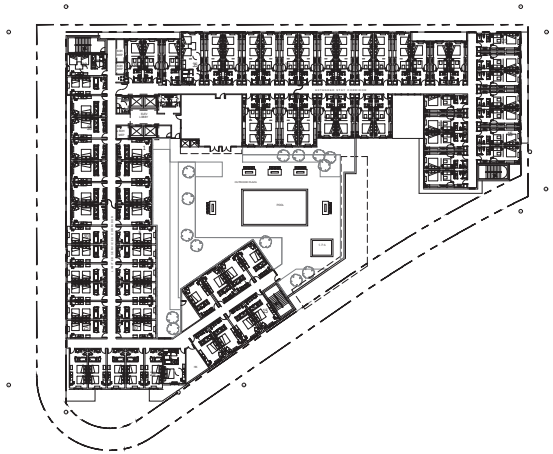
ROOF PLAN

SHEET:
A104

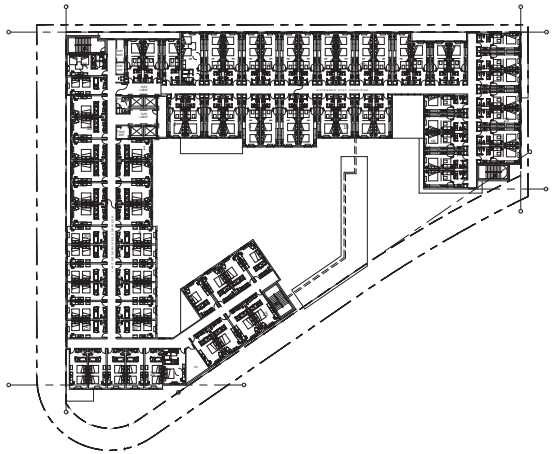
IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



FLOOR PLAN LEVEL 1 - 50,108 SF(INCLUDING PARKING)



FLOOR PLAN LEVEL 2 - 38,831 SF



FLOOR PLAN LEVEL 3 - 6 - 38,443 SF

BUILDING AREA PLAN

1" = 40'

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

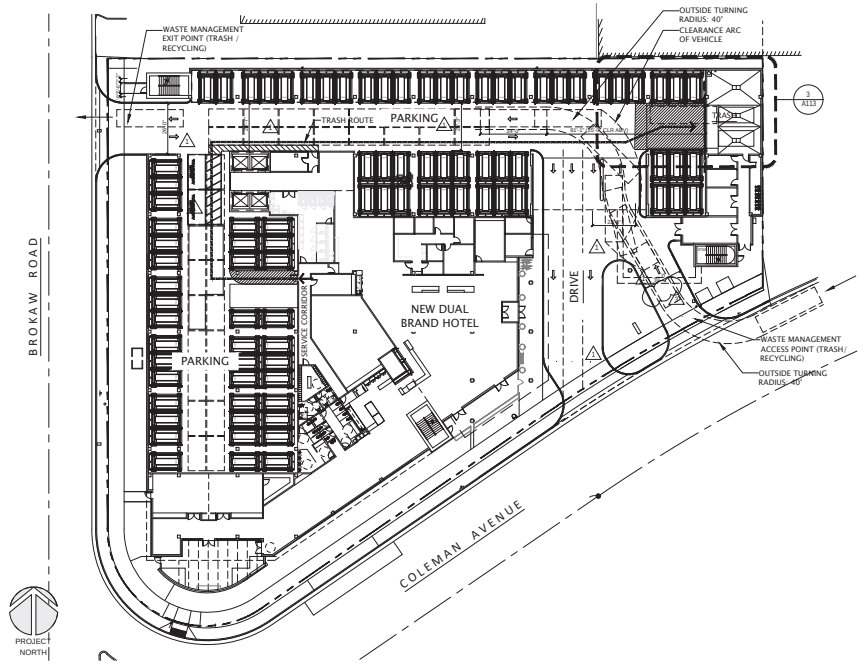
CONSULTANT:

REVISIONS:
1 10/2/20 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

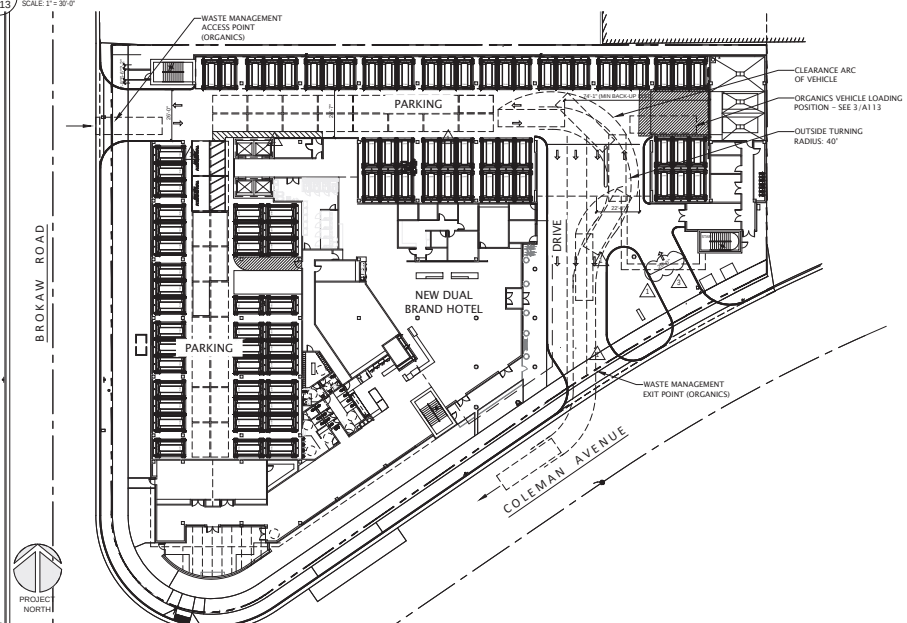
BUILDING AREA PLAN

SHEET: A111



1 A113 WASTE MANAGEMENT PLAN - COMPACTOR VEHICLE ROUTE

SCALE: 1" = 30'-0"



2 A113 WASTE MANAGEMENT PLAN - ORGANICS VEHICLE ROUTE

SCALE: 1" = 30'-0"

TRASH COLLECTION NARRATIVE:

1. GARBAGE COLLECTION AND PICKUP:
ALL GARBAGE IS TO BE BROUGHT TO THE TRASH COMPACTOR AT THE NE CORNER OF THE BUILDING ON THE FIRST FLOOR. HOTEL AND GUESTROOM GARBAGE SHALL BE BROUGHT OUT OF THE BUILDING ON CARTS AT THE BACK OF HOUSE LOADING AREA OFF OF THE SERVICE CORRIDOR. THEY SHALL THEN BE BROUGHT THROUGH THE PARKING GARAGE TO THE TRASH ROOM ALONG THE PATH SHOWN ON THE PLAN, AND PLACED IN THE 20 C.Y. TRASH COMPACTOR IN THE TRASH ROOM. THE TRASH IS THEN TO BE COMPACTED AND PICKED UP 3 TIMES A WEEK BY MISSION TRAILS WASTE SYSTEMS. MISSION TRAILS TRUCKS SHALL ENTER THE SITE VIA THE DRIVE OFF OF COLEMAN, AND DRIVING THROUGH THE PARKING GARAGE SHALL MAKE A LEFT TURN UNTIL THE TRUCKS ARE APPROXIMATELY 85 FEET FROM THE ROLL-UP DOOR AT THE TRASH ROOM. THE TRUCKS SHALL THEN BACK UP TO SERVICE / PICK UP THE COMPACTORS AND UPON COMPLETION SHALL THEN DRIVE STRAIGHT AHEAD AND EXIT THE PARKING GARAGE AT BROKAW ROAD.

2. RECYCLING COLLECTION AND PICKUP:
ALL MATERIALS DEEMED CAPABLE OF RECYCLING BY MISSION TRAILS WASTE SYSTEMS ARE TO BE BROUGHT TO THE TRASH ROOM IN CARTS VIA THE SAME ROUTE USED FOR GARBAGE AND PLACED IN THE 20 C.Y. RECYCLABLE COMPACTOR. MISSION TRAILS TRUCKS SHALL ALSO USE THE SAME ROUTE TO ENTER AND EXIT THE SITE AS ESTABLISHED FOR THE TRASH COMPACTOR IN ORDER TO SERVICE / PICK UP THE THE RECYCLABLE COMPACTOR.

3 ORGANIC MATERIALS COLLECTION AND PICKUP:
ALL MATERIALS CLASSIFIED AS BEING ORGANIC BY MISSION TRAILS WASTE SYSTEMS ARE TO BE BROUGHT TO THE TRASH ROOM IN CARTS VIA THE SAME ROUTE USED FOR GARBAGE AND RECYCLING. THEY WILL THEN BE PLACED IN THE (2) 2 C.Y. BINS IN THE TRASH ROOM AS SHOWN ON THE PLAN. ON COLLECTION DAYS, THE BINS SHALL BE BROUGHT OUT OF THE TRASH ROOM BY HOTEL STAFF AND PLACED IN FRONT OF THE TRASH COMPACTOR IN LOADING POSITION AS SHOWN ON THE PLAN. AFTER THE BINS HAVE BEEN EMPTIED THEY SHALL BE PROMPTLY RETURNED TO THE TRASH ROOM BY HOTEL STAFF. MISSION TRAILS TRUCKS SHALL ENTER THE SITE VIA BROKAW ROAD AND DRIVE STRAIGHT TO THE END OF THE GARAGE TO THE TRASH ROOM DOORS WHERE THE ORGANIC MATERIALS BINS ARE PLACED FOR LOADING. AFTER THE BINS ARE EMPTIED, THE TRUCKS SHALL BACK UP UNTIL THEY ARE APPROXIMATELY 73 FEET FROM THE TRASH ROOM DOOR WALL. THEY SHALL THEN CAREFULLY MAKE A RIGHT TURN AT THE 2ND DRIVE AND MANEUVER TO THE EXIT AT COLEMAN AVENUE AS SHOWN ON THE PLAN.

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

GUESTROOM WASTE COLLECTION SUMMARY						
SOLID WASTE CALCULATIONS						
# UNITS	C.Y. / WK / UNIT	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS / WEEK
396	0.33	130.68	0.25	32.67	20 C.Y.	3
RECYCLING CALCULATIONS						
# UNITS	CY / WK / UNIT	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS / WEEK
396	0.33 (.5)	65.34	0.25	16.33	20 C.Y.	2
ORGANICS CALCULATIONS						
# UNITS	GAL / WK / UNIT	TOTAL GAL /WK	GAL/200 = C.Y. WK	2 C.Y. BIN SIZE	2 C.Y. BINS	# PICKUPS / WEEK
396	4	1584	7.92	4	2***	2

PUBLIC SPACES / MEETING ROOMS / HOTEL ADMIN. / BACK OF HOUSE COLLECTION SUMMARY							
SOLID WASTE CALCULATIONS							
TOTAL AREA	LBS / WK PER 100 SF	TOTAL LBS / WK	LBS TO C.Y.	TOTAL C.Y.	COMPACTION	TOTAL C.Y./WEEK	# PICKUPS / WEEK
19,229	2.5	480	0.09	43.26	0.25	10.81	3*
RECYCLING CALCULATIONS							
TOTAL REFUSE	RECYCLE FACTOR	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS / WEEK	
480	.50	21.60	0.25	5.40	20 C.Y.	2**	

NOTES:

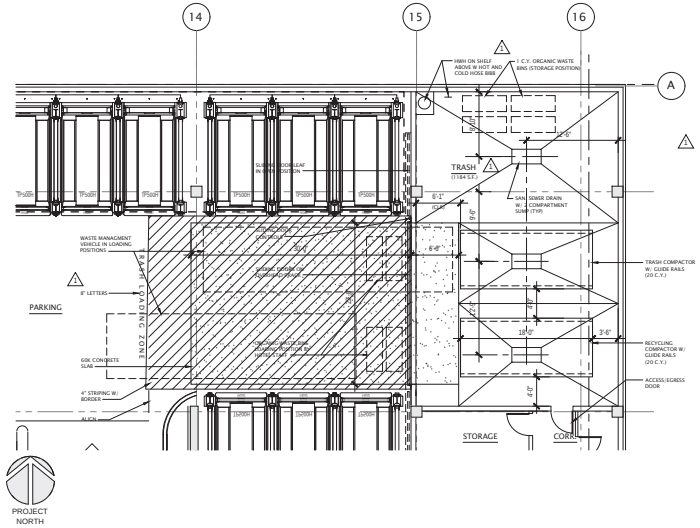
* ALTHOUGH AMOUNT OF COMPACTED WASTE IS LESS THAN WHAT WOULD BE REQUIRED FOR 3 PICKUP DAYS INDIVIDUALLY, IT WILL INSTEAD BE ADDED TO THE REFUSE GENERATED BY THE GUESTROOMS AND BE COLLECTED AT THE SAME TIME. TRASH COMPACTOR CAPACITY IS 20 C.Y. SO THE TOTAL ESTIMATED AMOUNT PER PICKUP WILL BE APPROXIMATELY 14.4 C.Y.

** ALTHOUGH AMOUNT OF COMPACTED WASTE IS LESS THAN WHAT WOULD BE REQUIRED FOR 2 PICKUP DAYS INDIVIDUALLY, IT WILL INSTEAD BE ADDED TO THE REFUSE GENERATED BY THE GUESTROOMS AND BE COLLECTED AT THE SAME TIME. RECYCLE COMPACTOR BIN CAPACITY IS 20 C.Y. SO THE TOTAL ESTIMATED AMOUNT PER PICKUP WILL BE APPROXIMATELY 10.80 C.Y.

*** 2 C.Y. BIN SIZES WERE USED TO CALCULATE THE ORGANICS WASTE TO BE GENERATED BY THE HOTEL. HOWEVER, AS MISSION TRAILS TRUCKS DO NOT USE THAT SIZE (4) 1 C.Y. BINS WILL ACTUALLY BE USED IN THE FACILITY.

GENERAL NOTE:

REGARDLESS OF THE ACTUAL TRASH LOAD, THE CITY OF SANTA CLARA REQUIRES THAT ALL COMPACTORS BE EMPTIED ONCE A WEEK.



3 A113 TRASH ROOM PLAN

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

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0018

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT: REGISTERED ARCHITECT JEFFREY ROBERT JENSEN C-20878 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

1 10/9/20 RESPONSE TO COMMENTS

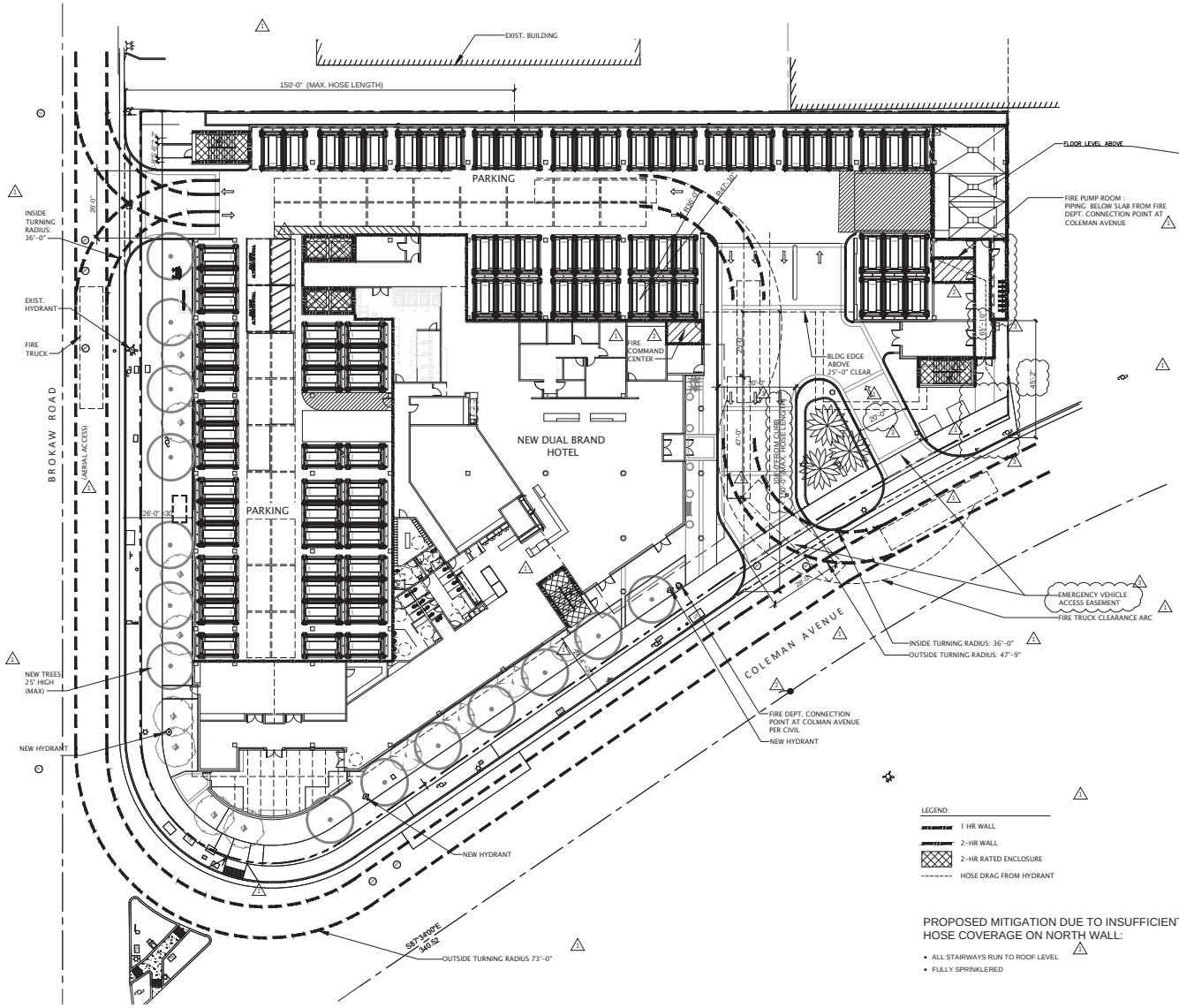
2 4/23/21 RESPONSE TO COMMENTS

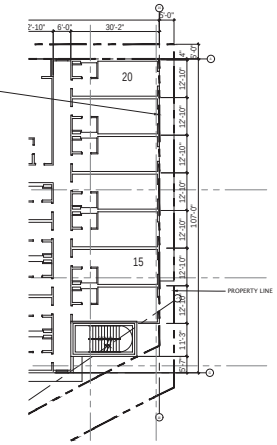
SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

WASTE MANAGEMENT PLAN

SHEET: A113

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.





PARTIAL FL PLAN - TYP HOTEL LVL

1" = 20'

LEGEND:

- 1 HR WALL
- 2-HR WALL
- 2-HR RATED ENCLOSURE
- HOSE DRAG FROM HYDRANT

PROPOSED MITIGATION DUE TO INSUFFICIENT HOSE COVERAGE ON NORTH WALL:

- ALL STAIRWAYS RUN TO ROOF LEVEL
- FULLY SPRINKLERED

PROJECT NORTH

FIRE ACCESS PLAN

1" = 20'

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0018

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT: REGISTERED ARCHITECT JOHN ROBERT JENSEN C-20878 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

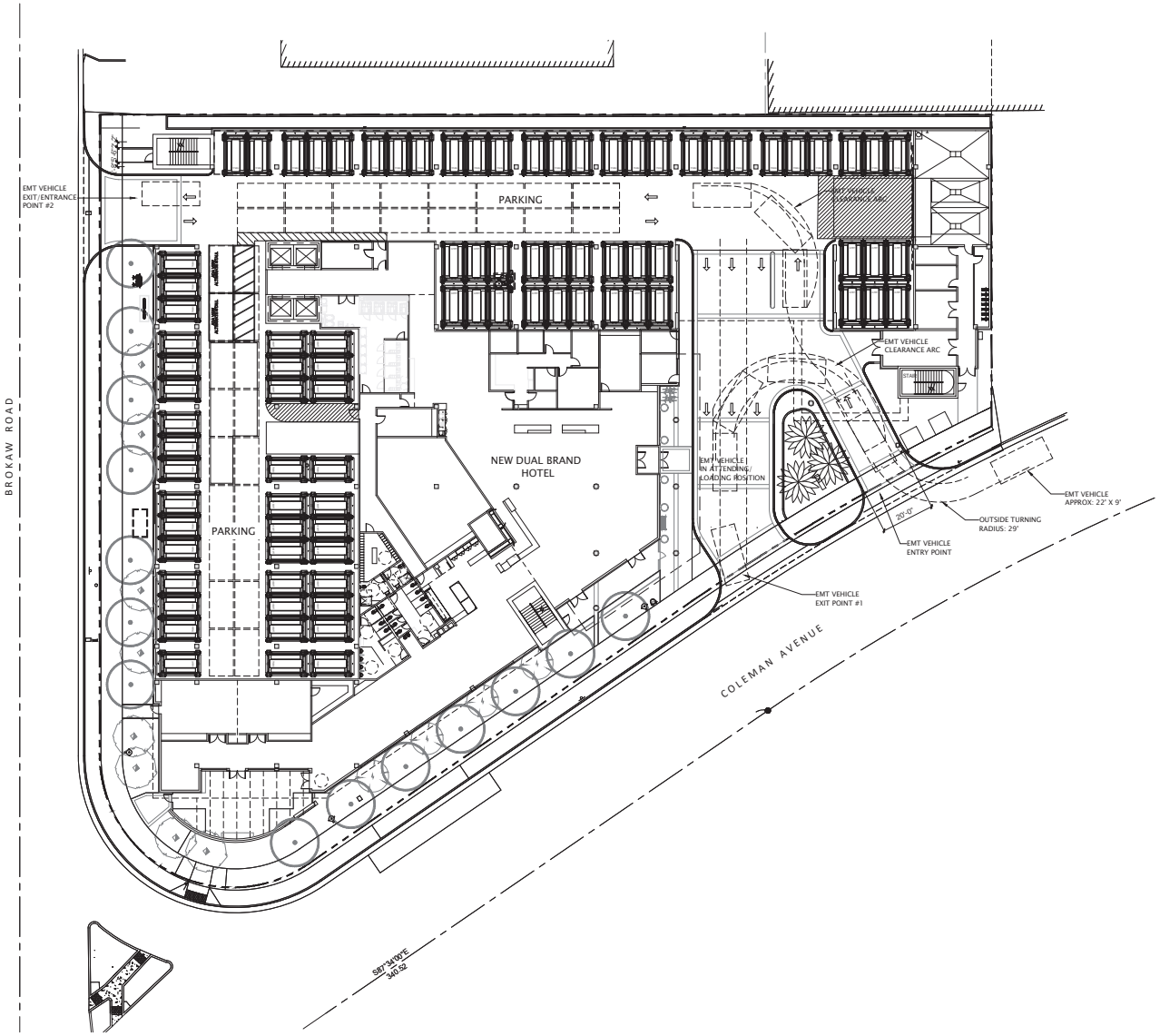
1. 10/9/20 RESPONSE TO COMMENTS
2. 01/27/21 RESPONSE TO COMMENTS
3. 04/23/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

FIRE ACCESS PLAN

SHEET: A114

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



PROJECT NORTH

EMT VEHICLE ROUTE

1" = 20'

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

REGISTERED ARCHITECT JOHN ROBERT JENSEN C-20878 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:
1 04/23/20 RESPONSE TO COMMENTS

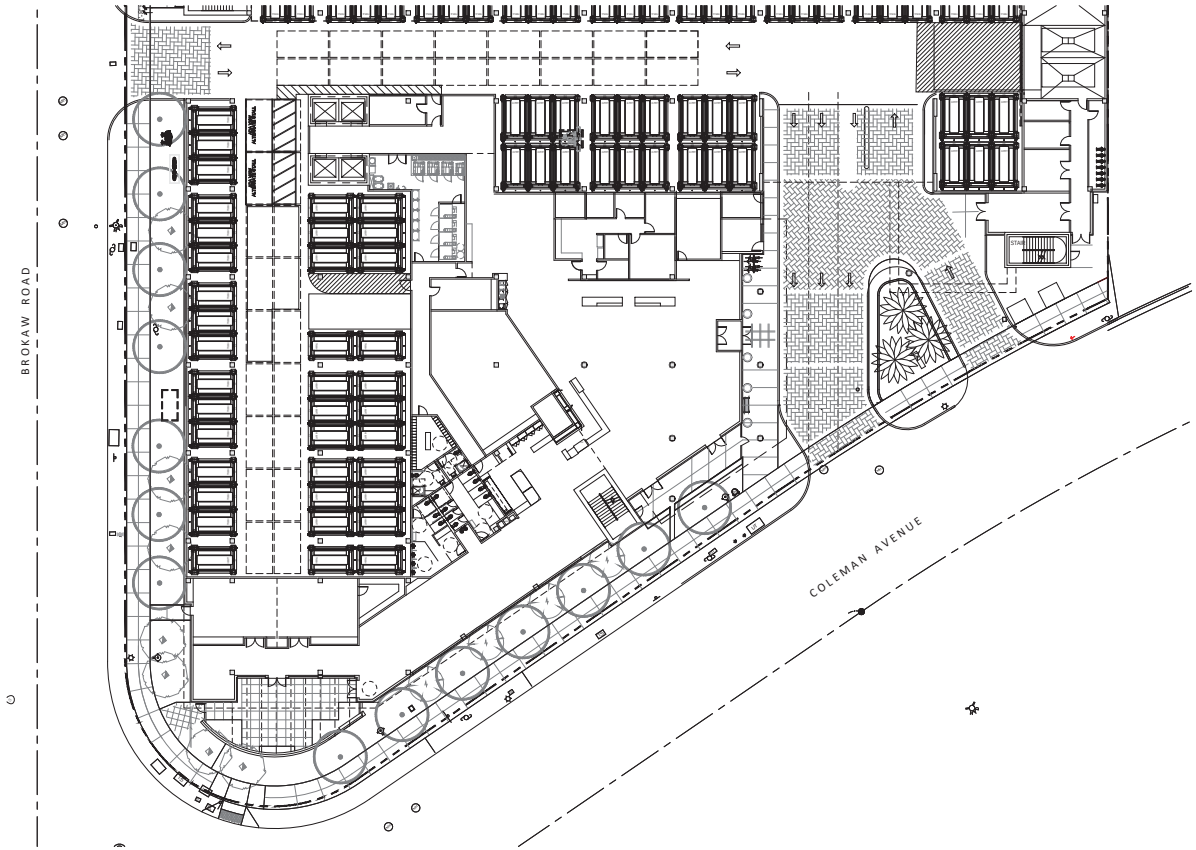
SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

EMT VEHICLE ROUTE

SHEET: A115

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

ELEVATION AT COLEMAN AVENUE



SOUTH ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1

MATERIAL LEGEND

1. FAUX WOOD PANEL (1)

2. FAUX WOOD PANEL (2)

3. METAL PANEL - DARK GREY

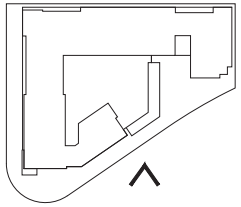
4. METAL LOUVER VENT

5. EIFS - 1 (BEIGE)

6. EIFS -2 (GREY)

7. PERFORATED METAL PANEL

8. PERFORATED METAL PANEL 164 METRO ARTISAN PANEL



KEY PLAN

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

REGISTERED ARCHITECT JOHN ROBERT JENSEN C-23478 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

1 10/9/20 RESPONSE TO COMMENTS

2 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

SHEET: A201

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

ELEVATION AT COLEMAN AVENUE

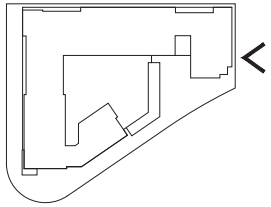
EAST BUILDING ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1

MATERIAL LEGEND

1. FAUX WOOD PANEL (1)
2. FAUX WOOD PANEL (2)
3. METAL PANEL - DARK GREY
4. METAL LOUVER VENT
5. EIFS - 1 (BEIGE)
6. EIFS -2 (GREY)
7. PERFORATED METAL PANEL
8. PERFORATED METAL PANEL 164 METRO ARTISAN PANEL



KEY PLAN

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

REGISTERED ARCHITECT JOHN ROBERT JENSEN C-20878 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

1 10/9/20 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

SHEET: A202

NORTH ELEVATION

1/16" = 1'-0"

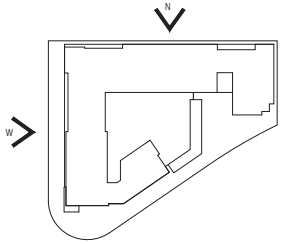
WEST ELEVATION ALONG BROKAW ROAD

1/16" = 1'-0"

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

MATERIAL LEGEND

1. FAUX WOOD PANEL (1)
2. FAUX WOOD PANEL (2)
3. METAL PANEL - DARK GREY
4. METAL LOUVER VENT
5. EIFS - 1 (BEIGE)
6. EIFS -2 (GREY)
7. PERFORATED METAL PANEL
8. PERFORATED METAL PANEL 164 METRO ARTISAN PANEL



KEY PLAN

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

REVISIONS:
1 10/9/20 RESPONSE TO COMMENTS
2 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

SHEET: A203

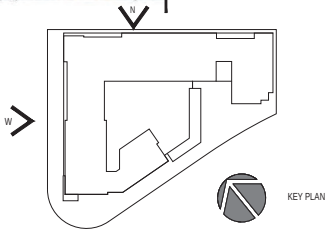
IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

NORTH ELEVATION ALONG ADJACENT PROPERTY LINE

WEST ELEVATION ALONG BROKAW ROAD

MATERIAL LEGEND

1. FAUX WOOD PANEL (1)
2. FAUX WOOD PANEL (2)
3. METAL PANEL - DARK GREY
4. METAL LOUVER VENT
5. EIFS - 1 (BEIGE)
6. EIFS -2 (BROWN)
7. PERFORATED METAL PANEL
8. PERFORATED METAL PANEL 164 METRO ARTISAN



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7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

REVISIONS:
1 10/9/20 RESPONSE TO COMMENTS
2 01/27/21 RESPONSE TO COMMENTS

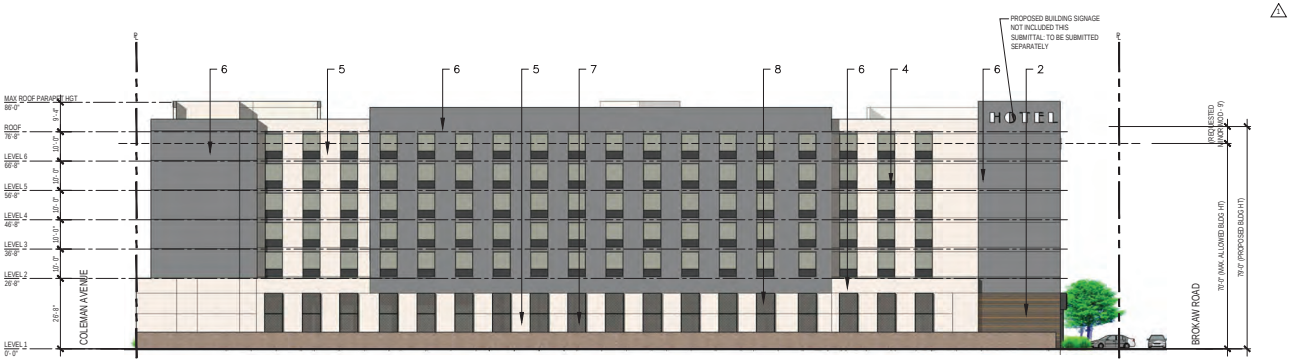
BROKAW ROAD

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

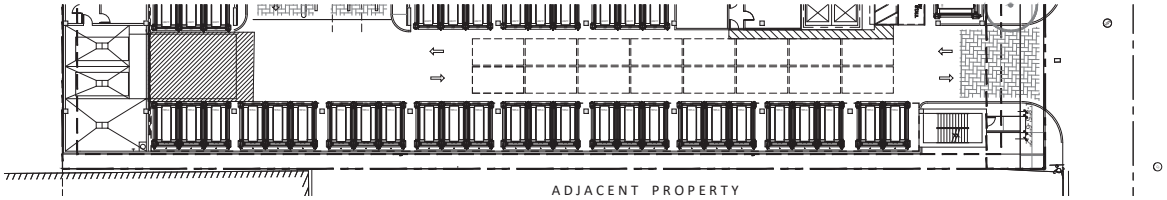
ENLARGED BUILDING ELEVATIONS

SHEET: A204

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



ELEVATION ALONG ADJACENT PROPERTY LINE

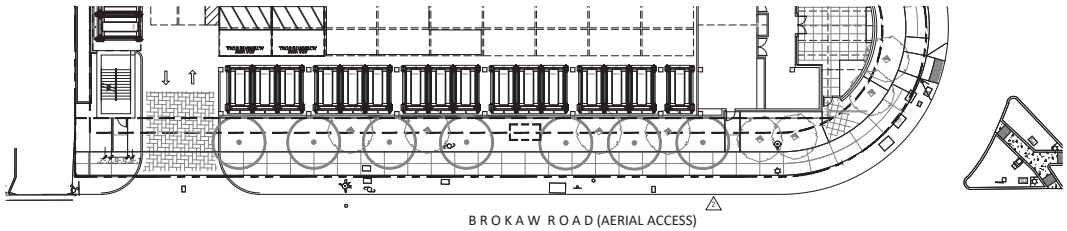


NORTH ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1

ELEVATION ALONG BROKAW ROAD



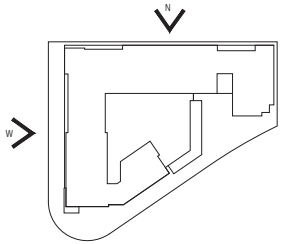
WEST BUILDING ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1

MATERIAL LEGEND

1. FAUX WOOD PANEL (1)
2. FAUX WOOD PANEL (2)
3. METAL PANEL - DARK GREY
4. METAL LOUVER VENT
5. EIFS - 1 (BEIGE)
6. EIFS -2 (GREY)
7. PERFORATED METAL PANEL
8. PERFORATED METAL PANEL 164 METRO ARTISAN PANEL



KEY PLAN

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

REVISIONS:

1 10/9/20 RESPONSE TO COMMENTS

1 01/27/21 RESPONSE TO COMMENTS

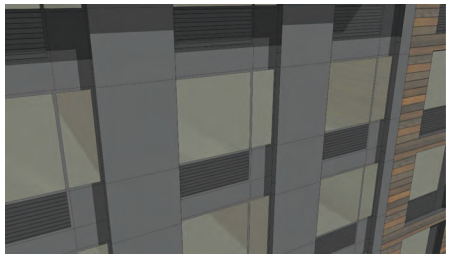
SANTA CLARA DUAL-BRANDED HOTEL

SANTA CLARA, CALIFORNIA

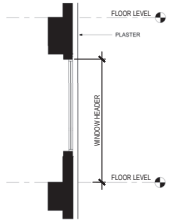
BUILDING ELEVATIONS

SHEET: A203

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

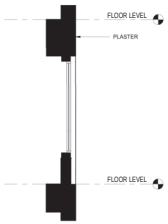


ENLARGED ELEVATION VIEW



ENLARGED WALL SECTION

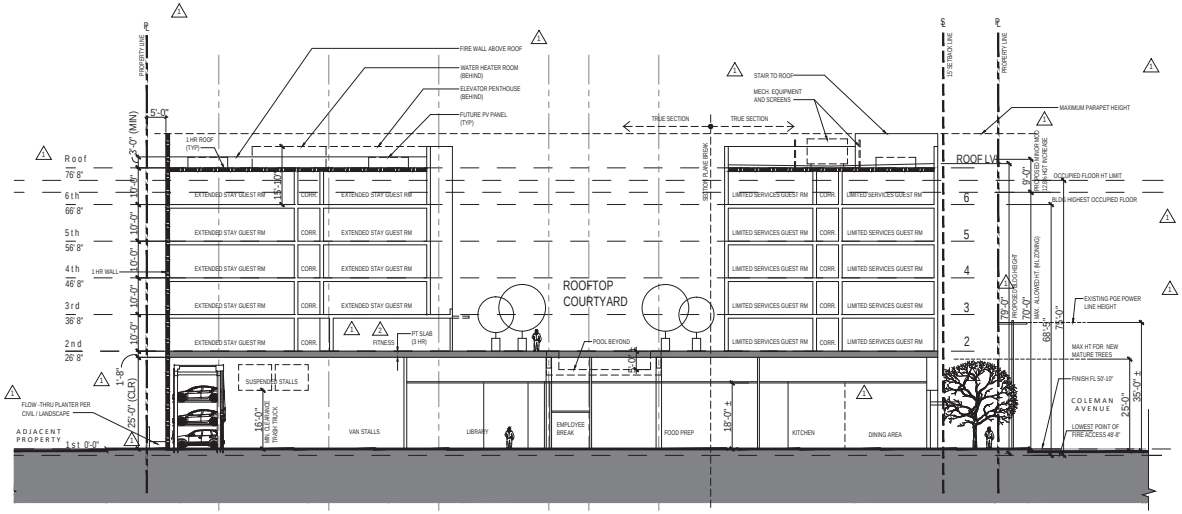
ENLARGED ELEVATION VIEW



ENLARGED WALL SECTION

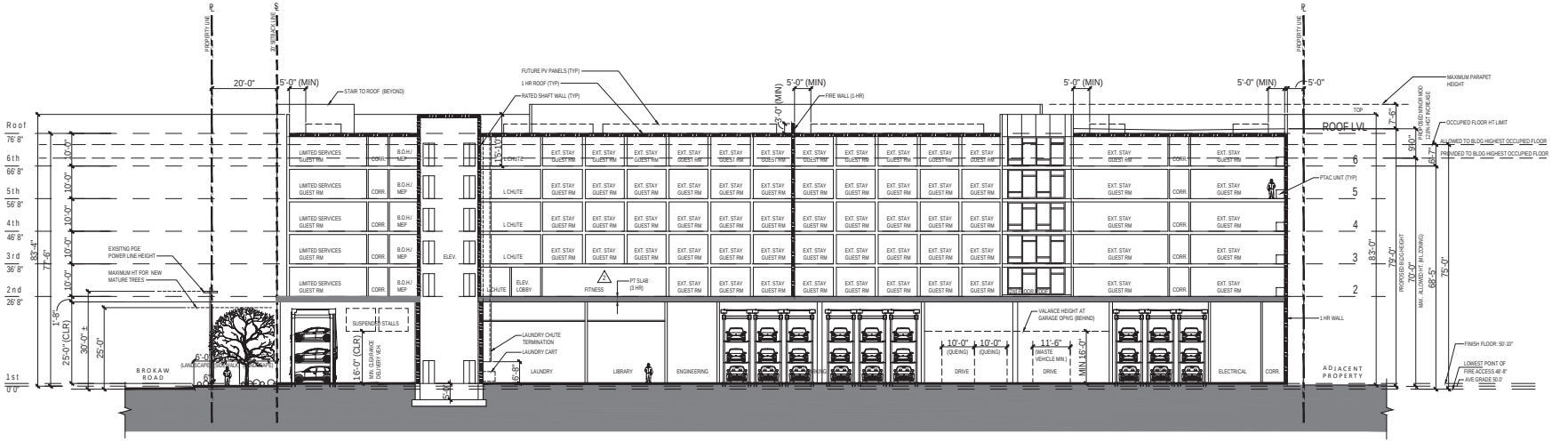
PROPOSED WINDOW DETAILS

NTS



BUILDING SECTION A-A

1/16" = 1'-0"



BUILDING SECTION B-B

1/16" = 1'-0"

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0518

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT: REGISTERED ARCHITECT JEFFREY ROBERT JENSEN STATE OF CALIFORNIA

REVISIONS:

1 10/9/20 RESPONSE TO COMMENTS

2 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

BUILDING SECTIONS

SHEET: A301

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

SOUTHEAST CORNER AT COLEMAN AVENUE

VIEW FROM COLEMAN AVENUE

VIEWS FROM FROM COLEMAN AVENUE

BUILDING PERSPECTIVES

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES:
USE PERMIT / PCC SET

CLIENT:

MOGUL CAPITAL

CONSULTANT:

REGISTERED ARCHITECT JOHN ROBERT JENSEN C-20878 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

SHEET:

A401

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

INTERSECTION AT BROKAW ROAD AND COLEMAN AVENUE

NORTHEAST CORNER AT ADJACENT PROPERTY

AERIAL VIEW AT SOUTHEAST CORNER

BUILDING PERSPECTIVES

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES:
USE PERMIT / PCC SET

CLIENT:

MOGUL CAPITAL

CONSULTANT:

REGISTERED ARCHITECT JOHN ROBERT JENSEN C-23478 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

SHEET:

A402

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

WEST VIEW FROM PEDESTRIAN PATHWAY

DROP - OFF AREA

MAIN ENTRY ON COLEMAN AVENUE

COLEMAN AVENUE AND PEDESTRIAN PATHWAY

BUILDING PERSPECTIVES

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES:
USE PERMIT / PCC SET

CLIENT:

MOGUL CAPITAL

CONSULTANT:

REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

SHEET:

A403

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.

AMENITIES AT ROOF PLAZA

AERIAL VIEW AT SOUTHWEST CORNER

ADJACENT PROPERTY AND BROKAW ROAD

BUILDING PERSPECTIVES

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET

CLIENT: MOGUL CAPITAL

CONSULTANT:

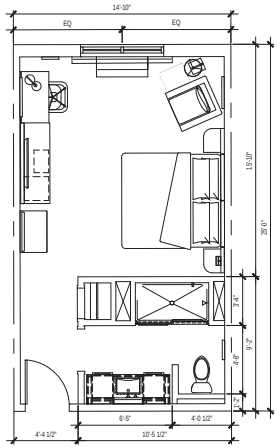
REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

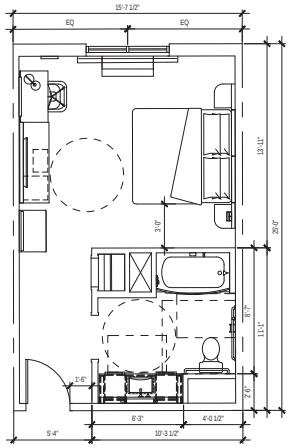
BUILDING PERSPECTIVES

SHEET: A404

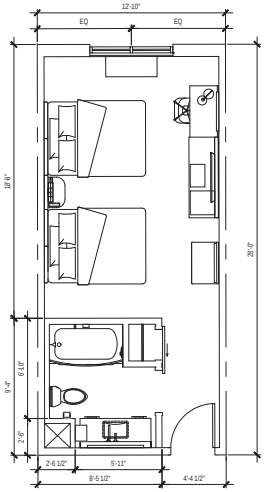
IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



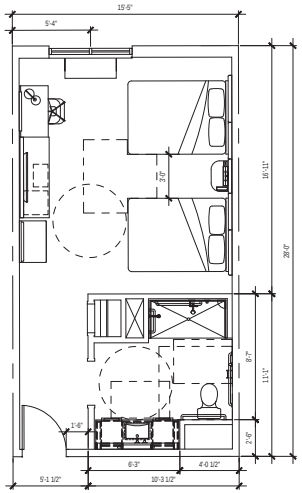
TYPICAL SINGLE KING (329 S.F.)
LIMITED SERVICES HOTEL



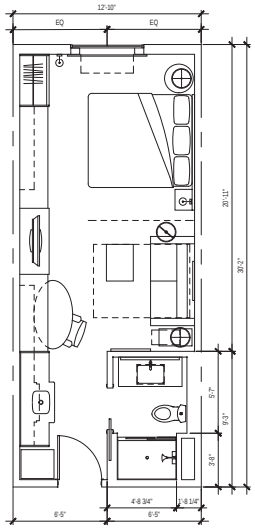
SINGLE KING ADA
TUB/SHOWER (344 S.F.)
LIMITED SERVICES HOTEL



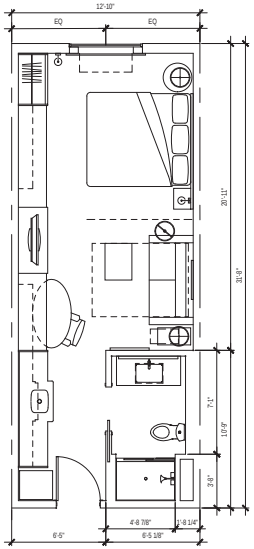
TYPICAL DOUBLE QUEEN (311 S.F.)
LIMITED SERVICES HOTEL



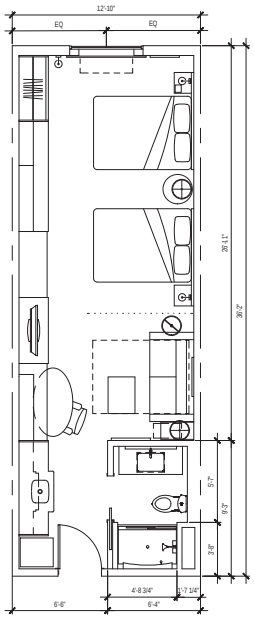
DOUBLE QUEEN ADA (TUB/SHOWER (380 S.F.)
LIMITED SERVICES HOTEL



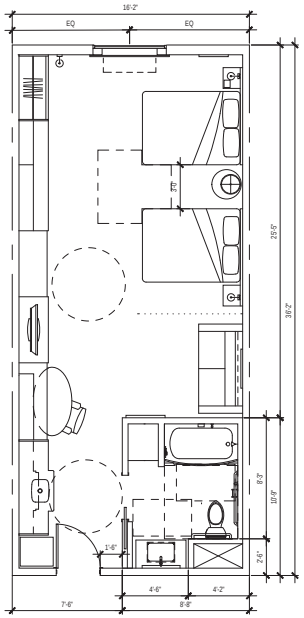
TYPICAL KING STUDIO (338 S.F.)
EXTENDED STAY HOTEL



KING STUDIO EXTENDED (356 S.F.)
EXTENDED STAY HOTEL



TYPICAL DOUBLE QUEEN (411 S.F.)
EXTENDED STAY HOTEL



DOUBLE QUEEN ADA TUB (523 S.F.)
EXTENDED STAY HOTEL

GUESTROOM PLANS

1/4" = 1'-0"

Jensen Design Architects
7730 LEARY WAY NE
REDMOND, WA 98052
425.216.0318

PROJECT #: 5018

DATE: 03.25.2020

NOTES:
USE PERMIT / PCC SET

CLIENT:

MOGUL CAPITAL

CONSULTANT:

REGISTERED ARCHITECT JAMES ROBERT JENSEN C-23878 EXP. 02/28/21 STATE OF CALIFORNIA

REVISIONS:

1 10/9/20 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL
SANTA CLARA, CALIFORNIA

GUESTROOM PLANS

SHEET:

A601

CITY OF SANTA CLARA, CALIFORNIA

Dual-Brand Hotel at Coleman and Brokaw

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

AUGUST 2021

Douglas Herring & Associates
Environmental, Policy, and Planning Services

Dual-Brand Hotel at Coleman and Brokaw

Mitigation Monitoring and Reporting Program (MMRP)

1. Introduction

Assembly Bill (AB) 3180, enacted by the California Legislature in 1988, requires lead agencies to prepare and adopt a program to monitor and/or report on all mitigation measures required in conjunction with certification of an Environmental Impact Report (EIR) or adoption of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

A public agency must certify an EIR or adopt a Mitigated Negative Declaration when approving a discretionary project that could significantly affect the environment in an adverse manner. The monitoring or reporting program is intended to ensure the successful implementation of measures that public agencies impose to reduce or avoid the significant adverse impacts identified in an environmental document. Adoption of the monitoring program is to occur when a public agency makes the findings to approve a project requiring an EIR or when adopting a Mitigated Negative Declaration. There is no statutory requirement for a lead agency to circulate a monitoring program for public review prior to adopting the program.

The monitoring program should specify the steps whereby implementation of project mitigation measures can be verified during project construction and operation. Typically, the monitoring program should, for each mitigation measure, identify the entity responsible for implementing the measure and an individual, qualified professional, or agency responsible for ensuring compliance. The monitoring program should also identify: the action or actions required to ensure compliance; when and how frequently monitoring should occur; a mechanism for reporting compliance or non–compliance; and an agency that receives and monitors the reports on compliance. AB 3180, as promulgated in Public Resources Code Section 21081.6, does not require a mitigation monitoring program to include measures imposed to mitigate the environmental effects of less–than–significant impacts.

AB 3180 does not provide State reimbursement for implementing the mitigation monitoring requirements because local agencies have the authority to levy fees sufficient to pay for such programs. Local agencies may recover the monitoring and reporting costs through charging a service fee pursuant to Government Code sections 65104 and 66000 *et seq*.

2. Monitoring Program

The purpose of this Mitigation Monitoring and Reporting Program (MMRP) is to present a thorough approach for monitoring the implementation of the measures required to mitigate the significant and potentially significant impacts identified in the *Dual-Brand Hotel at Coleman and Brokaw Project Initial Study/Mitigated Negative Declaration*. The monitoring program identifies each mitigation measure for a significant impact and specifies the means for verifying successful implementation Failure to comply with all required mitigation measures will constitute a basis for withholding building permits or undertaking legal enforcement actions.

<u>Project Approvals</u>

Prior to each successive approval during development of the proposed project, the City of Santa Clara Planning Division of Building Division, as applicable, shall confirm via the MMRP table (included in this document) proper implementation of all mitigation measures required to that point in time. If any mitigation measures have not been implemented as required, the permit or other approval shall be withheld until successful implementation of the measure has been confirmed by the City. If

noncompliance of required mitigation measures occurs following completion of construction and project occupancy, the failure shall be grounds for revocation of the occupancy permit(s) for the project, or other enforcement action by the City Attorney.

MMRP Table

The heart of this document is the MMRP table, which identifies the monitoring and reporting requirements for each mitigation measure identified in the Mitigated Negative Declaration. More specifically, the table provides the following information for each mitigation measure:

- **Impact Summary—** a brief one–sentence summary statement of the impact being mitigated.
- **Mitigation Measure—** the verbatim text of the mitigation measure as adopted by the City. In some cases, the measure may differ slightly from the language presented in the Mitigated Negative Declaration circulated for public review.
- **Implementation Responsibility—** the entity responsible for implementing the mitigation measure.
- **Monitoring Responsibility—** the person or agency responsible for physically verifying that the mitigation measure has been implemented and for recording the verification in the MMRP table. In some cases, an outside regulatory agency may be involved in determining or ensuring mitigation compliance, but reporting of compliance in the MMRP table is the responsibility of City staff in all cases.
- **Monitoring Activity—** all activities necessary to verify successful implementation of the mitigation measure. Where certain monitoring activities are verified during the normal course of project review and approvals (e.g., verification of compliance with building codes), such verification has been noted but has not been incorporated into the MMRP, and no separate reporting is required beyond that which normally occurs.
- **Timing/Frequency of Monitoring—** the phase of the project during which monitoring activities must occur and/or milestone(s) at which single–event monitoring activities must occur followed by how often monitoring activities must occur. Typically, the monitoring occurs once, weekly, or monthly.
- **Date & Monitor's Initials/Status/Comments—** the initials of the Responsible Monitor verifying that implementation of the mitigation measure has been satisfactorily completed. A notation shall be provided for each required occurrence of monitoring and/or verification, as stipulated in the MMRP table for each mitigation measure. The notation by the proper monitor should be dated and initialed, and should note any irregularities or problems in compliance. When final implementation of a mitigation measure has been verified by the designated monitor, a notation of full and completed implementation shall be made in this space.

Reporting

Reporting shall be satisfied by a written notation in the space provided for each mitigation measure in the MMRP table, as noted above. The MMRP table shall be maintained on file at the offices of the Santa Clara Planning Division until, at a minimum, all mitigation measures have been successfully implemented and verified.

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
AIR QUALITY					
Impact: Generation of airborne particulate matter and criteria air pollutants during construction. **Mitigation Measure AQ-1:** *BAAQMD Required Fugitive Dust Control Measures.* The construction contractor shall reduce construction-related air pollutant emissions by implementing BAAQMD's basic fugitive dust control measures, including: • 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 mph. • 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. • A publicly visible sign shall be posted with the telephone number job-site project superintendent to contact regarding dust 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.	Project Sponsor and Construction Contractor	Bay Area Air Quality Management District (BAAQMD), City of Santa Clara Planning Division	Monthly site visits shall be made by City staff to verify compliance with requirements. Additional site visits shall be promptly made in response to any complaints received by the City or BAAQMD. Any excessive dust observed shall be discussed with the project sponsor and reported in the MMRP table.	During construction/ Monthly and in response to complaints	
Impact: Generation of criteria air pollutants during construction. **Mitigation Measure AQ-2:** *BAAQMD Required Exhaust Emissions Reduction Measures.* The construction contractor shall reduce construction-related air pollutant emissions by implementing BAAQMD's basic fugitive dust control measures, including: • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13,	Project Sponsor and Construction Contractor	Bay Area Air Quality Management District (BAAQMD), City of Santa Clara Planning Division	Monthly site visits shall be made by City staff to verify compliance with requirements. Additional site visits shall be promptly made in response to any complaints received by the City or BAAQMD. Any excessive dust observed shall be discussed with the project sponsor and reported in the MMRP table.	During construction/ Monthly and in response to complaints	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.					
Impact: Generation of criteria air pollutants during construction. **Mitigation Measure AQ-3:** *BAAQMD Regulation 8, Rule 3 for Architectural Coatings. In order to minimize emissions of volatile organic compounds (VOCs), architectural coatings employed during construction of the proposed project shall comply with BAAQMD Regulation 8: Organic Compounds, Rule 3: Architectural Coatings (Rule 8-3). The Rule 8-3 VOC architectural coating limits specify that the use paints and solvents with a VOC content of 100 grams per liter or less for interior and 150 grams per liter or less for exterior surfaces shall be required.*	Project Sponsor and Construction Contractor	City of Santa Clara Planning Division	Prior to execution of the contracts, the City shall verify that project construction contracts require the use of architectural coatings that comply with BAAQMD Rule 8-3 pertaining to architectural coatings.	Prior to execution of contracts/Once	
BIOLOGICAL RESOURCES					
Impact: Potential adverse effects on migratory birds. **Mitigation Measure BR-1:** If any site grading or project construction will occur during the general bird nesting season (February 1st through August 31st), a bird nesting survey shall be conducted by a qualified raptor biologist prior to any grading or construction activity. If conducted during the early part of the breeding season (January to April), the survey shall be conducted no more than 14 days prior to initiation of grading/construction activities; if conducted during the late part of the breeding season (May to August), the survey shall be performed no more than 30 days prior to initiation of these activities. If active nests are identified, a 250-foot fenced buffer (or an appropriate buffer zone determined in consultation with the California Department of Fish and Wildlife) shall be established around the nest tree and the site shall be protected until September 1st or until the young have fledged. A biological monitor shall be present during earth-moving activity near the buffer zone to make sure that grading does not enter the buffer area.	Project Sponsor	City of Santa Clara Planning Division Qualified Wildlife/Raptor Biologist	A qualified biologist shall conduct and document the required pre-construction nesting survey if any site grading or project construction will occur during the general bird nesting season. If an active nest of a protected bird species is found during the survey, Planning staff shall receive written confirmation from the Biological Monitor that a protective buffer zone was successfully installed and maintained throughout the construction period until the young have fledged.	Verification of nesting bird survey: Prior to issuance of grading permit/ Once Verification of confirmation from Biological Monitor that protective buffer has been established: Prior to issuance of grading permit/ Once Verification of confirmation from Biological Monitor that protective buffer has been	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
				maintained for the required period: Throughout construction/ Monthly	
Impact: Removal of a protected tree, in conflict with General Plan policy. **Mitigation Measure BR-2:** The project sponsor shall plant 24-inch box replacement trees at a 2:1 replacement ratio for the deodar cedar proposed for removal. Replacement trees shall be of specimen species approved by the City Arborist.	Project Sponsor	City of Santa Clara Planning Division City of Santa Clara Building Division	Prior to issuance of a building permit, Planning staff shall verify provision of the required replacement trees on the project landscape plan. Prior to issuance of an occupancy permit, Building Division staff shall verify planting of the trees in accordance with the approved landscape plan.	Verification of landscape plan: Prior to issuance of building permit/ Once Verification of planting of trees in accordance with landscape plan: Prior to issuance of occupancy permit/ Once	
CULTURAL RESOURCES					
Impact: Potential damage to significant archaeological or historical resources. **Mitigation Measure CR-1:** Prior to issuance of a grading permit, the City shall retain the services of a qualified professional archaeologist, to be funded by the project sponsor, to conduct an Extended Phase I Archaeological Assessment that includes subsurface testing for buried cultural resources using manual or mechanical excavation, or a combination of the two. The appropriate locations, methods, and timing of the subsurface testing shall be determined by the archaeologist. If any intact cultural deposits are identified during the subsurface testing that could qualify as a historical or archaeological resource under CEQA, they shall be evaluated for significance, including potential California Register of Historical Resources (CRHR) eligibility or City of Santa Clara Historic Resources Inventory eligibility, and appropriate mitigation measures shall be identified to reduce potential impacts to a less-than-significant level. All recommended mitigation shall be implemented prior to issuance of a building permit.	City of Santa Clara Planning Division Professional Archaeologist	City of Santa Clara Planning Division	Prior to issuance of a building permit, City staff shall verify receipt of a professional-quality report from the professional archaeologist documenting the results of the Extended Phase I Archaeological Assessment and the implementation of any additional mitigation requirements that are identified during that process.	Prior to issuance of building permit/ Once	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
Impact: Potential damage to significant archaeological or historical resources. **Mitigation Measure CR-2:** Throughout site grading and all other ground-disturbing project construction activities, a qualified archaeological monitor shall be present to observe the construction activities in order to identify any historic or prehistoric cultural resources that could be encountered during the ground-disturbing activities. In the event that any cultural resources are discovered, all ground disturbance within 100 feet of the find shall be halted until the archaeologist can evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s). (Construction personnel shall not collect any cultural resources.) The results of any additional archaeological effort required through the implementation of this measure and/or Mitigation Measures CR-1 or CR-3 shall be presented in a professional-quality report, to be submitted to the Santa Clara Planning Division and the Northwest Information Center at Sonoma State University in Rohnert Park.	Project Sponsor/ Project Construction Superintendent Archaeological Monitor	City of Santa Clara Planning Division	City staff shall receive written verification from the Archaeological Monitor that monitoring was successfully completed and, in the event that cultural resources were encountered during site disturbance, that any additional mitigation requirements were implemented. City staff shall verify receipt of the archaeologist's report prior to issuance of a building permit.	Prior to issuance of building permit/ Once	
Impact: Potential damage to significant buried human remains. **Mitigation Measure CR-3:** In the event that any human remains are encountered during site disturbance, all ground-disturbing work shall cease immediately and a qualified archaeologist shall notify the Office of the Santa Clara County Coroner and advise that office as to whether the remains are likely to be prehistoric or historic period in date. If determined to be prehistoric, the Coroner's Office will notify the Native American Heritage Commission of the find, which, in turn, will then appoint a "Most Likely Descendant" (MLD). The MLD in consultation with the archaeological consultant and the City, will advise and help formulate an appropriate plan for treatment of the remains, which might include recordation, removal, and scientific study of the remains and any associated artifacts. After completion of analysis and preparation of the report of findings, the remains and associated grave goods shall be returned to the MLD for reburial.	Project Sponsor/ Project Construction Superintendent Archaeological Monitor	City of Santa Clara Planning Division	If human remains are encountered during construction, City staff shall receive written verification from the Archaeological Monitor that proper notification, treatment, documentation, and return of remains occurred.	Within 3 weeks of completion of mitigation requirements/ Once	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
HAZARDS AND HAZARDOUS MATERIALS					
Impact: Potential exposure of construction workers to hazardous materials that may be present in the site groundwater. **Mitigation Measure HM-1:** Prior to the issuance of a grading permit, the project sponsor shall retain the services of a qualified environmental professional to prepare a Site Management Plan (SMP) to govern construction work at the project site. The SMP shall establish management practices for handling contaminated groundwater, soil vapor, soil, and other materials during project construction, including proper offsite disposal. A copy of the SMP shall be provided to all construction contractors prior to the initiation of work at the site and construction contracts shall require all contractors to adhere to the provisions of the SMP. Prior to its implementation, the SMP shall be reviewed and approved by the California Department of Toxic Substances Control (DTSC), San Francisco Bay Regional Water Quality Control Board (RWQCB), and/or the Santa Clara Fire Department (the Certified Unified Program Agency (CUPA) for hazardous materials in Santa Clara), whichever of these agencies claims jurisdiction. The SMP shall include the following provisions, as well as any other requirements deemed appropriate by the regulatory agencies: • Establish procedures for dewatering of construction excavations and excavated soils, consistent with applicable federal, State, and local regulations, specifying methods of sampling and testing, water collection, handling, transport, on-site or offsite treatment, discharge, and disposal for all water produced by dewatering activities. • Establish procedures for sampling and testing site soils to ensure construction workers are not exposed to hazardous levels of residual petroleum hydrocarbons and/or volatile organic compounds (VOCs). • Establish contingency measures to be followed if soils with contaminant levels in excess of the applicable Environmental Screening Levels (ESLs) for residential use established by the RWQCB are encountered. These measures shall include	Project Sponsor/ Construction Contractor	Santa Clara Fire Department City of Santa Clara Building Division	Prior to issuance of a grading permit, Building Division staff shall verify (with DTSC or the RWQCB, if applicable) that an acceptable SMP has been prepared. Prior to issuance of a building permit, Building Division staff shall verify with the Fire Department (or DTSC or the RWQCB, if applicable) that the SMP was properly implemented. If any remediation was required due to hazardous substances encountered during subsequent site investigation or project construction, Building Division staff shall verify with the Fire Department, RWQCB, and/or DTSC that remediation was completed to the satisfaction of those agencies, as applicable.	Verification of completion of acceptable SMP: Prior to issuance of grading permit/ Once Verification of satisfactory implementation of the SMP: Prior to issuance of building permit/ Once Verification of completion of any required site remediation: Prior to issuance of a building permit / Once	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
procedures for excavation, containment, and/or treatment of the contaminated soils to achieve contaminant levels below their ESLs. Any soils requiring offsite disposal shall be submitted to laboratory analysis for hazardous materials by a State-certified laboratory. If contaminant levels do not exceed established limits for non-hazardous waste, the soil may be disposed of at a Class II or III solid waste landfill. If the soil is classified as a hazardous waste, it shall be handled and hauled in accordance with State and federal regulations for hazardous waste and disposed of at a licensed Class I hazardous waste disposal facility. • Identify measures to protect future occupants of the site from exposure to groundwater contaminants at the site, including intrusion of soil-gas vapors emitted from the groundwater plume. Such measures may include vapor intrusion barriers or vapor extraction systems.					
Impact: Potential exposure of construction workers to hazardous materials that may be present in the site groundwater. **Mitigation Measure HM-2:** Prior to the issuance of a grading permit, the project sponsor shall prepare and implement during site preparation and grading activities a Health and Safety Plan (HASP). The HASP shall identify the measures necessary to protect workers and to prevent their exposure to petroleum hydrocarbons and volatile organic compounds (VOCs) that may occur in soils and groundwater at the site. The HASP shall be prepared in accordance with the Occupational Safety and Health Administration's (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) Standard promulgated at 29 CFR 1910.120. It shall be prepared and implemented in accordance with all other applicable State and federal occupational safety and health standards.	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Prior to issuance of a grading permit, Building Division staff shall verify that an acceptable HASP has been prepared. During site preparation and grading activities, Building Division staff shall conduct weekly site inspections to verify that the HASP is being properly implemented.	Verification of completion of acceptable HASP: Prior to issuance of grading permit/ Once Inspections to verify implementation of the HASP: Throughout site grading/ Weekly	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
Impact: Soil vapor concentrations of volatile organic compounds (VOCs) could adversely affect the indoor air quality of the hotel, posing a potential health risk to workers and guests. **Mitigation Measure HM-3:** In order to prevent the potential accumulation of VOC vapors within the habitable spaces of the proposed hotel, no subsurface spaces below the hotel structure shall be constructed. A continuous vapor barrier shall be constructed below the building's concrete slab to prevent the migration of VOC vapors into the building. Prior to constructing the vapor barrier, the applicant shall implement Mitigation Measures HM-1 and HM-2.	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Prior to issuance of a building permit, Building Division staff shall verify that an acceptable vapor barrier is included in project plans. Building Division staff shall verify installation of the vapor barrier during the regular construction monitoring and inspection.	Verification of vapor barrier in project plans: Prior to issuance of building permit/ Once Verification of satisfactory installation of vapor barrier: During normal construction inspections/ Once, or as necessary	
Impact: Friable asbestos could be released during building demolition, posing a potential health risk to construction workers. **Mitigation Measure HM-4:** Prior to issuance of a demolition permit for the existing buildings on the site, a comprehensive survey for asbestos-containing building materials (ACBM) shall be conducted by a qualified asbestos abatement contractor. Sampling for ACBM shall be performed in accordance with the sampling protocol of the Asbestos Hazard Emergency Response Act (AHERA). If ACBM is identified, all friable asbestos shall be removed prior to building demolition by a State-certified Asbestos Abatement Contractor, in accordance with all applicable State and local regulations, including Bay Area Air Quality Management District (BAAQMD) Regulation 11, Rule 2 pertaining to demolition, removal, and disposal of ACBM. BAAQMD shall be notified at least ten business days in advance of building demolition, in compliance with Regulation 11, Rule 2. To document compliance with the applicable regulations, the project sponsor shall provide the City of Santa Clara Building Division with a copy of the notice required by BAAQMD for asbestos abatement work, prior to and as a condition of issuance of the demolition permit.	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Building Division staff shall confirm receipt of BAAQMD notice prior to issuance of a demolition permit.	Prior to issuance of Demolition Permit/ Once	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
Impact: Lead from lead-based paint could be released during building demolition, posing a potential health risk to construction workers. **Mitigation Measure HM-5:** Prior to issuance of a demolition permit for the existing buildings on the site, a survey for lead-based paint (LBP) shall be conducted by a qualified lead assessor. If LBP is identified, lead abatement shall be performed in compliance with all federal, State, and local regulations applicable to work with LBP and disposal of lead-containing waste. A State-certified Lead-Related Construction Inspector/Assessor shall provide a lead clearance report after the lead abatement work in the buildings is completed. The project sponsor shall provide a copy of the lead clearance report to the City of Santa Clara Building Division prior to issuance of a demolition permit.	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Building Division staff shall confirm receipt of lead clearance report prior to issuance of a demolition permit.	Prior to issuance of Demolition Permit/ Once	
Impact: Polychlorinated biphenyls (PCBs) present in the existing buildings could be released during building demolition, posing a potential health risk to construction workers. **Mitigation Measure HM-6:** Prior to issuance of a demolition permit for the existing buildings on the site, the applicant shall retain the services of a qualified environmental assessor to conduct a Priority Building Materials Screening Assessment to evaluate the potential presence of PCBs-containing building materials in the buildings proposed for demolition. The assessment shall be performed in accordance with the guidance provided in the *Polychlorinated Biphenyls (PCBs) Screening Assessment Applicant Package* (May 2019) prepared by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). If PCBs are present at a concentration equal to or greater than 50 parts per million (ppm) in building materials, the applicant shall submit a completed and certified PCBs Screening Assessment Form (included in SCVURPPP's PCBs Screening Assessment Applicant Package) to SCVURPPP for review and inclusion in reporting required in its annual reports on compliance with the Municipal Regional Stormwater Permit issued to Bay Area agencies by the San Francisco Bay Regional Water Quality Control Board (RWQCB). Assessing the concentrations of PCBs on site must be performed according to the *Protocol for Evaluating Priority PCBs-Containing Materials before Building Demolition*	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Building Division staff shall confirm receipt of PCB assessment report prior to issuance of a demolition permit. If PCBs are present in building materials at a concentration of 50 ppm or greater, Building Division staff shall confirm receipt of copy of hazardous waste disposal manifest demonstrating appropriate disposal.	Verification of PCB assessment report: Prior to issuance of Demolition Permit/ Once Verification of hazardous waste disposal manifest: Prior to issuance of Building Permit/ Once	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
(August 2018) prepared by Bay Area Stormwater Management Agencies Association (BASMAA) unless prior sampling data is available in existing building records. If PCBs are present at a concentration equal to or greater than 50 ppm, they shall be disposed of in accordance with the federal Toxic Substances Control Act (Code of Federal Regulations Title 40, Part 761, Subpart D). The demolition of the buildings on the site shall also comply with all other federal, State, and local regulations pertaining to the handling and disposal of PCBs.					
HYDROLOGY AND WATER QUALITY					
Impact: Sediment released during project construction could adversely affect water quality. **Mitigation Measure WQ-1:** Prior to issuance of a grading permit the project sponsor shall obtain National Pollutant Discharge Elimination System (NPDES) construction coverage as required by Construction General Permit (CGP) No. CAS000002, as modified by State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ. Pursuant to the Order, the project applicant shall electronically file the Permit Registration Documents (PRDs), which include a Notice of Intent (NOI), a risk assessment, site map, signed certification, Stormwater Pollution Prevention Plan (SWPPP), and other site-specific PRDs that may be required. At a minimum the SWPPP shall incorporate the standards provided in the Bay Area Stormwater Management Agencies Association's (BASMAA) *Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities* (2004), the California Stormwater Quality Association's *California Stormwater Best Management Practices Handbook* (December 2019), the prescriptive standards included in the CGP, or as required by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP), whichever are applicable and more stringent. Implementation of the plan will help stabilize graded areas and reduce erosion and sedimentation. The SWPPP shall identify Best Management Practices (BMPs) that shall be adhered to during construction activities. Erosion-minimizing efforts such as hay bales, water bars, covers, sediment fences, sensitive area access restrictions (for example, flagging), vehicle mats in wet areas, and retention/settlement ponds shall be installed before	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Prior to issuance of a grading permit, Building Division shall verify preparation of the SWPPP and confirm its adequacy. During site grading and earthwork, Public Works and/or Building Division staff shall conduct monthly (or more frequent) site inspections to verify proper implementation of all required BMPs.	Verification of SWPPP: Prior to issuance of grading permit/ Once Monitoring of Construction: During construction/ Monthly, or more frequently	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
extensive clearing and grading begins. Mulching, seeding, or other suitable stabilization measures shall be used to protect exposed areas during and after construction activities. The SWPPP shall also be reviewed and approved by the Santa Clara Public Works Department.					
Impact: Sediment released during project construction could adversely affect water quality. **Mitigation Measure WQ-2:** All cut-and-fill slopes shall be stabilized as soon as possible after completion of grading. No site grading shall occur between October 15th and April 15th unless approved erosion control measures are in place.	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Prior to issuing a grading permit, City staff shall verify that the construction contract prohibits grading activities outside the stipulated summer construction season, unless authorized by the City. Staff shall conduct periodic site inspections to verify grading does not occur outside the permitted period and to verify proper stabilization of cut-and-fill slopes.	Verification of Plans: Prior to issuance of grading permit/ Once Monitoring of Construction: During construction/ Periodically, or consistent with standard City practice	
NOISE					
Impact: The proposed hotel would be exposed to existing ambient noise levels greater than 55 dBA CNEL, in conflict with General Plan policy. **Mitigation Measure NOI-1:** Prior to the issuance of a building permit, the City shall retain the services of a qualified noise consultant or acoustical engineer (to be paid for by the applicant) to conduct a detailed noise analysis to determine any special noise insulation features necessary to ensure that interior noise levels in the proposed hotel rooms, lobby, and dining room would not exceed 45 dBA CNEL with all doors and windows closed. The noise analysis should stipulate required Sound Transmission Class (STC) ratings for window, door, wall, and floor/ceiling assemblies to be employed in the project in order to achieve the required level of sound insulation. The acoustical design recommendations shall be incorporated into project plans and implemented during project construction.	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Prior to issuance of a building permit, Building Division staff shall verify completion of noise analysis and recommendations for noise insulation features. Prior to issuance of an occupancy permit, Building Division staff shall verify installation of all required noise insulation features.	Verification of completion of acceptable noise analysis: Prior to issuance of building permit/ Once Verification of installation of all required noise insulation features: Prior to issuance of occupancy permit/ Once	
Impact: Construction activity could cause vibration levels that could cause architectural and structural damage to the nearest adjacent building. **Mitigation Measure NOI-2:** The construction contractor shall avoid the use of pile driving, impact hammers,	Project Sponsor/ Construction Contractor	City of Santa Clara Building Division	Prior to issuance of a grading permit, Building Division staff shall verify completion of the construction vibration monitoring plan and pre-construction survey	Verification of completion of construction vibration monitoring plan	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
vibratory rollers and other vibration-generating construction equipment (hoe rams, large bulldozers, caisson drillings, loaded trucks, jackhammers) where possible. Auger cast piles should be used in lieu of impact techniques. A construction vibration monitoring plan shall be prepared and implemented to document conditions prior to, during, and after vibration-generating construction activities. All plan tasks shall be undertaken under the direction of a licensed Professional Structural Engineer in the State of California and be in accordance with industry-accepted standard methods. The construction vibration monitoring plan shall be implemented to include the following tasks: • Identification of the sensitivity of nearby structures to groundborne vibration. Vibration limits shall be applied to all vibration-sensitive structures located within 100 feet of any vibratory roller activities and 25 feet of other construction activities identified as sources of high vibration levels. • Performance of a photo survey, elevation survey, and crack monitoring survey for each structure of normal construction within 100 feet of vibratory roller activities and/or within 25 feet of other construction activities identified as sources of high vibration levels. Surveys shall be performed prior to any construction activity, at regular intervals during construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall document the condition of foundations, walls, and other structural elements in the interior and exterior of said structures. • Development of a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies shall be identified for when vibration levels approach the limits. • At a minimum, vibration monitoring shall be conducted during demolition, grading, and paving activities. Monitoring results may indicate the need for more or less intensive measurements.			of adjacent buildings. Weekly site visits shall be made by City staff to verify compliance with the vibration monitoring plan. Additional site visits shall be promptly made in response to any complaints received by the City. Prior to issuance of an occupancy permit, City staff shall verify receipt of post-construction surveys of adjacent structures for vibration damage and the final vibration monitoring report.	and pre-construction surveys: Prior to issuance of grading permit/ Once Verification of compliance with construction vibration monitoring plan: Throughout construction/ Weekly and in response to complaints Verification of post-construction surveys of adjacent structures and final vibration monitoring report: Prior to issuance of occupancy permit/ Once	

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/ Frequency of Monitoring	Date & Monitor's Initials/ Status/Comments
• If vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures. • Designate a person (developer's representative or job-site superintendent) responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site. • Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities. • The results of all vibration monitoring shall be summarized and submitted in a report to the Santa Clara Planning Department shortly after substantial completion of each phase identified in the project schedule. The report shall include a description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations. An explanation of all events that exceeded vibration limits shall be included together with proper documentation supporting any such claims.					

CONDITIONS OF APPROVAL

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

HOUSING & COMMUNITY SERVICES DIVISION

H1. In accordance with the Santa Clara City Code chapter 17.40, this project is subject to the Affordable Housing requirements which may be met through payment of an impact fee of $5.34 per square foot. The estimated fees are calculated as follow: 242,711 sq ft (proposed) - 17,341 sq ft (existing to be demolished) x $5.34 = $1,203,475.80. Applicant shall pay impact fees prior to the issuance of the occupancy certificate of the building.

Information used to calculate impact fee is below:
First Floor: 50,108
Second Floor: 38,831
Third Floor: 38,443
Fourth Floor: 38,443
Fifth Floor: 38,443
Sixth Floor: 38,443
Total Proposed Sq ft: 242,711 sq ft (includes parking)

Total square foot of Existing buildings: 17,341 sq ft
Commercial building: 10,865 sq ft
Restaurant: 2,547 sq ft
Restaurant: 3,929 sq ft

PLANNING DIVISION

P1. 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.

P2. 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. Landscaping installation shall meet City water conservation criteria in a manner acceptable to the Director of Community Development.

P3. 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.

P4. 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.

P5. Comply with all requirements of Building and associated codes (the CBC. CEC, CMC, CPC, California Green Building Code, the California Energy Code, etc.) current at the time of application for Building Permit, that includes grading and site utility permits.

P6. It shall be the Developer's responsibility through his engineer to provide written certification that the drainage designs 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 storm water 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.

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. 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.

P9. The Final Storm Water Management Plan (SWMP) must be certified by a third-party consultant from SCVURPP's current list of qualified consultants. Five copies of the approval letter from the certified third-party review (wet stamped and signed) must be submitted prior to the issuance of grading or building permit.

P10. Submit as-built on-site plans prepared by a registered civil engineer showing all utilities serving the subject property

P11. 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.

P12. 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.

P13. Prior to the issuance final occupancy, the applicant shall enter into Operations and Maintenance (O&M) agreement with the City. The project operator is responsible for the operations and maintenance of the SWMP and STORMWATER BMPs consistent with the O&M agreement throughout the life of the project.

P14. Site landscaping shall be maintained in good condition throughout the life of the Development and no trees shall be removed without City review and approval.

P15. Trees permitted by the City for removal shall be replaced at a 2:1 ratio with 24-inch box, a 1:1 with 36" box specimen trees reviewed, or equal alternative as approved by the Director of Community Development.

P16. Developer is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

P17. Minor changes to the project would be subject to Planning Division review and approval prior to issuance of building permits.

P18. All roof equipment shall be screened from public right-of-way. Screening shall be designed to be architectural style and material that is compatible with the building.

P19. 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 and Sundays for projects within 300 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. following on weekdays other than holidays, Monday through Friday, inclusive; and within the hours of 9:00 A.M. to 6:00 P.M. following, inclusive, on any Saturday which is not a holiday. Construction activity shall not be allowed on recognized State holidays, as noted in Section 9.10.230 of the SCCC, as amended.

P20. The project shall comply with the mitigation measures identified in the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program for the Dual Branded Hotel Project.

P21. Obtain a Business Entertainment Permit from the Santa Clara Police Department for music entertainment consisting of a small ensemble or a guitar/singer in the hotel bar/lounge prior to issuance of final building permit.

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. The project is based on all existing overhead utilities along Coleman and Brokaw being removed and relocated underground.

F3. At time of Building permit application, the Design Team shall submit an Alternate Means and Method Application (AMMA) Permit directly to the Fire Department to mitigate deficiencies in fire apparatus access roads, and hose reach. NOTE: Plans submitted did not accurately indicate the mitigations for this project. The mitigations will be as follows:

a. Proved a fire sprinkler density increase of 0.05-gpm per square foot above the NFPA base design (entire project). The fire sprinkler design shall utilize the Density/Area method outlined in NFPA 13.
b. Provide Fire Emergency Voice Alarm Communication System (EVACS) system per NFPA 72 for the entire project. The reduced egress width factors allowed by CBC and CFC cannot be used for the means of egress sizing.
c. Provide at least 2 stairways with penthouses to the roof.

F4. Prior to Building Permit Issuance, provide documentation to show the minimum required fire-flow for the building based on the construction type and square footage in accordance with the California Fire Code, Appendix B, Table B105.1(2) can be met. A 75% reduction in fire-flow is allowed with the installation of an automatic fire sprinkler system. The resulting fire-flow shall not be less than 1,500 gallons per minute (or 1,000

gallons per minute for NFPA 13 fire sprinkler systems) minute for the prescribed duration.

F5. Prior to Building Permit Issuance, construction documents for proposed fire apparatus access roads, location of fire lanes and fire hydrants shall be submitted to the Fire Prevention and Hazardous Materials Division for review and approval.

F6. The access roads located within the project's property lines shall be recorded as an EVAE. No other instruments will be considered as substitutions such as P.U.E, Ingress/Egress easements and/or City Right-of-Ways.

F7. At time of Building Permit application, the fire access roadway leading to the entrance of the building will need to be modified to meet SCFD guidelines found at https://www.santaclaraca.gov/home/showpublisheddocument?id=54434

F8. Fire access roadways shall have a "minimum" unobstructed vertical clearance of not less than 13 feet 6 inches.

F9. All fire department access roadways shall be an all-weather surface designed to support the imposed load of fire apparatus with a gross vehicle weight of 75,000-pounds.

F10. Fire apparatus access roadways shall have a "minimum" inside turning radius of 36 feet or greater.

F11. The grade for emergency apparatus access roadways shall not exceed 10 percent to facilitate fire-ground operations

F12. Traffic calming devices are not permitted on any designated fire access roadway, unless approved by the Fire Prevention & Hazardous Materials Division.

F13. The FDC shall be on the street front for which the building street name is assigned.

F14. Fire protection water supplies shall be installed and made serviceable prior to the time of construction or prior to combustible materials being moved onsite, unless an approved alternative method of protection is approved by the Fire Prevention and Hazardous Materials Division.

F15. Provisions shall be made for Emergency Responder Radio Coverage System (ERRCS) equipment and the 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 Standard.

F16. Prior to issuance of any Building Permit, including but not limited to demolition, a Phase II environmental analysis of the subject property(s) is required to be submitted for review and approval.

F17. The sprinkler system for the car stackers will require an Extra Hazard Group 2 density.

F18. Trees along Coleman and Brokaw shall not exceed 25 feet in height at mature growth.

F19. 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 developers due diligence. The hazardous materials closure plans demonstrates 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.

F20. Photovoltaic systems require review and approval by the fire department in accordance with the CFC.

F21. Nothing in this review is binding. Final configurations will be reviewed upon the Building Permit application.

POLICE

PD1. Applicant shall contact the Santa Clara Police Department 'Intelligence" unit (408-615-4813) for Alcohol Beverage Control (ABC) licensing review.

PD2. The business shall undergo a 6 month and 1 year review, including a check for ABC violations and police service calls.

PUBLIC WORKS

ENGINEERING

E1. Obtain site clearance through the 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 the 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. Any work within the City of San Jose public right-of-way requires a City of San Jose encroachment permit.

E4. 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.

E5. The sanitary sewer (SS) discharge information (i.e., building use, square footage, point of connection to the public system, 24-hour average and peak SS flow graphs for the peak day showing average daily and peak daily SS flows, full day diurnal curve for peak summer and winter days, and extreme weather discharge with frequency of extreme weather event) submitted by the developer was added to the City's Sanitary Sewer Hydraulic Model (SSHM) to determine if there is enough SS conveyance capacity in the SS trunk system to accommodate the proposed development. The SSHM output indicates that there should be enough SS conveyance capacity to accommodate the proposed development. The SSHM output may change based on pending development

applications and future projects. The SSHM output does not guarantee or in any way reserve or hold SS conveyance capacity until developer has Final Approval for the project. For purposes of this condition, “Final Approval” shall mean the final vote of the City Council necessary for all entitlements to be approved, unless a legal challenge is brought to the Council decisions, in which case the Final Approval shall mean the final disposition of the legal challenge.

E6. The sanitary sewer (SS) mains serving the site not included in the Sanitary Sewer Hydraulic Model at Martin Avenue and Reed Street were monitored in the field by the developer. The field monitoring information along with the SS discharge information submitted by the developer were analyzed by developer’s Civil Engineer and determined that said SS mains currently have enough conveyance capacity to accommodate the proposed development. The Civil Engineer’s results may change based on pending development applications and future projects. The Civil Engineer’s results do not guarantee or in any way reserve or hold SS conveyance capacity until the Developer has final approval for the project.

E7. 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.

E8. All unused existing sanitary sewer laterals are to be abandoned per City standards.

E9. Sanitary sewer lateral shall be minimum 2% slope from property line cleanout/manhole to City main.

E10. 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.

E11. 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.

E12. 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.

E13. File a Lot-Line-Adjustment application prepared by a Licensed Land Surveyor or a Registered Civil Engineer with Land Surveyor privileges to combine or reconfigure the subject parcels and record the approved Lot-Line-Adjustment with the County Recorder, all to the satisfaction of the City Engineer. The submittal shall include 7 copies of the legal description, plat, title report, closure calculations, and all required fees. Lot-Line-Adjustment shall be recorded prior to building permit issuance.

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

E15. Proposed sidewalk easements shall be 1’ behind proposed back of walk if landscaped area is behind sidewalk and shall be at back of walk with a cold joint if hardscape is behind public sidewalk.

E16. 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.

E17. Dissolve existing covenant running with the land for private construction over public easements (SC13,454 & 11,664).

E18. Non-standard improvements within existing and proposed easements shall require easement encroachment agreement. Obtain approval letters from all utilities prior to submitting easement encroachment agreement and pay all appropriate fees.
E19. Entire width of Brokaw Road along property frontage shall require cape sealing with dig outs.
E20. Entire width of property frontage on Coleman Avenue shall require 2" grind and overlay with dig outs, including the intersection of Brokaw Road and Coleman Avenue.
E21. All proposed sidewalk, walkway, and driveways shall be ADA compliant per City Standard.
E22. Implement all traffic improvements and/or mitigation measures identified in the EIR/TIA.
E23. Traffic improvements must comply with the City of Santa Clara Standard Specifications for Public Works Construction
E24. Construct bus stop and passenger pad on Coleman Avenue per VTA Figure 3.
E25. Provide bicycle parking as 14 Class I spaces and 4 Class II spaces. Class I and II are defined in SCMC 18.74.075.
E26. Construct proposed driveway on Brokaw Road per City Standard Detail ST-8.
E27. Construct proposed driveways on Coleman Avenue per City Standard Detail ST-8. One-way driveways may be minimum 12-feet width instead of 24 feet. Curb radius type driveways may be approved by the Transportation Manager.
E28. Any landscaping or improvements within 10 feet of a driveway shall be less than 3 feet or greater than 10 feet tall.
E29. Construct minimum 5-foot wide sidewalk on Brokaw Road and Coleman Avenue frontage.
E30. On Brokaw Road, between Coleman Avenue and 100 feet east of Coleman Avenue, install thermoplastic markings for southwest direction to provide one 10-foot left turn lane, one 10-foot shared through/left lane, and one 11-foot right turn lane. The through/left lane shall have a shared roadway bicycle marking. Provide one 16-foot northeasterly travel lane.
E31. On Brokaw Road, between 100 feet east of Coleman Avenue and prolongation of project parcel easterly boundary, transition to existing striping.
E32. On Brokaw Road, at 160 feet east of at Coleman Avenue install R28S(CA) signs to restrict parking on both sides of the street.
E33. On Coleman Avenue frontage, install thermoplastic markings for northwest direction to provide three travel lanes, center two-way left turn lane, and minimum 7-foot wide (including gutter) bicycle lane. Install R26(CA) signs to restrict parking on north side of the street.
E34. At northeast (project frontage) corner of Coleman/Brokaw, reconstruct curb ramp to be Case A per Caltrans Standard Plan A88A.
E35. At northeast (project frontage) corner of Coleman/Brokaw, reconstruct curb island passageway per Caltrans Standard Plan A88B.
E36. At northeast (project frontage) corner of Coleman/Brokaw, construct new foundation adjacent to existing and furnish/install new Type P controller cabinet. Construct foundation and furnish/install new Type III service cabinet. Relocate all equipment and cables from existing controller cabinet and remove/demo existing cabinet and foundation. [Meet City Standard Detail TR-2 and TR-3].
E37. At northeast (project frontage) corner of Coleman/Brokaw, install Type 15TS pole and foundation complete. Pole shall use straight luminaire arm to meet for overhead clearance. [Pedestrian Master Plan Policy 2.C.3: Follow City lighting standard for roadways, sidewalks, and pedestrian crossings]
E38. On Brokaw Road, between Coleman Avenue and 100 feet east of Coleman Avenue, install thermoplastic markings for southwest direction to provide one 10-foot left turn

lane, one 10-foot shared through/left lane, and one 11-foot right turn lane. The through/left lane shall have a shared roadway bicycle marking. Provide one 16-foot northeasterly travel lane.

STREETS DIVISION

Landscape

L1. The Developer is to supply and install city street trees per City specifications; spacing, specie, and size (36-inch box minimum) to be determined by City Arborist.

L2. No cutting of any part of private trees, including roots, shall be done without following City of Santa Clara's Tree Preservation specifications and securing approval and direct supervision from the City Arborist and without direct supervision of a certified arborist (Certification of International Society of Arboriculture).

L3. 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.

L4. 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.

L5. 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.

L6. Prior to submitting any project for Street Department review, applicant shall provide a site plan showing all existing trees (including size and species), proposed trees (including size and species), existing stormwater drainage facilities, proposed stormwater drainage facilities, proposed locations of solid waste containers and, if applicable, a statement on the site plan confirming compliance with Fire Department standard conditions.

Solid Waste

SW1. 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/.

SW2. Project applicant 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 applicant may be required to use the City's exclusive franchise hauler and rate structure for solid waste services. Project applicant shall submit to the Public Works Department a written approval (clearance) from the designated hauler on the project's Trash Management Plan.

SW3. 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 so as 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.

SW4. All refuse from all residential, commercial, industrial and institutional properties within the city shall be collected at least once a week, unless otherwise approved in writing (SCCC 8.25.120). Garbage service level required for residential developments (single-family and multi-family) as well as motels and hotels shall be no less than twenty (20) gallons per unit. All project shall submit to the Public Works Department the preliminary refuse service level assessment for approval

Stormwater

ST1. 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, prepare and submit for approval an Erosion and Sediment Control Plan.

ST2. 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.

ST3. 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 City once per month during the wet season (October – April).

ST4. 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. 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 3rd party consultant from the SCVURPPP List of Qualified Consultants, and *a 3rd party inspection letter (with the signed C.3 Construction Inspection checklist as an attachment) shall be submitted to the Public Works Department (Contact Rinta Perkins, Compliance Manager for a copy of the C.3 Construction Inspection checklist).* 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

ST6. 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.

ST7. 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.

ST8. Developer shall install an appropriate stormwater pollution prevention message such as "No Dumping – Flows to Bay" on any storm drains located on private property.

ST9. Interior floor drains shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

ST10. Floor drains within trash enclosures shall be plumbed to the sanitary sewer system and not connected to the City's storm drain system.

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 O&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. Stormwater treatment facilities must be designed and installed to achieve the site design measures throughout their life in accordance to the SCVRUPPP C.3 Stormwater Handbook (Chapter 6 and Appendix C). They shall be installed using biotreatment soil media that meet the minimum specifications as set forth in this Handbook

SILICON VALLEY POWER

SVP1. Electric tie-in points shown on C-5.1 Plan across Brokaw Road & Coleman Ave are developer's responsibility (design & construction).

SVP2. All street lighting foundations, Fiber (UE), and secondary systems/pull boxes are to be designed in detailed design.

SVP3. Informational – Applicant Design Process available to expedite SVP Developer Work Drawing.

SVP4. All clearance variances to be identified/approved in detailed design. Minimum clearances shall not be less than 3' to edge of SVP conduits/equipment pads.

SVP5. Clearances: (To be Maintained throughout detail design)

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

SVP6. 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

SVP7. 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.

SVP8. The Developer shall provide and install electric facilities per Santa Clara City Code chapter 17.15.210.

SVP9. Electric service shall be underground. See Electric Department Rules and Regulations for available services.

SVP10. 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.

SVP11. 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.

SVP12. 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).

SVP13. 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 it's 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.

SVP14. 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.

SVP15. 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.

SVP16. Any relocation of existing electric facilities shall be at Developer's expense.

SVP17. Electric Load Increase fees may be applicable.

SVP18. 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)).

SVP19. 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)).

SVP20. 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.

SVP21. Encroachment permits will not be signed off by Silicon Valley Power until Developers Work substructure construction drawing has been completed.

SVP22. 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.

SVP23. 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.

SVP24. 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.

SVP25. 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.*

SVP26. SVP does not utilize any sub-surface (below grade) devices in its system. This includes transformers, switches, etc.

SVP27. 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.

SVP28. 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.

SVP29. 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. 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.

W2. Per City Code, Applicant shall use recycled water for irrigation purposes. Prior to issuance of Building Permits, 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.

W3. For facilities involving commercial kitchen and food preparation, applicants shall comply with all FOG requirements and coordinate with Water and Sewer Utilities Department, Compliance Division- Diane Asuncion at (408) 615-2009 and provide all information required for review and approval.

W4. 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 upon public water utilities.

W5. 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.

W6. Prior to the issuance of Building Permits, the applicant shall provide documentation of water usage so the Water Division can verify the appropriate size of all proposed water meters greater than 2". 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).

W7. Prior to issuance of Building Permits, the applicant 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 physically disconnected from source of potable water supply during City declared water conservation periods, to the satisfaction of the Director of the Water & Sewer Utilities. Decorative water features may be permanently connected to the City's recycled water supply.

W8. 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.

W9. The applicant shall show all disconnection, abandonment, and disposition of all existing water, recycled water, and sewer services and mains on the plans. If the existing services will not be used, then the applicant shall properly abandon these services to the main per Water & Sewer Utilities Department Standards and install a new service to accommodate the water needs of the project.

W10. The applicant shall submit a composite utility plan showing all utilities (including electrical) and landscaping (trees/shrubbery) so that the Water Department can verify conflicts for proposed water services. Note that all new water meters and backflow prevention devices shall be located in a landscape area within public right-of-way whenever possible.

W11. Applicant shall adhere to and provide a note indicating all horizontal and vertical clearances. The 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, 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).

W12. Applicant shall submit plans showing 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. 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. The

submitted Plans show only one water service connection for both the domestic and irrigation services. There is an existing 1-inch water meter and service; please indicate whether the existing water line will be used for the proposed project or to be abandoned or removed.

W13. Prior to issuance of Building Permits, provide the profile section details for utilities crossing water, sewer, or recycled water mains to ensure a 12" minimum vertical clearance is maintained for open cut trenching per City Standard Detail 32.

W14. The applicant shall indicate the pipe material and the size of existing water, recycled water, and sewer mains in public right-of-way as well as the proposed water, recycled water, and sewer services to the proposed project on the plans.

W15. If fire flow information is needed, applicant shall coordinate with Water and Sewer Utilities Department, for fire flow information at (408) 615-2000.

W16. Fire hydrants shall be located two feet behind monolithic sidewalk if sidewalk is present; two feet behind face of curb if no sidewalk is present per City Standard Detail 18. Fire hydrant shall be located in landscaped area within public right-of-way. Location of the proposed fire hydrants shall be approved by the Fire Department and the Water and Sewer Utilities Department.

W17. 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). Note that all new water meters and backflow prevention devices shall be located in a landscape area within public right-of-way.

W18. Approved reduced pressure detector assembly device(s) are required on all fire services. The applicant shall submit plans showing existing and proposed fire service upgraded with reduced pressure detector assembly device, as per city standard 17, to the satisfaction of the Director of Water & Sewer Utilities Department.

W19. No structures (fencing, retaining wall, foundation, biofiltration swales, etc.) allowed over sanitary sewer and/or water utilities and easements.

W20. The applicant shall bear the cost of any relocation or abandonment of existing Water Department facilities required for project construction to the satisfaction of the Director of Water and Sewer Utilities Department.